



President's Report



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會長報告



General Council 2010-2011

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Vice President	: Mr LAI Yuk Fai, Stephen
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Honorary Treasurer	: Mr KWOK Chi Wo, Simon
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BSD Vice Chairman	: Mr LEUNG Chi Tim, Robin
BSD Vice Chairman	: Mr KUNG Sui Lun, Andrew
GPD Chairman	: Mr NG Hang Kwong
GPD Vice Chairman	: Mr CHIU Kam Kuen
GPD Immediate Past Chairman	: Dr POON Wing Cheung, Lawrence
LSD Chairman	: Mr KOO Tak Ming
LSD Vice Chairman	: Mr LAM Lik Shan
LSD Council Member	: Mr CHAN Yue Chun
PDD Chairman	: Mr CHAN Yuk Ming, Raymond
PFMD Chairman	: Mr YEUNG Man Kai, Gary
PFMD Vice Chairman	: Mr CHENG Kam Wah, Edmond
PFMD Honorary Treasurer	: Mr WONG Shing, Alan
QSD Chairman	: Mr MAN Chi Chuen, Antony
QSD Vice Chairman	: Mr HO Kwok Kwan, Thomas
QSD Honorary Secretary	: Mr YIM Siu Chung, Keith
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YSG Vice Chairman	: Mr CHAN Chi Hung, Kenny
Immediate Past President	: Professor CHAU Kwong Wing
Chairman of Board of Education	: Mr TANG Chiu Man, Thomas
Chairman of Board of Membership	: Mr KWOK Kim Sang, Evenlyn
Chairman of Board of Professional Development	: Mr PONG Kam Keung, James

It was my privilege and honour to serve as your President for the Hong Kong Institute of Surveyors council year 2010-2011.

Looking back, the past year was full of challenges and changes. The property prices were on roller coaster ride. In the beginning of the year, the property market boomed with the influx of hot money from the mainland. The property market then experienced trough in face of the adversity of international financial markets. Although housing and real estate are always key concerns of the society, few can be compared to year 2011 in terms of the magnitude of public concerns towards the quality and the quantity of housing.

Despite external environment, the three key objectives written in the Institute's Constitution are always in my mind throughout my tenure of the presidency. These are 1) Secure the advancement of knowledge and expertise of the surveying profession; 2) Promote, support and protect the status and image of surveyors in Hong Kong; and 3) Maintain and promote the usefulness of the profession for the public advantage.

Advancement of knowledge and expertise

In the past year, we continued to maintain vigorous assessment standards for entry in order to keep up high professional and ethical standards of member surveyors through various codes of professional practices, the codes of ethics and continuing professional development.

Real estate and construction is an extensive industry, surveyors with different expertises apply their professional knowledge to various stages of development. Considering the expansion of the industry and its ever-changing in nature, we need to bring in broader base of knowledge and capability into surveying professional to build a stronger team of membership. As such, the Institute passed the resolution on the proposed amendments to the HKIS Constitution and Bye-Laws for improving membership structure and qualifying mechanism in the Extraordinary General Meeting held on 18 July 2011. The membership structure is improved by replacing Technical Associate with Associate Member. The improvement of the qualifying mechanism aims to encourage more passionate and competent candidates to enter into surveying profession and to allow more flexibility in acquiring membership.



CPD is an effective way to strengthen the knowledge base and elevate the expertise of our members. Members may select to attend courses, seminars, talks, visits and/or tours according to their needs and interests. By end of November 2011, a total of 118 CPD were organized. A wide range of topics covering all divisions were shared by a numerous experienced speakers and practitioners.

Likewise, the Institute also facilitates as knowledge exchange platform by organizing conferences on the current topics related to the real estate and construction industry. This year, the Annual Conference gathered about 200 participants to share their views on the topic "Central Business Districts in Hong Kong: Today and To-morrow".



Promote, support and protect the status and image of surveyors

A number of media events were organized to increase the visibility of the Institute, and in turn, to reinforce the image of surveyors.

The ICON issue, unauthorized building works (UBW) and subdivided flats were widely discussed in the society during the review year. Our spokespersons proactively spoke to the journalists and reporters through organizing media conferences, receiving interviews and answering media enquiries.

Considering our expertise in building examination, surveyors tried very hard to explain to general public about visual inspection when the public started to lose their confidence in this set of professional skills after the coroner's verdict on the collapse of a building at 45J Ma Tau Wai Road in January 2010. The Institute's response was also sent to the Subcommittee on Building Safety and Related Issues under the Panel on Development to clarify the misunderstanding of visual inspection and to express our views on behalf of the surveyors.



Apart from increasing the exposure by talking to the public through media, the Institute also raised the profile of the Institute as well as the surveying profession by proactively reaching out and communicating with relevant organizations overseas and in the mainland. These activities included but not limited to:

- Signing of a Memorandum of Understanding (MOU) between HKIS and Singapore Institute of Surveyors and Valuers (SISV) in April 2011;
- Arrangement of meeting and Annual General Meeting (AGM) of the World Association of Valuation Organizations (WAVO) in HKIS office in April 2011;
- Participation in FIG Working Week held in Marrakech, Morocco in May 2011;
- Participation in 2011 Mainland and Hong Kong Construction Industry Forum by a HKIS delegation of 10 members in May;
- Attending the 11th South East Asian Survey Congress (11th SEASC 2011) in June;
- Appointment of Mr Wong Bay, Mr Raymond Chan, Professor Barnabas Chung, Mr Lau Chi Keung and Mr Chan Man Wai as the Consultants of the Guangdong Province Association of Engineering Consultants in June 2011 for a term of 4 years, and appointment of Mr Vincent Ho and Mr Nathan Lee its Honorary Council Members;

- Participation in paper presentation in the 15th Pacific Association of Quantity Surveyors Congress held in Colombo, Sri Lanka in July 2011, of which Dr Paul Ho's paper on Labour Productivity in Hong Kong Construction Sector was selected as the best paper of the year;
- Co-organization of the 7th Beijing Hong Kong Macau Geomatic Conference in September 2011;
- Meeting with counterparts from China, including Beijing Real Estate Valuer Association, China Property Management Institute, the Hui Zhou Society of Geodesy Photogrammetry and Cartography, Tianjin Construction Industry Association, Guangdong Province Association of Engineering Consultants, Bureau of Housing and Construction of Shenzhen Municipality etc.
- Meeting with overseas organizations, including International Federation of Surveyors, Chartered Institution of Civil Engineering Surveyors, Building and Construction Authority of Singapore, Singapore Housing and Development Board, the Royal Institution of Chartered Surveyors etc.

Maintain and promote the usefulness of the profession for the public advantage

The Institute has been playing an important and responsive role of consultation to the Government in its policy making process, in particular to those involving the issues of land, property, housing and construction. Reporting to the Institute's General Council, divisional councils and a number of committees and working groups are established to provide its professional views on a wide range of topics related to the real estate and construction industry.

Over the past year, the Institute, as the voice of the surveying profession, was heard and respected by our society. Our increasing access to public affairs through active participation of the Institute's representatives allows surveyors' professional opinions to be recognized in the formulation and development of policy and proposed legislation. From unauthorized building works, subdivided flats, regulation of sale of the first hand residential properties by legislation to housing policy, the Institute continues to contribute its professional and unbiased views for the betterment of Hong Kong. During the year, the Institute made written submissions to the statutory bodies or attended Legislative Council Panel Meetings on the below subjects:-

- Stamp Duty (Amendment) (No.2) Bill 2010;
- Revised PNAPs/ JPNs to cater for the implementation of the policy on Fostering a Sustainable and Quality Building Design and tightening of Gross Floor Area concessions;
- Accessibility in Publicly Accessible Premises;
- Building Energy Efficiency (Fees) Regulation and Building Energy Efficiency (Registered Energy Assessors);
- Regulation of the Property Management Industry;
- Proposed Changes to Property Valuation Requirements;
- Lifts and Escalators Bill;
- Review of the Urban Renewal Strategy – Stage 3 Public Engagement;
- Budget 2011-2012;
- Policy Address 2011-2012.

Other than contributing our professional views and opinions to public affairs, we also care our community through application of our expertise. The Institute advised of ways to protect their interests in property transactions and how to examine their units by publishing a "Guide to Take-over Domestic Unit for Prospective Homebuyer" (準業主收樓指南). In addition, the Institute updated the booklet



concerning Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) (「『強制售賣』概覽」) to answer some frequently asked questions which may be posted by the prospective affected owners.

Together with the updated booklet, the Institute has been holding regular public talks with external parties since July 2011, aiming to help the affected owners to comprehend the ordinance with our professional knowledge. I hope that, going forward, we will be able to extend our arms and apply our expertise to care the community further.



Strengthen internal communications

Deriving from the HKIS retreat in January 2011, one of the consensuses was to enhance internal communications among members. Maintaining effective communications of about 8,000 members is never an easy task. During the past year, the Institute tried to explore more channels to reach out members and proactively seek their opinions on various topics. Below are the highlights of the activities.

Strategic Planning Committee led by Serena Lau initiated to hold forums to gather members' views on certain important issues. Forums with ex-General Council members, valued senior members and young members were held on 20 June 2011, 3 August 2011 and 11 August 2011 respectively. It turned out to be a very productive ideas exchange exercise. Members shared their visions and proposed many innovative ideas on how to enhance public image, professionalism and leadership of the Institute. These proposals, including the strengthening the role of the administration office, recruitment of a CEO and the establishment of a working group to review the corporate governance of the Institute, were put forward to the General Council. I am grateful that, after careful deliberation, these proposals were approved by the council.



Considering the tenancy of the current HKIS office premises in Jardine House will soon expire in early 2013, 2 open discussion forums were organized to solicit members' views on the matter. The working group on HKIS office premises led by Mr Tony Tse also conducted a survey to gather members' views and preferences. The key observations and recommendations of the Working Group become a very useful source of reference for General Council for further study and consideration of the way forward.

The Institute is also concerned about surveyors in project management. Project Management Committee led by Mr Samson Wong conducted a survey by mean of questionnaire and collected 181 members' responses on the situation and needs in project management field. This would help the Institute to identify the needs of members and formulate strategic direction for sustaining the project management specialism.

Sports Committee led by Lesly Lam served an effective platform for communications among members through sport activities. The activities did not only establish friendship among members, they also foster team spirit and enhance members' sense of belonging to the Institute.



Financial Management

In view of the escalating cost of business operations, the Institute carried out a review of the financial situation of the Institute. Based on the Institute of prudent practices on financial management, we also put forward the resolution on the proposed revisions to the Annual Subscriptions and Application Fees for admission in to membership which have not been adjusted in the past 6 years. The resolution was passed at the Extraordinary General Meeting held on 25 March 2011.

Word of Appreciation

Despite 2011 was a challenging year, I am proud to see the achievements that the Institute attained under our high team morale and spirit. My heartfelt thanks are given to the Office Bearers, Executive and General Council Members, and staff members at the administration office who faced all challenges throughout the past year with courage and perseverance. The success of the past council year heavily relied on your joint efforts. Working with such a unified and fearless team was definitely a wonderful experience. Taking this opportunity, I would like to thank all members for your support to our work. It was my honour to serve you in the past year as the President of the Institute.

