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SURVEYORS

測量師時代

Times

UNIT 2

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A year's plan
starts with spring
一年之計在於



HKIS 2006-2007 General Council

香港測量師學會2006 – 2007年度理事會

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The Hong Kong Institute of Surveyors

香港測量師學會

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Contents 目錄

2 From the Editor 編者話

3 President's Message 會長的話

6 HKIS News 學會簡訊

Hong Kong 香港

- HKIS Annual General Meeting 2006
- Media luncheon
- HKIS Outstanding Dissertation/Project Awards 2006
- Project K7
- Chau continues to serve journal
- HKCPS had AGM
- HKIS presence in public bodies
- HKIS Golf Society
- 珠海市資產評估協會來訪學會

International 國際

- International Valuation Standards Committee

33 Divisional News & Activities 組別簡訊

44 Surveying Practice 測量事務

- Vietnam: Southeast Asia's next hottest investors destination
- Opening of online Geodetic Survey Information

45 Education 增值空間

- China property market – short-term pain for long-term gain
- Basics of construction insurance
- 廣東省城市規劃

49 Members' Privileges 會員優惠

50 Calendar of Events 活動日誌

51 After Hours 工餘

- JO Kitchen2006

From the Editor 編者話

Following the election of the General Council on 12 December 2006, the new Council Year of the Institute has begun. In his message on page 3 our new President Raymond Chan sets out our plans for the coming year. He is already on the move, having visited a number of cities in Jiangxi. Indeed, exploring opportunities for surveyors in neighbouring areas and strengthening connection with overseas institutes are items high on the agenda of the General Council.

Pending appointment of the new Honorary Editor, this will be the last issue for which I have the privilege to pen the editor's message. It has indeed been my honour to have served members on this

very meaningful assignment. The past years have witnessed remarkable growth of our Institute and the profession. We have become more vocal on issues on which we surveyors are the right profession to give expert opinions, for betterment of the society. It is hoped that Surveyors Times has made positive contribution towards increasing surveyors advocacy and projecting a positive image of our profession.

It is also hoped that Surveyors Times has managed to be up-to-date with member wants and needs. Reviewing previous issues, the following have been our editorial focuses: surveyors advocacy (Mar 05), connecting with members (May 05), from West Kowloon to political reforms (Oct 05), serving the community (Mar 06), corporate values (Apr 06), social responsibility (May 06), integrity and professionalism (July 06) and city development (Nov 06).

If the above can be regarded as any achievement, they are but an indication of the breadth and depth of the many issues that the surveying profession needs to pay attention to and continue to work on. They are also the result of hard work of all members of the Editorial Board, to whom I am so indebted. My sincere thanks must go to Linda Chan, our staff editor, from whom I have been guilty of stealing credit, whenever the Editorial Board receives a praise for a job well done.

Francis Leung

新的理事會年度隨着2006年12月12日的選舉而誕生。新一屆會長陳旭明在「會長的話」(第3頁)，談到新一年的計劃，話音剛落，他已經是馬不停蹄地踏足神州大地，走訪江西省。為測量師在鄰近地區開發就業和商務機會的確是理事會首要任務。

義務編輯的委任快要落實，這一期將會是我告別執筆。能夠以義務編輯身份服務會員是一件很有意義的工作，更是我的榮幸。過去幾年，見證了學會及測量專業的顯著發展。在測量師持份的很多課題上，我們變得更積極參與和發言，盡量利用我們的專業知識造福社群。我希望「測量師時代」是無間斷地一直肩負起鞏固和提升測量專業地位、為本業塑造一個明確形象的基本任務。

同時我也希望「測量師時代」是能夠滿足會員們的閱讀要求。回顧以往兩年的內容和談論縱橫交錯，聚焦題目包括了：測量之聲(05年3月)，繫會員、添凝聚(05年5月)，共創明天—從西九文娛藝術到政制發展(05年10月)，服務社群(06年3月)，機構價值觀(06年4月)，社會責任(06年5月)，誠信和專業精神(06年7月)和城市的發展(06年11月)。

若然以上所述能被列為一種成就，那恐怕只是一個開端，測量專業必須更勇往直前地把這些課題深入研究，再接再勵，精益求精。在此，除了感謝編輯委員會各成員無償參與外，我更要向責任編輯陳家玉道以真誠致謝，每當編輯委員會受到讚譽時，我卻平白沾了她的功勞，希望在此能表達我的歉疚。

梁立基



A year's plan starts with spring

IT is my great honour to be elected as President of the Hong Kong Institute of Surveyors for Council Year 2006-2007. I would like to take this opportunity to thank all members for their support and efforts paid for the Institute over the past years.

For the 2006-2007 Council Year, I have worked out an action plan (or wish list) for myself. The content of this action plan mainly focuses on the internal and external aspects of the Institute, which are highlighted as below:

Internal

- To maintain a harmonious atmosphere amongst the different divisions and members;
- To prepare guidelines and standard procedures for HKIS institutional affairs;
- To prepare short and long term strategies for the improvement and development of the Institute;
- To enhance the services provided by the Institute's web site;
- To provide relevant and useful information to our member through various channels.

External

- To further explore career and business opportunities in Hong Kong and neighboring areas for members;
- To enhance communication and cooperation with other local professional Institutes;
- To actively involve in the consultation process of Government policy-making;

- To strengthen the relationship with the media and reinforce our professional image;
- To strengthen the connection with other overseas professional Institutes;
- To serve the community by involving more actively in community services and activities.

In 2007, we are going to organize a big event, the FIG Working Week 2007 in May. Your involvement and support are essential.

Hong Kong Real Estate Service and City Development Expo, Hangzhou

On 7 and 8 December 2006, myself, Serena Lau and several JO representatives participated in this event in Hangzhou. As guest speakers, Serena and myself delivered talks to promote the surveying profession and gave a briefing on the property market and its development in Hong Kong.



Joint visit to Guizhou

From 21 to 23 November 2006, I have joined the mission team headed by the Chief Executive, Donald Tsang, for a visit to Guizhou. This visit has been fruitful in sharing the experience in development amongst our visited parties and other participants in the mission team.

Should you have any suggestions to the Institute, you may

write an email to me through president@hkis.org.hk and I shall try my very best to respond to you.

Last but not least, on behalf of the newly elected General Council, I wish all of you a prosperous year 2007.

Raymond Chan *President*

一年之計 在於春

我非常榮幸獲選為2006–2007年度會長。在此，我感謝所有會員的支持和他們歷年為學會所作出的努力和貢獻。

對2006–2007年度理事會而言，我已制定了一份工作計劃（或願望清單），內容主要覆蓋學會對內和對外兩方面，要點如下：

對內

- 在各組別間和個別會員間，維持一個良好的和諧氣氛；
- 制定會務指引和標準程序；
- 制訂學會改革和發展的短期和長期策略方針；
- 提高學會網頁的可用性；
- 通過不同渠道，為會員提供有關的重要資訊。

對外

- 在香港及鄰近地區，為會員們探查和開發更多的就業機會及商機；
- 與本地其他專業團體加強溝通和合作；
- 積極參與政府政策諮詢和制訂工作；
- 加強與媒體的聯繫，從而鞏固學會的專業形象；

- 與海外專業團體加強合作；
- 積極參與社會服務，回饋社會。

2007年5月，我們將主辦一個極具規模的大型會議FIG Working Week 2007，我們需要各會員的鼎力支持。

香港房地產及城市建設博覽會，杭州

2006年12月7至8日，我連同劉詩韻及青年組代表參加了這項活動。我和劉詩韻分別發言，主要介紹測量專業及陳述香港房地產的現況和展望。

出訪貴州

2006年12月7至8日，我參加了由特區行政長官曾蔭權率領的代表團出訪貴州。這次造訪大大加強了我們對代表團其他的代表和當地單位的認識。

如果您對學會事務有建議，請您電郵到 president@hkis.org.hk，我會儘快跟您聯繫。

最後，我僅代表本年度的理事會祝願各位一個興隆的2007年。

陳旭明 會長



身體健康



萬事如意

丁亥年
2007



*Hung Hei
Fat Choy*

HKIS Annual General Meeting 2006



The Surveyors Learning Centre at Suite 811, Jardine House, One Connaught Place, Central, Hong Kong has housed 117 corporate members in the evening of Tuesday, 12 December 2006 when the Institute's Annual General Meeting 2006 took place. There was present the President, Wong Chung Hang in the Chair.

The meeting authorized the Chairman to sign the minutes of the Annual General Meeting held on 12 December 2005 as a correct record. The motion was proposed by Lam Kwok Wing and seconded by Dr Lawrence Poon.



PRESIDENT'S REPORT FOR THE YEAR 2005/2006

The meeting received and noted the President's Report for the year 2005/2006. The President briefed members on the Institute's activities during the year 2005/2006.

Professor Barnabas Chung proposed an amendment to the President's report. The sentence "Questionnaires have recently been sent out to all members" should be amended as "Questionnaires have recently been sent out to all Council members".

The meeting confirmed the President's report after amendment. The motion was proposed by Raymond Chan and seconded by Yu Kam Hung.

(For the full Presidential Report 2005/2006, please see page 10.)

HONORARY TREASURER'S REPORT AND ACCOUNTS FOR THE YEAR 2005/2006

The meeting received the Honorary Treasurer's Report on the accounts for the year ended 31 July 2006 and audited accounts of the Institute and Surveyors Services Limited.

The meeting confirmed the report and the audited accounts. The motion was proposed by Dr Paul Ho and seconded by Serena Lau.

PROPOSED AMENDMENT TO THE HKIS CONSTITUTION & BYE-LAWS

The Honorary Secretary briefed members on the resolution to be voted and invited questions from the floor.

There was no question raised. The Resolution was put to vote by members. Antony Man and Serena Lau were nominated as scrutinizers. (Voting result is recorded below.)

ELECTION OF OFFICE BEARERS FOR THE YEAR 2006/2007

The Chairman read out the list of nominations received for Office Bearers to the General Council for the year 2006/2007 and formally declared the following members were elected as Office Bearers:

President	CHAN Yuk Ming Raymond
Senior Vice President	YU Kam Hung
Vice President	LEUNG Lap Ki Francis
Honorary Secretary	CHONG Wing Hong Benjamin
Councillor – Technical Grade Member	CHUNG Tin Yeung

The motion was carried unanimously.

The Chairman announced that as more than one nomination was received for the post of Honorary Treasurer, there would be a written ballot. The Chairman invited the 2 nominees to introduce themselves.

Messrs CHENG Wai Hung Nelson and NG Kin Lap Josef briefed members on their backgrounds. After introduction, the Chairman called for written ballot. Ben Chong and Dr Lawrence Poon were appointed as scrutinizers. (Voting result is recorded below.)

DECLARATION OF OTHER COUNCILLORS FOR THE YEAR 2006/2007

The Chairman read out the list of nominations for Divisional Representatives to the General Council for the year 2006/2007 and proposed these members be elected:

Building Surveying Division	
WONG Loi Fat Alex	
YUN Ying Kit Kenneth	
TANG Hoi Kwan Edwin	
General Practice Division	
LAU Sze Wan Serena	
CHIU Kam Kuen	
Dr POON Wing Cheung Lawrence	
Land Surveying Division	
SUNG Hon Kwong	

KWOK Chi Wo Simon
 LEUNG Chi Yan George

Planning and Development Division

TSANG Ching Lun Edwin

Property and Facility Management Division

PRICE Michael
 CHAN Jor Kin Kenneth
 KWOK Ngok Chung Dick

Quantity Surveying Division

KWAN Tin Che Spencer
 LAI Yuk Fai Stephen
 HO Chi Wai Daniel

Young Surveyors Group

LAU Wai Wing Victor
 WONG Yiu Cho Joseph

The motion was carried unanimously.

APPOINTMENT OF PROFESSIONAL AUDITORS FOR THE YEAR 2006/2007

Having reviewed the tenders received, the Honorary Treasurer recommended that the current professional auditor Fok Chan Leung Wan CPA Ltd be re-appointed as Professional Auditors for the year 2006/2007.

The motion was proposed by Professor Barnabas Chung and seconded by Yu Kam Hung.

ANY OTHER BUSINESS

- 1 A presentation of Certificate of Appreciation was made to members of the General Council 2005/2006. The Honorary Secretary read out the list of members and President Wong Chung Hang presented the certificates.





2 The outgoing President Wong Chung Hang handed over the President's Jewel to the incoming President Raymond Chan and Mr Chan, in exchange, presented the Past President's medal to the outgoing President Mr Wong.





3 The Chairman announced results of the polls for (A) voting of resolution and (B) voting for the post of Honorary Treasurer.

(A) Voting of resolution A total number of 388 votes including proxies had been received. The resolution in respect of the amendment to the HKIS Constitution & Bye-Laws was CARRIED by a majority vote of 94% (364 votes).

(B) Voting for the post of Honorary Treasurer A total of 116 votes were received. The result of the voting was as follow:

- number of votes in favor of the elect CHENG Wai Hung Nelson (60 votes)
- number of votes in favor of the elect NG Kin Lap Josef (51 votes)
- number of invalid votes (5 votes)

The Chairman announced that Nelson CHENG was elected Honorary Treasurer for the year 2006/2007.

4 The incoming President Raymond Chan presented his new President's address to the meeting.

Mr Chan said that in 2007, the Institute would focus on :-

Internally

- to create a harmonized and united atmosphere among divisions



- to establish guidelines and standard procedures for office bearers and divisional councillors
- to organize more CPD activities
- to strengthen the HKIS website
- to revise the current HKIS action plan according to changing situation

Externally

- to strengthen connection with local and overseas institutes
- to strengthen connection with mainland counterparts
- to strengthen linkage with media

Major events or issues in 2007

- FIGWW2007
- Rental review of administration office
- Annual Dinner 2007

Issues to be followed up

- Building Affairs Tribunal
- Calculation of Saleable Area
- West Kowloon Cultural Development District
- Projects of the Urban Renewal Authority
- Wan Chai Harbour-front Development

There being no further business. The Chairman declared the meeting adjourned and thanked members for their attendance.



Presidential Report 2005/2006 at the Annual General Meeting held on 12 December 2006

The year 2006 has been a period of continued growth and opportunity for the Institute. In looking back over the last year, I find that the most striking aspect of the Institute has been members' enthusiasm. Every member I met has been very active and self-motivated to serve the Institute. As the President, I am deeply indebted to all members who have made their contribution to the Institute as a result of their own initiative and dedication.

Corporate Values and Strategic Directions

At the beginning of the Council year, key members of the General Council joined the HKIS Retreat 2006. They exchanged views on various issues concerning management of the Institute. The Retreat eventually defined six corporate values for the Institute, namely social responsibility, thought leadership, sense of ownership, membership care, integrity and professionalism. Since then, the six corporate values have much influenced on the Institute's policy. My management philosophy for the Institute was virtually based on these agreed values.

The HKIS Retreat 2006 has also reviewed the Institute's strategic directions in response to concerns raised by members. The redefined strategic directions can be summarized as follows:

- To enhance official recognition of surveyors in related services in Hong Kong and on the Mainland;
- To enhance the image of surveyors through promotion of greater awareness of professional standards;
- To secure members' sense of belonging to the Institute and their support to Institute affairs and activities;
- To increase the Institute's membership in Hong Kong and on the Mainland;
- To uphold the Institute's qualifying examination standards and practical experience requirements in the face of changing business demands; and
- To maintain members' competitiveness in facing

globalization, technology change, specialization and market diversification.

Action Plans

The third achievement realized during the HKIS Retreat 2006 was the formulation of those far-reaching action plans. They have now been implemented and will be monitored to ensure the Institute's overall competitiveness. However, members should understand that time is needed to accomplish all the action plans with good results. In the following, I would like to outline the current progress of some of the action plans:

- The Administrative Committee will further look into the requirements of appointing a Secretary General such that the Institute could be managed in a more business like manner.
- The Board of Professional Development will further study the certification of specialization. The Board has consolidated comments collected at the discussion forum held last year. Questionnaires have recently been sent out to all General Council members. The proposed Certified Surveyors Scheme will be finalized upon the completion of the analysis on the returned questionnaires.
- As part of the Institute's Mainland policy, forums have been formed in Beijing, Shanghai and Guangzhou with a view to providing more networking services and continuing professional development events for members working or living on the Mainland.
- The terms of reference of HKIS Ambassadors have been finalized. Three senior members have been appointed as the first batch of ambassadors to represent the Institute. They will lobby government organizations in Hong Kong and on the Mainland to recognize surveying services in all related fields.
- To cope with professional development and to maintain an effective self-regulatory framework, a list of volunteers to support such affairs will be prepared. A letter has been sent to encourage more members to participate in the Institute's affairs and activities.

Commitment to City Development and Management

Moving into another area of achievement, I would like to mention the role played by the Institute in contributing our professionalism to the community.

As local professional body, the Institute has to give advice to Government and other statutory bodies as well as handling media enquiries on various issues relating to real estate development and the construction industry. The Institute should strengthen its ability to influence the thinking of the public. The following are some of the important events as far as commitment to city development and management is concerned:

- The Pilot Scheme for Voluntary Mediation of Cases in the Construction and Arbitration List of the Court of First Instance is to encourage parties in construction cases to consider the use of mediation as a possible cost-effective means to resolve their disputes. The Institute has evaluated the effectiveness of the scheme in February. A letter of response was sent to the Steering Committee on Civil Justice Reform on 14 March.
- The Institute has written to the Land Survey Authority in March to show its support to the revision of the Land Survey Ordinance's Code of Practice such that principles and good practices of land boundary survey would not be overlooked by authorized land surveyors.
- The Institute has submitted its views on the Mandatory Building Inspection Scheme to the Housing, Planning and Lands Bureau, before the expiry of the consultation period in March. The scheme is an effective preventive approach to contain building maintenance and safety problems. Building surveyors should be the benchmark qualification for the "Qualified Inspector" of the scheme.
- The Institute has also submitted its views on traffic and environment issues in March, and on the construction cost in May, to the Legislative Council in response to the enquiries on Tamar Development and Land-use Planning for Central Reclamation. A government headquarters building at the city's central business district will bring better communication between Government, the Legislative Council and the

public. The Institute agreed to the idea of developing Tamar into a prime civic centre for Hong Kong.

- The Institute has made a suggestion to lower the threshold for compulsory sale of properties under the provisions of the Land (Compulsory Sale for Redevelopment) Ordinance from 90% to 80%. In May, an open forum was conducted for government officials and related professionals to exchange views. Collected views were then submitted to the Housing, Planning and Lands Bureau on 30 May as the Institute's response to the consultation. On 1 June, a press conference was held in the Surveyors Learning Centre to elaborate the Institute's views on the proposed amendments to the Ordinance.
- A Joint Institutes Seminar on Progressing to Realization Stage of Wan Chai Development Phase II Review, was held in the Surveyors Learning Centre in May. Government officials present at the seminar briefed participants on their consultancy study on the Harbour-front Enhancement Review – Wan Chai, Causeway Bay and Adjoining Area. The Institute supported Government proposals to build more transport infrastructure to ease traffic congestion. A holistic approach taking into consideration of the social, economic, transport, land-use and environmental issues should be adopted. The Institute's written submission was sent to the Legislative Council on 20 June.
- In July, the Institute responded to Government consultation on strengthening the administrative role of District Councils. The Institute agreed to the idea of forming the District Facilities Management Committees with more participation by building and facility management professionals.
- The Institute has formed a working group to study the Kwun Tong Town Centre Redevelopment Project K7. Accepting the recommendations by the working group, the Institute wrote to the Urban Renewal Authority on 9 October to show its support to the proposed redevelopment.

In the past 12 months, there were many other issues that the Institute had to express its views, such as the need to assist property owners to deal with building repair work, ways to facilitate lease modification premium negotiation process, land resumption, aduers

possession, so on and so forth. The most controversial is the review of the guidelines on calculation of saleable area. Hopefully, the cross-divisional task force on this issue will consolidate their findings for the publication of a new version of the guidelines. I am sure the Institute will have a busy 2007.

Professional Development on the Mainland

This year witnessed many successes as far as maintaining closer cooperation with our Mainland counterparts is concerned. After three years of discussions, the China Association of Engineering Consultants and the Hong Kong Institute of Surveyors signed an agreement on mutual recognition of qualifications. The agreement allows a one-time reciprocity arrangement for both sides to conduct examinations for engineering consultants on the Mainland and building surveyors in Hong Kong to obtain membership of the other sides.

The Institute was glad that further liberalization measures to allow quantity surveyors to set up wholly-owned engineering cost consulting enterprises on the Mainland and to accept quantity surveyors' performance in Hong Kong in the assessment of experience were announced in June. All these achievements are attributable to our Mainland counterparts' confidence in our professionalism and the support given by officials in Hong Kong and on the Mainland.

The Institute has paid many visits to the Mainland in the past 12 months. We have to maintain good dialogue with our counterparts on the Mainland. The aim of all these visits was to foster better understanding between professionals in Hong Kong and on the Mainland. We were also very delighted that many high-level Mainland officials visited the Institute in the past few months. We had many fruitful discussions with them. Frequent meetings have been held with the Ministry of Construction in Beijing and the Environment, Transport and Works Bureau in Hong Kong during the past Council year to express the Institute's concerns. It is hoped that major cities on the Mainland will soon materialise all the plans and measures introduced under the Closer Economic Partnership Arrangement for surveyors to explore more opportunities on the Mainland.

Many surveyors have already expanded their business

or worked on the Mainland. It is anticipated that surveyors will soon have an even greater market share in the real estate development and construction industry on the Mainland. The Institute is concerned with members' practising environment on the Mainland. The Institute will try to establish its own offices in some major cities to help its members.

Membership Affairs

The Board of Membership was very busy in the past Council year. The Institute recorded an 8.5 % increase in corporate membership which has now climbed to a striking figure of 4,274 members. However, the total increase in the number of professional, technical and training grade members is only 5.5%. The total membership including probationers, technical trainees and student members now stands at 6,895.

Multiple membership has been successfully implemented this year. The Property and Facility Management Division formed last year has registered a total of 646 members with 644 of them holding membership of other divisions. The other two divisions that have also accepted members from other divisions are: General Practice Division; Planning and Development Division.

The framework for technical associates to obtain corporate membership has been outlined in the Bye-Laws. A new proposal to require technical associates to take up some pre-qualified structured learning during the 5 years minimum period before applying for the Assessment of Professional Competence has been discussed. However, more views on this proposal have to be collected within divisions.

It has been proposed to prepare a list of recognized courses including those on the Mainland and overseas countries, which are suitable for use in the application for probationer and student memberships. The Board of Education has deliberated on this proposal but ruled out the need to make up such a comprehensive list of recognized courses. The general guideline on vetting entry qualification should continue to be adopted. That is to say qualifications recognized by professional bodies of overseas countries will also be acceptable to the Institute. However, the Board of Education will prepare a list of recognized non-cognate courses in due course.

The Board of Professional Development has finalized the ways to implement mandatory Continuing Professional Development (CPD). The General Council has endorsed the guidelines on mandatory CPD. The general consensus is that members are expected not only to excel in their own specialties but also to keep up with the latest development in all related fields. All corporate and technical members are obliged to undertake self development and keep an account of their CPD records until they retire fully. CPD log sheets will be sent to members from time to time for them to maintain their CPD records. Throughout the year, the Institute will carry out a spot check on a percentage of the membership.

Collaboration with other Institutes

As a member of the Professional Green Building Council, the Institute co-organized the Green Building Award 2006 and as the President, I represented the Institute in the Judging Panel. The Award aimed at providing recognition to building management and research work that have outstanding achievements or contributions to environmental care and protection. The Green Building Award 2006 presentation ceremony was held on 30 June.

The Quality Building Award is a biennial award founded by seven building and construction related associations in Hong Kong to promote a collective commitment to high standard building design and good environmental sustainability. The Institute was the chairing institute of the Quality Building Award 2006. Winners and finalists of Quality Building Award 2006 were accredited at the award presentation banquet held on 13 July.

The Hong Kong Institute of Architects (HKIA), Hong Kong Institution of Engineers (HKIE), Hong Kong Institute of Landscape Architects (HKILA), Hong Kong Institute of Planners (HKIP) and the HKIS jointly organized the Joint Institutes Career Expo from 21 to 24 September. The exhibition of the five professions attracted many visitors, particularly secondary school students looking for suitable courses for their further studies in universities.

The conference on Urban Survival held on 24 November was jointly organized by HKIE, HKIA and HKIS. This was the fourth year of the conference and it was the first

time HKIP had joined together with the three institutes as a co-organizer. In the conference, participants have shared the insights and experiences of renowned speakers from local and overseas on survival from natural or man-made disasters such as fire, earthquake, typhoon, shortage of clean water and intensive urban development.

In June, I attended the 3rd Executive Council meeting of the Surveyors Alliance Asia (SAA) in Kuala Lumpur. The meeting agreed to encourage a second level of communication among the respective divisions of the founding partners, namely the Institution of Surveyors Malaysia, the Singapore Institute of Surveyors and Valuers, and HKIS. The SAA website will be launched in a few months time. The meeting proposed that a list of recognized courses should be updated and exchanged among founding partners for information from time to time. The 4th SAA Executive Council has just been held in Singapore on 29 November. There is a need to invite more new partners to join the Alliance.

The International Federation of Surveyors Working Week 2007 (FIG WW 2007) will be held in Hong Kong in May 2007. As part of the publicity campaign for FIG WW 2007, the Institute sent a delegation to Munich to attend the XXIII FIG Congress from 8 to 13 October. I was in the delegation which comprised three members from the FIG WW 2007 Organizing Committee.

On behalf of the Institute, I attended the Presidents' Meeting when I suggested that FIG should adopt a sliding scale for calculation of membership subscription in order to ease the financial burden on large organizations like HKIS.

Conferences and other Functions

A Joint Institutes Forum on new cruise terminal development was held in the Surveyors Learning Centre on 11 February for Legislative Council members, proponents and members of the construction-related institutes to exchange views.

The HKIS Media Luncheon was held on 16 March to brief some 30 journalists from major press and publication bodies on the Institute's new brand strategy and roles in city development and management.

The first Surveyors Luncheon was held on 20 March. Permanent Secretary for Housing, Planning and Lands (Housing) Thomas Chan talked about the new Total Maintenance Strategy for rental public housing units.

It is a tradition for the Institute's young members to participate in dragon boat races. This year, they won the championship of the B Class Chinese Men's Cup in the Stanley Dragon Boat Championships held at Tuen Ng Festival on 31 May. Their participation in the dragon boat races is great support to the Institute in promoting synergies among different divisions. Their strong sense of belonging is very much appreciated.

The Diploma Presentation Ceremony was held on 20 June to celebrate the attainment of some 130 fellows, members and technical associates elected in January, April and May. It was a very important event for new members to meet with members of the General Council and the JO to share their aspirations.

The HKIS Annual Conference 2006 on Surveyors in REIT (Real Estate Investment Trusts) was held on 15 July. Nearly 250 guests and members attended the conference. As pointed out by our guest speaker the Honorable Frederick Ma, Secretary for Financial Services and the Treasury, the conference offered a timely opportunity for exchange of views and ideas on the latest development of the Hong Kong REITs market.

The Building Surveyors Conference 2006 on 20 Years in Retrospect: The Prospects was held on 16 September. It was well attended by more than 200 participants. The Honorable Leung Chun-ying, Convener of the Executive Council, highlighted the importance of cultivating a planned maintenance culture among owners of private buildings in his keynote remarks.

The second Surveyors Luncheon was held on 2 November with Professor Holger Magel from Germany, President of FIG (International Federation of Surveyors), as the guest speaker. The title of his speech was FIG Mission and Vision.

On 7 November, the Institute held a presentation ceremony for the HKIS Property Marketing Award for the third time in three consecutive years. It is hoped that the Award will arouse developers' interest in

producing high quality property and at the same time increase public awareness on the importance of professional property marketing.

The HKIS Annual Dinner 2006 was successfully held on 27 November with the Chief Executive, the Honorable Donald Tsang came as the Guest of Honor for the second time in two consecutive years. It was an event to celebrate our achievement in the year. It was also an opportunity for the Institute to tell our guests and members about our commitment to building the community.

Conclusion

In conclusion, I must say that the Institute should never lose sight of the fact that surveyors have a duty to society. I also cannot conclude my report without repeating what I have said in the Surveyors Times and in my speech at the HKIS Annual Dinner 2006. Surveyors are willing to use their professional understanding to serve the community. The entire surveying profession is committed to city development and management. I am confident that the Institute is capable of meeting all the challenges now and in the future. We must always be in search of excellence. We must always be seen as capable of self-regulation.

I am very grateful for the assistance given to me by all office bearers, divisional and board chairmen in dealing with all the difficulties we have encountered in the past Council year. My thanks also go to all other members of the General Council, the 6 divisional Councils, the 3 boards and other committees for their contribution.

In particular, I want to thank members of the JO for their whole-hearted support in all the functions organized by the Institute. The Institute is proud of their great sense of ownership towards boosting the Institute's standing. The last but not the least, I thank all staff of the HKIS Secretariat for they have performed so efficiently and successfully during my term of presidency.

Wong Chung Hang
President
2005/2006

Media luncheon



According to the President, the Institute is drafting its paper on saleable area and will be ready for consultation with major stakeholders in the very near future; on the land application list, it is felt that land auction could be a more pro-active approach; whereas surveyors presence in heritage conservation is regrettably low, the President has asked Government to consider greater participation by surveyors, who possess the necessary expertise in valuation and preservation of vintage structures.

35 journalists joined 16 Council members over luncheon on Monday 8 January in the Dynasty Club on Harbour Road.

Representing the Institute were President Raymond Chan, Senior Vice President Yu Kam-hung, Vice President Francis Leung, Honorary Secretary Ben Chong, Honorary Treasurer Nelson Cheng, BSD Council Chairman Alex Wong, GPD Council Chairperson Serena Lau, LSD Council Chairman Sung Hon-kwong and Council Member Henry Chan, PDD Council Chairman Edwin Tsang, PFMD Council Chairman Mike Price and Honorary Secretary Dick Kwok, QSD Council Chairman Spencer Kwan and Vice Chairman Stephen Lai, Chairman of the Local Affairs Committee Dr Paul Ho and Chairman of the Young Surveyors Group Victor Lau.

The President has told the journalists that, together with spokesmen from the divisional councils, the Institute is at all times available to give its opinion and comments on topical issues for the betterment of Hong Kong.

A wide variety of topics has been touched upon, notably saleable area, land application list and heritage conservation, which happened to be the subject of a press conference by the Home Affairs Bureau that same day.



HKIS Outstanding Dissertation/Project Awards 2006

Undergraduate Awards

The Research Committee, headed by Professor Chau Kwong-wing, has organized the Outstanding Final Year Dissertation / Project Awards for final year undergraduates of accredited first degree courses. The purpose of the Awards is to promote research amongst future surveyors and reward the efforts of undergraduates. The Awards are based on merits in research as well as research output applicability to the surveying profession.

Division	Awardee	University	Project Title
Grand Prizes			
GPD	CHAN Sheung Wah	The University of Hong Kong	An Empirical Study of the Major Determinants of Industrial Property Prices in Hong Kong
QSD	LI Yi Man	The University of Hong Kong	Effectiveness of Various Construction Safety Measures in Hong Kong
Top Award Winners			
BSD	CHOW Chun Fai	The Hong Kong Polytechnic University	Smoke Control of Fire in Underground Subway Station
LSD	CHAN Tze Man Simon	The Hong Kong Polytechnic University	Noise Mapping in Hong Kong
Second Award Winners			
BSD	YUNG Pui Yi	The University of Hong Kong	Building Safety in Hong Kong: An Empirical Inquiry into the Proliferation of Unauthorized Building Works in Residential Buildings
GPD	YUEN Lok Yan Phyllis	The Hong Kong Polytechnic University	A Study on the Effect of Provision of Public Open Space on Premium Paid for Balcony and its Size on Housing Price in Hong Kong
LSD	LAM Hoi Lee	The Hong Kong Polytechnic University	Remote Sensing of Air Quality in Hong Kong using MODIS Satellite Data
QSD	LI Ching Man	The University of Hong Kong	Examination of the Relationship between Organizational Culture and Communication of Construction Companies in Hong Kong

Postgraduate Awards

The Research Committee has also organized, for the first time, Dissertation/Project Awards for postgraduates. The purpose of the Awards is to promote research in the surveying discipline. The Awards are based on merits in research contribution, innovation and application to the surveying profession.

Awardee	University	Project Title
PhD Category		
YIU Tak Wing	City University of Hong Kong	A Behavioral Analysis of Construction Dispute Negotiation
MPhil Category		
CHIU Wing Cheong Gerald	City University of Hong Kong	Multi-criteria Decision Making Models for Studying Construction Safety
MSc Category		
WU Yat Cheung	The Hong Kong Polytechnic University	Application of GIS for Flooding Study in Hong Kong

Acknowledgement

The Institute would like to thank the following :

Research Committee			
Chairman : Professor Chau Kwong Wing			
Members :			
Dr Daniel Ho	(BSD)	Francis Lau	(PDD)
Grace Cheng	(BSD)	Charles Lai	(PFMD)
Pang Shiu-kee	(GPD)	Charles Hung	(PFMD)
Jim Lam	(GPD)	Dr Paul Ho	(QSD)
Mo Sun-yuen	(LSD)	Sandy Tang	(QSD)
Chiu Kam-hon	(LSD)		
Panel of Judges			
Wong Chung Hang		(President)	
Professor Chau Kwong Wing		(Chairman of Research Committee)	
Members :			
Kenny Chan	(BSD)	Dr Conrad Tang	(LSD)
Peter Wong	(BSD)	Simon Kwok	(LSD)
Dr Lawrence Poon	(GPD)	Dr Paul Ho	(QSD)
Lawrence Pang	(GPD)	Gregory Tung	(QSD)

Project K7



URA Managing Director Billy Lam has written to the Institute on 29 November saying that the public consultation exercise has come to a close on 10 October 2006. The letter said that over 85,500 people have visited the URA roadshow held in four locations and viewed the three architectural models of different theme and design. A random sample of 1602 visitors were selected and interviewed by the Department of Social Work and Social Administration of the University of Hong Kong, which was commissioned to conduct a comprehensive public opinion survey.

The letter also said that the University survey team has completed a final report on the exercise and two particular findings of the survey would be of interest. First, the majority of the respondents are supportive of comprehensive redevelopment of the Town Centre. Second, while their respective style, layout and features have attracted various ratings, the three architectural models have all gained majority support in the major direction of their design. The letter went on to say that the survey findings also clearly indicate the following majority views:

- The new Kwun Tong Town Centre should aim to provide more open space, job opportunities, retail and shopping facilities;
- As a town centre for commercial and residential uses, and as a key transport and activities hub, the development intensity of all three designs is acceptable;
- In addition to the current GIC (Government, Institution and Community) facilities, others, such as a library, multi-purpose activity rooms and a community hall should be provided; and
- Redevelopment should be carried out in phases so as to keep disruption of services in the town centre to a minimum.

It is understood that the URA will proceed to the final stage of planning and design for this mega project and it is the URA intention to make a statutory submission to the Town Planning Board by end of March 2007.

The URA has invited further views from the Institute.

Chau continues to serve journal

Professor Chau Kwong-wing of the University of Hong Kong will continue to serve as Editor-in-Chief of the Institute's peer reviewed journal *Surveying and Built Environment* for another two years.



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

For more information on or submission guidelines for *Surveying and Built Environment*, please contact Secretary of the Journal Editorial Board via email: linda@hkis.org.hk or call (852) 2526 3679.

Professor Chau Kwong-wing BSc (Building Studies), BBuilding, PhD HK, FRICS, FHKIS, FCIQB; research interest: real estate investment, real estate finance and economics, construction economics, building performance assessment, performance of the real estate and construction sectors.

HKCPS had AGM

The Hong Kong Coalition of Professional Services (HKCPS) had held its Annual General Meeting and a Board Meeting on 11 December 2006.

Stephen Liu, past president of the Institute, HKIS representative to and is a Director of the HKCPS has reported on the following:

- All existing Directors were re-elected except Greg Wong from HKIE would be replaced by Wong Kwok Lai from 1 January 2007.
- The Report and Financial Statement for the year ended 30 June 2006 was presented and was adopted. There was a surplus balance of about \$600,000 in the account as at June 2006.

- After the AGM, the monthly Board meeting was held immediately.
- In the afternoon of 11 December, the Coalition led by CY Leung paid a visit to the Farm set up by New Life Psychiatric Rehabilitation Association in Tuen Mun and presented a cheque of \$2,039,000 for the Dr Raymond Wu Memorial Fund.
- In the morning of 11 December, the Coalition had a meeting with the Commercial Office of Economic Affairs Department of the Liaison Office of the Central People's Government in Hong Kong led by the Deputy Director-General Wang Hui. The parties discussed the effect of CEPA on professional services. It was agreed to invite Mr Wang for a dinner reception to further discuss the difficulties faced by Hong Kong professionals and offer suggestions to improve the situation.
- The Coalition discussed on Greg Wong's suggestion to create a limited number of non-voting directors to help the Coalition to carry out the works and to tap the experience of senior members of the professionals. Anthony Chow would review the M&A and would prepare a report for recommendation for further discussion.
- It was agreed during the dinner reception for the celebration of the 5th anniversary of the Coalition to set up a Preparation Committee for the HKSAR 10th anniversary HKCPS Forum. The intention is to hold a one day forum followed by a dinner to celebrate the 10th Anniversary of the Reunification to the Mainland. The theme of the Forum would be The Role of Hong Kong Professional Firms in Attracting Foreign Companies and Assisting Mainland Companies to Go International.
- The web site launching ceremony and the dinner celebration was successful and there was a surplus of \$1,700 due to the sponsorship from HK Land and Henderson Land. However, the follow up action for putting up advertisement in the newspapers and other web-site providers to promote the HKCPS web-site and Hong Kong professionals is still on-going and would like to solicit more sponsorship and donation.
- A power-point presentation was made by the Chairman of the Young Professional Committee Dr Eugene Chan on the next year work plan for the Coalition to consider.

Meanwhile, Stephen has reported to the HKCPS on behalf of the Institute on the 2006/2007 Council.

HKIS presence in public bodies

The Institute has made the following nominations to public bodies recently:

Vocational Training Council

- Building and Civil engineering Training Board - Professor Barnabas Chung
- Real Estate Services Training Board - Yu Kam-hung

Land and Building Advisory Committee

- Land Subcommittee - Fung Chu-hee Andrew
- Building Subcommittee - Chan Jor-kin Kenneth
- Planning Subcommittee - Chan Cheung-kit

Professional Green Building Council

- Chan Hak (Director)
- Cheng Sum-hing Sam (Vice Chairman)
- Pong Kam-keung James (Director)



An appeal from The University of Hong Kong

Supported Education Programme

To maintain an education programme that will facilitate individuals with mental illness to fulfill their aspirations and better their career paths

For more information, please visit : www.phoenixclubhouse.org

Support Community Psychiatry Activities (Phoenix Clubhouse)

Name of Donor : _____
 Postal Address : _____

 Donation Amount: _____

Please mail crossed cheque payable to "The University of Hong Kong" with this reply slip to: Department of Psychiatry, The University of Hong Kong, 2/FI New Clinical Building, Queen Mary Hospital, Pokfulam Road, Hong Kong. Donations of HK\$100 or above are tax deductible.

(a HKIS community service)

HKIS Golf Society

HKIS Annual Golf Tournament 2006

47 surveyors and guests enjoyed a sunny day on 28 November at the Sand River Golf Club, Shenzhen, China. The honors for the individual trophies this year went to:



Best Gross Winner	Andrew Kam	(GP)
Best Net Winner	Rock Tsang	(GP)
Best Net 1st runner up	Freddy Hung	(BS)
Best Net 2nd runner up	Simon So	(QS)
Longest Drive (Front 9)	Nelson Cheng	(QS)
Longest Drive (Back 9)	Samson Wong	(BS)
Closest to Pin (Front 9)	Augustine Chow	(BS)
Closest to Pin (Back 9)	Jesse Wong	(QS)
Best Front 9	Simon So	(QS)
Best Back 9	Andrew Kam	(GP)

The GP Division re-captured the Divisional Cup Championship title after 2 years. The final results were:

Winning team :
GPD (Andrew Kam, Denny Tam, Jonathan Li and Rock Tsang)



1st runner up :
LSD (Jacky Tull, Simon Kwok, TC Ng and TN Wong)

2nd runner up :
QSD (Anthony Lee, Nelson Cheng, Simon So and TT Cheung)



3rd runner up :
BSD (Freddy Hung, Rocky Chan, Raymond Chan and Samson Wong)

The sponsors of this event were (in alphabetical order): Bun Kee (International) Ltd, CB Richard Ellis, Deacons, Eastern Gotech (HK) Ltd, Golf Park, Henry Chan Surveyors Ltd, Knight Frank Petty, KPK Quantity Surveyors (HK) Ltd, Leica Geosystems Ltd, MacGregor and Phoenix Technologies Ltd. Their generous supports were greatly appreciated. The HKISGS is also grateful to Kuku Golf for organizing the event.

Golf Inter-League 2006 at Kau Sai Chau

HKISGS organized two teams to participate in the competition from September to December 2006. The Premier team comprises golfers of handicap under 18 and played at the North Course and the First Division team comprises golfers of handicap over 18 and played at the South Course. Both teams performed very well with the Premier team ended up 1st runner-up at the Ruby League and the First Division came 4th out of the 16 teams. The HKISGS team members are: Premier Division: Andrew Kam (GP), Baldwin Ko (GP), C K Chan (GP), David Yates (QS), Denny Tam (GP), James Law (BS), Nelson Cheng (QS), Paul Cheung (GP) and Sam Mak (LS). First Division: Daniel Ho (QS), Escode Yuen (QS), Henry Chan (LS), Jonathan Li (GP), Kenny Hau (QS), Leslie Ha (BS), Samson Wong (BS), Thomas Tse (QS) and TT Cheung (QS).

Joint Professional Golf Tournament 2007

HKISGS would like to organize a strong team of 25 players to this annual event on 7 March 2007 in Kau Sai Chau. The tournament is with our fellow doctors, dentists, lawyers and accountants friends. The organizer is the HK Law Society. We came fourth last year with only 1 point behind the accountants who came third.

With the support from keen golfers, the HKISGS now has over 50 registered members. We will continue to organize more golf activities and golf social functions in 2007. You are welcome to join by visiting the website: <http://www.hkisgs.hk> to download the registration form or contact Donna Yu of HKIS office. We would like to see more YSG members and government surveyors joining this healthy activity in 2007. Comments and suggestions are welcome.



珠海市資產評估協會來訪學會 Zhuhai appraisers visit HKIS



12月21日上午「珠海市資產評估協會」秘書長何富仔率領一行12人來訪學會。代表團成員包括該會兩位副秘書長楊明、許雙斌，常務秘書長黃雪琴，珠海市中拓正泰資產評估有限公司耿志勤所長，珠海中正土地房地產資產評估公司張偉志估價師，北京龍源智博資產評估公司珠海分公司賀華經理，珠海立信合夥會計師事務所徐寶泉所長，廣東思遠土地房地產評估諮詢有限公司王澤註冊資產評估師，珠海公評思遠資產評估有限公司黃廉峰註冊資產評估師和珠海鑫光房地產評估諮詢有限公司曾英估價師。



學會產業測量組主席劉詩韻做了接待工作並向代表團詳細介紹學會近況。

雙方更就兩地估價工作差異，尤其是在公允市價這個課題上，作出了非常深入的討論。

最後，「珠海市資產評估協會」表達了他們希望日後雙方多合作的願望並同時邀請學會去訪他們。



Surveyors happy hour 測量師歡樂時光



6pm to 8pm at HKIS Library
黃昏6至8, HKIS圖書室
last working Friday of every month
每月最後一個工作星期五



Winners of December Lucky Draw



Chan Chi Hung

Cheung Man To

The dates of Surveyors Happy Hour in 2007 are:
23 February, 30 March, 27 April,
25 May, 29 June, 27 July,
31 August, 28 September,
26 October, 30 November,
28 December

Please email :
info@hkis.org.hk or
telephone
(852) 2526 3679.



International Valuation Standards Committee

In late November 2006, GPD Vice-chairman KK Chiu attended the International Valuation Standards Committee (IVSC) meeting in Singapore and has reported on the following.



Restructure of IVSC

Rapid changes in the capital market have significant impact on the requirement of valuation from the institutional funds/investors. There is an increase in market needs on valuation of all assets and liabilities. The existing International Valuation Standards may not be able to cope with the needs. Members of IVSC have agreed to restructure the existing hierarchy of IVSC in order to develop in a healthy and comprehensive system. Below is an agreed time table for restructuring of IVSC.

The ambition is to have the restructured IVSC operational by 1 January 2008. The programme timeline is:

- January 2007 – Detailed restructuring proposals to be circulated to IVSC member institutes and widely available for public comment ;
- April 2007 – An extraordinary general meeting of IVSC members to approve proposals will be held in San Francisco;
- A presentation on the proposals and question and answer session will be open to all interested parties and potential stakeholders;
- April to August 2007 – New Bylaws and Articles of Incorporation be developed. Detailed business plan to be finalized;
- September 2007 – IVSC Annual General Meeting to be held in London to approve new Bylaws and Articles of Incorporation;
- September to December 2007 – Implement transition to new structure;
- January 2008 – Restructured IVSC operational.

IVSC meeting at the Annual General Meeting in Beijing on 26 September gave approval to the further development of the IVSC Restructuring Proposals based on a conceptual plan presented to the meeting. The following principles were agreed as key to the development of the proposals:

- The importance of an independent and transparent standard process;
- The development of the International Valuation Standards

to embrace the valuation of all assets and liabilities in response to market needs;

- The call for a wider advisory constituency;
- The need to protect the public interest by assisting in the development of high quality practices by the world's valuers;
- The responsibility to assist the development of the profession in developing countries;
- The requirement for adequate and sustainable funding for the IVSC.

8th edition of International Valuation Standard

Publication has been scheduled for 2007.

IVSC Standards Board and Appraisal Standard Board of the Appraisal Foundation

They will hold a joint meeting during the San Francisco meeting in April 2007 to identify difference between IVS and USPAP and to converge two standards together.

IVS2 Valuation Bases

The Standards Board has revised and agreed to publish the IVS2 Valuation Bases other than Market Value and IVS3 Valuation for Financial Reporting of Public Sector Assets.

YSG Cooking Course

2006年2月3日 (星期六)
下午2時30分至4時30分
尖沙咀加連威老道46至48號地下
中電樂廚坊

名額：20人
費用：港幣200元正 (費用已包括所需之材料)
示範：紐約芝士蛋糕
實習：朱古力軟心蛋糕

有興趣人士，請將個人資料 (包括姓名、聯絡電話及電郵) 連同支票 (抬頭 SURVEYORS SERVICES LIMITED) 交往香港測師學會辦事處。

如有查詢，請電 2526 3679
或電郵 cpd@hkis.org.hk



Summary of HKIS CPD Events

5 February – 27 March 2007

ORGANISER	DATE	CODE	EVENT	SPEAKER(S)
QS CPD	5 February	2007008	幸運方程式	何紹忠
QS CPD	9 February	2007010	Feng shui and architecture 風水與建築	Michael Hong-man Chiang
BS CPD	27 February	2007012	Buildability – does it matter for building development in Hong Kong	Dr Patrick Lam
QS CPD	14 March	2007013	A practical guide to the measurement of building services under the new HKSM4	Raymond Kam
YSG CPD	22 March	2007015	APC Workshop – techniques and strategies for written assessment in APC (BS)	Edwin Tang
QS CPD	27 March	2007014	Pay when paid/pay if paid	Bernard SC Wu

Details of individual CPD/PQSL events are provided in the **Surveyors Times** and/or HKIS Website www.hkis.org.hk. Please use the STANDARD REGISTRATION FORM overleaf for registration.

CPD/QS/2007008

幸運方程式

講者 何紹忠，畢業於香港理工大學銀行及金融系，擁有工商管理專業文憑。何先生現為香港化粧品同業理事長，國際青年商會資深培訓導師，在香港及多國替多間大學、政府及商業機構主持不同型式的培訓課程及訓練營，並在本年獲國際青年商會選為世界最傑出培訓導師。何先生一向致力研究激勵、溝通、團隊精神、說服及談判技巧。何先生是美國體驗式培訓導師，善於在活動中使用幽默新奇的主持手法，運用靈活多變的培訓形式，激勵學員提升自我形像和提高自信心。何先生亦是身心語言程序學執行師，同時，他正致力將東方文化的精粹揉合在「身心語言程序學」之中，使西方心理學問更適合中國國情，也更符合中國人的普遍思想。

日期及地點 2007年2月5日 星期一，晚上7時至8時30分，香港測量師學會測量師研習中心。

講座內容 「有人說，幸運是難於捉摸！很多時候，我們會祝正在求學的學生名列前茅，祝做生意的人業務蒸蒸日上，祝正在等待抽獎結果的人好運；學生要有好成績，必要努力讀書；生意人要賺錢，必要做好貨品；難度要想中獎的人，不是要多買幾張抽獎卷，來增加中獎機會嗎？幸運不是無形，而是取決於個人的心理素質，亦即是說，我們有否在行動、意識及性格上有所改變，讓幸運之神可以留在身邊！幸運方程式，不是先天的，是可以透過後天，使我們更幸運！」本講座希望透過深入淺出的方法，解究幸運方程式，使會員了解及掌握在生活、商業和各方面的成功之道。

語言 廣東話
截止報名日期 2007年2月1日

費用 港幣\$120
優先報名 工料測量組會員



The Hong Kong Institute of Surveyors
Suite 801, Jardine House
One Connaught Place
Central, Hong Kong

STANDARD RESERVATION FORM

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Name of Event : _____

Member details

Surname : _____ Other names : _____

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Division* : BS GP LS PD PFM QS

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Card Number : - - - Expiry Date : _____ / _____

Cardholder's Signature : _____ Date : _____

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Date:

Notes

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



CPD/QS/2007010

Feng shui and architecture 風水與建築

Speaker Michael Hong-man Chiang, BA(AS)(Hons), HKIA, RIBA, RAlA, AP (List of Architects), Registered Architect, Class One Registered Architect (PRC), Assistant Professor, Department of Architecture, University of Hong Kong.

Date & Venue 7:00 pm – 8:30 pm Friday 9 February 2007 SLC, HKIS

Details Mr Chiang is a distinguished scholar in Chinese architecture and garden designs. He is especially accomplished in the ancient science of Feng Shui and its application in architectural designs. He writes widely on this particular subject. Mr Chiang practises what he preaches as evident in the designs of the Miu Fat Buddhist Temple in Tuen Mun, the Oscar by the sea development in Tseung Kwan O, South Bay, Tung Tau Wan residential development and Kwun Tong APM Millennium City Plaza. Mr Chiang is a columnist of HKIA Journal and is currently writing his 6th book on Feng Shui. He is consultant to many CEOs and major shareholders of listed companies in Hong Kong. He has been guest lecturer of various universities and speaker at symposiums and conferences.

Mr Chiang will share with us his expertise in Feng Shui and how it applies to architectural and interior design.

Language English supplemented by Cantonese

Deadline 5 February 2007

Fee \$120 per person

Priority QSD Members

CPD/BS/2007012

Buildability – does it matter for building development in Hong Kong

New

Speaker Dr Patrick Lam, MHKIS, is the Principal Investigator of the research project, has experience working in consultant practices and contracting organization. He had worked in Singapore and is familiar with the Buildable Design Appraisal System there. He is now teaching and carrying out research at the Hong Kong Polytechnic University.

Dr Lam will be assisted by Franky Wong, who has worked as Research Associate on the project. Mr Wong has a building surveying background and is conducting further research on buildability issues.

Details The Construction Industry Review Committee in its report released in 2001 highlighted that little emphasis was put on the buildability of designs in our construction industry. This has often resulted in inefficient construction and a waste of resources. Being inspired by the Singapore approach (which has significant repercussion on the building plan approval process), a research team at the Hong Kong Polytechnic University set out to develop a system for Buildability Assessment for use as a tool in Hong Kong for measuring this rather abstract but important attribute.

With the prototype being ready now, the research team would like to share it with practitioners, together with good examples of buildable designs, and obtain feedbacks from the industry. Potential applications of the system would be for benchmarking for the establishment of possible incentive schemes with a view to promote more buildable designs in Hong Kong. It may also find applications in the assessment of Design & Build projects.

Date & Venue 7:00 pm – 9:00 pm Tuesday 27 February 2007 SLC, HKIS

Language English

Deadline 16 February 2007

Fee HK\$100 per person

Priority BSD Members

CPD/QS/2007013

A practical guide to the measurement of building services under the new HKSM4

New

Speaker Raymond Kam is the director of a local QS Consultancy Practice. He has over eighteen years of quantity surveying experience in building services installation contracting. He is well conversant with the measurement of building services works. For over eight years he has provided lectures and seminars on the measurement and building contract administration and management on

building services works to the post-graduate and undergraduate students in a local university and the building services engineers in a local statutory authority.

Date & Venue 7:00 pm – 8:30 pm Wednesday 14 March 2007 SLC, HKIS

Details The HKSMM4 has been introduced in view of the advancement in architectural design and engineering technology and the ever increasing sophistication of the construction industry in Hong Kong. The new HKSMM4 has adopted the tabulated format which is similar to the United Kingdom and Australia, while still keeping the trade section rather than elemental format. It also combines the previous plumber section of the HKSMM3 with the mechanical installations. In this seminar, Raymond will highlight the major differences between the old and new SMM in respect of the building services sections and will also explain and comment on the new HKSMM4.

Language Cantonese supplemented by English

Fee \$120 per person

Deadline 7 March 2007

Priority QSD Members

CPD/YSG/2007015

APC Workshop – techniques and strategies for written assessment in APC (BS)

New

Speaker Edwin Tang, Immediate Past Chairman of Building Surveying Division, FHKIS, FRICS

Date & Venue 7:00 pm – 8:30 pm Thursday 22 March 2006 SLC, HKIS

Details Written assessment is one of the essential parts of APC to illustrate a candidate's practical experience and professional knowledge in different aspects in written presentation. In this seminar, some techniques and strategies in preparing written assessment will be discussed. It also gives you some ideas about HOW and WHAT to prepare for your written submissions and improves your chance of passing the assessment.

Language Cantonese supplemented by English

Fee HK\$100 per person

Deadline 8 March 2006

Priority Probationer and Student (BSD)

CPD/QS/2007014

Pay when paid/pay if paid

New

'Pay when paid / pay if paid' clause and the interpretation of clause 29.12 under the Standard Form of Building Contract 2005 Edition published jointly by the Hong Kong Institute of Architects, the Hong Kong Institute of Construction Managers and the Hong Kong Institute of Surveyors

Speaker Bernard SC Wu FHKIS, FRICS, FAIB, MCI Arb, Barrister-at-law, Arbitrator (HKIA/HKIS Panel)

Mr Wu has worked as a quantity surveyor for more than twenty years before changing his career to become a barrister. He has extensive experience in contract administration of construction contracts and would like to share his experience with fellow professionals in the construction field.

Date & Venue 7:00 pm – 8:30 pm Tuesday 27 March 2007 SLC, HKIS

Details 'Pay when paid' clause had in the past brought about difficulty to the relationship between Main Contractors and Nominated Sub-contractors. In UK, s113(1) of the Housing Grants, Construction, and Regeneration Act 1996 was drafted to tackle this issue. In Hong Kong, clause 29.12 of the Standard Form of Building Contract 2005 Edition was drafted with a similar aim.

In this talk, Mr Wu will examine the rulings in different common law jurisdictions on 'Pay when paid / Pay if paid' clause and discuss the interpretation of clause 29.12 of the Standard Form of Building Contract 2005 Edition.

Language English

Fee \$120 per person

Deadline 20 March 2007

Priority QSD Members

Developing Sustainable Societies

9th South-East Asian Survey Congress
Christchurch, New Zealand
29 October to 2 November 2007

The Congress is jointly sponsored by the International Federation of Surveyors (FIG) and the Association of South-East Asian Nations Federation of Land Surveyors and Geomatics (ASEAN FLAG).

The Congress will also incorporate the 119th New Zealand Institute of Surveyors Conference, the 6th Trans Tasman Surveyors Conference, a General Assembly of the Commonwealth Association of Surveying and Land Economy and FIG Commissions 4 and 5 Workshops.



For details, please contact the Congress Secretariat via email: ama@conference.co.nz or visit www.surveyors.org.nz/congress2007.

FACILITY MEDIA CONFERENCES 2007

Facility Media not only arranges conferences and private training seminars for our clients but has a team to develop programmes on specific topics that provide timely and relevant information, while giving industry practitioners the chance to catch up with their colleagues.

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For more information, or speaking opportunities please contact Shinah Luntz at sl@facilitymedia.com or +852 2851 9137
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Green Space Asia 2007

Green Space Asia 2007 will be focusing mainly on the future of landscape architecture and design of projects across Asia

Topics Covered:-

1. New Trends in Landscape Architecture
2. Bringing the Garden in: A Case Study
3. Maximising Land Use while Incorporating Green Spaces in New Properties
4. Designing Green Spaces for Optimal Maintenance
5. Challenges of Project Managing and Contracting

- Date • 1st March 2007
Time • 9:00 - 14:00 (8:30 registration)
Venue • Cliftons
Level 33, 9 Queen's Rd Central, HK
Fee • HKD\$900

www.facilitymedia.com/greenspace

Green Space Asia 2007

- Date • 31st March 2007
Time • 9:00 - 14:00 (8:30 registration)
Venue • Cliftons
Level 33, 9 Queen's Rd Central, HK
Fee • HKD\$900

www.facilitymedia.com/projectindiachina

Delivering Projects in China & India Conference 2007 will cover how you can effectively communicate with clients, end users, service provider and suppliers and explore differences in China/ India tendering processes and contracts.

Topics Covered:-

1. Getting Stared
2. Deciding on the right model
3. Designing for challenges
4. Planning and delivery

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YSG 5 MEN SOCCER CUP 2007



Date : 25 March 2007 (Sunday)
Time : 10:00 to 18:00 hrs
Venue : Roof, Multi-Storey Carpark
Wong Tai Sin Shopping Centre
Fee : HK\$ 800 per participating team

Places : 8 teams (max 10 players / team)
Awards: Prizes will be awarded to the Champion,
1st runner-up and 2nd runner-up

Members, probationers, technical members and student members football enthusiasts of HKIS are welcome to team up and participate in the **YSG 5 MEN SOCCER CUP 2007**.

Completed forms together with a cheque payable to "SURVEYORS SERVICES LTD" should be returned to HKIS office before **28 February 2007**. Lots drawing will apply in case of over-subscription.



The participating teams will be divided into two groups each consisting of four teams. Grouping will be decided through lots drawing by the Organizer.



A single round robin system on group basis will be adopted in the preliminary round. Leading teams and the 2nd leading teams of each group will match up individually to determine the champion, first runner up and second runner up. ***(The Organizer reserves the right to change the format of competition in consideration of the enrollment situation.)***

Please call the Secretariat on 2526 3679 or email cpd@hkis.org.hk for detailed information and application form.

I respectfully agree with Raymond Tong's conclusion, but by a slightly different route.

First, I point out that remeasurement falls under GCC Clause 59 (not 61, which requires a written instruction from the Architect/Engineer before the QS can make use the Clause).

As noted, any departure from the SMM must be highlighted by a Particular Preamble describing the departure. If not so stated, then the QS is bound to correct the error at the remeasurement stage, applying the contra preferendum rule.

Given that GCC Clause 19 is not qualified, the Employer is responsible for the design. The Contractor has only priced for the depth stated in the BQ (not for the Engineer's design) ie a minimum of 1.5 m. There is no reason why the Contractor should go any deeper without an instruction to do so. (The Mitsui case makes this clear.) Any such work will be dealt with under GCC Clause 61, applying the SMM ie measured linearly, with the unit price based on the (adjusted) BQ rate.

As an aside, it is of course possible to change the sum included for an "Item" eg following an instruction to increase the size of temporary accommodation.

Peter Berry

Further concern on (Civil Appeal No. CACV 113/2006 on appeal from HCCT No.76 of 1996)

The Court of Appeal's uphold to interpret Bill description solely on the literary wordings of a Special Conditions of Contract Clause without assistance of quantity surveyors' consultation as expert witness had shown to result in interpretation of a re-measurable Bill Item held non-remeasurable. The consequence will set a case precedent for a Bill Item able to be held to include all final costs of the as-built product by solely relying on its literary interpretation. This outcast of the technical meaning will override the principle of General Conditions of Contract Clause 5 that, fundamentally construction documents have to be interpreted in a mutually explanatory manner.

Detailed Particulars

Extra over 1500mm diameter vertical pile shaft for toeing-in to bedrock 1.50m in depth (min) Nr \$36,000.00

The Court of Appeal's uphold as follows:

- **Paragraph 16** The Court of Appeal uphold the High Court to read SCC 1(j) to interpret re-measurement shall be 'in accordance with the unit rates set out in the tender to mean any re-measurement is 'the quantities set out in the tender and nothing else'. Based upon this premise, couples with the fact that the Bill Item is in numbers and there had been no change in the total number of piles driven, the Court of Appeal upholds no additional payment shall be justified.
- **Paragraph 17** The Court of Appeal upholds the High Court to read SCC1(j) to understand the wordings 'save expressly stated otherwise' means the toe-in item had been measured in unit rate per pile but not unit rate per metre length of pile was the express statement. Then further extended this understanding to exclude the use of SMM 9.14(IX) on grounds that since toeing-in had been measured in number therefore cannot be re-measured in linear.
- **Paragraph 18** The Court of Appeal further added that the SMM 9.09(iii) and SMM9.14(IX) which were both incorpo-

rated in Appendix 3 cannot be applied at the same time because the former was measured in number whilst the latter in linear. Also, the Court of Appeal pointed out the fact that the Addendum No.6 made no changes to these units of measurement had affirmed the appropriate unit of measurement was by number only. The fact that the Bill item was measured in number had made SMM9.14(IX) cannot be of assistance. The meaning shall be the express wordings of the Bill item itself only.

Indifferences of the Court's principle of interpretation as reported in the Judgment CACV113/2006

- As described in Paragraph 16 above, the Court's understanding of SCC(1)(j) in respect of re-measurement shall be calculated in accordance with the unit rates set out in the BQ is overlooking the fact that the constructed toe-in depth of the piles had been differed to the BQ description.
- As described in Paragraph 17 above, the Court interpreted the term 'save expressly stated otherwise' in SCC(1)(j) to mean the unit of measurement which the Bill Item had been measured. Then the Court took that since it was enumerated it amounted to an express statement to exclude the application of SMM 9.14(IX). This literary interpretation excludes the technical meaning of 'save expressly stated otherwise'. In BQ description, 'save expressly stated otherwise' is referring to *inter alia* clauses of the Particular Preamble. It is by this method that the SMM could be given the opportunity to be altered to suit the requirements of a particular project by means of Particular Preambles. Therefore, the SMM Clauses that had not been changed in the Particular Preamble shall remain effective.
- As described in Paragraph 18 above, the Court read SMM9.09(iii), 9.14(ix) and Addendum No.6 to interpret that since SMM9.09(iii) was being followed to measure in number and Addendum No.6 had not changed the standard unit of measurement, then it implied SMM9.14(IX) which measures in linear could not be used. This misunderstands the principle that clauses of the Standard Method of Measurement which have not been changed by Particular Preamble shall always remain in force. In this instance, Appendix 3 served the purpose to explicitly incorporate the SMM Clause 9.09(iii) and 9.14(IX) as part of the Contract. Addendum No. 6 is the Particular Preamble Clauses. Since, the 'extra over for toeing-in to bedrock' in SMM9.09(iii) and measurement in stages in SMM9.14(IX) had not been changed, it means toe-in is an enumerated item (SMM9.09(iii)) with its depths measured in stages (SMM9.14(IX)).

Conclusion

From the indifferences as explained above, it is blatantly obvious that the Courts, both the High Court of First Instances and the Court of Appeal had not considered the use of the Standard Method of Measurement is a professional tool of quantity surveying. Thus no reference is given to this respect.

The matter is on the meaning of Bill descriptions, the method of measurements and re-measurements. It is the professional knowledge of quantity surveyors. In quantity surveying practice, the technical meaning of a Bill description had to be interpreted with the General Conditions of Contract Clause 5(2) principle for documents to be mutually explanatory of one another.

Basically, the matter is the Court's misunderstanding of the application of the Standard Method of Measurement. But, by authority of the binding principle of Courts' Judgments, it had cast a grave shadow on the validity of this principle of technical interpretation in practice.

Raymond Tong
MBA Dip Law BSc(Hons) FRICS FHKIS RPS(QS)
 Quantity Surveyor, Architectural Services Department

(Readers may like to refer to Vol 15 No 12 page 19 for Mr Tong's letter earlier on, Editor.)



SURVEYING AND BUILT ENVIRONMENT

(The Journal of the Hong Kong Institute of Surveyors)

Journal Objectives

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

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

Topics

All branches of surveying, built environment, and commercial management including, but not limited to, the following areas:

- Agency and brokerage;
- Asset valuation;
- Bidding and forecasting;
- Building control;
- Building economics;
- Building performance;
- Building renovation and maintenance;
- Business valuation;
- Cadastral survey;
- Commercial management;
- Concurrent engineering;
- Construction law; claims and dispute resolution;
- Construction management and economics
- Construction technology;
- Corporate real estate;
- Education and training;
- Engineering and hydrographic survey;
- Facilities management and intelligent building;
- Geodetic Survey;
- Geographical Information System (GIS);
- Health and safety;
- Heritage conservation;
- Housing markets and policy;
- Information technology;
- International construction;
- Land law;
- Lean construction;
- Mortgage;
- Organization, scheduling and planning;
- Photogrammetry and remote sensing;
- Portfolio management;
- Procurement and contracting;
- Professional ethics;
- Project financing;
- Project management;
- Property development;
- Property finance;
- Property investment;
- Property management;
- Property market dynamics;
- Property valuation;
- Space planning;
- Sustainability;
- Securitized real estate;
- Town planning and land use;
- Urban economics;
- Value engineering.

For Submission Guidelines or enquiries, please contact Linda Chan, Secretary of the Surveying and Built Environment Editorial Board, 801 Jardine House, 1 Connaught Place, Central, Hong Kong; e-mail: linda@hkis.org.hk, telephone (852) 2526 3679 or fax (852) 2868 4612. Please visit: www.hkis.org.hk for information on the Hong Kong Institute of Surveyors.

Building Surveying Division Chairman's Message



Alex Wong
BSD Council Chairman

Annual General Meeting



On 1 December 2006, the AGM and Annual Dinner of our Division were held successfully and well attended by members. New Office Bearers and Council Members were elected at the meeting. The resolution of amendments to BSD Constitution was also passed. Members from different generation joined and enjoyed the dinner very much, in particular, the games playing section.

The Year Plan

We had a very busy but fruitful Council Year last year and we shall continue the plan and to complete the many tasks including some important ones such as the mutual recognition with CACE, the preparation work to promote our professional expertise in line with the branch of MBIS, etc.

With regard to the mutual recognition with the CACE, we had our first meeting on 13 January 2007 with our senior members as Experts (專家組) to exchange ideas with experts of CACE on the respective training, assessment and interview for some 260 candidates each side. The tentative dates for the training and assessment are

scheduled for late May/ early June 2007. I shall report to you on progress in my subsequent reports, but I would like to invite all those who have registered to be prepared in your Putonghua skills for the assessment, which is vital to attending the interviews effectively.

Continuing Professional Development

Our CPD Convenor, Andrew Kung, has planned a series of CPD events this year, some of which will involve technical site visits and we would like to invite your active participation as a token for the effort of our CPD working group. The first CPD event was held on 13 January to visit the project of revitalization of Bethanie, a 130 years old listed building built in 1875, currently used by the Hong Kong Academy for Performing Arts. The Project Manager as well as Facilities Manager for the Revitalization project is our member, Nelson Ho, who patiently led us through the historical revitalization project.



Lastly, I would welcome all the Council Members and Committee Representatives to join us to extend our effort and services to our members.

Building Surveying Division 2006/2007 Council Members

Chairman WONG Loi Fat Alex	Honorary Treasurer LEUNG Chi Tim Robin	LI Kwok Wah Edgar LO Rebecca TSE Chi Ming Philip YEUNG Tak Wah Denny YEUNG MK Gary	YSG Representatives TEE Hazel CHEUNG Arthur
Vice Chairman YUN Ying Kit Kenneth	Council Members CHAN Kwok Hung Kenny SIN Kwok Leung Alan HO Kui Yip Vincent	Immediate Past Chairman TANG Hoi Kwan Edwin	Co-opt Members TSANG Kent LIM Wai Ching Vincent
Honorary Secretary LEE Hoi Tat Nathan	KUNG Siu Lun Andrew WONG Kin Yee Billy		

General Practice Division Chairman's Message



Serena Lau
GPD Council Chairperson

It is time again to say Kung Hei Fat Choy ! I wish you all good health, happiness and prosperity in the Year of the Pig.

Every time I present to mainland counterparts on the Institute, I tell them that the success of HKIS is not only based upon setting high professional standards and ethics, our reputation is built up by members throughout the years, committing themselves to quality work. Certainly for promotion and image built up, we are very lucky to have members who are active in public issues and contribute their invaluable time to society. Besides, members who worked in senior management positions of Government and the private sector also help to demonstrate to our visitors "who are surveyors". We are delighted to learn that another senior GP member, our ex-Chairman, Francis Ng is now the Deputy Director of the Lands Department.

Congratulations

Francis Ng 吳恒廣

General Practice Division

Fellow since 1995

**Past President (1999/2000) of
the Institute**

has been promoted to

Deputy Director (Specialist)

Lands Department

effective 30 November 2006

Professional development

A proposed Certified Surveyors scheme has been discussed and actively considered by the Board of Professional Development. GPD Council agrees that we should let the public know more about our specialties. Certified Surveyors Scheme may be one of the options. Meanwhile, there are concerns that we shall not create confusion of the structure of our Institute. It is definitely not a straight forward and easy task. Nevertheless, members are welcome to have your voice out and let us know your idea.

Another issue I would like to talk about is the **Mandatory Continuing Professional Development**. Just a reminder to you that all corporate and technical members are required to complete a minimum requirement of 60 hours over a three-year period, of which at least 15 hours must be in the form of formal events. Please refer to Guidance Notes for Mandatory Continuing Professional Development March 2006 which may be viewed at www.hkis.org.hk/hkis/cms/upload/CPDLink/cpdlnk9_0.pdf.

Meanwhile, Secretary of Business Valuation Forum has issued a letter regarding the fulfillment of mandatory CPD.

As a professional, to maintain a high level of competence in professional practice and technical performance is a must. With the fast changing environment, we are obliged to undertake CPD and lifelong learning. Together with the heavy daily workload, members may easily forget the importance of good health or appears to have no choice but to forgo the time to rest. I consider that a reminder to flight for good health is more important than other notices to you today.

Statistics of GPD Oral Assessment 2006

Number of candidates enrolled interview	: 80
Number of candidates attended the interview:	69
Number of candidates passed	: 37
Number of candidates failed	: 32
Number of candidates withdrawn/no show	: 8
Number of candidates without report submitted (passed Written Exams in 2006)	: 3

Passing rate of interview	: 46% (enrollment)
Passing rate of interview	: 54% (attempt)

The passing rate of the oral assessment is 54% of candidates attended.

Delegation from Zhuhai

Secretary General of the Zhuhai Appraisers Society (珠海市資產評估協會), He Fu-zai, led a delegation of 12 to visit the Institute on 21 December 2006. Apart from a detailed presentation on the Institute and its activities, we had discussions on valuation practices in both lands. For more on the delegation, please refer to page 20 as reported by the staff editor.



General Practice Division 2006/2007 Council Members

Chairman

LAU Sze Wan Serena

Vice Chairmen

CHAN Chiu Kwok Charles

CHIU Kam Kuen

PANG Ho Chuen Lawrence

Dr POON Wing Cheung Lawrence

Honorary Secretary

CHAN Hon Kwong Louie

Honorary Treasurer

CHENG Hoi Lai Simon

Council Members

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AU YEUNG Ming Him Brian

CHEUNG Yat Fai Ronald

FONG Wai Ying Angela

FOK Eugina

KWAN Ping Wan Susanna

HO Chin Choi Joseph

LAM Yam On Jim

LAU Chun Kong

LEUNG Lai Hung Monita

NG Shui Kwong Ivan

WAN Wai Ming Tony

WONG Ho Ming Augustine

Immediate Past Chairman

YU Kam Hung

YSG Representative

WONG Ching Hang Jeffrey

Rating and Valuation Department Practice Note 1/2007

Principles on Allocation of Building Numbers and Guidelines for Displaying Building Numbers, Unit Designations, Signages and Names of Streets, Arcades and Buildings
(For All Areas except Rural Properties in new Territories Villages)

To regularize the building numbering practices in Hong Kong for the convenience of visiting public, tourists, postal delivery, emergency services as well as rates and Government rent assessment and collection.

For details, please visit: <http://www.rvd.gov.hk/en/issues/index.htm>



HONG KONG
2007



FIG Working Week 13 – 17 May 2007

Strategic Integration of Surveying Services

同心共策 測量服務

Venue : Kowloon Shangri-La Hong Kong

Greetings



**Message from HKIS President
Mr Raymond CHAN**

The Hong Kong Institute of Surveyors (HKIS) and the International Federation of Surveyors (FIG) will host the FIG Working Week 2007 in Hong Kong SAR from 13th – 17th May 2007. On behalf of the members of HKIS I welcome you all to FIGWW2007 in Hong Kong.

The theme of the conference, “Strategic Integration of Surveying Services”, is linked to the role of FIG in building bridges between surveyors from different regions and cultures and between different surveying disciplines based on the FIG definition of a surveyor. The theme also reflects how professional surveyors in Hong Kong have closely worked together to make our city a sustainable place to live in. With Hong Kong’s strategic geographical position as a gateway to the Mainland China and Asia, we endeavour to foster closer working relationship with professional surveyors world wide. The conference will also provide an excellent opportunity for integration between international participants and Chinese counterparts.

Hong Kong, an Asia’s World City, has a lot to offer for the global surveying community. The City can offer showcases of expertise for all professionals in property surveying and construction economics. Hosting FIGWW2007 gives us the honour to provide you with informative technical tours and interesting social programmes that will make your stay here a memorable experience.



**Message from FIG President
Prof. Stig ENEMARK**

It is my great pleasure to invite you to the FIG Working Week 2007 in Hong Kong SAR, China in May 2007. This event is very special because it is the first Working Week under the new FIG “global” administrative structure and for the new Council. Therefore I am happy that we can offer an excellent venue and a high profile programme. This will indeed be the case in Hong Kong.

This FIG Working Week is essential for the development of the Federation. We have to decide on the FIG policies for the next four years, including the Council and Commission work plans. These plans are under preparation but they will surely further strengthen FIG’s role as a key global player on issues related to modern technologies, land administration and environmental issues. FIG will become a major partner in promoting sustainable development and Millennium Development Goals. FIG and the global surveying community have already made significant contributions in this regard, but we still have a lot to offer. We should be really proud of our profession.

The theme of the working week “Strategic Integration of Surveying Services” is linked to the role of FIG in building bridges between surveyors from different cultures and between different surveying disciplines. This theme integrates also the top issue of the new Council: Building capacity and enhancing institutional development. Other issues to be highlighted at the conference are disaster risk management and management of metropolitan areas also in relation to real estate management and valuation, which are issues particular relevant to many parts of Asia. The immense change in the economy and construction in China and Hong Kong will offer an additional flavour to the conference.

I am sure that Hong Kong’s strategic geographical position as a gateway to the mainland China and Asia, will offer visitors from overseas unforgettable memories and a taste of the warm Chinese hospitality.

Welcome to Hong Kong!



**Message from the Chairman
Mr Hak CHAN, BBS**

The FIG Working Week 2007 will be the first FIG Working Week to be held in Hong Kong. Every endeavour is being made to ensure the event will be conducted in the most exact and glamorous manner befitting as a FIG event as well as commensurate with the tradition of the Hong Kong Surveyors, and most important of all, a most enjoyable and rewarding time for all participants coming from far and near.

To begin with, the venue chosen is a top rated hotel. All functions, except those technical and social visits, will be held under one roof thereby providing the most comfort to the participants. Full and quality catering will be provided, such as, tea and coffee break with abundant of snacks and buffet lunches with large variety of food throughout the event, two receptions and one FIG Foundation Dinner, which are all inclusive for Full Delegates, and a value for money Gala Dinner with a taste of the fabulous Chinese cuisine.

In addition to the many quality technical papers to be presented by learned experts from various fields of surveying, in the same venue, there will be exhibition area for world renowned surveying equipment manufacturers and software and services providers to display their latest technology and products, and participants will have the chance to have the first glimpse and touch of these state-of-the-art master-pieces.

Hong Kong is a vibrant and lively mega city. Perhaps to some of you from afar the city is no strange place, but you will definitely find something new and extraordinary that will fascinate you each time you come. On behalf of the Organising Committee, I extend my warmest welcome to you. See you in the FIG Working Week 2007.



**Message from the Congress Director
Ms Winnie SHIU**

I have much pleasure to be the Congress Director of the FIG Working Week 2007. My primary role is to maintain a close dialogue with FIG Council on matters related to the Working Week with a view to directing the Working Week in meeting its goals and the expectations of all the stakeholders, such as you, the valuable participants. An equally important role is to take part in the work of the Organising Committee to ensure that essential facilities and logistics are provided for the smooth operation of the event.

The plenary and technical programme sessions are planned to facilitate maximum participation. Whilst quality technical

papers are being selected by the Commission Chairs with the co-ordination of the FIG Council, effort is being made to identify prominent persons to deliver the keynote and plenary speeches. Technical tours will be available to visit some of the finer examples of surveying work in Hong Kong.

There will be ample well equipped rooms for the various activities, such as, the Annual Commission Meetings, General Assembly, Exhibitions, and Plenary and Technical Sessions, all in the same premises. Quality catering in abundance will be provided to freshen up participants in between tense technical sessions as well as receptions and dinners for everyone to relax and enjoy in the evening.

Every effort will be put in to make the FIG Working Week 2007 a rewarding and memorable occasion for all participants. Hong Kong is always a lovely place to visit, for leisure or business. I look forward to seeing you in the Working Week.

Registration Fees

Types of Participants	Registration Fees	Functions / Food and Beverages Included (Y)				
	HK\$	Opening Ceremony	Welcome Reception & Exhibition Opening Reception	Plenary and Technical Sessions	Tea Breaks and Lunch	Chinese Evening and FIG Foundation Dinner (Each Participant is required to contribute HK\$100 to FIG Foundation)
Full Delegate	5,800	Y	Y	Y	Y	Y
Day Participant	1,960	Y for Specified Day				-
Student Delegate	2,900	Y	Y	Y	Y	Y
Day Participant - Student	980	Y for Specified Day				-
Accompanying Person	1,800	Y	Y	-	-	-

Deadline for Submission of Full Paper : 15 February 2007

Enquiries

General Enquiries :
Working Week Secretariat
Ms Rosaline Wong
MV Destination Management Ltd
Tel : +852 2735 8118
Fax : +852 2735 8282
E-mail : enquiry@figww2007.hk

Technical Programme and Papers Enquiries :
International Federation of Surveyors
Kalvebod Brygge 31-33
DK-1780 Copenhagen V, Denmark
Tel : +45 3886 1081
Fax : +45 3886 0252
E-mail : fig@fig.net

For details on the FIG Working Week 2007 and registration please visit <http://www.figww2007.hk>

Land Surveying Division Chairman's Message



Sung Hon Kwong
LSD Council Chairman

It is my great pleasure and honour to be the LSD Chairman for the year 2006/2007. With the system so well established by the previous Chairman, Dominic Siu, and the very capable council members, it would not be too difficult a task for me to make this year equally successful. The challenge lies ahead is how this year could be even more successful. This requires not only the concerted effort of the council members, but also your active support and participation. We have lots of chance for members to contribute and to share the joy and fun. So be prepared to participate and contribute to the success of your division.



Council meeting

The first LSD Council Meeting has been held on 14 December 2006. If you have any concern about the development of the LSD, please write to us so your concern could be addressed.

Activities planned

The LSD is planning to organize the Beijing, Hong Kong and Macao Geomatics Conference in October 2007. Liaison work is being done and details will be released in due course. The annual visit to Guangdong Land Surveying Bureau is also planned for June 2007. Good quality CPDs, Golf tournament and annual dinner are all on the drawing board.

New divisional Education Committee chairman

We are pleased to announce that Mo Sun-yuen has taken up the Chairmanship of the Divisional Education Committee starting December 2006. We wish to express our gratitude to the excellent service provided by the outgoing Chairman, Kwan Lam-fat, in the past years.

Golf tournament

I am very pleased to announce that the Land Surveying Division Team has won the 1st runner-up in the HKIS Golf Tournament held on 28 November 2006 in Sand River Golf Club. Well done!



Land Surveying Division 2006/2007 Council Members

<p>Chairman SUNG Hon Kwong</p> <p>Vice Chairman KWOK Chi Wo Simon</p> <p>Honorary Secretary LEUNG Chi Yan George</p> <p>Honorary Treasurer CHAU Ming Marvin</p>	<p>Council Members CHAN Hon Kwan Henry CHAN Kwan Ho Eric CHENG Wai Pun LAM Lik Shan Lesly LAU Chun Wa Penfield LO Hoi Yin Maris MA Ka Chun Eric NG Wai Tak Victor</p>	<p>SHAM Po Fai Terry TANG Vincent TANG Wing Lun TSOI Rina WONG Joseph YIP Hon Wah Frankie</p>	<p>CHUNG Tin Yeung CHEUNG Alvin PANG Chi Wing Cody</p> <p>YSG Representative CHAN Chi Hung Kenny</p>
		<p>Co-opt Members TANG Hong Wai Conrad</p>	<p>Student Representative CHAN Wai Chung Wilson</p>

Planning & Development Division Chairman's Message



Edwin Tsang
PDD Council Chairman

The AGM was held on 11 December 2006 and according to Division Regulations, this Council will continue to work until the AGM in 2007.

Membership

By end of 2005, through multiple membership arrangement, the membership has increased by 157% from 7 members to 18 members by end of 2006. Current P & DD Members include: Edwin Tsang, Francis Lau Tak, Eureka Cheng, Michael KK Cheung, Kempis Lam, Julian Wyatt, Markus Li, Norman Ngai, Yeung Ka Lai, Albert So, William Yip, Francis KF Lam, Kenny Kong, Yu Kam Hung, Chan Lok Kin, Dr Lawrence WC Lai, Pong Tung Lui and Stephen Yip.

Education

In accordance with the proposal in the last AGM, the APC Regulations & Guidelines has been amended and approved at its Council Meeting. The training period has been reduced from 3 years to 2 years to be at par with that of the General Practice (GP) Division. The revised APC Regulation & Guidelines is now on the APC Website.

The Division goes along with the GP Division to accredit the BSc Surveying courses of Hong Kong University and HK Polytechnic University. The Division also goes along with the GP Division to accredit the MSc (Real Estate & Construction) course, provided it can meet additional requirements of the Division.

CPD

Three CPD events were organized during the year. The

first two events included talks on the Development Control in Hong Kong in April by Professor Barnabas Chung and Planning and Development Practice in June by Andrew Lam from the Hong Kong Institute of Planners. The third event was a study visit to Guangzhou held on 17 to 18 November 2006 in association with the GP Division. The event included visits to the Planning Bureau and Lands Bureau of Guangzhou. The second day event included a joint seminar with the representatives of various Real Estate Appraisal firms organized by the Association of Guangdong Real Estate Appraisers and Estate Agents. The group also visited the Chu Kong Real Estate Consultants. Twenty members participated in the event including representatives from the QS & LS Division.

Way forward

Property development in Hong Kong is gradually picking up after the property. On the Mainland, opportunities are tremendous particularly in the field of Planning & Development and HKIS members working in China can verify this.

At present the property real estate appraisers concentrate their work in real estate valuations and the scope of service in Planning & Development is relatively untapped. Young professionals should take note of this trend and prepare themselves to meet this challenge.

It is thus anticipated that the work of the council would continue to encourage and train young professionals to enter the field of Planning & Development and strengthen the Division through multiple membership arrangement. The Division will organize more CPD events and co-operate with GP Council in organizing joint activities.

Planning & Development Division 2006/2007 Council Members

Chairman TSANG Edwin	Vice Chairman LAM Francis	Honorary Treasurer NGAI Norman	LAM Kempis SO Albert
Senior Vice Chairman LAU Francis	Honorary Secretary LI Markus	Council Members CHENG Eureka	YIP William KONG Kenny

Property & Facility Management Division Chairman's Message



Michael Price
PFMD Council Chairman

I hope you had a good holiday season and are preparing for the holiday season yet to come.


The first priority of the divisional council this year will be to greatly increase the membership of our division. We need the division to be the natural home for all surveyors operating in the fields of property management, facility management, shopping centre management, and corporate real estate. You will see within this magazine an invitation to those who have yet to join. Ask those members you know of and suitable candidates to use the membership form which is downloadable from the website and get these people into the division.

During April, we are intending to hold our first annual dinner of our division and a working group has been set up for this purpose. Later in the year, probably in September, we will hold a conference on the subject of Property Asset Management, sponsors welcome. Much has been written about the effect of REITS, and their introduction into the Hong Kong market. But this investment vehicle will only prosper if they are managed properly as an asset by those responsible. We will also be looking very closely at good examples of the best practices in Hong Kong, which our members will find useful.

A promotion and strategy working group have been set up under the chairman to look at our main priorities for the coming 5 years. I hope to be able to report on this and other major initiatives in my next newsletter. We need to properly market our expertise, both within Hong Kong and regionally, not just China.

Certainly, our cooperation with the RICS is moving in a positive direction for the benefit of all surveyors. We hope to get our joint APC finalized before Chinese New Year.

A list of our current council members is shown below, for you all to see. Any further help is always welcome. The issue of Heritage within Hong Kong, is now a hot topic, upon which we surveyors in the role of asset management, will have a great part to play. We believe the Institute needs to promote the role of surveyors in this area and set up a working group for the purpose. Hopefully by the time this article appears.



THE HONG KONG INSTITUTE OF SURVEYORS

14th December 2006

To : Open Letter to All Corporate and Fellow Members of HKIS

Dear Fellow HKIS Member,

The Property and Facility Management Division (PFMD) – Join us

On our first anniversary we invite Corporate and Fellow Members of HKIS to join this new division. Attached please find an Application Form for Registration of Multiple Divisions for your reference and use. If you have been working for not less than two years, either in the property management or facility management areas since you have been qualified as a member of HKIS, you can apply to register with the new PFMD as a Member. There is no additional cost for this divisional membership. You continue to pay only one annual fee for your HKIS membership.

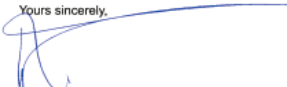
The division now has over 650 members. It is specifically tailored for those surveyors working in the Property Management, Facility Management, Shopping Centre Management, Asset Management, and Corporate Real Estate fields. Since set up we have put in place a hard working council, APC, ATC, and a structured CPD programme, in partnership with the Hong Kong Polytechnic University. We have a Corporate Real Estate Group, and are busy planning a conference on Asset Management for 2007, which will run together with our first annual divisional networking dinner. We always aim to serve our divisional members well. We regularly provide details of outside opportunities for growth, for example our support of property asset related conferences.

As Chairman of the Property and Facility Management Forum, I urge all Corporate and Fellow Members who are now working or have previously been working in these fields to join the PFMD. Your membership will greatly increase the strength and influence of our institute as a whole in this growing area. China will be an area for our attention in 2007.

If you have any queries, please contact the Assistant Manager, Membership, Miss Kiny Hung, at 2526-3679.

With best regards for the festive season.

Yours sincerely,



Michael Price
Chairman, Property and Facility Management Division

Encl.

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Suite 801, 8/F, Jardine House, 1 Connaught Place, Central, Hong Kong
Telephone: 2526 3679 Facsimile: 2568 4612 E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

香港測量師學會

http://www.hkis.org.hk/hkis/html/upload/BeMember-Link/bemnk24_0.pdf

Property & Facility Management Division 2006/2007 Council Members

Chairman PRICE Michael	Honorary Treasurer LAM Kwok Wing	CHOW SL Elaine TAM Shiu Hong CHEUNG TT	HUI WL Daniel HUNG CK Charles
Vice Chairman CHAN JK Kenneth	Council Members CHAN KH Kenny CHAN JY Stephen	WONG S Alan YEUNG MK Gary LAI CP Charles	YSG Representatives CHENG Jean LAM Lesly
Honorary Secretary KWOK NC Dick			

Quantity Surveying Division Chairman's Message



Spencer Kwan
QSD Council Chairman

Happy New Year to you all and it is my pleasure and honor to take up the post of chairmanship for this council year. I must firstly express my gratitude to Dr Paul Ho, chairman of last council year and his council, for their devotedness and personal commitment. Their work has set up the base from which I can better discharge my missions with great ease. The missions that I have planned within this very short year are broadly:

- to unify members force towards a meaningful target;
- maintain the status and quality of the profession;
- promote the image of the surveying profession;
- extend membership base;
- others for the good of the professional;
- strive for the benefit of members.

This Division has in the past council years achieved a number of milestones. In the coming council year, with the concerted effort of all the council and co-opt members, we will try to keep up with the good work of previous councils and continue to promote the image of the QS profession. The following are tasks which we wish to accomplish:

Mainland

- Continue to negotiate with the Mainland to enable at least some members who passed CECA examination to become registered cost engineers as well as members of the CECA
- Explore the demand for the 2nd batch of assessment under the Reciprocity Agreement and if it is justified, organize similar assessment within this council year
- Organize workshop for QS members to understand the mainland government structures, policy making procedures and the existing social system

- Carry out official visits to Shanghai, Guangzhou and Beijing, visiting the China Forums.

International

- Attend the PAQS in New Zealand to explore areas of collaboration with fellow organization
- Continue to explore opportunities for Reciprocity agreement with ICEC, BSJ and possibly AIQS.

Local

- maintain the standard documents eg Standard Form of Building Contract and SMM4 and if possible try to develop Chinese versions
- Test run the new system of APC and review results
- Bring in interesting CPD events and continue to review new topics. I shall try to pull in expertise from the contractors so that latest construction economics are to be introduced to members to enhance the accuracies of estimate
- continue the drafting of "code of good professional practice"
- devise means to promote QS perspectives to public and major clients. The clients that we are targeted for includes railways operators, various government department. On the latter one, we shall set up a local government liaison committee and conduct visits to government departments
- More collaboration with fellow professional organizations, eg HKIS, HKIE, HKIP
- More collaboration with contractor's association
- Touch base from visits and brief workshops with students at various educational institutions on topics that may affect their career path and expectation.

I hope in all aspects you will lend your hands to interact with my plan which will help to drive my effort in a meaningful direction.

Quantity Surveying Division 2006/2007 Council Members

Chairman KWAN Spencer	Honorary Treasurer MAN Antony	CHUNG Stephen YEUNG Franki YIM Keith	LAM Kam LEUNG Raymond LAU Victor
Vice Chairman LAI Stephen	Immediate Past Chairman HO Paul	TUNG Gregory CHAN Sunny YAM KS	KAM Raymond CHUNG TK
Honorary Secretary HO Daniel	Council Members TANG KC KWOK Evenlyn	CHAN Ricky HO Thomas KWAN Kenneth	YSG Representatives CHONG Joseph KWOK Joanna

Young Surveyors Group Chairman's Message



Victor Lau
Young Surveyors Group Chairman

Welcome to Young Surveyors Group



I am really pleased to tell you that JO now has a new name "Young Surveyors Group (YSG)", following a resolution passed at the HKIS AGM held on 12 December 2006. The change of name is a strategic move to upgrade the image of our young members. YSG offers a wide range of educational and recreational activities aimed at young surveyors below the age of 40 and with members across the divisions.

2006 has been a very exciting one. The winning of the Stanley Dragon Boat Race was hailed by HKIS as one of the "most favourite event" in the year. The visits to Guangzhou, Macau and Taiwan were overwhelmed. A variety of CPD and structured learning courses were conducted. The cookery and dancing classes as well as many of the Inter-professional activities have never been tried before. It is a tribute to the efforts of all YSG members and the past chairman.

2007 will be more challenging for us with our ambitious agenda for the future. Apart from issues on professional development, we intend to extend our activities to include charity work and social services. This is in line with the Institute's aim to take up its social responsibility. Recruitments of more helpers for us and the Institute are urged. The group also aimed at assisting surveying graduates and young members in achieving their professional qualifications.

There are loads of fun things that you can do as a YSG member. You will get a chance to meet members from different disciplines, get updates on the Institute's news and try lots of different activities like joint conference, seminars, social events and sport, etc. This year we have planned to provide many interesting and exciting events. These include a site visit to ICC Tower (tallest building in Kowloon), cake making class, charity walks and overseas visits. Now you have every reason to join YSG. Simply send us your name and contact number through cpd@hkis.org.hk or contact the HKIS Secretariat, we will contact you shortly.

Please stay tuned for up-coming activities of YSG. I look forward to meeting as many of you as possible at one of these events and to welcoming you to YSG in the near future.

Young Surveyors Group 2006/2007 Committee Members

Chairman LAU Wai Wing Victor QS	Immediate Past Chairman WONG Kin Yee Billy BS	LIM Wai Ching Vincent BS	TSE Wing Sheung Doris GP
Vice Chairman WONG Yiu Cho Joseph LS	Deputy Secretary CHEUNG Man To Arthur BS	SIU Ka Wai Cyrus BS	CHAN Kwan Ho Eric LS
Honorary Secretary WONG Ching Hang Jeffrey GP	Committee Members CHAN Chi Hung Kenny LS	KWOK Yuen Ki Joanna QS	CHUNG Man Wai Michell BS
Honorary Treasurer CHONG Hok Ching Joseph QS	CHENG Chung Fung Jean GP	CHAU Man Yi Iris BS	IP Sing Yang Sheldon GP
	TSE Kay Chung Philip GP	CHEUNG Kason GP	MOK Yeuk Sze Sylvia BS
	TEE Lee Wai Hazel BS	MOK Yeuk Sze Sylvia BS	LEE Pik Ki Josephine QS
	LING Ka Man Emily GP	LEE Pik Ki Josephine QS	LAI Chun Cheong William BS
	KONG Ka Huen Karen QS	LAI Chun Cheong William BS	FAN Chi Wai Avan QS

The Hong Kong Institute of Surveyors Professional Volunteer Accreditation Programme

Background

Professionals play an important role in society. They contribute positively to the way of living for the people and to the economic and social developments of the community. One of the factors leading to Hong Kong's past success is that professionals have played an active part, while adhering to their respective codes of conduct and self-regulation. Professionals seek perfection in their endeavors and their services constitute an important fabric of society.

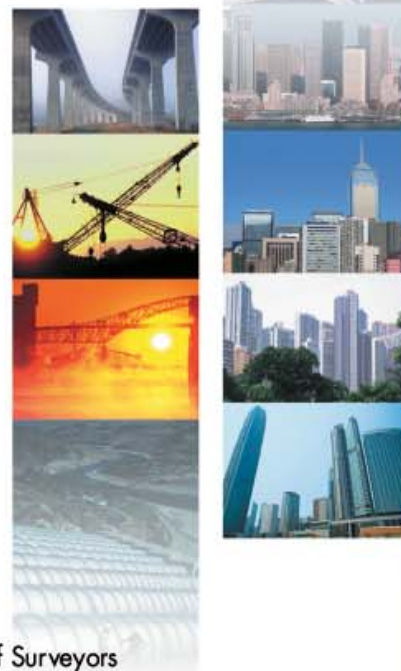
As a result, commitment of professionals to serve the community deserves serious consideration. The Professional Volunteer Accreditation Programme (PVAP), which is organized by HKIS, Agency for Volunteer Service (AVS) and the Hong Kong Council of Volunteering (HKCV), recognizes the services of a professional for his own profession and to the community. It encourages the participation of professionals in the development of the profession and involvement in community affairs.

Objectives

- To underline and promote the value of volunteering in the professional field and in the community
- To facilitate professional bodies to develop volunteering among their respective membership, and
- To recognize professional volunteers for contributing their professional knowledge and skills for the community

Organized by

The Hong Kong Institute of Surveyors
The Hong Kong Council of Volunteering
Agency for Volunteer Service



The Programme

Recognition through Accreditation

Members shall provide a record of volunteer services carried out during the accreditation period and send to HKIS for assessment. Based on information provided, HKIS, together with the AVS and HKCV, shall prepare a Certificate of Accreditation for HKIS members who have fulfilled the Criteria for Accreditation. The Certificate will be issued in the name of the HKIS, AVS and HKCV.

Criteria for Accreditation

The applicant shall have to perform a minimum number of hours of volunteer services (as stated in the following table) within the accreditation period for assessment. Volunteer Services for the HKIS could be accredited up to a maximum of 20 hours.

Maximum accreditation hours of any single event will be limited to 8 hours ONLY and will be determined at the discretion of the HKIS Community Services Organizing Committee.

Level of recognition ^[1]	Minimum Requirements
Silver	50 hours
Gold	100 hours
Leadership Award ^[2]	More than 150 hours

- * Traveling time, time taken for meetings or trainings for the purpose of volunteer service can be included in the calculation of hours where appropriate, subject to the discretion of the HKIS Community Services Organizing Committee.

Leadership Award

The Leadership Award is intended for professionals and senior executives in the public, private or non-government sectors, who have distinctly served the community in one way or the other. HKIS members who have contributed volunteer services of more than 150 hours, with the recommendation by HKIS, will be considered for the Leadership Award.

Operational Time Frame - 2006/07

Application from :

January 2007

Accreditation Period :

1 June 2006 - 31 May 2007

Deadline for Record Submission :

July 2007 ^[3]

Award Certificate Presentation :

December 2007 (International Volunteer Day)

(a HKIS community service)

(Footnotes)

- [1] The HKIS Community Services Organizing Committee shall have the absolute discretion for the grant of accreditation hours, certificates and/or awards and its decisions shall be final. The HKIS Community Services Organizing Committee shall not be required to furnish any reason for its decision.
- [2] Not more than 10 Leadership award will be given away each year.
- [3] The volunteer service records for the period of 1 June 2006 to 31 May 2007 shall be submitted before July 2007 for assessment. However, members are encouraged to keep their service records continuously after the accreditation period for next year's Programme.

Vietnam: Southeast Asia's next hottest investors destination



Harry Chan
Senior Director of Valuation and Advisory Services, CBRE
Mario Maninggo
Director of Valuation and Advisory Services, CBRE

Endowed with rich natural resources, a strong but cheap labour force and a favourable geographical location Vietnam is becoming one of the hottest investors destination in Southeast Asia. It has already attracted billions of US dollars of direct foreign investment in the first half of 2006 alone.

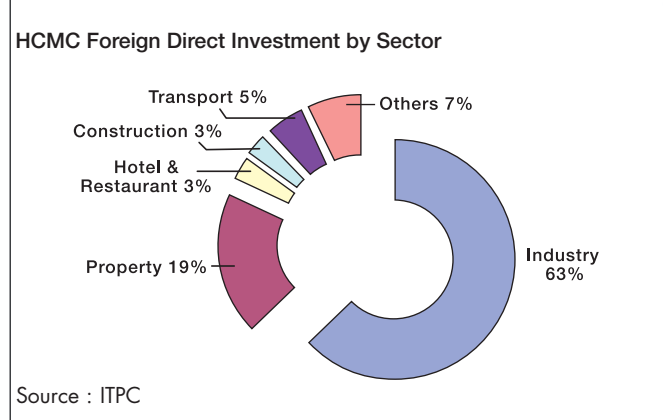
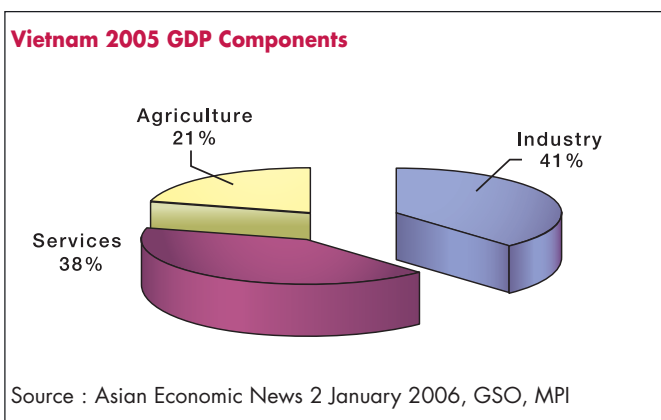
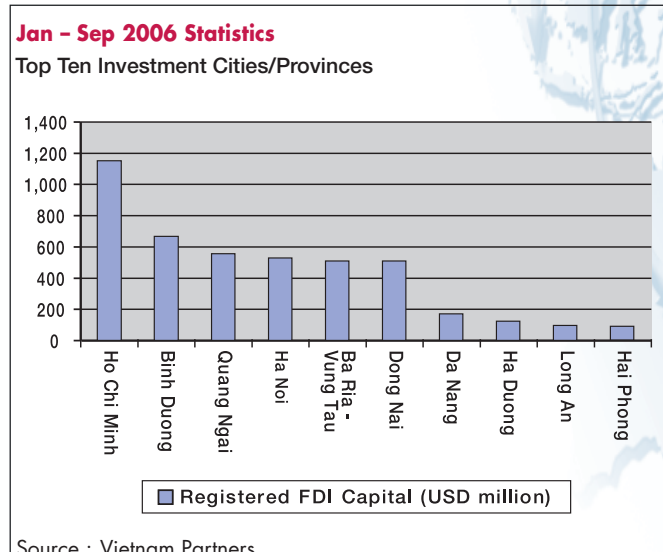
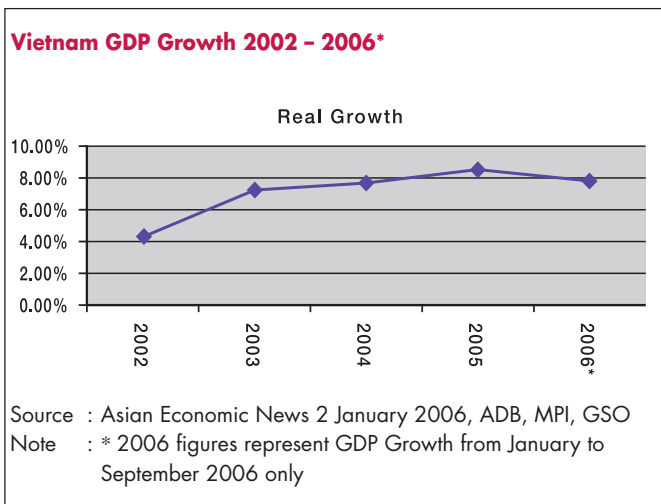
Vietnam macro – economic analysis

Vietnam is experiencing high but steady economic growth rates, in 2005 it posted a GDP growth of 8.4%. In its regular meeting last October 2006 the Ministry of Planning and Investment has reported that the first nine months of the year it already registered a 7.8% growth just two notch behind its overall target of 8% for the year. With the industry and construction sector growing at 9.85%, service sector at 8% and agriculture increasing at 3.3%.

The major contributor of the country's GDP is the construction and industry at about 41% and closely followed by the service sector becoming an important economic area for Vietnam at about 38%. The agriculture sector, which also includes forestry and fisheries, accounts 21% of the country's GDP.

Foreign direct investment in vietnam

Foreign direct investment without a doubt is a major contributor to Vietnam's economic development. Amongst the biggest investors in Vietnam include Hong Kong, Japan, Singapore, South Korea, Taiwan and the United States. Leading the pack amongst the top ten investments destination is Ho Chi Minh City followed by the southern province of Binh Duong, the coastal central province of Quang Ngai and the capital Ha Noi as shown in the chart below.



As shown in the chart above, the main concentrations of these investments were in the property and industry sectors.

Government policies

To attract more and more foreign direct investment, the Vietnamese government is continuously improving its foreign investment policy. On the other hand, foreign investors in the country continue to recommend to the government for more changes toward a more investors friendly environment.

New laws and promulgation has been recently passed granting more preferences to investors such as the Revised Law on Foreign Investment which has been approved by the 10th National Assembly May 2000, shifting of responsibilities to Vietnamese sides from foreign parties for compensation and land clearance thereby reducing risk, difficulties and obstacles for foreign enterprises; Decision No.53/QD-TTg, gave more autonomy for foreign enterprises, investors are allowed more freely to change the investment forms, re-structure and transfer capital; Decree No. 10/CP, gave more preferences to foreign investors such as increasing the list of import tariff exemption and reduction, reduction of profit transmittal tax rates from 10% to 7% and 5%, from 7% to 5% and 3% respectively and allowing 100% foreign owned enterprise to the Business Co-operation Contract (BCC) to forward losses. BCC is a partnership signed by two or more parties with the objective of conducting jointly one or more business operations in Vietnam.

Land ownership by foreigners in Vietnam

Like its giant neighbor China, Vietnam is a socialist country where all land belongs to the State and land ownership is by leasehold. According to Vietnamese Land Law, foreign investors can apply for land use rights on the following grounds:-

- By demands of foreign direct investment companies already licensed by relevant State agencies for land use;
- By strict observance of the land legislation by foreign investors applying for land use rights who has been leased land by the State for the execution of their business; and
- By submission of approved detailed land use plans,

urban construction planning or rural population quarter construction planning.

Taxes and fees for acquisition and transfer of property rights

Upon transaction the transferor and the transferee shall have the contract notarized by a public notary. Notary fees are in the region of VND10, 000 – VND2, 000,000. The transferor will then pay income tax on assignment of the land-use right at the relevant District Department of Taxation. The tax rate of the income tax from the assignment of land-use rights is 28% plus additional tax at progressive rates on the residual. The land use rights transferee shall then register the right to use at the City Registration Office for land use rights, the fee of which is 1% of the declared value of the property.

The downside

Despite its rapidly growing economy, the country still lacks basic infrastructure to support the growing business environment, for instance the country still relies heavily on foreign aid to build schools, road, water and power infrastructures. Its taxes and fees, telephone charges, water and power rates are still high compared to its neighboring countries in the region. Despite the government relentless effort to improve business environment, foreign investors were saying that there are still many things to be done.

Outlook

Vietnam political climate is relatively stable compared to its much richer and progressive but politically volatile Southeast Asian neighbors, because of this the country will continue to remain the region's preferred destination of foreign direct investments in the years to come.

However, delayed government reforms and lack of necessary infrastructure could drive away foreign investors and slow down its economic growth. Another factor is public health risk, such as avian flu pandemic. Any pandemic similar to SARS in magnitude could bring the country down economically.

On the bright side, barring any government delays in reform, lack of infrastructure and public health risk, Vietnam could be the next Tiger Economy of Asia.

Opening of online Geodetic Survey Information

The Survey and Mapping Office (SMO) of the Lands Department plays an important role in land survey and mapping in Hong Kong. One of its major responsibilities is to establish and maintain an accurate geodetic survey control system covering the whole territory of Hong Kong. To support all land, economic and environmental developments, the SMO is committed to improvement of the land survey and mapping services.

To meet these challenges, the SMO has developed new techniques that will improve their geodetic survey control system by making it more accessible and affordable. Recently, the SMO has announced the launching of the online Geodetic Survey Information Service with the aim of providing the horizontal and vertical survey control data through Internet to the public.

The online Geodetic Survey Information can be found at : <http://www.landsd.gov.hk/mapping/en/geodetic/index.htm>

Figure 1 Geodetic Survey Information Main Page

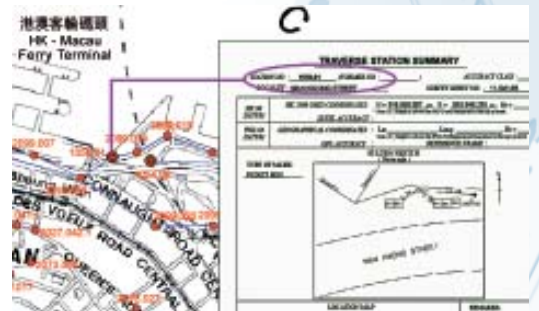


By following some simple procedures, users are able to download the Geodetic Survey Information by clicking few buttons. The Information including Trigonometric Station, Traverse Station and Bench Mark summary will be provided to users through Internet free of charge.

Figure 2 Download Geodetic Survey Information



Figure 3 Traverse Index Map and Station Summary

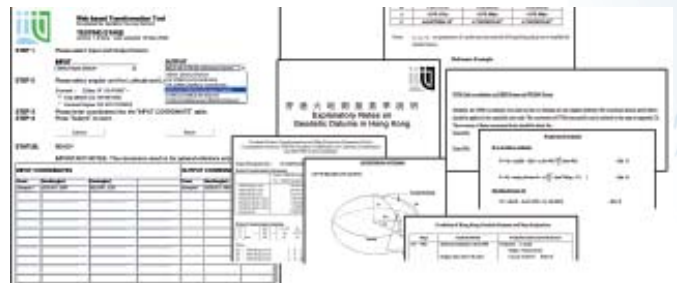


To strengthen the geodetic survey information services, the SMO has also made the Geodetic Datum in Hong Kong transparent so all the relevant information can be obtained through Internet. The technical data, explanatory notes and transformation parameters of the Hong Kong Geodetic Datum are also obtainable free of charge at this link.

Figure 4 Grid and Datum



Figure 5 Web-based Transformation Tool and References Documents available for download



The SMO wishes all users could benefit from these new online services. All comments and suggestions are most welcome. In general, the SMO will continue to pursue innovative ways to make sure the provision of land survey and mapping services would meet the needs of the public. Lastly, the SMO has been developing the technique of Global Positioning System (GPS) to strengthen the positioning services in Hong Kong, and will provide such positioning services to the public shortly.

China property market – short-term pain for long-term gain



Kelvin Ng
GPD

Nowadays, Hong Kong economic conditions are influenced by China's economic development, and the property market is one of the important links which feedback impact could be found. In this seminar, Chi Lo, former chief economist at HSBC and Standard Chartered Bank, attracted one of the largest attendance by HKIS members. Chi gave an in-depth analysis on:

- Why the Chinese government targets foreign investors to cool the property market, even foreigners' involve-



ment in Chinese property transactions accounted for just a small share of the total in China?

- Is China's property market vulnerable to a collapse?
- Is Beijing in a policy panic that could lead to dire consequences for the economy and the property market?
- And why the peaking of interest rates in Hong Kong may not necessarily boost the local market?



The speaker's presentation was based on his recent research, with robust evidence and data support, such as transaction data in China's property market, housing affordability, inflation, Beijing's policy measures, GDP and income growth, interest rates trend as well as and demand and supply of the housing market.

Basics of construction insurance

Joanna Kwok
YSG Committee Member

Quantity Surveyors are often asked to check insurance policies. Therefore, basic knowledge in construction insurance is important for providing advice to the Employers. On 28 November, Stephen Tennant, Technical Director (Contracts) of Melco PBL Entertainment (Greater China) Ltd, gave a presentation on the basics of construction insurance.



Stephen first gave an introduction on reasons for insurance, which included transferring part of the commercial risk to a party who was financially stronger in funding, protecting assets as well as protecting

against liability to third parties. The speaker moved on to introduce the various categories of construction insurances, such as Contractor All Risk (CAR), Third Party Liability (TPL), Delay in Start Up Insurance, Contractors' Plant and Equipment Insurance, Professional Indemnity Insurance (PII) and Employees Compensation Insurance (ECI). Finally, Stephen had selected some APC questions related to construction insurance and discussed with us the answers to those questions.

We would like to thank Stephen for such an inspiring and informative presentation.



廣東省城市規劃 Guangdong town planning site visit

鄭瑋皓
青年組

香港測量師學會（青年組）聯同其他專業的青年會員於十一月廿五及廿六日北上廣州參加「廣東省城市規劃，建築，房地產，風景園林行業青年人員與香港同行聯誼活動」。青年組代表一行十五人。兩天的緊密行程內，受到廣東省建設廳方面熱情款待，分別參觀了廣州大型建設項目如廣州地鐵、中國國際會議展覽中心、廣州大學城等，並在其後的專題交流會上與當地同行（造價工程師、房地產估價師）進行討論。是次聯誼活動促進了粵港雙方同業的認識和交流，加深了參加者對兩地建設行業架構和狀況的了解，對日後兩地建築業發展和融合起著相當的幫助。



Be part of the Olympic Games in 2008 Register as Volunteer for the Equestrian Game-time Volunteer

The Equestrian Events of the 2008 Olympics and Paralympics will be held in Hong Kong in August and September 2008 respectively, and a Test Event for these games will be held in August 2007. All of these events will require a large number of volunteers to perform a variety of roles.

Apart from having great commitment to service, volunteers must undergo various types of training, so as to ensure smooth operation, and to give the VIPs, competitors and accompanying personnel, as well as local and overseas spectators and journalists an excellent impression about Hong Kong.

There will be 3 deadlines to the application as mentioned below:

- 1st batch : Dec 2006 (Serving period between Apr 2007 and Sep 2008)
- 2nd batch : Mar 2007 (Serving period between Aug 2007 and Sep 2008)
- 3rd batch : Dec 2007 (Serving period between May 2008 and Sep 2008)



For more information, please visit : http://www.equestrian2008.org/eng/volunteer_e.aspx

(a HKIS community service)

Members' Privileges *(With your HKIS membership card, you can enjoy these special offers.)*

Cosmos Bookstore (天地圖書)

15% discount on books and 10% on stationery purchases (except fix priced and special priced items) in the Cosmos Bookstore on 32 Johnston Road, Wanchai and 96 Nathan Road, Tsimshatsui until 31 December 2007. Inquiries please call **2866 1677**.

Caltex StarCard

A discount of HK\$1 per litre gasoline for all successful application of the Caltex StarCard. Inquiries please call Eric Law of Ming Xing Investment Co Ltd on **2851 3297**.

Shell Card

A discount of HK\$1 per litre gasoline for all successful application of the Shell Card. Inquiries please call Alex Au of Kingsway Concept Ltd on **2541 1828**.

Esso Card

A discount of HK\$1 per liter gasoline for all successful application of the Esso Card. Inquiries please call Cres Wong of Ace Way Company on **2807 3001**.

Mei Foo Super Fun Bowl (美孚繽紛保齡球)

15% discount on bowling and free rental of two pairs bowling shoes at Mei Foo Super Fun Bowl (1/F, 95C Broadway, Mei Foo Sun Chuen, Kowloon). Offer valid until 31 March 2007. Inquiries please call Cora Kwan on **2742 5911**.

Union Hospital (沙田仁安醫院)

A privilege offer of \$3060 (original \$4650 for male) and \$2880 (original \$4390 for female) for all HKIS members and their families. Plan inclusive of TWO Doctor Consultations, Physical Examination (Weight, Height, Blood Pressure & Pulse) & Medical History, Chest X-ray, Electrocardiogram, Kidney Function (Urea & Creatinine), Liver Function (SGPT & SGOT), Complete Blood Count, ESR, Diabetic Screening (Fasting Glucose), Rheumatology Screening (Uric Acid & RA Factor), Lipid Profile (Total Cholesterol & Triglycerides), Thyroid Screening (T4), Urine Test (Urinalysis), Occult Blood, Colon Cancer Screening (CEA), Hepatitis Profile (HBsAg, HBsAb), Prostate Specific Antigen for male, Pap Smear for female. Offer valid till 31 December 2007. Inquiries please call **2608 3170** or visit www.union.org.

Note: The HKIS will not be privy to any contracts between the HKIS members and the agency concerned. We will not be responsible for the administration of or the consequences arising from these contracts, including any personal data that the HKIS members may agree to provide to the agency. No liability of any kind will be borne by the HKIS. All business transactions made under the membership benefits of HKIS are strictly between the merchant and HKIS members. The HKIS will not be involved in any complaints made by any party in any business transaction. All inquiries should be made to the merchant directly. For general information, please email linda@hkis.org.hk or call the Secretariat on **2526 3679**.

HKIS

Pattern style
Blue, Gold



Yellow and light blue silk tie, weave details with single HKIS embroidered logo.

- Member Price: HK\$90
- Non-Member Price: HK\$150



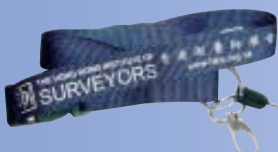
HKIS square lapel pin with HKIS logo and is suitable for both gentlemen and ladies.

- Member Price: HK\$30
- Non-Member Price: HK\$50



Beige silk scarf with single HKIS embroidered logo.

- Member Price: HK\$100
- Non-Member Price: HK\$150



Dark blue lanyard with HKIS logo, key ring and mobile phone connecting thread.

- Member Price: HK\$20
- Non-Member Price: HK\$25

Welcome to the HKIS Shop

HKIS Shop sells a range of attractive gifts bearing the HKIS logo. To view the range of goods or place an order, please call the Secretariat on 2526 3679 or visit www.hkis.org.hk



Stylish white or black mesh caps with extended peak, perfect for outdoor sun-screening, embroidered with HKIS logo.

- Member Price: HK\$35
- Non-Member Price: HK\$55



A4 folder, crafted from fine leather and made to high standards, beautifully lined and embossed with the HKIS logo.

- Member Price: HK\$180
- Non-Member Price: HK\$250

Date	Event	Organiser	Location
2007			
Feb	8	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	23	Surveyors Happy Hour	HKIS Library, HKIS
Mar	8	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	22	HKIS General Council Meeting	HKIS Board Room, HKIS
	30	Surveyors Happy Hour	HKIS Library, HKIS
Apr	19	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	27	Surveyors Happy Hour	HKIS Library, HKIS
May	10	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	13 – 17	FIG Working Week 2007 and XXX General Assembly	FIG/HKIS Hong Kong SAR
	25	Surveyors Happy Hour	HKIS Library, HKIS
	31	HKIS General Council Meeting	HKIS Board Room, HKIS
Jun	9 – 13	PAQS 11 th Congress	PAQS Auckland, New Zealand
	14	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	29	Surveyors Happy Hour	HKIS Library, HKIS
Jul	12	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	26	HKIS General Council Meeting	HKIS Board Room, HKIS
	27	Surveyors Happy Hour	HKIS Library, HKIS
Aug	9	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	31	Surveyors Happy Hour	HKIS Library, HKIS

For further details, please contact the HKIS office on 2526 3679 or visit www.hkis.org.hk
 Board Room, HKIS = 810 Jardine House, 1 Connaught Place, Central, Hong Kong.
 Library, HKIS = 801 Jardine House, 1 Connaught Place, Central, Hong Kong.



11th Congress

Auckland, New Zealand

9 – 13 June 2007

CONSTRUCTION FROM A DIFFERENT PERSPECTIVE

Call for Papers

Theme

- Environmentally sustainable design issues
- Collaborative and relationship / partnering procurement processes
- Government regulation versus self regulation for construction quality
- Information technology for measurement, tendering and cost control
- Innovations in structural design and building products
- Construction best practice – international benchmarking
- Whole life-cycle costing
- Modern and future Quantity Surveyor / Cost Engineer roles
- Work competencies for Quantity Surveyor graduates

Schedule

9	February	2007	Full paper/manuscript received
2	March	2007	Acceptance confirmed
11-12	June	2007	Papers Presented

All correspondence by e-mail attachment to paqs2007papers@nzziqs.co.nz, accompanied by a personal profile. The abstract is to be between 200 – 250 words and originator profiles of not more than 150 words in English in MS WORD format. All papers will be peer-reviewed and refereed through assessment by a panel of referees from New Zealand, Australia, Malaysia, Singapore and Hong Kong.

JO Kitchen 2006

12 candidates showed their culinary talents in CLP Delight, Tsimshatsui on 9 December 2006. Queen and King of Cooking were crowned after two challenging rounds, they had demonstrated a delicate blend of taste, smell, serving skills and smart cooking techniques within a limited time.

Special thanks to special guests Raymond Chan, Yu Kam-hung, Stephen Yip and Billy Wong who have been brave enough indeed to be judges!



JO KITCHEN - 2ND ROUND RESULT

Rank	Name	Score
1st	Miss Chan	85
2nd	Mr. Wong	78
3rd	Miss Lee	72
4th	Mr. Chan	68
5th	Miss Wong	65
6th	Mr. Lee	62
7th	Miss Chan	58
8th	Mr. Wong	55
9th	Miss Lee	52
10th	Mr. Chan	48
11th	Miss Wong	45
12th	Mr. Lee	42

