

# SURVEYORS

測量師時代  
**Times**

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**Concerns, Communication  
& Commitments**

明瞭所需、加強溝通、  
實踐承諾



## HKIS 2007-2008 General Council

香港測量師學會2007-2008年度理事會

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Senior Vice President 高級副會長	Francis Leung 梁立基
Vice President 副會長	Stephen Yip 葉滿華
Honorary Secretary 義務秘書	Lesly Lam 林力山
Honorary Treasurer 義務司庫	Ben Chong 莊永康

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Council Member 理事	Vincent Ho 何鉅業

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Vice Chairman 副主席	Chiu Kam-kuen 趙錦權
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#### Planning & Development Division 規劃及發展組

Chairman 主席	Edwin Tsang 曾正麟
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#### Property & Facility Management Division 物業設施管理組

Chairman 主席	Kenneth Chan 陳佐堅
Vice Chairman 副主席	Gary Yeung 楊文佳
Honorary Secretary 義務秘書	Dick Kwok 郭岳忠

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Vice Chairman 副主席	Daniel Ho 何志偉
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Vice Chairman 副主席	Jeffrey Wong 黃正行

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Representative 代表	Kwok Kin-wai 郭健威
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## From the Editor 編者話

It is my great honour to serve you and the Institute. Three years ago, I was the YSG Chairman. Today, I am your Honorary Secretary and Honorary Editor. Undoubtedly, it is another great challenge to take up such important posts. Through giving up personal time, I consider contributing to our community and professionalism is really worthwhile. Under the perspectives of Foresight, Innovation and Sustainability, I promise to serve the Institute to the best of my endeavors. Most importantly, I would like to take this opportunity to express my sincerest appreciation to all office bearers and senior members who have given me the valuable chances.

You may read from the President's Message that there are many items of work scheduled for this year. **Surveyors Times** will go closely with the Institute and keep you informed on the latest progress. We are stepping toward into our 24<sup>th</sup> year. And, the year after is our 25<sup>th</sup> year anniversary. Preliminary work to celebrate this important milestone is about to commence. Please keep an eye on this newsletter where you may find timely information. Hand in hand, let us all help to create a better future for the surveying profession.

Lesly LS Lam

Email: leslylam@hkis.org.hk

能夠為學會服務，並出任義務秘書與義務編輯等職務，是我的榮幸。比起三年前出任青年組主席，現在所面對的挑戰當然是更大。即使需要犧牲很多寶貴的私人空間，但能夠為學會在社會事務及專業發展等方面取得重要成果，並實踐前瞻、創造與持續性等未來發展的遠景，我想也是值得的。衷心感謝各理事及資深會員給我這難能可貴的機會。

從「會長的話」中，大家可以知道今年我們已計劃了大量的重點項目。「測量師時代」會密切跟進，為各位帶來最新消息。學會已踏入了第廿四個年頭，而明年更是創會廿五週年紀念。籌備工作經已展開，敬請留意本刊的資訊，就讓我們攜手創造更美好的測量專業。

林力山

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## Concerns, Communication & Commitments

It is my greatest pleasure to meet you in *Surveyors Times*. I would like to thank members of the General and Divisional Councils and members who have sacrificed their invaluable time to serve the Institute. We shall unyieldingly pursue the belief of “Building our Community, Contributing our Professionalism” to serve members and to maintain and enhance the respect, recognition and reliance by Government and the public on the HKIS.

To address the exact needs of members, we purposely visited various Governmental departments, private organizations, staff unions and various Divisional Councils prior to the AGM. Having listened to members' concerns, we have devised the Corporate Plan precisely and practically. Of prime importance this year is to strike a balance amongst divisions in establishing a united and harmonious environment within the HKIS family. With synergy, we can assure that surveyors continue to play more significant roles in all walks of life in Hong Kong. It is an indispensable empowering factor for us to strive for the rights of members and status of our profession. With such strong cohesion, we would head towards a significant breakthrough. The Institute would surely provide the Divisions with full support on manpower, resources and financial grounds.

The following Corporate Plan for year 2007 / 2008 is devised in order to strengthen our sense of unity for comprehensive development. The details can be found in my AGM Speech.

- Establish Organising Committee for the HKIS 25<sup>th</sup> Anniversary (HKIS 2009) programme
- Strengthen the current Local Affairs Committee by setting up of Public and Social Services Committee
- Establish Policy Address and Budget Committee
- Establish CEPA Research Committee
- Coordinate CPD programme across the divisions
- Establish working group for regional and global mutual rec-

- ognition of membership
- Strengthen the current cross-divisions Working Group on Heritage
- Strengthen the current External Affairs Committee by setting up International and Mainland Affairs Committee
- According to prevailing policies, establish various working groups and follow up with progress
- Review the amendment of Sec 12(c) of Lands Resumption Ordinance (Cap 124)
- Review the amendment of Sec 94 of Land Titles Ordinance (Cap 585)
- Review the amendment related to land boundary survey of Land Survey Ordinance (Cap 473)
- Review the PDD membership development
- Conduct periodic meetings and gatherings
- Strengthen the members' Welfare Committee and Sports Activities

We aim to make the HKIS even better known in society. Through “Concerns, Communication & Commitments”, the HKIS can help exploring more development opportunities for members.

The corporate plan actually covers the whole scope of the surveying profession. We look forward to having more members to enthusiastically participate in activities and to provide inputs on the corporate plan. The General Council will keep all members updated by means of the *Surveyors Times*, emails, the HKIS homepage, various activities, forums. With the new thoughts, we wish the HKIS a fruitful year. And most importantly, we wish all members good health and a happy new year.

Yu Kam-hung  
President



## 明瞭所需、加強溝通、實踐承諾

很高興在*測量師時代*跟大家見面。再次感謝理事會、各組別理事會成員及各會員在過往一年中的努力和對學會的貢獻，並本著「建設社會為己任，發展專業惠社群」的信念為目標。

在週年大會前，我們特別走訪了各大政府、公營和私營機構、員工組織以及分組理事會，實地瞭解會員的需要，為規劃主要工作目標收集較準確的資料。新的一年，學會將特別注重各組別的自主、團結與和諧，藉著各組別融合產生的協同效應，我們可以更有力地共同發揮測量專業應有的功能，維護並擴展我們的地位與權益。相信就是這份凝聚力，繼續引領學會在各專業及社會事務上取得更重大的突破。而學會亦會在人力、資源及財務上，向各組別給予全力支援。

新的一年，我們制定了以下的團隊計劃，務求學會可本著團結精神於往後的年份作全方位發展，詳情可在我的週年大會演詞找到。

- 成立二十五週年(HKIS 2009)慶祝活動籌備工作小組
- 強化現有的本地事務工作小組，成立公共及社會事務工作小組
- 成立施政報告及財政預算案工作小組
- 成立《內地與香港關於建立更緊密經貿關係的安排》研究工作小組
- 協調跨組別持續專業發展項目
- 成立國際性及地區性專業資格互認工作小組
- 強化現有的跨組別保育工作小組

- 強化現有的非本地事務工作小組，成立國際與內地事務工作小組
- 因應現今政策，成立以下各工作小組，並積極跟進最新進展
- 檢討有關香港法例第124章收回土地條例第十二條C
- 關注香港法例第585章土地業權條例第九十四條的修訂
- 關注香港法例第473章土地測量條例就有關土地界線測量的修訂
- 檢討規劃及發展組的會員資格發展
- 定期進行工作會議及聚會
- 強化會員福利小組及康體活動以迎合會員工餘需要

藉著以上各工作小組及活動，並透過「明瞭所需、加強溝通、實踐承諾」，我們相信香港測量師學會的認受性將會大大提高，會員亦因此得到更多的發展機會。

團隊計劃各工作小組的範圍涵蓋了整個測量專業領域，我們希望各組別成員能踴躍參與，集思廣益，並積極為改善團隊計劃提供意見。我們會充份利用*測量師時代*、電郵、學會網頁及其他途徑，讓會員瞭解團隊計劃各小組的最新進展。

最後，我謹祝 各位會員在新的一年身體健康，並祝願學會今後發展可在團隊計劃新思維下更上一層樓。

余錦雄  
會長

身體健康  
萬事如意



Kung Hei  
Fat Choy



2008 戊子年

**HKIS Annual General Meeting 2007**



The Annual General Meeting took place at 1830hrs on Wednesday 12 December 2007 in the Surveyors Learning Centre in Suite 811 Jardine House, One Connaught Place, Central, Hong Kong. There was in the Chairman the President Raymond Chan and 337 corporate members whose names could be found in the attendance record.

**MINUTES OF THE ANNUAL GENERAL MEETING HELD ON 12 DECEMBER 2006**

There being no other amendments and the minutes were confirmed. The motion was proposed by Lam Kwok Wing and seconded by Dr Lawrence Poon.

The Chairman had obtained consent from the two candidates for the post of Vice President. It was suggested to start voting at the moment till the end of agenda item 6. There was no objection from the floor. The Chairman called for written ballot.

**PRESIDENT'S REPORT FOR THE YEAR 2006/2007**

The meeting received and noted the President's Report

for the year 2006/2007. The President briefed members on the Institute's activities during the year 2006/2007. The meeting confirmed the President's report. The motion was proposed by Kenneth Yun and seconded by Yu Kam Hung.

**HONORARY TREASURER'S REPORT AND ACCOUNTS FOR THE YEAR 2006/2007**

The meeting received the Honorary Treasurer's Report on the accounts for the year ended 31 July 2007 and audited accounts of the Hong Kong Institute of Surveyors and Surveyors Services Limited. The meeting confirmed the report and the audited accounts. The motion was proposed by Samson Wong and seconded by Lam Kwok Wing.

**ELECTION OF OFFICE BEARERS FOR THE YEAR 2007/2008**

The Chairman read out the list of nominations received for Office Bearers to the General Council for the year 2007/2008 and formally declared the following members were elected as Office Bearers and Councillor:



**President**

YU Kam-hung

**Senior Vice President**

LEUNG Lap-ki Francis

**Honorary Secretary**

LAM Lik-shan Lesly

**Honorary Treasurer**

CHONG Wing-hong Ben

**Councillor - Technical Grade Member**

KWOK Kin-wai

The motion was carried unanimously.

The Chairman announced that as more than one nominations were received for the post of Vice President, there would be a written ballot. The Chairman invited the two nominees to introduce themselves.



**DECLARATION OF OTHER COUNCILLORS FOR THE YEAR 2007/2008**

The Chairman read out the list of nominations for Divisional Representatives to the General Council for the year 2007/2008 and proposed these members be elected:

**Building Surveying Division**

WONG Loi-fat Alex

YUN Ying-kit Kenneth

HO Kui-yip Vincent

**General Practice Division**

Dr POON Wing-cheung Lawrence

CHIU Kam-kuen

LAU Sze-wan Serena

**Land Surveying Division**

SUNG Hon-kwong

KWOK Chi-wo Simon

TSOI Rina

**Planning and Development Division**

TSANG Ching-lun Edwin

**Property and Facility Management Division**

CHAN Jor-kin Kenneth

YEUNG Man-kai Gary

KWOK Ngok-chung Dick

**Quantity Surveying Division**

LAI Yuk-fai Stephen

HO Chi-wai Daniel

MAN Chi-chuen Antony

**Young Surveyors Group**

WONG Yiu-cho Joseph

WONG Ching-hang Jeffrey

The motion was carried unanimously.





The President declared the voting for the post of Vice President closed. Dr Lawrence Poon and Professor Barnabas Chung were appointed as scrutinizers. Voting results are recorded below.

## APPOINTMENT OF PROFESSIONAL AUDITORS FOR THE YEAR 2007/2008

Having reviewed the tenders received, it was recommended that the current professional auditor Fok Chan Leung Wan CPA Ltd be re-appointed as Professional Auditors for the year 2007/2008. The motion was proposed by Michael Price and seconded by Spencer Kwan.

## ANY OTHER BUSINESS

A presentation of Certificate of Appreciation was made to members of the General Council 2006/2007. Staff of Administration Office read out the list of members and the President Raymond Chan presented the certificates.





The outgoing President Raymond Chan handed over the President's Jewel to the incoming President Yu Kam Hung and Mr Yu, in exchange, presented the Past President's medal to the outgoing President Raymond Chan.





The Chairman announced results of the poll for the voting for the post of Vice President. A total number of 334 votes were received. The results of voting were as follows:

- number of votes in favor of the elect Price Michael Ronald (122 votes)
- number of votes in favor of the elect Yip Moon Wah Stephen (209 votes)
- number of invalid or blank votes (3 votes)



The Chairman announced that Yip Moon-wah Stephen was elected Vice President for the year 2007/2008.

The incoming President Yu Kam Hung presented his new President's address to the meeting.



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



## HKIS President's Report 2006/2007

at the Annual General Meeting held on 12 December 2007

It is my great honour to have been elected President of the Hong Kong Institute of Surveyors for the Council Year 2006/2007. This has been a great year of my life and I enjoyed working with members in enhancing and promoting the profession of surveyors.

At the beginning of the Council Year, I had worked out an action plan for myself. With the endeavor of members, most of them have now been fulfilled and will be continued and monitored to ensure the Institute's overall competitiveness. Nevertheless, it should be understandable that time is required to accomplish all the action plans with desirable results.

### Strengthen Connection with Overseas Professional Institutes

The world is becoming unitized sooner or later and young surveyors are expected to travel all over the world to work. Hence, getting an international visa in the surveying field for our members is the ultimate goal for the General Council.

#### *Mutual Recognition Agreement on Professional Qualification with China Association of Engineering Consultants*

The agreement was signed in Beijing on 27 June 2006 under the benefit of CEPA arrangement. The training and assessment for both the members in the Building Surveying Division of HKIS and CAEC members from the Mainland was held in Shenzhen in July 2007. Out of 241 qualified applications, 228 Building Surveying members met the prescribed requirements. The certificate presentation ceremony took place on 8 December 2007 in Beijing. This mutual recognition has certainly opened a door for our Building Surveyors to explore more business opportunities in the Mainland. On the other hand, it is expected that professional knowledge and experience of building surveyors from Hong Kong can contribute towards the continued growth of CAEC.

#### *Reciprocity Agreement with the Australian Institute of Quantity Surveyors and the New Zealand Institute of Quantity Surveyors*

The council members of the Quantity Surveying Division (QSD) of HKIS have been striving for mutual recognition with the AIQS and NZIQS respectively for many years. This year, the QSD and the General Council were rewarded for their efforts as the reciprocity agreements was finally signed with both institutions on 9 June 2007 during the Pacific Association of Quantity Surveyors Conference. Under these two agreements, a member of AIQS and NZIQS, after satisfying the HKIS professional interview, may acquire HKIS membership and vice versa. I trust these agreements are indeed to the mutual benefit of all concerned parties.

#### *International Federation of Surveyors (FIG) Working Week 2007*

It was an honour for the HKIS to be the host of the FIG Working Week 2007. The conference was held on 13 to 17 May 2007 with the Chief Executive of HKSAR, the Honourable Donald Tsang officially opening the Working Week on 14 May. The theme of the conference "Strategic Integration of Surveying Services" was linked to the role of FIG in building bridges between surveyors from different regions and cultures. With Hong Kong's strategic geographical position as a gateway to the Mainland and South-east Asia, we have been endeavoring to foster closer working relationship with professional surveyors world-wide. This conference provided an excellent opportunity for integration between international participants and Chinese counterparts.

### Strengthen Relationship with Media

I always believe the media is a useful tool and an effective channel to promote our profession to the public. Hence, a strengthened relationship with the media can definitely reinforce our professional image.

## Media Luncheon in January

Every strong relationship is built on mutual acquaintance. Hence, it is very important to let the media understand who we are and what we do. A media luncheon was held on 8 January with members of the General Council.

35 journalists and 16 Council members joined the luncheon held in the Dynasty Club in Wanchai, Hong Kong. At the luncheon, I briefly explained the structure of HKIS to the media and told the journalists that our institute is at all times available to give opinion and comments on topical issues for the betterment of Hong Kong. I believe this luncheon was very successful because during the past year, our members have frequently been consulted by journalists on hot topics, such as saleable area, land application list, heritage conservation, and even town planning issues. I am very glad to see this phenomenon.

## Other Events and Functions

- Invited as a member of the Evaluation Committee for the "HKSAR 10<sup>th</sup> Anniversary - Person of the Decade Selection" 回歸十年 - 風雲人物選舉 held by the RTHK;
- Being one of the regular guests for the TV show "Property Facsimile" 樓盤傳真 held by Cable TV every Saturday;
- Invited as one of the speakers at the RTHK Television City Forum 城市論壇 on 29 July. This Session was focused on built environment;
- Two weeks later, on 12 August for the debate on the removal of Queen's Pier, I again participated in the "City Forum";
- Represented HKIS to take part in a TV show "Territory-wide Building Quiz" held by RTHK on 19 August. The episode was broadcast on 2 September; and
- Had an exclusive interview with Oriental Daily on 23 January to give the printed medium a briefing on the topics that the Institute is currently addressing.

## Enhancement of Communication and Cooperation with Local Professional Institutes

As one of the leading professional institutes in the building industry, HKIS always maintains good relationship with other professional institutes. This year, we cooperated with other local institutes and held several joint open forums for our members. I wish to mention two of them here.

On 3 September, a joint institutes' open forum on the "Green Paper on Constitutional Development" was housed by HKIS and was joined by the representatives from the Hong Kong Institute of Architects, Hong Kong Institute of Planners and Hong Kong Institute of Landscape Architects. The Secretary for Constitutional Development and Mainland Affairs Stephen Lam came to the forum and provided a presentation on the Government's intention towards constitutional development. In the forum, Mr Lam also exchanged views with the representatives from the institutes.

On 7 September, the Hong Kong Coalition of Professional Services also organized a forum on the "Green Paper on Constitutional Development" and the Institute was pleased to have housed that forum. Leadership of the 10 member bodies of the HKCPS had also attended. Chief Secretary for Administration Henry Tang, came to the forum, accompanied by Secretary for Constitutional Development and Mainland Affairs Stephen Lam, and Secretary for Financial Services and Treasury Professor KC Chan. Incidentally, a delegation from the United Front Work Department of the CCP Central Committee also visited us and sought views on local constitutional development.

## Explore Career and Business Opportunities in Neighboring Areas

In order to fulfill my promise in exploring more career and business opportunities in neighboring areas for our members, I have experienced a year of hopping on and off planes.

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

- On 7 and 8 December, myself, Serena Lau and several representatives of the Young Surveyors Group participated in the Hong Kong Real Estate Services and City Development Expo held in Hangzhou. As guest speakers, Serena and I delivered talks to promote the surveying profession and gave a briefing on the property market and its development in Hong Kong.
- During 25 to 28 April, I joined the delegation led by the Honourable Donald Tsang and participated in the Expo Central China 2007 held in Chengzhou. This exhibition provided a great opportunity for me to promote the expertise of surveyors to investors in various sectors. Besides, during the visits, I had the chance to exchange views with the Chief Executive on some matters concerning our Institute.
- Between 18 and 21 June, I joined a mission tour led by the Hong Kong Trade Development Council. The event was labeled as "Hong Kong High-Level Business Mission to Hanoi and Ho Chi Minh City, Vietnam". In this tight 4-day tour, we met separately with several senior officials in Vietnam, such as, the Prime Minister of Vietnam, Mayor of Ho Chi Minh City, Minister of Trade, Minister of Planning & Investment, Ambassador Hu Qianwen of the People's Republic of China. We were introduced to several major development projects in Hanoi and Ho Chi Minh City. It was an invaluable chance for the exchange of views and experience with senior officials in Vietnam, despite a very hot summer there.
- On 22 September, I represented the Institute to attend a joint seminar in Hangzhou called "Sustainable Building Hangzhou 2007". In this seminar, I presented a paper on "How flexibility in design can help to build outstanding buildings".

Besides traveling around the South-east Asia, we also arranged several conferences and meetings in Hong Kong with various organizations from the Mainland:-

- A delegation led by the Major of Langfang City of Hebei Province visited our institute on 28 March. In this meeting, we exchanged our views in infrastructure development and town planning.
- On 19 July, I delivered a speech to a delegation from

Xian in a seminar organized by the HKTDC. The delegation comprised senior government officials and executives of private enterprises from Xian. Xian is a fast developing city in the Mainland. Members of the delegation were looking for development opportunities in Hong Kong as well as suitable professional services for their developments in Xian. I briefly introduced to them the property market and the expertise of surveyors in Hong Kong. They appeared to be deeply impressed.

### **Government Policy-Making Consultation**

The Institute is one of the leading bodies in the building industry and hence, we should represent the industry to express our views. During the past year, the Institute has been actively involved in the consultation process of Government's policy making.

### **Chief Executive Election**

The Chief Executive Election was held on 25 March and Donald Tsang finally won in the election. Before that, the Institute housed two open forums in conjunction with the HKIA, HKIP and HKILA for our members to meet with both candidates and to express our views. These forums were held on 13 February and 13 March for Messrs Donald Tsang and Alan Leong respectively. In the forums, different perspectives had been put forward and questions asked. The forums had its heated moments when the candidates were challenged by the floor on some of the deteriorating aspects in construction related professions.

In the March 2007 CE Election, we had 10 surveyors elected as Election Committee members compared with 9 in the Election Committee in the last CE Election two years ago. I am glad that surveyors have actively participated in this CE election exercise.

### **Mandatory Building Inspection Scheme**

In order to provide better protection to the property owners and the public, the Institute has been advising the HKSAR Government for new legislature on mandatory building inspection scheme for many years. I was most pleased to learn that our advice had been accepted, and



the Government published a report in June 2007 on the 2nd stage public consultation on Mandatory Building Inspection.

We will continue to put forward constructive ideas to Government. In this connection, the BSD expressed our views on two documents, the Proposed Guidelines for Building Inspection, Assessment and Rectification Works and the Proposed Requirements for Registered Inspectors.

### **Objection on Procurement of RSS Services**

We wrote to the HKIA on 3 January, pledging the Institute's support on HKIA's objection to Government proposal for procurement of RSS services. Both institutes felt that even with improvements to the details made by Government in response to earlier comments from the industry, the proposal was fundamentally unacceptable. The letter also mentioned that as a major stakeholder in improving the procurement methods of public works for the benefit of Hong Kong as a whole, the Institute was prepared to discuss further with the HKIA and Government on the procurement of RSS and other issues that may affect the building industry.

### **Substantive Operation Requirements in CEPA**

The Institute wrote to the Environment, Transport and Works Bureau on 18 April expressing our views in the substantive operation requirement for the construction and engineering services sector. We considered that the requirement should be lowered to one year.

Currently, to be eligible for CEPA concessions for services sectors, Hong Kong companies would need to apply for a Hong Kong Services Supplier (HKSS) Certificate under the framework of the CEPA from the Department of Trade and Industry. Among other requirements like business premises, employment of local staff and payment of profit tax, Hong Kong companies should also be incorporated or established in Hong Kong and have engaged in substantive business operations for a certain period in order to be qualified for a HKSS Certificate. At this moment, the year of substantive business operation is five for construction and related engineering services. The Institute regards this period as too long and inhibits new and ambitious contractors and

consultants.

### **Community Services**

Involvement in community services and activities is very important in promoting our profession and enhancing our professional image. Hence, through the involvement as listed below, I believe that the expertise of surveyors have been reinforced among the general public.

### **Initiatives on Planned Building Maintenance**

Recently, the public have been alerted by accidents and court cases in the last few years and have become aware of the importance of building maintenance and the liability of a building owner. With high public awareness, we had enhanced our promotion of planned building maintenance.

In order to promote and facilitate the implementation of planned building maintenance, the BSD have started to prepare a series of publications, such as Practice Guidelines for the Survey of Residential Property, Flat Inspection Guide, General Specification for Maintenance Works, etc. Besides, we also worked closely with the University of Hong Kong and commissioned them to develop a Practice Guidelines for Preparing a Maintenance Manual.

During the year, the BSD have spent a lot of effort in promoting the ideas of planned building maintenance, and have successfully obtained a sponsorship in the sum of HK\$100,000 from the Hong Kong Housing Society, to sponsor the Institute in its promotional activities.

### **Heritage and Preservation**

No topic has been more appropriate than heritage and conservation this year. Until recently, the topic did not receive as much attention as it deserved, particularly during the past years when the society's effort was pre-occupied with economic recovery. It was not until the Star Ferry Clock Tower, Queen's Pier, Wanchai Market, and more recently, King Yin Lei Mansion, which triggered debates in society, when we suddenly realized how little we knew of heritage as an all-embracing subject, and how unprepared we were, in terms of having a structured system in place - the collective "we" covering the government, the professions, and society-at-large.

I acted as a juror in the design competition for Mei Ho House. Mei Ho House is one of the buildings at Shek Kip Mei Estate, which was the first public housing established by the Hong Kong Government. In response to the high community concern on heritage conservation for public housing history, the Home Affairs Bureau and the Hong Kong Housing Authority jointly sponsored an Ideas Competition to allow members of the professions and the public to contribute ideas on the conceptual adaptive re-use of Mei Ho House. The Institute was invited to be members of the Steering Committee and the Adjudication Panel of the Competition. Edwin Tang, immediate past chairman of the BSD, was nominated as a representative at the Steering Committee, while I was invited as a member of the Adjudication Panel.

I also represented the Institute to express our views in the issue of the relocation of the Queen's Pier. As mentioned in the foregoing, I participated in two sessions of "City Forum". As "Queen's Pier" was a hot topic with high public concern, the atmosphere among the speakers and the audiences was tense and resulted in heated debates.

### **Saleable Area**

Reviewing the definition of Saleable Floor Area within the Code of Measuring Practice published in 1999 was definitely one of the most challenging works for me as the President of HKIS in the past year. Our basic thought in the review was to provide a clear and simple, transparent, and easy to understand platform; consumers should be able to access information with ease and ultimately be aware of what they could get for the money they spent.

On this topic, we had rounds of meetings with the Rating and Valuation Department, the Lands Department, the Consumer Council, the Real Estate Developers Association of Hong Kong (REDA) and so on. At the invitation of the Legislative Council (LegCo), we had also attended a meeting of the Legislative Council Panel on Housing on 2 April when representatives of various organizations were invited to brief the Panel and to exchange ideas with LegCo members and government officials.

In order to collect views from our members and to provide better communication with our members and various organizations involved in the review, a Saleable Area Work-

ing Group was established in April. The working group held an open forum on 21 May 2007, in which over 200 members of the Institute attended. I was delighted to note that the attendance was a mix of individuals from different divisions and membership grades, reflecting their dedication and commitment to institutional affairs.

After consultation with our members, the working group summarized our views and fine-tuned our proposal. Another presentation of our latest proposal was given to the LegCo on 17 July. We were glad to find out that most of the LegCo members we had spoken to had agreed with our prime target of creating a fair, transparent and easy to use platform for purchasers to understand what they had purchased exclusively. Nevertheless, this latest proposal had incorporated some significant changes and we shall start another round of consultation with the interested parties and to consider their opinions.

I hope our members can understand that re-definition of a terminology is not just by looking up a dictionary; the complexity of the issue is in direct proportion to the wide spectrum of interests that it represents and we have to be very careful in reaching a conclusion. As a self-regulating body, the Institute has a responsibility to perfect its professional practice by aligning itself with modern day changes whether those are building technology or marketing practices.

I hope my successor can continue the Institute's efforts in this topic and reach a result acceptable to all interested parties.

## **Conferences and other Events**

### **Quality Building Award 2008**

The Institute housed a media conference on 7 August for the kick off of the Quality Building Award 2008. Honorary Patron of the Quality Building Award, a Past President of the Institute, currently Convenor of the Non-official Members, Executive Council of the HKSAR, the Honourable CY Leung and the Chairman of the QBA 2008 Organizing Committee, Ir Professor Peter Mok, also attended the conference.

The QBA aims to be recognized by the industry as a highly

prestigious Award. It is jointly organized by 9 professional institutes and associations and it was a great honour for me to participate in the QBA as a representative of the Institute. I believe the QBA can encourage a collective commitment by the industry to uphold its image and raise the overall standards of buildings in Hong Kong.

### ***Building Surveyors Conference 2007***

On 29 September, the BSD ran its annual Building Surveyors Conference 2007 in the Hong Kong Science & Technology Park and the theme of the Conference was "Future Development in Hong Kong - Foresight, Innovation & Sustainability". The Conference provided a platform to look at issues including intelligent buildings, environment initiatives, advanced construction technology and innovative building designs.

I attended the Conference as the President of the Institute and gave a welcoming speech. Many other speakers also joined the Conference including Alex Wong, the Chairman of BSD, Nicholas Brooke, Chairman of the Hong Kong Science & Technology Parks Corporation; Director of Architectural Services, HKSAR, CH Yue; Vice Chairman of Professional Green Building Council, KS Wong and Head of Technical Services of Swire Properties, Chief Structural Engineering, Ir SC Lam.

### ***HKIS Annual Conference 2007***

The HKIS Annual Conference 2007 was held on 13 October in the JW Marriott Hotel and we were joined by the Guest of Honour, Secretary for Development, Mrs Carrie Lam. The theme of the event was "Surveyors in Heritage - Preserving and Adding Value" and hence the objective of the Conference had been clear from the very beginning that the surveying profession has a fundamental role to play in heritage conservation; the profession needs to study further on heritage conservation; to identify stakeholders and issues; to investigate heritage economics and valuation methods to face the challenges ahead.

### ***HKIS Annual Dinner 2007***

The Institute's Annual Dinner took place on 20 November in the Grand Hyatt Ballroom, a familiar venue where we

saw many familiar faces and even more so to meet new ones. This year, we had a new face, the Chief Secretary for Administration, the Honourable Henry Tang; not so new for all of us on a working level on many issues related to the surveying profession, but definitely for the first time on a social occasion like this.

The Chief Secretary said in his speech "... surveyors play an indispensable role in ensuring that our building structure and facilities are constructed to purpose and economically ..." and "... what a tall order! But track records show that you manage the job with flying colours..." It is beyond doubt that the surveying profession is responsible for the built environment and its maintenance and we will perform to society's satisfaction.

### ***Amendments on APC Rules and Guide in BSD***

In order to encourage more APC candidates to pursue their qualifications in a timely manner, the BSD published a revised APC rules and guide in March 2007 to set a time frame for the candidates for submission of applications for Practical Task, Summary of Experience and Critical Analysis. The response to the change is positive and the results are promising.

### ***Rental Review for the Institute's Office***

Another piece of good news this year was that we had negotiated successfully with Hongkong Land for a new tenancy agreement at an affordable rental rate. Hence, we could keep the Surveyors Learning Centre and all the other amenities at the existing and popular location.

### **Special Thanks**

The past year has been a very busy year, it is a fruitful year and I enjoyed contributing myself in the development of the Institute.

The achievements are the endeavors of Council Members and across the board. I have to express my sincere appreciation to all of them, they have devoted a lot of their valuable time in the Institute for the betterment of the surveying profession.

Raymond Chan  
President  
2006/2007



## Speech by President-elected 2007/2008 Yu Kam-hung



Thank you for coming to the Annual General Meeting of Hong Kong Institute of Surveyors of 2007. I would firstly on behalf of all members express our sincere thanks to our outgoing President of 2007, Raymond Chan, for his leadership, the members of the General and Divisional Councils, as well as all other members who have contributed their invaluable time to serve and have brought a successful year to our institute.

I would also like to take this opportunity to thank all members for their supports to the new General Council. The General Council will unyieldingly pursue the belief of "Building our Community, Contributing our Professionalism" to serve our members and to maintain and enhance the respect, recognition and reliance by the Government and the general public on the HKIS. Our expertise can thus be fully exerted and exposed accordingly.

To address the exact needs of our members, we purposely visited various Government departments, private organizations, staff unions and various Divisional Councils prior to today's AGM. Having listened to our members' concerns, we have devised the Corporate Plan precisely and practically. Of prime importance in the coming year is to strike a balance amongst divisions for the purpose of establishing a united and harmonious envi-

ronment within the HKIS family. With such synergy, we can assure that surveyors would continue to play more significant roles in all walks of life in Hong Kong. It is an indispensable empowering factor for us to strive for the rights of members and status of our profession. I hereby express my sincerest appreciation to all Council members, who do not only contribute their invaluable time to serve, but also consistently demonstrate a high level of cooperation and team spirit. Regardless of the differences in their divisional backgrounds, such strong cohesion between our members would continue to lead the HKIS to head towards a significant breakthrough in the Surveying profession. As a facilitator, the General Council would surely provide the Divisions with full supports on manpower, resources and financial grounds.

Hopefully, the Corporate Plan for year 2007 / 2008 will create and strengthen our sense of unity for the comprehensive development of the HKIS. The plan is outlined as follows: -

### ***Establish Organising Committee for the HKIS 25<sup>th</sup> Anniversary (2009) programme***

- Annual Dinners / Forums / Conferences
- Outstanding Surveying Services Awards
- Publicity (e.g. Photo Competition, Essay Contest, Special Anniversary Publications,...etc.)

### ***Strengthen the current Local Affairs Committee by setting up Public and Social Services Committee***

- to familiarize citizens with the works of surveyors and the role of the HKIS, to gain public recognition, to enhance our status in the society and to actively participate in various Government advisory bodies

### ***Establish Policy Address and Budget Committee***

- to explore opportunities for the Surveying profession, to enlighten the Government on the most effective way of engaging the Surveying services and to assist the Government in realizing the ten mega infrastructure projects

### ***Establish CEPA Research Committee***

- to assist in the establishment and development of Surveying firms in the Greater China Region including enhancement of members opportunities in this region

**Coordinate Continuing Professional Development programs across divisions**

- to provide and facilitate continuing professional training in order to enhance the quality of the members and that of the profession;
- to study our employment situations in real estate works, public and private sectors as well as those in construction and commercial projects. We would also help more members to gain opportunities to contribute their expertise to those organizations and projects and
- to encourage and support divisions to organize their own Annual Conferences

**Establish working group for mutual recognition of membership between regions**

- to expand our scope of services in the market and to gain worldwide recognition of every division especially for LSD, PDD and PFMD in the Greater China Region

**Strengthen the current cross-division Working Group on Heritage**

- to suggest a new set of building regulations suitable for heritage and
- to provide services to Non-Governmental organizations and to facilitate the revitalization of heritage

**Strengthen the current External Affairs Committee by setting up International and Mainland Affairs Committee**

- to enhance the liaison and linkages with the RICS, API, PAQS, CIREA, WOBO, AI, SSA and the to be formed China Survey and Mapping Surveyors as well as other international professional bodies;
- to line up the 6 divisions and study the FIG membership matters;
- to consider participating in FIG (Commission 9) Conference in Beijing - 10/2008 and
- to consider participating in FIG Working Week in Stockholm - 6/2008

**According to the prevailing regulatory policies, establish various working groups and follow up the progress of the followings:-**

- Saleable Area;
- Alternative Dispute Resolutions;
- Land Premiums Assessment procedures;
- Standard Form of Contract for Renovation Works;
- Mandatory Building Inspection Schemes ;
- Building Regulations on Minor Works Control Systems and

- Community and Charity Services

**Review the amendment of Sec 12(c) of Lands Resumption Ordinance (Cap 124)****Review the amendment of Sec 94 of Land Titles Ordinance (Cap 585)****Review the amendment relating to land boundary survey of Land Survey Ordinance (Cap 473)****Review the development of the PDD membership and other divisions****Conduct periodic meetings with**

- Management levels of various bureaux and departments of the Government;
- staff unions of Surveyors grade in the Government;
- private sectors;
- related Legislative Council members;
- various professional bodies; and
- tertiary and educational institutions.

**Strengthen Members' Welfare Committee and sports activities**

We aim at making the HKIS even better known in society. Last but not the least, through the "3C" principle, "Concerns, Communication & Commitments", it is hoped that we can help explore more advancement and opportunities for members.

The work illustrated in the Corporate Plan actually covers the whole scope of the surveying profession. We look forward to having more members to enthusiastically participate in activities and to provide inputs on the Corporate Plan.

The General Council will keep members updated by means of the Surveyors Times, emails, the HKIS homepage, various activities, forums so on and so forth.

With new concerted thoughts, we wish the HKIS a fruitful year and most importantly, all members have good health and a happy new year.

Yu Kam-hung  
President

12 December 2007

## Executive Committee moves on

In its first meeting on 19 December, the Executive Committee chaired by President Yu Kam-hung has endorsed the following amongst other things.

### Committee / Working Group

Administration Committee  
CEPA Committee  
Dispute Resolution Committee  
International Affairs Committee  
Mainland Affairs Committee  
Public & Social Affairs Committee

Members' Welfare Committee  
Project Management Committee  
Research Committee  
Surveyors Times Editorial Board  
Surveying & Built Environment Editorial Board  
Organizing Committee for HKIS 25<sup>th</sup> Anniversary  
Saleable Area Working Group  
URA K7 Working Group  
Cap 545 Working Group  
Beijing Forum  
Guangzhou Forum  
Shanghai Forum  
Community Services Organizing Committee

### HKIS Spokesmen

Yu Kam Hung	President
Francis Leung	Senior Vice President
Stephen Yip	Vice President
Lesly Lam	Honorary Secretary
Ben Chong	Honorary Treasurer
Alex Wong	BSD Chairman
Dr Lawrence Poon	GPD Chairman
Henry Chan	LSD Council Co-opted Member
Edwin Tsang	PDD Chairman
Kenneth Chan	PFMD Chairman
Stephen Lai	QSD Chairman
Joseph Wong	YSG Chairman
Raymond Chan	Chairman of Public & Social Affairs Committee
Dr Paul Ho	Vice Chairman of Public & Social Affairs Committee

### Chairman

Francis Leung  
Stephen Lai  
Nelson Cheng  
Wong Chung Hang  
Francis Ng  
Raymond Chan  
- Chairman  
Dr Paul Ho  
- Vice Chairman  
Nelson Cheng  
Samson Wong  
To be elected  
Lesly Lam  
Professor Chau Kwong-wing  
Stephen Yip  
  
Dr Lawrence Poon  
Yu Kam Hung  
Stephen Yip  
Francis Lam  
Serena Lau  
Iris Lee  
Billy Wong

### Honorary Legal Advisor

The Executive Committee has endorsed the re-appointment of Honorary Legal Advisors Messrs Robert Chan, Gilbert Kwok and Samuel for one year till the 2008 Annual General Meeting.

## Council members reaching out

### January 4

Yu Kam Hung - LegCo Subcommittee meeting on WKCD

### January 12

Ben Chong - HKSARG TID Seminar on the Basic Law

### January 14

Francis Leung - Housing Society ballot for the selection of valuation consultants for project No. H05-026

### January 15

Yu Kam Hung, Francis Leung, Stephen Yip, Ben Chong, Lesly Lam, Serena Lau, Gary Yeung, Antony Man, Joseph Wong, Raymond Chan, Linda Chan - HKSARG Development Bureau Public Awareness Campaign on Heritage Conservation

### January 16

Francis Leung - URA Staunton/Wing Lee Streets (H19) ballot for valuation services

### January 17

Ben Chong - URA Sai Yee Street (K28) ballot for valuation services

### January 17-19

Francis Leung, Lesly Lam, Robin Leung, Vincent Ho, Charles Chan, Sung Hon-kwong, Simon Kwok, Stephen Lai, Daniel Ho, Kenneth Poon - PRC MOC/HKSARG DB Mutual Recognition Meeting in Beijing

### January 23

Yu Kam Hung, Raymond Chan, Robin Leung - CAEC Certificate Presentation in Beijing

### January 26

Professor Barnabas Chung, Vincent Ho - LegCo Bills Committee meeting on Buildings (Amendment) Bill Vincent Ho 2007

### January 28

Dr Paul Ho - LegCo Panel meeting on Environmental Affairs on the mandatory implementation of Building Energy Codes

### January 29

Stephen Yip - Luncheon hosted by HKSARG Development Bureau with MOC



## HKIS Media Luncheon



It is a tradition for the Institute to host a luncheon with the local media at the beginning of a council year, the objective is two-fold: to introduce Council members to the media and to highlight to this industry the topical issues that the Institute is engaged in. This year, the luncheon took place on Wednesday 16 January in the World Trade Centre Club which has a lovely sea view overlooking the Causeway Bay waterfront.



President Yu Kam-hung lost no time in entertaining the media, he has given a full length interview with Television Broadcasts Limited and

the serial went on non-stop in the TVB subscriber channel for the whole day 16 January. Slots also appeared in the 6:30pm and late night news of TVB Jade.

Media coverage the next day has been extensive, some twelve clips ranging from Cap545 to saleable area - hot topics which the media

simply put on the top of the list, though at the time of the luncheon, the Institute was not really in a position to give any views. Time has it that the LegCo was go-



ing to discuss Cap545 the subsequent week, same thing with the HKIS Saleable Area Working Group, the chairman was to meet with major stakeholders the week following.



Members of the media heard divisional chairmen giving talks on specific subjects. For details, please visit [www.hkis.org.hk](http://www.hkis.org.hk) on topical issues that were touched on that day.

## HKIS Golf Society 2007

The HKIS Golf Society (HKISGS) was formed in 2005 and its prime responsibility is to organize, conduct golf activities and golf social functions for its members. In the year 2006-07, there were 48 paid up members and about 60 interested members. There is a health growth in membership and its gradual recognition by members. The following golf activities were organized during the year.

- Registered two teams participating in the HK Golf Inter-League, one at the Premier Division (Handicap below 18) and one at the First Division (Handicap above 18) held between October and December 2006 at Kau Sai Chau. Details of the event were reported in January issue of Surveyors Times.
- Sent representatives to attend the HKIA 50th Anniversary Golf Day held at the Hong Kong Golf Club, Fanling on 24 November 2006.
- Came second in the Joint Professional Cup competition held on 7 March 2007 at Kau Sai Chau against doctors, dentist, accountants, lawyers and architects. HKISGS sent a team of 22 members for the event, the details of which were reported in March issue of the Surveyors Times.
- Sent representatives to attend the HKIE President Cup held at the Hong Kong Golf Club, Fanling on 27 September 2007.
- Sent a team to compete at the HKIE 60th Anniversary Golf Invitation Tournament held at the Hong Kong Golf Club, Fanling on 7 November 2007. We came second in team competition.
- Organized the HKIS Annual Golf Tournament held at the Wind Valley Golf Club on 10 December 2007.

The HKIS team performed extremely well in the HKIE 60th Anniversary Golf Invitation Tournament. The team members are: Andrew Kam, Baldwin Ko, Denny Tam, Leslie Ha, Paul Cheung, Rock Tsang, Sam Mak, Simon Kwok and TT Cheung. Other than coming 2nd at the team competition, our members won the following individual trophies:

Best Net Champion : Paul Cheung  
 Closest to Pin : Andrew Kam  
 Longest Drive : Denny Tam and TT Cheung

The HKIS Annual Golf Tournament 2007 was held at the Wind Valley Golf Club, Shenzhen, China on 10 December

2007. There were a total of 62 members and guests participated in the event. All enjoyed the beautiful scenery of the new course and the good weather on that day. This year the GP team won for their 4th title of the Divisional Cup, now re-titled the President Cup. The honours of this year go to the following golfers:

### Divisional Competition

Champion : GPD (Andrew Kam, Denny Tam, Paul Cheung & Rock Tsang)  
 1st Runner-up : BSD (Benson Wong, Leslie Ha, Mike Wong & Raymond Chan)  
 2nd Runner-up : LSD (Henry Chan, Jacky Tull, Sam Mak & Wong Chung Hang)  
 3rd Runner-up : QSD (Chan Chi Kai, Jesse Wong, Nelson Cheng & Victor Yau)

### Individual Competition

Best Gross Champion : Denny Tam (GP)  
 Best Net Champion : Rock Tsang (GP)  
 Best Net 1st runner-up : Jonathan Li (GP)  
 Best Net 2nd runner-up : Sam Mak (LS)  
 Longest Drive : Andrew Kam (GP) & Jonathan Li (GP)  
 Closet to pin : Hui Chiu Kin (BS), Lesly Lam (LS), Kevin Liu (guest) and Chris Wong (guest)







The event will not be successful without the support of sponsors. They were (in alphabetical order): Bio-Em, Bun Kee (International) Ltd, City Golf, Deacons, Eastern Gotech (HK) Ltd, KPK Quantity Surveyors (HK) Ltd, Leica Geosystems Ltd, MacGregor, Rider Levett and Bucknall, Savills, Wan Chung Construction Co Ltd and Yu Kam Hung. Their generous supports were greatly appreciated. The HKISGS was also grateful for Messrs Andrew Kam, Denny Tam, James Law, Macro Wu and Paul Mak for their donations of gifts for the lucky draw. Lastly, a big applause to Kuku Golf for organizing another successful event for us.



We are preparing for the coming Joint Professional Golf Competition to be held on 12 March 2008 and a test on the East Course at Kau Sai Chau when it is opened in April 2008.



In order to attract for more support, the HKISGS Committee had resolved to reduce the annual fee from HK\$200 to HK\$100 and hope that more surveyors will join to enjoy the friendship gradually developed amongst the surveyor golfers. If you are interested, just drop us a note at [organizer@hkisgs.hk](mailto:organizer@hkisgs.hk).

## HKIS Surveyors Luncheon

Friday 29 February 2008

1230 hrs (reception)

1245 hrs (lunch)

World Trade Club

38FI World Trade Centre

Gloucester Road, Causeway Bay, Hong Kong



Guest speaker

Mrs Carrie Lam JP

Secretary for Development, HKSAR

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

or call Coody on 2526 3679.



## Saleable Area

Newly appointed Chairman of the HKIS Saleable Area Working Group Dr Lawrence Poon has scheduled a series of meetings with major stakeholders. On his diary, he has marked 22 January for meeting with Government departments, 23 January for meeting with surveying firms and 24 January for meeting with other concerned parties. One of the main purposes of the meetings is to understand how saleable area is being dealt with in these organizations and how their existing practice will be affected if revision is contemplated.

If members have views to put forward, in particular on pages 11, 13, 16, 21, 25, 27 and 30 of the **Code of Measuring Practice** published in 1999 that are related to saleable area, please contact Secretary of the Working Group Linda Chan via email [linda@hkis.org.hk](mailto:linda@hkis.org.hk) or call (852) 2526 3679 or fax (852) 2868 4612.

## 曾梅芬出任差餉物業估價署署長 Mimi Brown becomes Commissioner of Rating and Valuation

政府宣布，差餉物業估價署副署長曾梅芬將於1月15日接替老興忠出任差餉物業估價署署長。

公務員事務局局長俞宗怡表示，曾梅芬具備豐富的差餉和物業估價專業經驗，以及行政和領導才能，又讚許老興忠過往多年服務政府期間，為提升差餉物業估價署服務作出貢獻。

## Obituary

Edward Harry ATTWATER, Fellow member, Land Surveying Division, Fellow since 1991, passed away on 16 January 2008.

## 更正

2007年12月號，第17及20頁，「黃從發」實應為「黃松發」。特此更正並向黃先生致歉。

## Letter to Editor

當年讀書的時候，交功課死線是星期一12:30pm，功課要交到系主任 (D.F. Turner) 辦公室，在秘書面前簽署作實，所以我們都搶在12:00 -12:30pm之間交功課，當時的解釋說是交收招標文件是有死線的，過時遞交的文件不會受理所以我們也以此標準來交功課。工作的時候公司選了星期三的12:30pm為遞交招標文件死線，原因是星期三在一星期的工作天中間，若有其他需要料理的事情的話，可以在星期一、二料理或解決，而交收之後，又有星期四、五的工作天去跟進，所以設定死線是有理性依據，而不是隨意的。

教學時設定死線的方針卻有點不同，因為要學生準時交功課，又不希望學生抱著未做完功課的心情去上課，所以功課要在上課之前交，但跟著另一問題卻出現了，因為學生通常臨急開夜車做功課，交完功課再上堂的話，有些學生不是在堂上「釣魚」，便可能不出現了。而我們的課堂是用星期制的，所以如果有四樣功課，便可能有四堂學生是心不在焉地上課，四堂在一學年來說是15%的課時，在一個學期來說是30%，死線的時間影響有多大！

其實我也曾嘗試以星期一或星期五來定交功課死線 (但從不會是星期三)，星期一當然是跟我讀書時的原因一樣，交功課前有整個週末的時間去整理；至於星期五，我的想法是讓學生在交功課後，可以在週末休息，然後在新星期的開始精神神的上課去，而學生在交功課前亦可以提問。雖然出於有感性依據的好意，但學生做功課的習慣好像不太一樣，我沒有研究哪一方式較好，依據學生的說法，是定了什麼日子 (死線) 便什麼時候交，在他們來說，沒什麼兩樣，如此這般說，最好還是依舊響課堂最少的方式來定死線吧！

至於工程管理又如何定死線呢？這「死線」可從兩個角度去看，一是合約上的「死線」，即完工日期 completion date，比較可靠的看法是以「工程期」construction period 為標準，另一看法是單一工序所需的完成時間，這些「死線」都是交織著完成某工序的整體時間，裡面可以包括計劃設計，議定方案，請人、買貨、送貨、施工、調控、視察、保養等等工序，可以說是簡單而有規律，同是亦可以說是複雜及需要面對很多不穩定因素。關於計劃時間的研究很多，以量度過往工序時間為大多數，我個人認為施工程序一般來說很有效率，而誤時原因大多源於其他因素，問題就在於如何使不同工序交替在一起的時間表上，當中需要協調 coordination 的人力與時間是不可以減免的，所以工程的時間管理，並非在於施工時間，而是協調時間，因為其餘每項工作本身都有專業者處理，所以管理關鍵是協調所需時間。讓我舉一個以數字論述時間的負面例子吧！

一個工序需要一個人(A)用X個小時去完成。單從數字看來，假如有另一位效率相同的人(B)加入，工序可以在X/2個小時完成。可是，實際情況並不一樣。雖說是有兩個人完成工序，A與B亦很合得來，談得很投契，也許他們還會放下工作，一同外出，但B的加入令A分心。一方面，情感因素降低了A的工作效率，另一方面，增加人手(B)的原意亦發揮不了效用。這個例子說明了工序的完成時間並不可以單純以數據計算，當中包括A與B相互影響的情感因素。而「情感因素」本身是一個有正負的變數 variable，影響最後的時間效益。

理性與感性影響著我們設定死線的方式，亦同時影響我們得到的時間效益。

劉克蘭  
香港城市大學

# Summary of HKIS CPD / PQSL Events

12 Feb – 12 Apr 2008

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKER(S)	RUN BY
12 Feb	2008007	HKSAR Heritage Policy - a case study: HKJC Proposal on CPSC	2	Edwin KH Tong W Yiu	HKIS
20 & 27 Feb	2008006	An overview of the New HKSMM4 on Building Services Works	2 per event	Raymond Kam	QSD
22 Feb	2008004	Construction Industry Council	1.5	TT Cheung	QSD/BSD
04 Mar	2008009	HKIS Property Marketing Award : Successful Cases Sharing	1.5	Ronald Cheung	GPD
07 Mar	2008012	How the 10 major infrastructure projects may benefit QS and young members	1.5	Patrick Lau	QSD
10 Mar	2008008	收購合併之政策及法規	1.5	黃笑燕	GPD/PDD
11 Mar	2008013	知己知彼 — 打開溝通之門	1.5	吳沛鏞	QSD
27 Mar	2008005	Stress and work performance - how they affect Quantity Surveyors in Hong Kong	1.5	Dr Mei-yung Leung	QSD
10 to 12 Apr	2008011	廣東省中山市交流參觀團	10		LSD
12 Apr	2008015	Pre-contract cost planning and control	3	KC Tang	YSG

Details of individual CPD/PQSL events are provided in the Surveyors Times and/or HKIS Website [www.hkis.org.hk](http://www.hkis.org.hk). Please use the STANDARD REGISTRATION FORM overleaf for registration. For enquiries, please email [cpd@hkis.org.hk](mailto:cpd@hkis.org.hk) or call the Secretariat on 2526 3679 if you wish to know the exact number of CPD hours each event is entitled to.

## CPD/HKIS/2008007

### HKSAR Heritage Policy - a case study: HKJC Proposal on CPSC



Speakers	Edwin KH Tong, Chief Assistant Secretary (Works) 3, Development Bureau, HKSARG W Yiu, Executive Director, Hong Kong Jockey Club Charities Trust		
Date & Venue	6:30pm - 8:30pm Tuesday 12 February 2008 SLC, HKIS		
Details	part 1 - HKSAR Heritage Policy Part 2 - HKJC Central Policy Station Compound Revitalization Proposal		
Language	English supplemented by Cantonese	Fee	HK\$100 per person irrespective of membership grade
Deadline	5 February 2008	Priority	first-come-first-served

## CPD/QSD/2008006

### An overview of the New HKSMM4 on Building Services Works

Speaker	Raymond Kam is the director of a local QS Consultancy Practice and has over nineteen years of quantity surveying experience in building services installation contracting. He is well conversant with the measurement of building services works. For over nine 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.
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## STANDARD RESERVATION FORM

Event Date: \_\_\_\_\_ Event Code : \_\_\_\_\_

Event Name: \_\_\_\_\_

### Member details

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

Grade of membership\* : F  M  TA  P  TT  S  HKIS No. : \_\_\_\_\_

Division\* : BS  GP  LS  PD  PFM  QS

Postal address (only to be completed if the address is different from your membership record details):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tel no. : \_\_\_\_\_ Fax no. : \_\_\_\_\_ E-mail : \_\_\_\_\_

### Payment method

I enclose a cheque payable to **Surveyors Services Ltd.** Cheque no. \_\_\_\_\_ Amount HK\$ \_\_\_\_\_

Please charge my HKIS Visa Platinum/Gold MasterCard as follows:

**HKIS Visa Platinum/Gold MasterCard - Payment Instruction for HKIS Event Reservation Fee** Ref.: [ \_\_\_\_\_ ]

To: Shanghai Commercial Bank Limited - Credit Card Service Department

I would like to pay the reservation fee HK\$ \_\_\_\_\_ to Surveyors Services Limited by charging my HKIS Visa Platinum/Gold MasterCard account as follows:

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

Card Number :       -       -       Expiry Date : \_\_\_\_\_ / \_\_\_\_\_

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

**For Bank Use Only**

Approved by :

Date:

### Notes

- 1 A separate reservation form is required for each event/ application. Photocopies of the form are acceptable.
- 2 Reservations should be returned by post/ by hand to the HKIS office.
- 3 Payment can be made by cheque, or by 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.





**Date & Venue** 7pm - 9:00 pm Wednesdays 20 and 27 February 2008 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 focus on the introduction and understanding of the measurement principles on building services installations under the HKSMM4. Common problems usually encountered by the quantity surveyors in dealing with building services works, like packaging of works, works interfacing, evaluation of design changes will also be discussed. Practical examples will be used to illustrate these areas.

This CPD event comprises two talks with the first talk on the mechanical installations and the second talk on electrical installations and other building services.

<b>Language</b>	Cantonese supplemented by English	<b>Fee</b>	HK\$180 per person for 2 talks HK\$120 per person for one talk
<b>Deadline</b>	One week before the event date	<b>Priority</b>	QSD Members. Non-members are also welcome

## CPD/QSD/BSL/2008004

### Construction Industry Council

**Speaker** TT Cheung BSc(QS)(Hons), MSc(Arch), FHKIS, FRICS, RPS(QS), Accredited Mediator. He is the past President of the HKIS and is currently a member of the Construction Industry Council representing the surveying profession.

**Date & Venue** 7pm - 8:30 pm Friday 22 February 2008 SLC, HKIS

**Details** The Construction Industry Council (CIC) was formed in February 2007 under the CIC Ordinance, to formally take over the work of the PCICB. It comprises members from the whole of the construction industry from developers to workers. The CIC have met many times in 2007 to lay out the road map for areas to be improved in the local construction industry. In this forum, TT will give us a brief introduction of the CIC, its composition and membership, and share with us the various tasks identified and planned to address in the future which are of interest to surveyors.

<b>Language</b>	English supplemented by Cantonese	<b>Fee</b>	Free of Charge
<b>Deadline</b>	15 February 2008	<b>Priority</b>	HKIS Members

## CPD/GPD/2008009

### HKIS Property Marketing Award : Successful Cases Sharing



**Speaker** Ronald Cheung MHKIS, MRICS, RPS(GP), Director of Midland Surveyors Ltd  
Committee Member of HKIS GPD Council, Chairman of HKIS Property Marketing Award Organizing Committee

**Date & Venue** 7pm -8:30pm Tuesday 4 March 2008 SLC HKIS

**Details** The HKIS Property Marketing Award was first launched in 2004 and is one of the most distinguished events held by the Institute; the recurrent success of this event is phenomenal as there have been full support from related industries across the board. Convener of the Organizing Committee Ronald Cheung will discuss developments that have earned the credit in the three categories awarded viz best marketing, best sales brochure and best flat layouts. This CPD will give an insight into the skills and techniques related to property marketing.

<b>Language</b>	English	<b>Fee</b>	HK\$120 per person HK\$150 per person for walk-in participants (if seats are still available)
<b>Deadline</b>	26 February 2008	<b>Priority</b>	GPD Members

## CPD/QSD/2008012

### How the 10 major infrastructure projects may benefit the QS and young members



New

**Speaker** Patrick Lau, Legislative Councillor (Architectural, Surveying and Planning Functional Constituency)

Professor the Honourable Patrick LAU Sau-shing SBS, JP is a Fellow Member of the Hong Kong Institute of Architects (HKIA), and an award winning architect. He is an Honorary University Fellow, Honorary Professor and former Head of the Department of Architecture at The University of Hong Kong. He received the Outstanding Young Persons Award, the HKIA Outstanding Architect Award, and the Artist of the Year Award. He is also a Member of the Antiquities Advisory Board, Chairman of the Hong Kong Trade Development Council Infrastructure Development Advisory Committee, Member of the Housing Authority, Chairman of the Housing Authority Tender Committee, Council Member and former Chairman of the Professional Green Building Council, former Vice Chairman of the Town Planning Board, Board Member of the Hong Kong Architecture Centre, and former President of HKIA.

**Date & Venue** 7pm - 8:30 pm Friday 7 March 2008 SLC, HKIS

**Details** In his Policy Address, the Chief Executive has announced the implementation of the 10 Major Infrastructure Projects. How will these 10 projects benefit the Members of the Quantity Surveying Profession and the young members of the profession? In this forum, Professor Patrick Lau will briefly explain these 10 projects and share his views with us.

**Language** English supplemented by Cantonese      **Fee** Free (Registration is accepted by fax)  
**Deadline** 29 February 2008      **Priority** QSD Members

## CPD/GPD&PDD/2008008

### 收購合併之政策及法規



New

**講者** 黃笑燕律師 - 中國註冊律師及中國註冊稅務師

**日期及地點** 2008年3月10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

**內容** 中國內地的投資市場已成為全球焦點, 不少香港會員近年亦受全球多地基金企業聘用從事內地投資及收購合併(包括房地產的收購合併), 而資產評估的服務亦漸普及。由於近期中國內地對外資併購的政策法規甚多, 值得會員重溫及了解。是次講者黃笑燕律師為中國註冊律師及中國註冊稅務師, 有二十多年執業經驗, 將與會員介紹及分享內地併購法規及應注意事項。

**語言** 廣東話      **費用** HK\$120 (\$150 for walk-in participants if the seats is still available)  
**截止日期** 2008年3月3日      **人數** 190人(產業測量組會員優先)

## CPD/QSD/2008013

### 知己知彼 — 打開溝通之門



New

**講者** 吳沛鏞小姐。吳小姐為一間跨國資訊科技公司高級產品銷售經理, 曾任香港青年商會副會長, 培訓及發展委員會主席及國際青年商會亞太發展委員會委員。吳小姐是國際青年商會資深培訓導師, 在香港及其他多個國家不同機構主持不同型式的培訓課程及訓練營, 在去年獲國際青年商會選為世界最傑出培訓導師。

**日期及地點** 2008年3月11日(星期二) 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** 建築是一個由不同專業及不同人仕所組成的行業。作為建築業的一份子, 溝通技巧是測量師的一門重要學問, 例如: 如何與業主、建築師、工程師、承建商甚至地盤工人溝通都是測量師每天要面對的事情。工料測量師往往要將業主、建築師及工程師的要求及設計, 演繹為一份合約文件, 溝通技巧尤為重要。此外, 測量師亦要面對上司與下屬, 同事間之溝通, 以確保工作能在時限內完成及達致業主的的要求。

要達致完善的溝通, 其中一個重要的因素就是「知己知彼」。吳小姐在講座中將以深入淺出的方法, 講解如何去了解別人及自己的性格, 優點與缺點, 從而達致一個完善的溝通效果及踏上成功之路。

語言 廣東話  
截止日期 2008年3月4日

費用 港幣 \$120  
優先報名 工料測量組會員

## CPD/QSD/2008005

### Stress and work performance - how they affect Quantity Surveyors in Hong Kong

**Speaker** Dr Mei-yung Leung BSc(Hons), BRS, PhD, MCIQB, MHKICM, MRICS, MHKIS, CVS, MHKIVM has more than fifteen years of practical / teaching experience in the construction industry / education and has participated in a number of prestigious construction projects in Hong Kong. Dr Leung's current researches cover stress management, construction project management, value management, facility management and construction education. She has attracted over HK\$ 9 million as Investigator in professional and research grants in recent years. All current research projects are being investigated on the basis of a human behavioral paradigm and project management knowledge, which will enhance the surveying performance in the industry. Over eighty refereed journals and conference papers in construction engineering and management have been published ([http://bc029222.cityu.edu.hk/mei\\_yung.php](http://bc029222.cityu.edu.hk/mei_yung.php))

**Date & Venue** 7 pm - 8:30 pm Thursday 27 March 2008 SLC, HKIS

**Details** One of the major responsibilities of quantity surveyors is to estimate and value the costs involved in executing a project. This is an onerous job which requires a high degree of accuracy. The unique nature and inherent uncertainty of most construction work together with the often very short time periods involved, however, make deviations in the actual costs from the estimated costs unavoidable. Therefore, unsurprisingly, estimation and valuation have long been recognized as a stressful business. However, is stress necessarily bad? What's the difference between distress and eustress? The intimate relationship between stress and work performance would be introduced in this talk.

**Language** English  
**Deadline** 11 March 2008  
**Fee** HK\$ 120 per person  
**Priority** QSD Members

## CPD/LSD/2008011 (10 CPD hours)

### 廣東省中山市交流參觀團

New

**日期** 四月十日 至 十二日

**行程** 學術交流研討會、考察地政機構、中山重點建設項目與著名景點、高爾夫球等。

For details and registration, please refer to next issue of Surveyors Times!

(感謝廣東測繪學會每年安排粵港澳三地同業到廣東各地考察和交流，過去我們到過廣州、潮汕、韶關和惠州等地，行程豐富，收穫甚多。)

## CPD/YSG/2008015

### Pre-contract cost planning and control

New

**Speaker** KC Tang FHKIS, FRICS, RPS (QS)

**Date & Venue** 2 pm - 5 pm Saturday 12 April 2008 SLC, HKIS

**Details** K C Tang is a Director of K C Tang Consultants Ltd with over 31 years professional experience in quantity surveying. KC has also been an APC assessor for many years.

"Pre-contract cost planning and control" is the third item of core competencies in the QSD APC Rules and Guide. In this event, KC will discuss on the cost estimating parameters, cost geometry, cost plans, preliminary cost estimates, estimating techniques, cost indices, life cycle costing, cost reconciliation, pre-tender estimates, and cost analysis.

**Language** Cantonese  
**Deadline** 29 March 2008  
**Fee** HK\$100 per person, HK\$150 non-member, HK\$20 walk in surcharge for all pricing listed.  
**Priority** Probationers and Students



## Building Surveying Division Chairman's Message



Alex Wong BSD Council Chairman

### BSD AGM held on 31 November 2007

All BSD members are welcome to be co-opt members to work together with the Council this year. Please feel free to contact Honorary Secretary Nathan Lee via nathancommon@gmail.com.

### Distinguished Building Surveyor

Upon Council endorsement, the award of Distinguished Building Surveyor award goes to Dr Chan Man Wai. Dr Chan was elected member and fellow member of HKIS in 1984 and 1992 respectively and served as Vice-chairman of BSD in 1991 and 1997. Dr Chan holds a BSc degree in Building Surveying, MSc in Construction Project Management, MIPA in International and Public Affairs as well as a PhD on Project Funding from the University of Hong Kong. He is now Vice President (Projects and Facilities) of the Hong Kong Science & Technology Park. The presentation was held at the BSD Annual Dinner on 30 November 2007.

### CAEC Certificate Presentation

Further to the first certificate presentation in Beijing on 8 December 2007, two additional presentations would be held. On 23 January, President Yu Kam Hung, Immediate Past

President Raymond Chan, BSD Honorary Treasurer Robin Leung would attend the presentation in Beijing. On 30 January, President of CAEC Zhang Qing-lin 張青林 and Secretary General of CAEC Lin Zhi-yi 林之毅 will attend the presentation in Hong Kong.

In addition, a China Liaison Work Group has been set up to enhance communication with the engineering consultant counterparts on the Mainland. It is expected that the frequency of communication would increase after the successful completion of mutual recognition with CAEC.

### Building Maintenance Conference

As a series of initiatives on the promotion of building maintenance, a building maintenance conference has been tentatively scheduled for April with a view to promoting good practice in building maintenance to property owners. It covers maintenance planning, selection of consultants and contractors, tender and contract arrangement, insurance and handling of statutory order on UBW. We will introduce the standard form of contract for maintenance works, general specifications for maintenance works as well as other relevant guide prepared by the Institute. We are delighted to have sponsorship from The Hong Kong Housing Society and support from Home Affairs Department for this event.

### Building Surveying Division 2007/2008 Council Members

<b>Chairman</b> WONG Loi Fat Alex	<b>Council Members</b> CHANG Wai Ip	LO Mei Tak Rebecca
<b>Vice Chairman</b> YUN Ying Kit Kenneth	CHAN Kwok Hung Kenny	PONG Yiu Po Daniel
<b>Honorary Secretary</b> LEE Hoi Tat Nathan	DY Wai Fung	SIN Kwok Leung Alan
<b>Honorary Treasurer</b> LEUNG Chi Tim Robin	HO Kui Yip Vincent	TSE Chi Kin Kenny
	KUNG Sui Lun Andrew	TSE Chi Ming Philip
	LAU Wing Shan Jo	YEUNG Tak Wah Denny
	LI Kwok Wah Edgar	WONG Kin Yee Billy
		WONG Se King Peter

More members will be co-opted to the Council as appropriate.

## General Practice Division Chairman's Message



*Dr Lawrence Poon GPD Council Chairman*

The office bearers for the council year 2005/2007 have been elected by and amongst the 20 council members dully elected at the AGM held on 8 December 2007.

At the first meeting of the Council, the following committees and panels have been established.



### Education Committee

CHAN Louie (Chairman)

### Business and Property Standards Panel

HO Joseph (Convenor)

### CPD Panel

LAU Serena (Convenor)

### Disciplinary and Professional Ethics Panel

LAM Jim (Convenor)

### External Affairs Panel

CHIU K K (Convenor)

### Internal Communication Panel

CHAN Jeremy (Convenor)

### Professional Practice Panel

CHENG Simon (Convenor)

HO Eric (Deputy Convenor)

### Public Relations Panel

LAU Serena (Convenor)

### Sales and Marketing Panel

CHEUNG Ronald (Convenor)

### General Practice Division 2007/2008 Council Members

#### Chairman

Dr POON Wing Cheung Lawrence

#### Vice Chairmen

CHAN Chiu Kwok Charles

CHIU Kam Kuen

FOK Eugina

PANG Ho Chuen Lawrence

#### Honorary Secretary

WAN Wai Ming Tony

#### Honorary Treasurer

AU Sing Hei Edward

#### Council Members

CHAN Kwok Kin Slayman

CHAN Hon Kwong Lawrence

CHAN Tat Shing Jeremy

CHENG Hoi Lai Simon

CHEUNG Yat Fai Ronald

HO Chin Choi Joseph

HO Kwong Ngai Eric

HO Siu Keung Alan

LAM Yam On Jim

LAU Kin Man Clement

LEE Suk Yee Ruth

TANG Chiu Man Thomas

TSE Wai Hung Cliff

#### Immediate Past Chairman

LAU Sze Wan Serena

#### YSG Representative

LING Ka Man Emily

More members will be co-opted to the Council as appropriate.

Members may note that the APC panel has been restructured and upgraded to Education Committee to reflect the importance of the assessment and education areas. We hope the committee chairman, Louie Chan, can take a lead to review our current system and formulate assessment and education strategies for the benefits of our potential surveyors.

A new panel on Professional Practice has also been established to replace the former Local Affairs and Government Practice Pane with the aim to widen the scope of works of the panel to cover a full spectrum of professional practices of GP surveyors. One of the main functions of the new panel is to identify and consider issues on professional practices which are of concerns to or may affect GP Surveyors and make appropriate recommends accordingly.

## GPD Representatives on SRB and HKIS Boards

The following members have been appointed or re-appointed.

### Surveyors Registration Board

PANG Kenneth, WAN William and LAU Serena

### Board of Education

CHAN Louie and Dr POON Lawrence

### Board of Membership:

FOK Eugina and WONG Augustine

### Board of Professional Development:

MOK K K and CHAN Slayman

## APC Results for Autumn 2007

For the written assessment held in October 2007, 53 out of 89 candidates passed, representing a passing rate of 59.55%, whereas for the oral assessment held in December 2007, 35 out of 62 candidates passed, representing a passing rate of 56.45%. The result for the oral assessment should have reached the candidates before Christmas. The passing rates for both written and oral assessments are quite consistent with previous ones.

## New Premium Appeal Procedure

The Lands Department has launched a new practice since 1 January 2008. Effective from this date, applicants appealing against the premium should send, in addition to sending their appeals to the respective DLO, a copy of their premium appeal submissions to the Chief Estate Surveyor/Valuation of the Valuation Section at Lands Department, 19/F, 333 Java Road, North Point, Hong Kong. The revised practice will enable the Chief Estate Surveyor/Valuation to deal with the appeals without referral from the DLOs who may supplement the appeal submissions with their comments. No Practice Note would be issued for the minor change.

## Rent Review Procedures in Mainland China

GPD Council has nominated Joseph Ho to form a working group to analyze and discuss possible alternatives to the captioned in mainland China. Joseph is inviting those GP members that have interests and familiar with the property field in China (shops and offices sectors) to join the working group. The size of the working group is somewhere between 5 to 7 members and he anticipates at some point of time the working group shall expand to include some mainland HKIS members (both local or from HK) to express their view. Please contact him through e-mail [josepho@lchgroup.com](mailto:josepho@lchgroup.com).

## Saleable Area

HKIS Saleable Area Working Group Chairman Dr Lawrence Poon has completed the first round of meetings which were intended to find out how saleable area is being dealt with in various organizations and how their existing practice will be affected if revision is contemplated.

Dr Poon is in the process of writing up a recommendation to the HKIS Executive Committee. Members who may wish to put forward their views, please email Secretary of the HKIS Saleable Area Working Group Linda Chan at [linda@hkis.org.hk](mailto:linda@hkis.org.hk) or call (852) 2526 3679.



## Land Surveying Division Chairman's Message



*Sung Hon Kwong LSD Council Chairman*

It will be about Chinese New Year when you receive this issue of Surveyors Times and I wish to take this early opportunity to say **Kung Hei Fat Choy!** to you all and wish you all a prosperous and successful Year of the Rat.

### Mutual Recognition with the Registered Surveyor 測繪師 on the Mainland

A delegation of the HKIS will attend a meeting in Beijing arranged by the Development Bureau and the Ministry of Construction 建設部 on 18 January to discuss mutual recognition arrangements. The delegation included representatives from LSD to discuss the possibility of a mutual recognition with the newly established Registered Surveyors of the Mainland.

The prerequisite for the mutual recognition would be that our LSD members that obtained the Registered Surveyor qualification must be able to practice land surveying in the Mainland. Simon Kwok, Lesly Lam and myself will represent the LSD of HKIS to attend the meeting and our counterparts are the officials from the State Bureau of the Surveying and Mapping. I will keep you posted of the development in the matter.

### Technical Visit to Stonecutter Bridge

LSD arranged a CPD technical visit to the Stonecutter Bridge construction site on 12 January, 2008. The day was warm and fine with some mist. The function attracted 36 participants from LSD and other divisions. The CRE of the Consultant, Peter J Lowther, gave a vivid introduction to the technicality and progress of the bridge. With suitable lighting in the night, the site is a new gem of the Victoria Harbour night view. Mr Lowther



also led us to the showroom where decent models of the bridge and the road network are displayed. Lovely photomontages are shown. According to Mr Lowther, the bridge will probably be open to the public before mid 2009. We are lucky to be able to go up the newly built bridge deck to enjoy a magnificent view of the bridge tower, the Kwai Chung Container Port Terminals and the busy Rambler Channel.



### Technical Visit to Zhongshan

As a regular liaison with our counterparts in Guangdong, there will be a technical visit to Zhongshan 中山 between 10 to 12 April which includes meeting government officials of Zhongshan and land surveying professionals of Zhongshan, Shenzhen and Huizhou with technical visits to sites of interest to surveyors. Members from the Association of Guangdong Surveying and Mapping and our Macao counterpart will also join. Golfing and sight-seeing will be arranged on the last day of the visit as usual. Hope to see you there.

#### Land Surveying Division 2007/2008 Council Members

<b>Chairman</b> SUNG Hon-kwong	<b>Members</b> CHAN Kwan Ho Eric CHENG Wai Pun LAU Chun Wa Penfield LO Hoi Yin Maris MA Ka Chun Eric NG Kin Lam NG Wai Tak Victor	SHAM Po Fai Terry TANG Vincent TANG Wing Lun YIP Hon Wah Frankie	<b>TA Representative</b> KWOK Kin Wai
<b>Vice Chairman</b> KWOK Simon		<b>YSG Representative</b> YU Chun Fai Anthony	<b>Student Representative</b> CHAN Wai Chung Wilson
<b>Honorary Secretary</b> LEUNG George			
<b>Honorary Treasurer</b> TSOI Rina			

More members will be co-opted to the Council as appropriate.

## Planning & Development Division Chairman's Message



*Edwin Tsang PDD Council Chairman*

On behalf of the new P&D Council, I wish every member a prosperous New Year. Applications for multiple membership continue to come in and the 20087/2008 Council is able to expand.

### Education

In 2008, the Council wishes to make a more proactive role to promote the Division to students and probationers.

In China, there is no equivalent stream of P&D members, but the roles are being taken by other professionals already. For information of P & D probationers, experienced P&D members working in China are Eureka Cheng, Francis Lam, Edmond Yew are able to act as advisers to probationers.

In Hong Kong, in large private or quasi- Government development companies, there are planning and development divisions. Senior surveyors in planning and development divisions are eligible to act as supervisors in the APC exams. The Council is planning to visit the two universities later in the year.

### Membership

Membership continues on the rise. New members include Raymond Chan, Anderson Chan, Pong Kam Keung, Terrence Au, Yew Yat Ming, Chan Ping Hung, Chang Yu Chau and Wong Ho Ming.

### CPD

Dr Tony Leung and Eureka Cheng will be giving CPD talks later on in the year. This Division is also planning a Guang-dong visit later on.

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

### 持續專業發展 Continuing Professional Development

Surveyors Learning Centre, 8/F Jardine House,  
1 Connaught Place, Central, Hong Kong

香港中環康樂廣場1號怡和大廈8樓  
測量師研習中心

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

### Property & Facility Management Division 2007/2008 Council Members

<b>Chairman</b> TSANG Edwin	<b>Vice Chairman</b> SO Albert (External & Internal Affairs: Annual Conference, Annual Dinner, Administration, Editorial Board, Public & Social Affairs)	<b>Honorary Secretary</b> YIP William	<b>Assistant Treasurer</b> LI Marcus
<b>Senior Vice Chairman</b> LAU Francis (Membership)	<b>Vice Chairman</b> LEUNG Tony (Membership development & CPD)	<b>Assistant Honorary Secretary</b> PONG Tung Lui	<b>Council Members</b> KONG Kenny YEW Edmond CHENG Eureka
<b>Senior Vice Chairman</b> LAM Francis (Education)		<b>Honorary Treasurer</b> NGAI Norman	

More members will be co-opted to the Council as appropriate.

# Property & Facility Management Division Chairman's Message



*Kenneth Chan Jor Kin PFMD Council Chairman*

## PFMD Council



The following members have been elected during the AGM on 29 November 2007 to form the new council for a term of office of 2 years expiring at the AGM in 2009.

We have a very pleasant evening on the evening immediately after the AGM on 29 November 2007. We all enjoyed tasting the new wine from Beaujolais -



Beaujolais Nouveau 2007, pizza, pasta, mussels, etc. It was a memorable evening in that members could chat freely and the event had inspired us somehow about the continuous development of the Division.

## First Meeting of the Council

We had our first meeting of the new council on 10 December 2007 and during which we concluded a number of nominations and appointments to the institutional boards and divisional committees. The following is the list of nominations and appointments for members' reference. Members are encouraged to volunteer themselves to join the divisional committees.

## Institutional Nominations of Divisional Representations

<b>General Council</b>	CHAN Jor Kin Kenneth YEUNG Man Kai Gary KWOK Ngok Chung Dick
<b>Surveyors Registration Board</b>	PRICE Michael CHAN Kenny Kwok Wing LAM
<b>Board of Membership</b>	LAM Kwok Wing YEUNG Man Kai Gary
<b>Board of Education</b>	CHAN Kwok Hung Kenny HUI Chi Man Eddie

### Property & Facility Management Division 2007/2008 Council Members

<b>Chairman</b> CHAN Jor Kin Kenneth	<b>Immediate Past Chairman</b> PRICE Michael	HUI Wah Lun Daniel CHEUNG Tat Tong	CHAN Wai Kin Raymond CHEUNG Chi Keung Chris
<b>Vice Chairman</b> YEUNG Man Kai Gary	<b>Council Members Academic</b> HUI Chi Man Eddie CHAN Kwok Hung Kenny	<b>Government / Institutional / Public Bodies</b> HUNG Chuen Ka Charles LAI Chin Hung Gary LAI Chin Pang Charles	<b>YSH Representatives</b> (To be appointed by YSG)
<b>Honorary Secretary</b> KWOK Ngok Chung Dick	<b>Facility Management</b> HO Siu Leung Nelson LAM Kwok Wing	<b>Property Management</b> WONG Kwai Sang	<b>5 Co-opt Members</b> MAU Rebecca CHAU James (3 other appointments are now open)
<b>Honorary Treasurer</b> WONG Shing Alan			

More members will be co-opted to the Council as appropriate.



<b>Board of Professional Development</b>	HUI Wah Lun Daniel LAI Chin Hung Gary
<b>Public and Social Affairs Committee</b>	YEUNG Man Kai Gary KOWK Ngok Chung Dick

<b>Public and Social Affairs Committee</b>	YEUNG Man Kai Gary KOWK Ngok Chung Dick
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<b>Green Management Practice Committee*</b>	HUNG Chuen Ka Charles CHAN Jor Kin Kenneth KWOK Ngok Chung Dick WONG Shing Alan HUI Chi Man Eddie
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## Appointments to Divisional Committees

<b>Divisional Membership Committee</b>	LAM Kwok Wing YEUNG Mai Kai Gary KWOK Ngok Chung Dick
--	---

<b>Divisional Education Committee</b>	CHAN Kenny Kwok Hung HUI Chi Man Eddie YEUNG Mai Kai Gary KWOK Ngok Chung Dick LAM Kwok Wing
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<b>Promotion Committee</b>	CHAN Kenneth Jor Kin YEUNG Man Kai Gary KWOK Ngok Chung Dick HUNG Chuen Ka Charles YSG Representative
----------------------------	---

<b>CPD Committee*</b>	LAI Gary Chin Hung WONG Shing Alan HUI Wah Lun Daniel CHAN Wai Kin Raymond
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<b>Membership Committee</b>	YEUNG Gary Man Kai KWOK Ngok Chung Dick LAM Kwok Wing
-----------------------------	---

<b>Research and Development Committee*</b>	HUNG Charles Chuen Ka HUI Chi Man Eddie
--	--

<b>Editorial Committee</b>	HUI Chi Man Eddie (Honorary Editor) CHAN Jor Kin Kenneth KWOK Ngok Chung Dick
----------------------------	--

<b>ADR Committee</b>	CHEUNG Tat Tong YEUNG Man Kai Gary WONG Kwai Sang
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<b>Corporate Real Estate Committee*</b>	LAI Chin Pang Charles CHEUNG Chi Keung Chris HO Siu Leung Nelson CHEUNG Chi Keung Chris
---	--

<b>Mainland Committee*</b>	CHEUNG Tat Tong CHAN Jor Kin Kenneth
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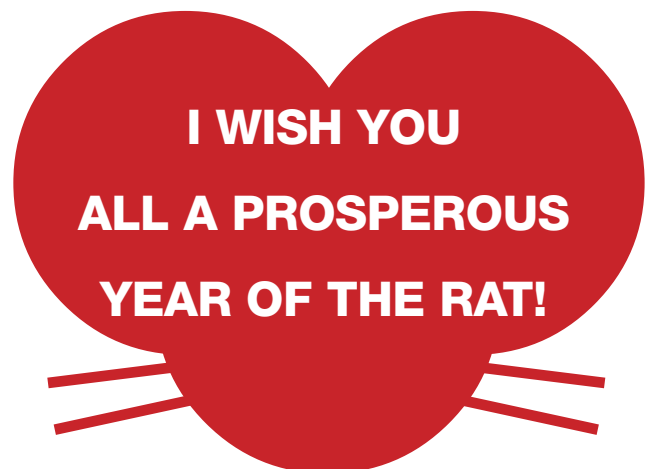
(Note: YSG representatives are invited to join the above committees as appropriate.)

## Collaboration with the Facilities Management Faculty Committee of RICS HK

Your council at its meeting on 7 January 2008 approved the proposal to invite members of the RICS Facilities Management Faculty Committee to join PFM divisional committees marked with an (\*) above. It is believed that collaboration at working levels will be most beneficial to both organisations.

## Gary Yeung in Beijing - 17 to 19 December 2007

Your Vice Chairman, Gary Yeung was representing the Division in a visit to the UFWD of CCP in Beijing - 17 to 19 December 2007. Gary introduced to the officials of Property and Facility Management Surveyors and advised that the counterpart in the Mainland will be Certified Property Managers. We look forward to opening dialogue with the mainland authority of the property management industry for possible reciprocity agreement negotiations.



## Quantity Surveying Division Chairman's Message



Stephen Lai QSD Council Chairman

I feel proud and honoured to have been elected as the Chairman for this council year. Firstly, on behalf of all members, I would like to express our sincere thanks to the 2007 Chairman, Spencer Kwan and his Council who have devoted and sacrificed their invaluable time to serve our Division.

In the past council years, the Division has achieved numerous target goals. I am taking over the Division Chairmanship at this challenging time. There are still many exciting challenges ahead. I am conscious to follow the footsteps and to keep up the good work of the previous Council. I will do my utmost best to meet members' expectations.

My main vision is to maintain a strong Division, increase the number of members and promote the QS profession.

### Promotion of QS Profession

With the increase of substantial construction developments within Hong Kong and China and the decreasing supply of QS from universities, there is a great demand of quantity surveyors in the coming years for the industry. We have identified the following immediate needs. We have planned and resolved to follow them through.

- to produce a video introducing QS profession

- to promote the profession not only to universities but also to secondary schools
- to carry out talks to university students prior to their choosing what stream they will study

### Mainland / CECA Registration

- Enable some members who have passed CECA examination to become registered cost engineers
- Explore the demand for the second batch of assessment under the Reciprocity Agreement. If it is justified, organize similar assessment within this council year
- Carry out official visits to Shanghai, Guangzhou and Beijing
- Co-organize conferences and workshops with the relevant Chinese professional bodies

### International / Globalization

- Finalize the Reciprocity Agreement with BSIJ and CIQS
- Continue the negotiation of Reciprocity Agreement with ICES, AACEI and other similar international professional bodies
- Support and attend the PAQS in Canada to explore collaboration with similar professional organizations

### Quantity Surveying Division 2007/2008 Council Members

<p><b>Chairman</b> LAI Stephen</p> <p><b>Vice Chairman</b> HO Daniel</p> <p><b>Honorary Secretary</b> MAN Antony</p> <p><b>Honorary Treasurer</b> TUNG Gregory</p>	<p><b>Immediate Past Chairman (ex-officio)</b> KWAN Spencer</p> <p><b>Council Members</b> CHAN Sunny CHAN Poleon CHAN Ricky CHAN Honby HO Paul</p>	<p>HO Thomas KAM Raymond KONG Raymond KWOK Evenlyn LEUNG Rayound TANG Ki Cheung WONG Jesse YAM Kwan Sum YAU Jeff YEUNG Franki YIM Keith</p>	<p><b>TAHKIS Representatives</b> KAN Siu Kee LEUNG Alex</p> <p><b>YSH Representatives</b> CHONG Joseph YUNG Kwok Kei</p>
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More members will be co-opted to the Council as appropriate.



Members are cordially invited to share their views and suggestions through Council Meetings. You are also welcome to join the various committees listed below which deal with all kinds of issues relating to the profession.

On behalf of the current Council, I would like to seek your continued support and look forward to another successful year. Taking this opportunity, I wish you all a healthy and happy New Year.

1	Sep 2008	18:30	Rm. 815, HKIS
6	Oct 2008	18:30	Rm. 815, HKIS
3	Nov 2008	18:30	Rm. 815, HKIS
1	Dec 2008	18:30	Rm. 810, HKIS

## Meeting Schedule of QSD

14	Jan 2008	18:30	Rm. 810, HKIS
4	Feb 2008	18:30	Rm. 810, HKIS
3	Mar 2008	18:30	Rm. 815, HKIS
7	Apr 2008	18:30	Rm. 810, HKIS
5	May 2008	18:30	Rm. 810, HKIS
2	Jun 2008	18:30	Rm. 815, HKIS
7	Jul 2008	18:30	Rm. 810, HKIS
4	Aug 2008	18:30	Rm. 810, HKIS

## QSD Committees

- Mainland Committee
- International Committee
- Contract Committee
- SMM Review Committee
- CPD Committee
- Information Technology Committee
- Education & Research Committee
- APC Committee
- ATC Committee
- Video Production for QS Profession Committee
- Government Liaison Committee
- ETWB/DEVB's Conditions of Contract Committee
- Public and Social Affairs Committee





## Young Surveyors Group Chairman's Message



Joseph Wong YSG Chairman

It is my great honour to be elected as Chairman of Young Surveyors Group for the council year of 2007/2008. An energetic crew of Office Bearers and committee members is ready to work for a wonderful year. Here they are!

### Target in 2008

It has been a memorable year for YSG with the contribution of our immediately past chairman, Victor Lau and his teammates. The fruitful study tour at Dalian, the victory in Stanley Dragon Boat Competition (1st runner up in Men's Cup B) and the exciting YSG Annual Dinner in Lan Kwai Fong are a few examples of our achievements.

Before my election, I have set out a target plan for 2008:

- To attract more students, probationers and qualified members who are under 40 to join YSG
- To involve in more social events and build up our image in society
- To hold more CPD events to meet the increasing demand for mandatory CPD hours
- To organize more co-joint activities with other professional institutes
- To produce a new YSG Video to replace the current one named JO

Certainly, the continuity of the brilliant work by our past YSG chairmen and committee members such as the Study

Tour, Dragon Boat event and YSG Annual Dinner will be kept up.

### Monthly Meeting Schedule

Starting from January 2008, our monthly meeting is scheduled for the first Friday of each month as follows:

4 January, 1 February, 7 March, 4 April, 2 May, 6 June, 4 July, 1 August, 5 September, 3 October, 7 November and 5 December (AGM).

All of you are always welcome to join YSG throughout the year by attending our monthly meeting. Please keep browsing our website and refer to the Surveyors Times for upcoming functions. I look forward to meeting new friends and I wish you all a prosperous 2008!

### Dragon Boat 2008

Like in the past, Dragon Boat trainings and practices are held on every SUNDAY till the Tuen Ng Festival at the Stanley Main Beach (near the HK Sea School) from 1pm till 4pm. This year, starting from 17 February, we will stretch our muscles, take the paddles and jump into the boat for this exciting and enjoyable event. Please join to show the *Surveyors Team Spirit*. Please call William Lai on 9667 6410 or e-mail williamlai.bd@gmail.com.

### Young Surveyors Group 2007/2008 Council Members

<b>Chairman</b> WONG Joseph	<b>Honorary Treasurer</b> CHEUNG Arthur	KWOK Joanna KONG Karen CHEUNG Kathy CHUNG Michelle YU Anthony SIU Cyrus CHAN Eric CHEUNG Kason CHAN Kenny TSE Philip	Vincent Lim William Chau William Lai Yung Kwok Kei
<b>Vice Chairmen</b> WONG Jeffrey CHONG Joseph	<b>Members</b> CHU Astor WONG Carmen CHAN Evangeline TEE Hazel CHAU Iris CHENG Jean		
<b>Honorary Secretary</b> LING Emily SINN Bette			

More members will be co-opted to the Council as appropriate.

# A Recent Case of 3D Survey for Heritage Conservation in Civil Engineering and Development Department - The Old Star Ferry Pier

*Dominic Siu, Chief Land Surveyor, Civil Engineering and Development Department, HKSARG*

In 2002, Civil Engineering and Development Department (CEDD) of Hong Kong Special Administrative Region (HKSAR) started to use Three Dimensional (3D) laser scanning technology for slope measurement and monitoring survey. With rapid development of technology and successful employment of the more advanced 3D laser scanner in 2004, CEDD has enhanced the service to digital recording of historical structures/buildings affected by Civil Engineering project. The laser scanning of the Old Star Ferry Pier is one of the recent tasks that the Survey Division of CEDD has completed in capturing the 3D models for the purpose of heritage conservation.

Serving Hong Kong for almost fifty years, the Old Star Ferry Pier was an unforgettable landmark along the waterfront to many of us. A lot of tourists had the experience of taking the Star Ferry and enjoy watching beautiful scenery of Victoria Harbour, one of the busiest ports in the world, with blue sky, green and salty smell sea water, modern buildings and the Victoria Peak as the backdrop. You could also feel comfortable breeze brushing your face and hear the sound of waves splashing onto the body of vessel. To many tourists who had visited Hong Kong and taken the ferry before, it certainly brought back good memory.



Fig 1. The Old Star Ferry Pier (left) and Clock Tower (right)

For protection of “collective memory” and heritage conservation, laser scanner is the ideal surveying tool to capture all the details of the old Star Ferry Pier with its Clock Tower. The application of advance laser scanning technology facilitated the Government to incorporate some spe-

cial features of the Pier and its Clock Tower into the design of the new Central Harbour front or rebuild the Clock Tower in open space on the new Harbour front.

In 2006, CEDD started laser scanning survey operation of the Old Star Ferry Pier including the interior of the Clock Tower. Every single detail of the Ferry Pier had been recorded and stored in digital form. The digital data can be retrieved in the form of 3D images and help preserving people’s “collective memory”.

I will first briefly introduce some methods of 3D surveying and compare the pros and cons of each method before I go into the details of the 3D survey of Old Star Ferry Pier on data acquisition, quality of measurements, and various products e.g. 3D animation cross section wire-frame model etc which can be derived from the 3D model. Other examples of 3D surveying applications e.g. Queen’s Pier, Old Blake Pier and Fireboat “Alexander Grantham” will also be mentioned from which I hope will help professionals in the field of construction and heritage conservation to understand and appreciate how new technology can help in 3D modelling of historical/heritage structure for conservation purpose.

## 3D Surveying Methods

There are various methods to capture the 3D models of building, objects, topographical, features, structures or monuments. The four methods are

- Conventional ground survey
- Close range terrestrial photogrammetry
- Laser scanning
- LiDAR

A table on comparison of different approaches in 3D survey is shown in Appendix I.

## Conventional Ground Survey

An instrument (known as total-station) is set up at various known co-ordinated stations in turn and measurements are taken to all the points on the surface of the object/feature. Basically, the electronic instrument will measure distance, horizontal angle and vertical angle of every single point to the surface of the object/feature and automatically record them. This method has many disadvantages as it is very time consuming to measure a large number of points and difficult to measure complicated details, curvilinear and irregular objects (e.g. gas pipes) spherical or overhanging objects.



Fig 2 Conventional Method by Ground Survey

## Close Range Terrestrial Photogrammetry

Overlapping images of an object have to be taken preferably by calibrated metric camera at two different camera positions. Professional camera can be used instead for less accurate work. A stereo model of the overlapping images can be formed by a stereo-pair. The advantage of this method is that 3D model of delicate sculptures with minute details can be formed accurately and it facilitates the work of replication of sculptures. It is a very effective tool for capturing the scene of car accidents. The disadvantage of this method is that camera positions are very often constrained by site condition.

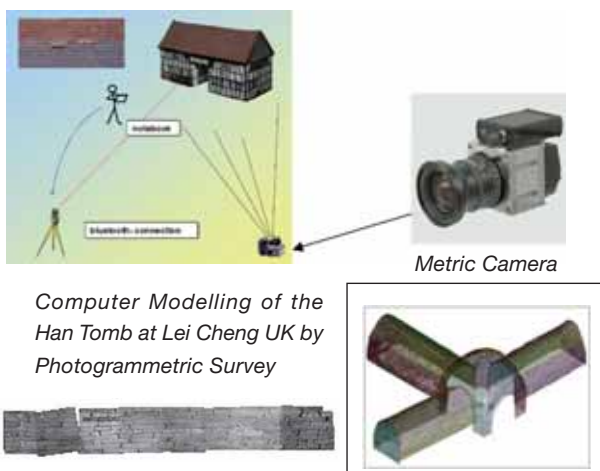


Fig 3 Close Range Terrestrial Photogrammetric Survey

## Laser Scanner

3D laser scanning is a brand new survey and mapping technology that uses high-speed laser to scan the surfaces of objects which can capture a huge amount of 3D coordinate points of the surface model. These 3D coordinates can be integrated to form "Point Clouds" and high-resolution 3D models by using specialized software.

The distance of an object is determined by measuring the time difference of the emitted laser pulse and its return signal travel to and fro between the objects and the scanner. The angle of emission is controlled by two rotating mirrors. The advantage of laser scanning is that it can acquire a huge amount of data within a very short time. The processing and level of skill in operating the software is comparatively less demanding than that of close range terrestrial photogrammetry.

The scanning instrument used for 3D surveying in CEDD was Leica HDS3000. Some of the technical features of the instrument and the software used are summarized in Appendix II.



Fig 4 The 3D laser scanning system Leica HDS3000 at the Old Star Ferry Pier

## LiDAR

LiDAR (Light Detection And Ranging) is an optical remote sensing technology that measures properties of scattered light to find range and/or other information of a distant target. A LiDAR survey under a service contract managed by the Geotechnical Engineering Office of CEDD covering Hong Kong Island was carried out last year as a pilot study. Survey Division had selected four sites for comparison of data acquired by LiDAR and ground survey. For open area, the height accuracy achieved was  $\pm 8\text{cm}$ . However the 3D models in heavy vegetated area were found to be unreliable.





Emitted Laser Signals ↓      ↑ Reflected Laser Signals

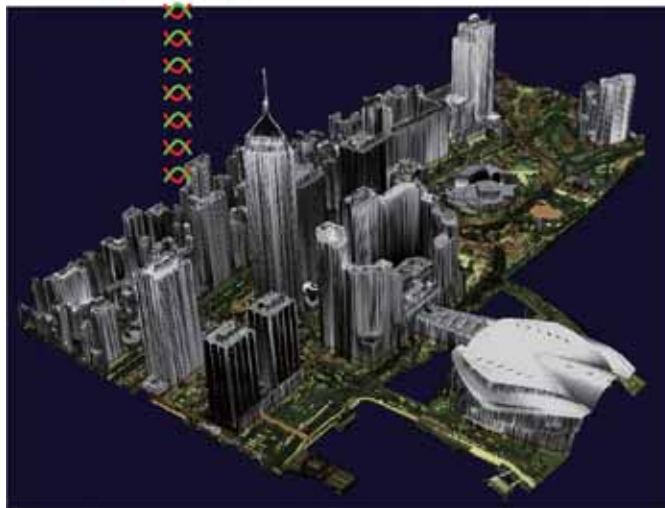


Fig 5 Aircraft with LiDAR equipment emitted laser signal and the picture below shows the 3D model of the Wan Chai district from the LiDAR data.

## Data Acquisition, Registration and Geo-referencing

The location of the old Star Ferry Pier was a busy interchange for land and sea transport. The laser scanning survey was surely a new, challenging task. Survey works were required to be carefully planned and executed to minimize nuisance to the pedestrians, vehicles, newsstands, shops etc. All detailed features were recorded and stored as 3D images with the 3D laser scanning technology. The work covered not only the interior and exte-

rior of the Pier and Clock Tower, but also the walkway connecting the Pier to Statue Square.

Thorough planning and site reconnaissance were necessary. Site inspection was required to decide the locations of survey control points. To transform the coordinates of scanned objects into that of the local coordinate system - HK 1980 grid system, traversing and levelling for the establishment of the survey control points were of utmost importance. The working steps thus included data acquisition, registration and geo-referencing of captured point clouds into the local coordinate system.

There were 3 main steps in registration. They are

- Pairwise registration - for adjacent scans
- Global registration - for all scans
- World registration - for transformation to the local coordinate system

To geo-reference the scanning stations in pairwise registration, either

- Tie-point / Tie-point constraint or
- Point Cloud / Point Cloud constraint (with a minimum of 3 points or 40% overlapped scanning coverage) was used. To maintain the accuracy, the incident angle of each laser beam was kept smaller than 60°.

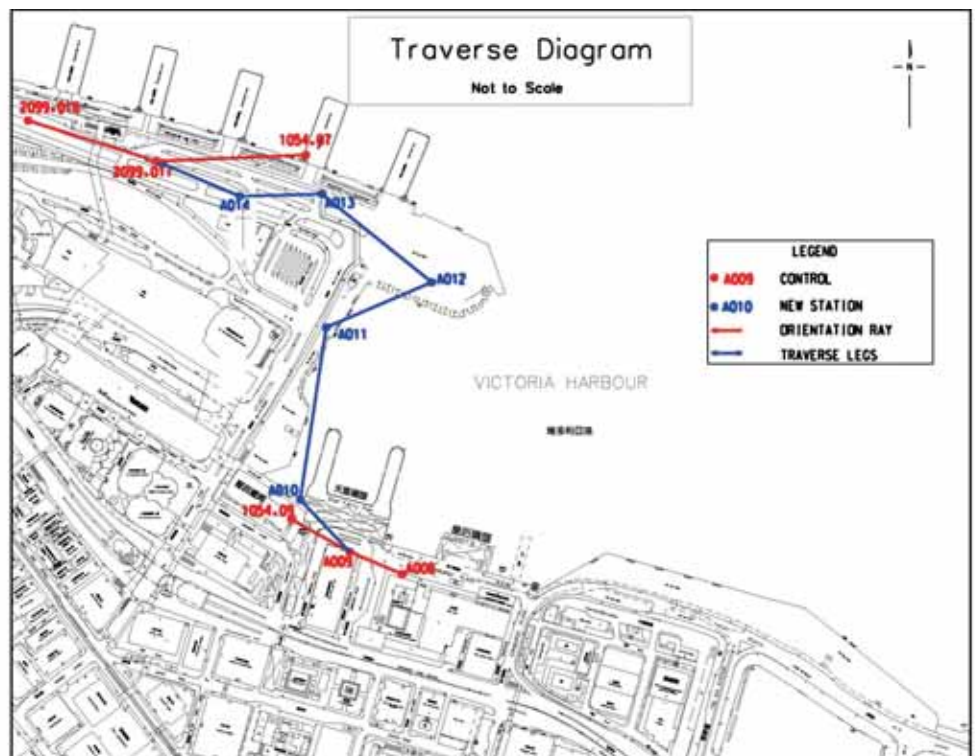


Fig 6 Traversing at the Old Star Ferry Pier

The table below shows the scanning statistics on the task of the Old Star Ferry Pier:

Scanning Statistics	Leica HDS3000
# of tie points / spherical reference targets	153 tie points + 10 reference targets
# of scanning stations	200
# of scans	200
# of points [Million]	150
Volume of data [MB]	5000
Grid width in 50m / Scan [cm]	2
Scanning time / station [min]	60
Scanning time in total [days]	48
Total scanned floor area [sq.m.]	13500
Total scanned surface area [sq.m.]	39000

Scanning statistics for the laser scanner Leica HDS3000

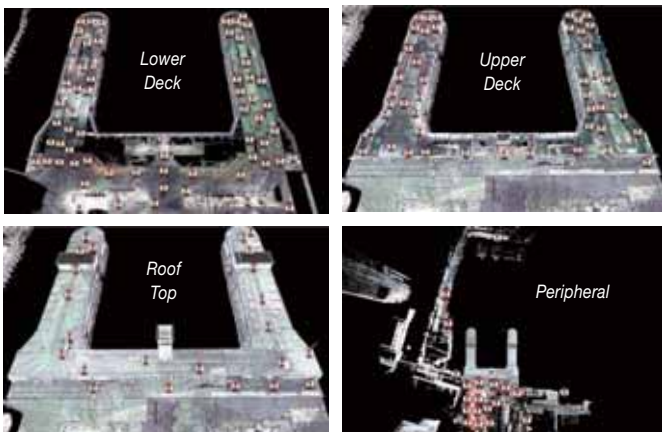


Fig 7 Geo-referenced point clouds and Scanning Stations at Old Star Ferry Pier

## Geometric Quality of Measurements

### Verification of the Measured Centres and Diameters

In order to estimate the achievable accuracy, the centre coordinates of scanned columns at different floors as shown Figure 9 in the Old Star Ferry Pier were so derived in a least-squares adjustment approach. Then, comparisons were made with the centres of those same columns scanned at different floors. The centre coordinates were derived at 4 different levels at about 4m, 6m, 7m and 10m. Moreover, analysis on the derived diameters of the scanned columns



Fig 9 Centres (blue in colour) on the columns to be compared

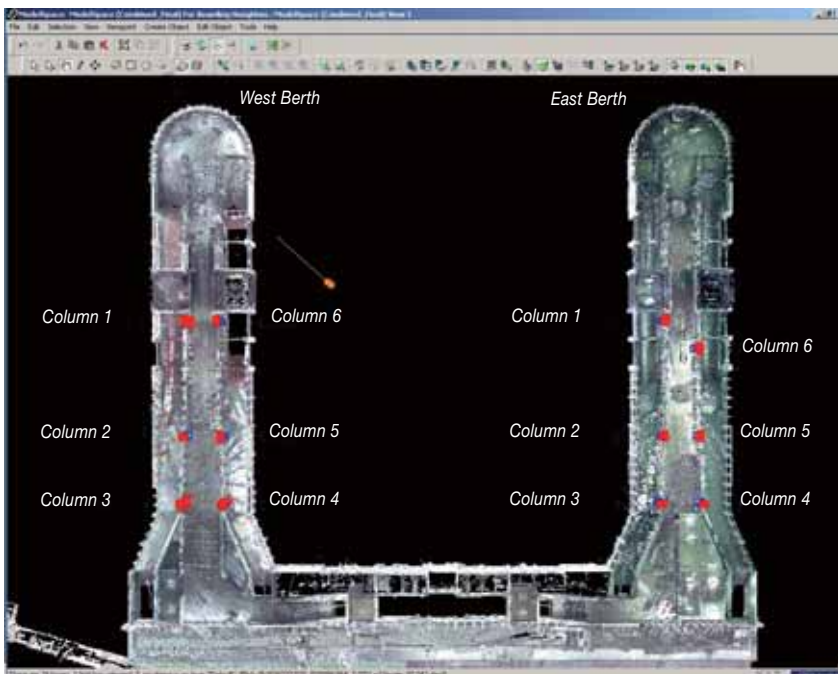


Fig 8 Location of Columns inside Old Star Ferry Pier

at different floors was also made. The locations of columns and the results of the deviations are shown in Figure 8 / Figure 9 and Table in Appendix III respectively.

The surfaces of columns at different floors were scanned by the independent setups of laser scanner. Their surface coordinates were found after the registration process as mentioned in section 3. From Table in Appendix III, the largest standard deviation of the derived centres from scanned surface coordinates at different levels is 0.029m only. At 95% confidence interval, the largest standard error can be regarded as about  $0.029\text{m} \times 1.96 \sigma \approx 0.057\text{m}$  only.



```
Name: <18553>
Object Info:
Origin = (834632.621, 816108.011, 8.338) m
Axis = (0.2534, 0.9674, -0.0042)
Width Axis = (0.9674, -0.2534, 0.0012)
Height = 0.147 m
Depth = 2.784 m
Width = 0.347 m
Color = [75, 150, 255]
Insulation Thickness = 0.000 m

Derived from cloud with 149602541 points

Fit Quality:
Error Mean = 0.000 m
Error Std Deviation = 0.004 m
Absolute Error Mean = 0.003 m
Maximum Absolute Error = 0.031 m
```

\*\*\* The small error shows that the derived centre is highly accurate.

Circular Column	Coordinates		
	Northings	Eastings	Level(mPD)
E1	816108.088	834632.639	9.729
E1	816108.076	834632.639	6.946
E1	816108.076	834632.646	6.269
E1	816108.072	834632.636	3.889

Fig 10. East Berth Column 1 - Sample Calculation Procedure in Cyclone(tm) MODEL

## Verification of the Diameters

Comparisons were also made on the diameters of same columns scanned at different floors. The diameters of the columns are shown in Appendix IV.

From Appendix IV, the discrepancies of the derived diameters at different floors are from -0.023m to 0.048m. Such discrepancies may be due to the various quality of workmanship and the inconsistent thicknesses of painting. However, the standard deviation is still 0.019m only. At 95% confidence interval, the largest standard error can be regarded as about  $0.019\text{m} \times 1.96 \sigma \approx 0.037\text{m}$  only.

The above assessment shows that the laser scanning results are reasonably accurate and precise at centimeter level in term of the internal accuracy.

## Various Products by 3D Laser Scanning

Point cloud data is the immediate product after processing the 3D laser scanned data. 3D point cloud data can be used to generate various types of derived products as listed below:

- 3D and Digital Terrain Model (DTM)
- Cross section
- Longitudinal section
- Wire-frame model
- Structural Drawings

- 3D coordinates
- Coloured Intensity of Mesh Map
- Isopach Plan
- Contour Plan
- Fly-through model which fly along a predefined path to view different perspective of the model or 360 degree in AVI format
- Replicate model (under trial)
- Coloured Photos in Tiff or Jpeg Formats

## Image Analysis

As the intensity of reflected laser depends on the nature of materials being scanned, point clouds with similar intensity value can be grouped for further analysis. As shown in Figure 11, different colours represent different intensities of reflected laser beams. Different nature of materials can then be identified.

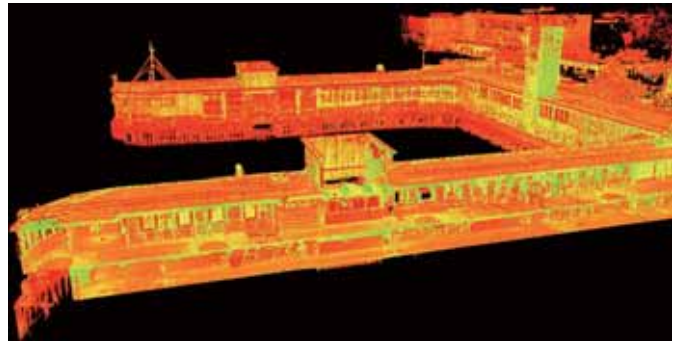


Fig 11 Point Clouds of old Star Ferry Pier (Cross-Section)

## 3D Model Simulation

A 3D laser scanner takes colour photographs in the vicinity during scanning work. 3D models of an object can be displayed with colours and texture by adhering the colour photographs on the point clouds. As shown in Figure 12, the textures of the structure are clearly displayed for further analysis. Moreover, structural framework can be formed from the 3D models as shown in Figures 13 to 14.

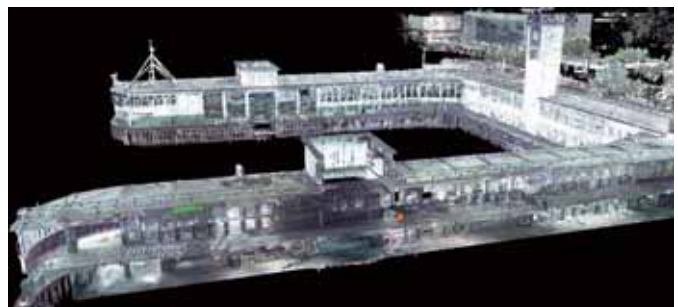


Fig 12 Point Clouds of Old Star Ferry Pier with colours and texture (Cross-Section)



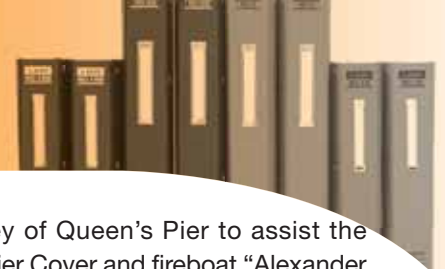


Fig 13A Old Star Ferry Pier and Clock Tower (Cross-section)

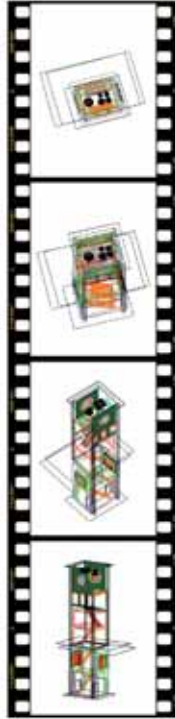


Fig 13B Structural Framework of Clock Tower



Fig 14 Level of detail of the Landing Bridge

## Multi-angle Visualisation

As shown in Figures 15 and 16, the 3D model can be presented in different angles and flythrough animation is made possible in various software, e.g. Cyclone(tm) MODEL, Autodesk 3D Max, Autodesk Viz, etc.

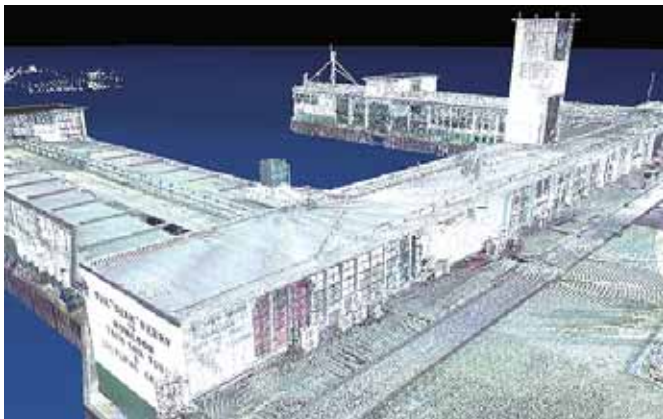


Fig 15 A Snapshot in Flythrough Animation at Clock Tower



Fig 16 Some Snapshots in Flythrough Animation at old Star Ferry Pier

## Applications on Similar Projects

Apart from the 3D survey of the Old Star Ferry Pier, CEDD

had completed 3D survey of Queen's Pier to assist the relocation, the old Blake Pier Cover and fireboat "Alexander Grantham".

## Old Blake Pier Cover

The century old cover of the Old Blake Pier, previously situated in Central, was relocated in the Morse Park during the reconstruction of the old Central Pier. The Government had relocated it once again next to the Murray House at Stanley. Since the original structural plans were lost, 3D laser scanning was found necessary to create its 3D model, cross-sections and structural plans prior to its demolition and relocation. The 3D model was used to create flythrough animations for public consultation before the commencement of the project. Figures 17A and 17B show the structural plan and cross-sectional view of Old Blake Pier cover. Figure 18A shown the old Blake Pier Cover in Morse Park while Figure 18B shows the photo montage of the new structure in the new environmental setting at Stanley.

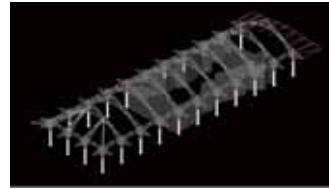


Fig 17A Structural Plan of Old Blake Pier



Fig 17B Cross-Section of Old Blake Pier Cover



Fig 18A The Old Blake Pier Cover will soon be relocated from the Morse Park (left photo) to Stanley (right photo) Fig 18B.



## Queen's Pier

3D Survey of Queen's Pier by Laser Scanner was completed in 2006. The size of the task was comparatively smaller than the Old Star Ferry Pier. Survey Division took 20 working days only to capture every single details of Queen's Pier including columns, sign board, anchorage, light furnitures and to process five million points of data. Figure 19A below showed a 3D point cloud models of the pier which could be viewed at different angles and perspectives. The Figure 19B below is a plan which shows the lighting furniture on the ceiling of the pier with co-ordinates prepared at the request of the architect before the removal of each object to ensure that all minute details were properly recorded and could be re-built.

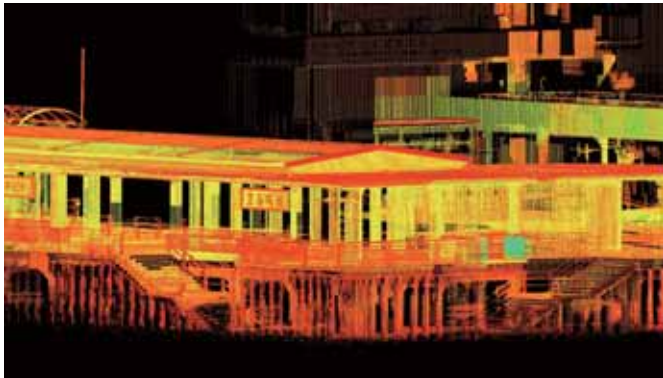


Fig 19A The 3D Scanned Image of the Queen's Pier

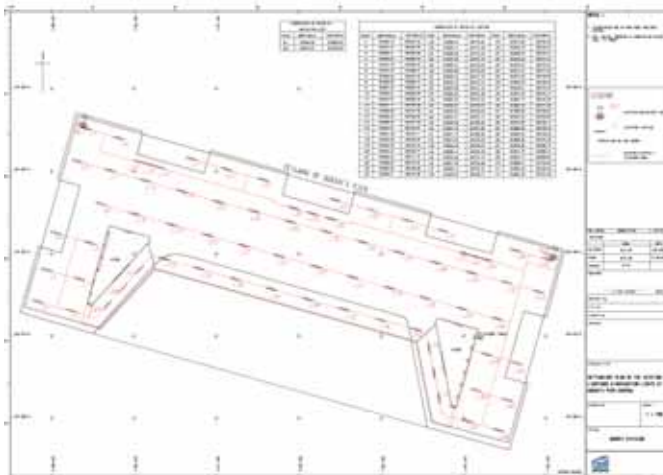


Fig 19B A Typical Setting-out Plan provided to Architect for Queen's Pier

## Fireboat "Alexander Grantham"

Built in 1953, the fireboat "Alexander Grantham" was a historical figure of fire services in HK for half a century. Its facilities had changed a lot since launching, and such changes were not shown on the original design drawings.

Its structure and facilities, particularly the pipes in the engine room, were recorded in detail and precisely with the use of the 3D laser scanning technology. For the determination of their center positions in particular, it could hardly be achieved by the conventional approach. The efficiency and effectiveness of work were both greatly enhanced with the use of point clouds and 3D models.



Fig 20 Fireboat "Alexander Grantham" (left photo) and its Point Clouds (right photo)

## Conclusion

- Apart from carrying out time-consuming and complicated surveying works, 3D laser scanning technology is suitable for recording historical structures or heritage with historical significance.
- With its relatively high internal accuracy measurements as shown in section 5, laser scanner can effectively record down the dimensions of various features, e.g. sculptures, elevated pipes, the soffit of a viaduct, overhanging and cylindrical features, the ceiling of a building, the faces of large objects, columns and tower structures, etc. If conventional surveying approach is adopted, high density points with accurate measurements cannot be achieved practically.
- The acquired laser scanning data enables the Government to consider how to incorporate the Clock Tower into the design of the new Central harbour front. CEDD had produced a series of structural plans as fundamental information for the Planning Department to carry out the "Central Reclamation Urban Design Study". Moreover, several flythrough animations were also prepared for engineers and other professionals in the field of construction and heritage conservation for their reference. The 3D laser scanning technology indeed offers high accuracy with measurements for wide range of applications and products. Using the huge amount of collected data, various products including cross-sections, structural drawings, 3D visualization models and flythrough animations are thus made possible.
- Indeed, the deployment of laser scanning technology enables CEDD to deliver more value-added products and hence better services. Since the public is getting more concerned about conservation of heritage/historical features, it is foreseeable that more engineers will make use of 3D models to explain their projects as 3D animation would provide an excellent visual appreciation of the spatial relationship of structures with existing environmental setting; and to record historical features to facilitate future maintenance and restoration works.

## Acknowledgement

This paper is published with the permission of the Director of Civil Engineering and Development, the Government of the Hong Kong Special Administrative Region.

## Appendix I

### Different Approaches for 3D Survey

	Conventional Ground Survey	Close Range Terrestrial Photogrammetry	Laser Scanning	LIDAR
Speed	Low	Medium	Fast	Very Fast
Accuracy	High	High	High	Medium
3D Model	-	Yes	Yes	Yes
Knowledge Skill	Average	High	Average	High
Survey of Inaccessible Features	Difficult	Easy	Easy	Easy
Circular & Irregular Structures	Difficult	Easy	Easy	Difficult to depict small objects
Investment Cost	Less than \$0.2M	Less than \$0.5M	Around \$1.0M	Very High
Survey Cost	High	Medium	Low	Low in terms of surveyed area

## Appendix II

### Technical specifications of Leica HDS3000

	Leica HDS3000
<b>Metrology method</b>	pulsed time of flight
<b>Field of view</b>	360° horizon., 270° vertical
<b>Optimal scan distance</b>	1m - 100m
<b>Scanning speed</b>	up to 1800 points/sec
<b>Accuracy in distance (50m)</b>	6mm (single measurement)
<b>Angular resolution</b>	60 micro-radians
<b>Divergence / Spot size in 50m</b>	≤ 6mm
<b>Calibrated video camera</b>	RGB 64 megapixels, spatially rectified

### Software for Leica HDS3000

Software	Leica HDS3000
<b>Scanning</b>	Cyclone™ SCAN
<b>Post Processing</b>	<ul style="list-style-type: none"> <li>Cyclone™ REGISTER for registration, target-matching, rendering and geo-referencing</li> <li>Cyclone™ MODEL for point clouds manipulation and modelling</li> <li>Cyclone™ SERVER for collaborative work group access to databases and data management</li> <li>Leica Cloudworx™ for manipulating point clouds in CAD systems</li> </ul>

## Appendix III

### Standard Deviation of Centre Coordinates

Circular Column	Standard Deviations (m)		
	Northings	Eastings	Overall
<b>West Berth 1</b>	0.000	0.013	0.013
<b>West Berth 2</b>	0.013	0.013	0.018
<b>West Berth 3</b>	0.000	0.000	0.000
<b>West Berth 4</b>	0.018	0.013	0.022
<b>West Berth 5</b>	0.000	0.013	0.013
<b>West Berth 6</b>	0.013	0.026	0.029
<b>East Berth 1</b>	0.013	0.018	0.022
<b>East Berth 2</b>	0.013	0.000	0.013
<b>East Berth 3</b>	0.013	0.000	0.013
<b>East Berth 4</b>	0.000	0.013	0.013
<b>East Berth 5</b>	0.013	0.000	0.013
<b>East Berth 6</b>	0.018	0.013	0.022

## Appendix IV

### Diameters of Circular Column

Circular Column	Derived Diameters (m)		Discrepancies (m)
	Upper Deck	Lower Deck	
W1	0.350	0.302	0.048
W2	0.334	0.350	-0.016
W3	0.339	0.359	-0.020
W4	0.322	0.328	-0.006
W5	0.327	0.345	-0.018
W6	0.351	0.374	-0.023
E1	0.347	0.359	-0.012
E2	0.345	0.346	-0.001
E3	0.343	0.346	-0.003
E4	0.346	0.347	-0.001
E5	0.344	0.337	0.007
E6	0.349	0.343	0.006
<b>Standard Deviation</b>			0.019

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- Sair-wing Yip, 2002, "Computer Modelling of Han Tomb at Lei Cheng Uk by Photogrammetric Survey", Survey & Mapping Office, Lands Department, HKSAR Government.





In 2007, QSD organised a total of 21 CPD events comprising 25 talks covering a variety of topics, namely, Lucky Factor, Feng Shui and Architecture, New SMM4, New Standard Form of Building Contract, Mediation, Arbitration, Heritage, Site Visits, Real Estate, Subcontractor Registration, Hong Kong QS in Mainland China, Project Financing, Expert Witness, Standard Forms of Construction Contract in the Pacific Region, Contract Preparation and Dispute Resolution in Major Projects and Mediation. Apart from the eight CPD events reported in April, June and July Surveyors Times, the following are the CPD events organised in the second half of this year.

## Global Real Estate Portfolios: Risks and Rewards

On 28 June, Dr Ruijue Peng, the Chief Research Officer of Property & Portfolio Research, Inc. gave us a talk on risks and rewards in global real estate. Dr Peng presented her analysis in the risks and rewards in the real estate investment in major cities of different countries including China, America, United Kingdom, Singapore, Hong Kong and other cities in the Asia Pacific Region. The talk was a successful one and was attended by over 120 participants.



## Subcontractor Registration in Hong Kong — Current Status and Future Development

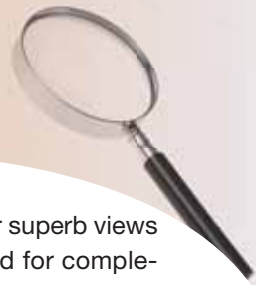
Thanks to Dr Thomas Ng, Associate Professor in the Department of Civil Engineering, The University of Hong Kong, for a talk on subcontractor registration in Hong Kong on 26 July. Dr Ng first explained why a Voluntary Subcontractor Registration Scheme has been set up in 2003 and compared the mechanism and effectiveness of the Voluntary Subcontractor Registration Scheme in Hong Kong with similar systems in other advanced countries. He highlighted the key findings of a series of government funded research studies into construction subcontractor registration and performance appraisal, and concluded on the ways to integrate the results of subcontractor registration and performance into tendering decisions. The talk was attended by over 100 participants.

## An Overview of the Standard Form of Building Contract 2005 Edition

The Standard Form of Building Contract 2005 Edition was launched in 2005. However many practitioners still prefer to use the Old Standard Form although there are a lot of loopholes in the Old Form. To let members and practitioners to familiarize with the new Standard Form of Contract 2005 Edition, a series of CPD was organised this year to compare the Old and New Forms. The CPD comprised 5 forums on the topics of comparison of the old and new Forms, dispute resolution, payments and certificates, extension of time and loss and/or expense. The forums were held on 17 July, 21 August, 18 September, 16 October and 3 December 2007. This series of CPD was attended by over 210 participants. A panel of four to five speakers was formed for each forum. Bernard Wu, an experienced quantity surveyor and also a barrister-at-law and an Arbitrator was the main speaker and facilitator of the forums. Other speakers included YY Ho, Director of Rider Levett Bucknall, KC Tang, Director of KC Tang Consultants Ltd, Dr Edwin Chan, Professor of Department of Building and Real Estate of Polytechnic University and also a Barrister, Dr Paul Ho, Immediate Past Chairman of the Quantity Surveying Division of HKIS and the Head of the Division of Building Science and Technology of City University of Hong Kong, Peter Berry, Consultant of Hong Kong Construction Association, HF Leung, Associate Professor of Department of Real Estate and Construction of The University of Hong Kong and also a barrister, Spencer Kwan, Chairman of the Quantity Surveying Division of HKIS and also Director of HA Brechin & Co Ltd and Daniel Ho, Senior Manager of Urban Renewal Authority. In this series of forums, the panels of speakers compared the various clauses between the old and new Forms, examined and discussed on the interpretation and improvement of the various clauses in the new Form with references to relevant Court cases. The forums were impressive and the participants actively participated in discussions. Thanks to Bernard and all speakers for sharing their views on the New Form of Contract.

## Hong Kong QS Consulting Firms on Mainland China — Barriers and Opportunities after CEPA

Although CEPA IV has been signed to facilitate trade in goods and services, there are still many difficulties for quantity surveying firms to fully develop their business in the Mainland market and receive 'national treatment'. A re-



search was undertaken in 2004 to study the barriers and opportunities of a Hong Kong construction professional working on the Mainland, but it did not focus on a specific type of professional. On 9 August, Joseph Chong, a cost manager working for an international bank shared the result of his interviews with 7 directors of major Hong Kong QS firms about whether CEPA has effectively helped Hong Kong QS firms to develop in the Mainland market. Joseph also gave some insights for QS/ QS firms when they consider entering this new market after China's accession to the WTO. The talk was attended by over 70 participants.

## Site Visit to International Commerce Centre (ICC) at Kowloon Station

Following the success of the site visit to the International Commerce Centre (ICC) in March together with YSG, on 29 September, a second site visit to ICC was arranged. ICC is the biggest single project above the Airport Express Kowloon Station, with three towers containing 2.5 million



square feet of grade-A offices, one million square feet of luxury residences, another million square feet hotel space and serviced apartments for lease and a shopping mall of one million square feet, totalling 5.5 million square feet of gross floor area. Two deluxe hotels operated by world-renowned The Ritz-Carlton and W Hotels groups will contain about 700 rooms for discerning guests

while public observation floor in ICC will offer superb views of Victoria Harbour. The project is scheduled for completion in phases from 2007 to 2010. ICC will rise to 490 metres, making it Hong Kong's tallest building and the world's third tallest in terms of usable floors. In the presentation, Gabriel Cheung, Deputy Project Director of Harbour Vantage Management Ltd (a wholly-owned subsidiary of Sun Hung Kai Properties Ltd.), Raymond Leung, Deputy Project manager of Sanfield (Management) Ltd and Kenneth Au, Leasing manager of Sun Hung Kai Real Estate Agency Ltd. gave us an introduction of the development process, the difficulties encountered in the design and construction and how they were solved. The site visit was attended by over 20 participants and we were amazed at the new technology adopted in the construction of this project.

## What a Quantity Surveyor can do in Project Financing-Experience from Macau and Mainland

Thanks to Jacob Lam, Managing Director of Northcroft Construction Services Ltd and ValueMark Management Consultants Ltd, for giving us a talk on the role of Quantity Surveyor in Project Financing in Macau and Mainland on 2 October. Jacob first examined the core competence of quantity surveyors, he then explained the development budget model in Macau and Mainland based on his experience in these Areas. After that, he explained some financial appraisal techniques, and finally explored the possible areas for a quantity surveyor to be involved in project financing stage, development budgeting and control. The talk was attended by over 100 participants.



## The Role and Responsibility of Expert Witness

On 5 October, TT Cheung, Past President of HKIS and also the Director of Aria & Associates Ltd, gave us a talk on the role and responsibility of expert witness. In the talk, TT explained the role and duty of quantum expert, how they are





appointed, what services they provide, what services they should not provide, the independent role of expert so on and so forth. TT explained the whole process of involvement of a quantum expert from appointment to attendance in Court. At the end of the talk, a mock cross-examination of the quantum expert in Court was performed with TT as the expert, Bernard Wu, a barrister and also an Arbitrator as the Counsel representing one party and Professor HF Leung, Associate Professor of Department of Real Estate and Construction of The University of Hong Kong and also a barrister and Arbitrator as Counsel representing another party. In the role play, TT, Bernard and HF explained the room setting in Court, the process of hearing in Court. The talk was attended by over 110 participants.



### Site Visit to HKCEC Extension Project

On 20 October, a site visit to Hong Kong Convention and Exhibition Centre Extension Project was arranged. Spear-headed by the Hong Kong Trade Development Council, the HKCEC Extension is to create 19,400 m<sup>2</sup> of additional exhibition space, boosting the total exhibition space at the HKCEC by 42 %. The project involves re-building the existing Atrium Link between HKCEC Phases I and II. To be completed in less than 3 years, it is a fast-track project using the Design-and-Build approach.



In the presentation, KF Chan, Project Head of the HKCEC Extension Project and Eric Lau, Project Manager of Hip Hing Construction Co. Ltd gave us an introduction of the design and development process, the difficulties and challenges inherent in the project, for example, how to build a multi-storey long-span structure for heavy loadings across a water channel and how to maintain the smooth operation of

the existing buildings throughout the entire construction period. The project exemplifies the importance of adopting the right project procurement strategies. The site visit was attended by over 30 participants and all were amazed at the huge multi-storey long-span structure, and were impressed with the good planning and arrangement of the site activities in a congested site.



### A Review of the Cost and Time Consequences of the Standard Forms of Construction Contract in the Pacific Region

With the global economy and the internet, people have greater opportunities to travel or surf to interact with other people. In fact, more and more quantity surveyors are now working overseas. It is therefore important to know the customs and practice of the construction industries and the contract forms used in other localities. To let members



know more about these, Dr Ellen Lau, Senior Lecturer of City University of Hong Kong and KC Tang, Director of KC



Tang Consultants Ltd gave us a talk on the cost and time consequences of the standard forms of construction contract in the Pacific Region on 22 October. In the talk, Ellen and KC examined the standard forms of construction contracts used in the Pacific region including Australia, Canada, Hong Kong, Malaysia, New Zealand, Singapore and Sri Lanka in terms of contract price, changes to the contract price, payment of the contract price,





agreement of the final price, contract practice, procedural differences, the contract intent and the role of quantity surveyors. The talk was attended by over 90 participants.

## How to tackle major projects — Contract Preparation and Dispute Resolution

Thanks to Yeung Man Sing, Chairman of the Association of Cost Engineers (HK) Region and Partner of Li & Partners, Gilbert Kwok, Past Chairman of the Quantity Surveying Division of HKIS and Partner of Li & Partners, Cheng Zai Zhong, PRC Lawyer of Li & Partners, and Choy Chee Yean, Partner and Head of the Projects and Infrastructure Practice of Rajah and



Tann for giving us a talk on contract preparation and dispute resolution in major projects on 6 November. In the first part of the talk, Mr Yeung and Mr Kwok explained the infrastructure projects in Hong Kong, the EPC (Engineering,

P r o c u r e m e n t a n d Construction) Contract, the various clauses of this contract, examples of its application in Mainland and how it can be applied to Hong Kong infrastructure projects. In the second part of the talk, Mr Choy shared



his experience with us on managing a complex arbitration under the topics of defining complexity, choosing the tribunal, multi-party disputes, civil law perspectives, planning and structuring the hearing, cases against public entities and post-award review. In the final part of the talk, Mr Cheng explained the legal structure and proceeding in Mainland. The talk was attended by over 140 participants.



## Real Estate Analysis: Rationalizing Human Irrationality

On 7 November, Stephen Chung, Manager Director of Zepelin gave us a talk on the topic of rationalizing human irra-

tionality in real estate analysis. Stephen first explained how investment markets including the real estate investment are affected by human activities such as aspirations, emotions and feelings which are not always rational in the broadest sense of the word. He then presented to us his analysis of the investment market in Mainland and Hong Kong and explained to us how analysis can help investment to be more rational. The talk was attended by over 50 participants.

## An Overview of the New HKSMM4

The HKSMM4 has been introduced in view of advancement in architectural design and engineering technology and the ever increasing sophistication of the construction industry in Hong Kong. It has adopted the tabulated format which is similar to the United Kingdom and Australia, while still keeping the trade section rather than elemental format apart from incorporating new trades and elements such as diaphragm walling, gun applied reinforcement concrete, various waterproofing materials, raised access floors, wall claddings, cubicle partitions, shop fronts and landscaping works, etc. In the seminar held on 16 November which was attended by over 100 participants, Dr Paul Ho, Immediate Past Chairman of the Quantity Surveying Division and Head of the Division of Building Science and Technology of City University of Hong Kong, highlighted the major differences between the old and new SMM and gave examples on measurements based on the new HKSMM4.

## Mock Mediation

On 6 December, five Representatives from The Hong Kong Mediation Council - Construction Committee and also Accredited Mediators of HKIAC, gave us a presentation on mediation. They are William Kong, Solicitor of Anthony So & Co, Ivan Cheung, Associate of EC Harris, Peter Tang, Director of Powerpoint Consultants Limited, Dick Lam, Partner of Fung, Wong, Ng & Lam, and Enmale Kwok, Commercial Manager of Leader Civil Engineering Corporation Ltd. William explained what is mediation is and how it can be used to assist parties in a dispute to reach a negotiated agreement, that is a fast and cost effective approach when compared with arbitration and litigation. In the second part of the presentation, a mock mediation was conducted with Ivan as the Narrator explaining the various mediation process and mediation skills, Peter as the mediator, Dick and Enmale as the disputed parties. The talk was a successful one and was attended by over 60 participants.

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### Shell Card

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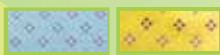
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A privilege offer of \$3060 (original \$4650 for male) and \$2880 (original \$4390 for female) for all HKIS members and their families. Plan inclusive of TWO Doctor Consultations, Physical Examination (Weight, Height, Blood Pressure & Pulse) & Medical History, Chest X-ray, Electrocardiogram, Kidney Function (Urea & Creatinine), Liver Function (SGPT & SGOT), Complete Blood Count, Diabetic Screening (Fasting Glucose), Rheumatology Screening (Uric Acid & RA Factor), Lipid Profile (Total Cholesterol, Triglycerides HDL and LDL), 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 30 June 2008. Enquiries please call **2608 3170** or visit [www.union.org](http://www.union.org).

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## HKIS

Pattern style  
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*Beige silk scarf with single HKIS embroidered logo.*

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- 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
<b>2008</b>			
<b>Feb</b>	12	HKIS Executive Committee Meeting	Board Room, HKIS
	29	HKIS Surveyors Luncheon Surveyors Happy Hour	38/F World Trade Centre Library, HKIS
<b>Mar</b>	13	HKIS Executive Committee Meeting	Board Room, HKIS
	27	HKIS General Council Meeting	Board Room, HKIS
	28	Surveyors Happy Hour	Library, HKIS
<b>Apr</b>	10	HKIS Executive Committee Meeting	Board Room, HKIS
	25	Surveyors Happy Hour	Library, HKIS
<b>May</b>	8	HKIS Executive Committee Meeting	Board Room, HKIS
	29	HKIS General Council Meeting	Board Room, HKIS
	30	Surveyors Happy Hour	Library, HKIS
<b>Jun</b>	12	HKIS Executive Committee Meeting	Board Room, HKIS
	27	Surveyors Happy Hour	Library, HKIS
<b>Jul</b>	10	HKIS Executive Committee Meeting	Board Room, HKIS
	24	HKIS General Council Meeting	Board Room, HKIS
	25	Surveyors Happy Hour	Library, HKIS
<b>Aug</b>	14	HKIS Executive Committee Meeting	Board Room, HKIS
	29	Surveyors Happy Hour	Library, HKIS
<b>Sep</b>	11	HKIS Executive Committee Meeting	Board Room, HKIS
	25	HKIS General Council Meeting	Board Room, HKIS
	26	Surveyors Happy Hour	Library, HKIS
<b>Oct</b>	9	HKIS Executive Committee Meeting	Board Room, HKIS
	31	Surveyors Happy Hour	Library, HKIS
<b>Nov</b>	13	HKIS Executive Committee Meeting	Board Room, HKIS
	27	HKIS General Council Meeting	Board Room, HKIS
	28	Surveyors Happy Hour	Library, HKIS
		HKIS Annual Dinner	Grand Hyatt, Hong Kong SAR
<b>Dec</b>		HKIS Annual General Meeting	Board Room, HKIS
	19	Surveyors Happy Hour	Library, HKIS

For details, please visit [www.hkis.org.hk](http://www.hkis.org.hk) or contact the HKIS office on 2526 3679. Board Room, HKIS = 810 Jardine House, 1 Connaught Place, Central, Hong Kong. Library, HKIS = 801 Jardine House, 1 Connaught Place, Central, Hong Kong. SLC, HKIS = 811 Jardine House, 1 Connaught Place, Central, Hong Kong.



# Talented Surveyors

## Ballroom Dancing Edwin Tsang & Partner

