

SURVEYORS

測量師時代

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Hong Kong Building Safety under the Spotlight



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Since the beginning of this year, I have been seeking the views of members on the newsletter such as the question whether there are areas which should be improved. I have not yet received any comment. Perhaps members believe the newsletter has already met all their needs. If this is the case, I should be happy about this lack of response.

Having said that, I believe I should be cautious. Starting with this issue, I would explain here one particular section of the newsletter. Perhaps you may then let me have your views.

The first section to be covered here is the CPD/PQSL events. As you may or may not be aware of, all notices of CPD/PQSL events have been included in the center part of the newsletter. The idea is that members may take that section out and circulate it to other members within their companies to see who will be interested to attend those events or pin it onto their notice boards to remind themselves those events. The downside of this arrangement is that if that section is not taken out, the section on divisional news sometimes appears to have been split into different sub-sections.

Regarding the notices of CPD/PQSL events, at the moment, they are not of the same length nor of the same design. Some are much longer and have more details than others. Some have photos and some do not. I believe each notice should contain the same amount of details and should be of the same length and design. This will then make the newsletter look much better.

If you have any comment on this CPD/PQSL section, please email me at the address as shown below.

Gilbert Kwok
Hon Editor
steditor@hkis.org.hk



Wong Bay

Hong Kong Building Safety under the Spotlight

While the horrifying image of the collapsed old tenement building in Ma Tau Wai Road 45J has been gradually fading out from the memory of many people, the recent fire tragedy occurred in a similar old tenement building, also at Ma Tau Wai Road and claiming four people's lives, did remind us unswervingly again that we are not doing enough for the safety and care of our old-aged buildings. Even though we always say that we could learn from these sad lessons, very often the price is far too high to pay.

We are very concerned about the fatal incident. In order to raise the public awareness of the potential risks of the subdivided flats, the institute organized a media conference on 21 June 2011. The institute would like to take this opportunity to advise the Government to address the problems of subdivided flats comprehensively by reviewing the current mechanisms on building supervision and building management, as well as the policies of housing, land resources and development. Since it is related to people's livelihood, the institute agrees that the subdivided flats should not be clamped down in one time. The Government should strengthen the supervision while strike a balance between the safety and the needs of the residents. In long run, the institute would suggest the Government to take the overall policies on building management and housing into account for a comprehensive solution to the problem.



On the other hand, we have seen the issue of unauthorized building works (UBW) being vigorously played up by the politicians and media. We saw the quick responses by various prominent figures in the society. Their positive attitude and rapid rectifying actions should be applauded as they have set a good example in educating the public. The recent debates on the UBW issue nevertheless have brought a golden opportunity for the Government to put the train back to the right track. We look forward to seeing the formulation of a fair and practical scheme by the Government to resolve the existing UBW problems in the whole territory without compromising on building safety, public health and other related regulations.

We urge the Government to consider putting more resources into publicity and education to raise the public's awareness about UBW and strongly recommend the public to seek professional advice in case of doubt on UBW issues.

Persistent actions were put in place by Government to stabilize the over-heated property market but effectiveness has yet to be seen in view of the inflationary economy and the influx of buyers from various sources. Responding to the desire of many potential home buyers and politicians, we noted that Government has changed her tone and the issue of re-launching of Home Ownership Scheme will be put on the discussion table. All along, our Institute has been offering views to the Government on the long term housing policies and land use in Hong Kong. We always advocate that the development of an effective housing policy should be supported by in-depth researches with professional

analysis and studies. It is a high time for the government to critically and comprehensively review the current land resources planning and housing policy, taking into account of the latest changes in environmental, social, economical and demographical factors.

I am glad to let you know that a sharing session was held on 20 June 2011. The sharing session was very fruitful by gathering views successfully from 30 ex-General Council Members and Past Presidents on identifying issues, opportunities and threats. Please refer to HKIS news for more details about the sharing session. I look forward to meeting our young and energetic members and receiving their inputs in the similar sharing session soon.

Wong Bay
President

關注香港樓宇安全

當馬頭圍道 45J 的可怕塌樓場面在我們的腦海中漸漸退色之際，最近馬頭圍道另一幢唐樓的火災，奪去了 4 條寶貴的生命，再一次提醒我們現時於舊樓安全所做的工作並不足夠。縱然常言道，我們可在慘劇中汲取教訓，可是這些教訓的代價實在太高昂。

我們對該致命事故深表關注。學會為了提升公眾對於「劏房」的潛在危機的認識，已於 2011 年 6 月 21 日舉行記者會。學會藉著記者會的機會建議政府透過檢視現行建築物監管、樓宇管理、房屋、土地資源及發展政策，從而更全面處理「劏房」問題。鑑於「劏房」涉及民生，學會認同不應以一刀切的方法將「劏房」全面取締，而應在平衡安全及基層市民的需要而作出監管。長遠而言，學會提議政府將此問題與香港整體樓宇管理及房屋政策一併考慮，從而制訂更全面的解決方法。

除此以外，我們留意到議員及傳媒對僭建議題非常關注，我們亦目睹社會知名人士對此問題的迅速回應。他們的正面態度及迅速糾正措施，為公眾樹立了良好榜樣，實在值得嘉許。最近對於僭建的議論的確為政府於修正僭建問題上提供了良機。我們期望政府能在顧及樓宇安全、公眾健康及其他相關條例的情況下，制訂一套公平及可行的計劃，以解決現時香港僭建問題。

我們促請政府考慮增撥更多宣傳及教育資源，以提升公眾對僭建的認知。同時，如大眾對於僭建存在任何疑問，我們強烈建議大眾尋求專業意見。

政府為穩定過熱樓市已推出了一系列的措施，然而，在通脹及外地買家湧入香港樓市的情況下，該等措施的成效未能即時顯現。從政府回應眾多物業準買家及政客的訴求，我們留意到政府對於復建居屋計劃的立場有所轉變，並就有關計劃作出討論。學會一直以來為香港長遠的房屋政策及土地使用向政府提供意見，並認為建立有效的房屋政策需要有深入研究和專業分析所支持。政府現在應即時就最近環境、社會、經濟及人口因素的轉變，嚴謹而全面地檢討現行土地政策計劃及房屋政策。

2011 年 6 月 20 日，學會舉行了一個分享會議。這會議成功取得 30 位歷任理事會成員及前會長對於學會事務、機會及威脅的意見。詳情請參閱學會簡訊。我期望於不久的將來在類似的分享會議上，與一群年青及有朝氣的會員會面，聽取他們的意見。

會長 黃比測量師

University of Malaya Visit

A group of 45 students and lecturers from the Department of Estate Management of the University of Malaya led by Dr Anuar Alias visited HKIS on 8 June 2011 as a part of their Outbound Programme in Hong Kong. The University aimed to give the students hands-on experience and knowledge of property development process, planning guidelines and property market in Hong Kong.

Mr Wong Bay, HKIS president, Mr Edwin Tang, Honorary Secretary, Mr Gary Yeung, PFMD Chairman, and Mr Thomas Tang, Board of Education Chairman introduced HKIS and share their views towards the property planning and development of Hong Kong to the students. The students also demonstrated keen interests in the topics and posted numerous questions to the HKIS representatives at the head

table. By the end of the visit, the students as well as the lecturers grasped a general picture of the property market in Hong Kong.



Staff Attachment and Exchange Programme with HDB, Singapore

Ms Tee Soo Ben, Senior Estates Officer, and Ms Yew Wei Jun, Executive Architect, Development & Procurement Department at Singapore Housing and Development Board visited HKIS on 20 June 2011. Our President Wong Bay, Senior Vice President Serena Lau, and Vice President Stephen Lai held a good-will reception to Ms Tee and Ms Tew. Apart from introducing HKIS operations, the office bearers

also shared some information about the development in Hong Kong. The visitors found the visit very fruitful.



Board of Professional Development New arrangement for registering attendance of CPD events in August 2011

In response to the complaints of some CPD event organizers, the Board has resolved to adopt a pilot scheme that members who attend the CPD events would be required to sign in when they arrive, and the attendance stamp/chit would only be available after the completion of the event. Members who

would like to wait for the stamp/chit before the completion of the event should queue **outside** the Surveyors Learning Centre in order not to disturb the speaker conducting the CPD event. The pilot scheme will run for a month commencing on 1 August 2011 and the Board will conduct a review afterwards.

Strategic Planning Sharing Session with ex-GC Members

A Sharing Session was held on 20 June 2011 at the Surveyors Learning Centre and was attended by around 30 ex-General Council Members and Past Presidents. The aims of the Sharing Session were to identify issues, opportunities and threats, and to allow the Strategic Planning Committee to collect views from those ex-General Council members so as to plan for the future direction of HKIS. The Sharing started with an introduction of the major views and consensus from the Retreat held in January 2011. Members from the floor were then invited to express their views.



The Sharing Session turned out to be a very productive event. With enthusiastic participation by those distinguished members, many useful ideas and suggestions were emerged. The President thanked the participation from fellow members. The General Council shall follow up with a same gathering with young members soon.



The Hong Kong Institute of Surveyors Extraordinary General Meeting

Proposed Amendments to the HKIS Constitution and Bye-Laws

Date : Monday, 18 July 2011

Time : 7:00 pm

Venue: Surveyors Learning Centre, Suite 811, 8/F Jardine House,
One Connaught Place, Central, Hong Kong

Agenda

1. Briefing and discussion on the proposed amendments to the Constitution and Bye-Laws.
2. Voting on the Resolution.
3. Announcement of the results of voting.
4. Any other business.

Notice of the EGM and full details of the proposed amendments have been sent to all Corporate Members by post. For enquiries, please contact the Secretariat at 2526 3679 or email to egm@hkis.org.hk.

HKIS Guide to Good Property Management Practices (Chinese Version) 香港測量師學會優良物業管理實務指引

A HKIS Guide to Good Property Management Practices was produced by the Property and Facility Management Division (PFMD) in 2009 with the aim of an attempt to promoting a better appreciation of property and facility management service standard that an occupier of a property may reasonably expect. The Guide was prepared to focus on fulfilling, namely, legal requirements, cost effectiveness,

convenience to users, efficiency in management, reasonableness in execution and quality standard. The PFMD have since published a Chinese version of the Guide in early 2011. Limited copies of the Chinese Guide are available to HKIS members on production of the redemption voucher below on a first-come-first served basis.



**HKIS Guide to Good Property Management (Chinese Version)
香港測量師學會優良物業管理實務指引**

Redemption Voucher

A member who holds this redemption voucher can redeem a hard copy of the publication — 香港測量師學會優良物業管理實務指引 at the office of the Hong Kong Institute of Surveyors ("HKIS") at **Suite 801, 8/F, Jardine House, 1 Connaught Place, Central, Hong Kong.**

Electronic copy is also available on HKIS website (www.hkis.org.hk) for free download.

Notes:

1. Each copy of redemption voucher can redeem ONE HKIS Guide to Good Property Management Practices (Chinese Version) only.
2. Hard copies of HKIS Guide to Good Property Management Practices (Chinese Version) are available while stock lasts.



CONGRATULATIONS TO THE FOLLOWING WHO WERE ELECTED AS HKIS MEMBERS ON 26 MAY 2011

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HA MAN CHI
HO HIU FUNG
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LAM KAM TIM
LUI WAI YEUNG ANTHONY
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WONG CHUN MING
WONG HAU YI
WU CHUN FAI

GP DIVISION

CHAN CHO WAI
HUNG CHUN YUNG
TSANG TSZ WAH
YU CHI MAN

PFM DIVISION

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QS DIVISION

ALLEN, MICHAEL CHARLES
LEE MEI YEE

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PFM DIVISION

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TSANG CORINE WAN CHI
WU MAN KEUNG

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CHEUNG LEUNG
CHIN FU CHOI
CHU YUK SANG
LAM WO LUEN
LAU SHUN WAI
LEE FUK KI
MARK KA FAI
PRYOR, MATTHEW PAUL
WONG CHI KONG
YUE TSZ KIT
YUEN KA SING JOHNSON

Council Members Reaching Out

2 June 2011	Lunch meeting with Hong Kong Construction Association	Mr Wong Bay Ms Serena Lau Mr Simon Kwok Mr Vincent Ho Mr Francis Ng Mr Gary Yeung Mr Antony Man Professor Chau Kwong Wing Mr Lesly Lam
2 June 2011	The Launching Ceremony of Hong Kong International Airport Master Plan 2030	Ms Serena Lau
4 June 2011	Professional Workshop on No-Frills Flat organized by the Hong Kong Institute of Architects	Mr Tony Wan
6 June 2011	Eye-dotting Ceremony of Sun Life Stanley International Dragon Boat Championships 2011	Mr Wong Bay
10 June 2011	Annual General Meeting and Dinner of Registered Minor Works Contractor Signatory Association Limited	Mr Wong Bay Mr Antony Man Mr Vincent Ho
13 June 2011	Luncheon in Honour of Mr Wang Guangya, Minister of Hong Kong and Macao Affairs Office of the State Council organized by Home Affairs Department	Mr Wong Bay
17 June 2011	Annual Dinner of Hong Kong Construction Sub-Contractors Association	Mr Wong Bay
21 June 2011	Hong Kong Exchange and Clearing Limited Eleventh Anniversary Cocktail Reception	Mr Wong Bay Ms Serena Lau
22-24 June 2011	11th South East Asian Survey Congress and 13th International Surveyors' Congress, Kuala Lumpur, Malaysia	Mr Simon Kwok Mr Koo Tak Ming
23 June 2011	Lunch Seminar organized by Hong Kong CPPCC (Provincial) Members Association Limited	Mr Wong Bay
25 June 2011	General Briefing Session of the Youth Construction Discovery Challenge organized by Vocation Training Council	Mr Tang Ki Cheung
27 June 2011	Luncheon of Hong Kong Construction Association Environmental Conference 2011	Mr Stephen Lai
28 June 2011	Brainstorming Workshop on Comprehensive Review of Manpower of the Construction Industry organized by Works Branch of Development Bureau	Mr Wong Bay Mr Vincent Ho
29 June 2011	Joint Institutes' Dinner hosted by HKIA	Mr Wong Bay Ms Serena Lau Mr Stephen Lai

Building Surveying Division Chairman's Message



Vincent Ho BSD Council Chairman

Problems in aged building: Sub-divided Flats

Building problems are becoming more apparent when the built environment is getting old and densely populated. Widely-spread unauthorized building works in old buildings may be due to long-standing abuse of occupation of buildings by the owners as well as insufficient resource allocation from the government in tackling the huge number of UBWs.

The fire tragedy occurred at the 8-storey aged building at Ma Tau Wai on 15 June 2011 with several casualties has aroused public attention on this long-standing building safety issue in aged buildings involving sub-divided flats.

Sub-division of flats or units may be considered as building works exempted from prior approval and consent by the building authority if it does not involve structural alteration

under section 41(3) of the Buildings Ordinance. Thus the works may be carried out quietly without alerting the government authority. To highlight, these works must still fulfill and satisfy all safety and health requirements under the respective building regulations. Although there is no formal statistics carried out on subdivided flats, I believe it is an obvious problem in many aged buildings in old districts. Generally as there was lack of proper design and supervision by competent building professionals, these subdivided flats are often designed and constructed in fault, leading to great fire safety hazard together with other environmental and health or even potential long-term structural safety concerns. In order to enable the public in gaining better understanding on the safety considerations in subdivided flats and the necessary review of the situation, BSD held a press conference on the subject on 21 June 2011. We have also put forward a proposal to the Government on regulating the flat sub-divisioning works. The press release stating HKIS-BSD's concern and our proposal to handle the subject is extracted (in Chinese) below:

香港測量師學會 關注樓宇「劊房」影響逃生途徑

近日馬頭圍道火災，使大眾注意到香港樓宇「劊房」的問題。香港測量師學會（下稱「學會」）對「劊房」的問題深表關注。

一般而言，「劊房」若不涉及建築物的結構便毋需建築事務監督事先批准及同意的情况下進行。然而有關工程可能違反《建築物條例》的規定，例如阻礙逃生通道或救援進出途徑因而會在發生火警或意外時造成危險；阻礙天然照明與通風因而影響樓宇的光線及空氣的流通。另外，亦可能影響樓宇結構及引致滲水問題。

由於「劊房」的問題涉及安全、樓宇管理及房屋問題等不同範疇，學會建議政府應全面檢討現行建築物監管、樓宇管理、房屋、土地資源及發展政策以妥善解決有關問題。因為「劊房」涉及民生的重大問題，學會認為不應一刀切將「劊房」全面取締，而應在平衡安全及基層市民的需要而作出監管，長遠而言需與香港的整體樓宇管理及房屋政策配合，並作相應的考慮。

就《建築物條例》的執行而言，學會得悉政府對「劊房」的定義未能作出界定，卻將不同的工種，如加高地台、增設間隔牆、鋪設供水管和排水渠等建議納入不同的小型工程類別從而作出監管。學會對有關做法的可行性抱有極大疑問，學會認為進行「劊房」的工程不應就個別項目獨立考慮，而應全面評估其影響而作出規管。對於已完工的「劊房」，學會認為政府應制定一套全新的覆檢計劃，容許有關業主聘請「認可人士」就「劊房」作全面評估並對違規項目作出糾正，再遞交相關圖則予屋宇署記錄在案。對於擬建的「劊房」，政府可參照第一類小型工程的模式，由「認可人士」一併監督整個「劊房」所有項目的進行。對於適用於「劊房」的相關規例，學會認為就某些不涉及安全的範疇可以作出適度的寬限，例如於小型「劊房」單位內不設置廚房，以機械通風補足廚房、浴室的通風要求等，有關細節可再進一步與業界商討。



Collapse of Canopy at Tuen Mun

The recent collapse of a reinforced concrete canopy at an aged industrial building in Tuen Mun on 9 June 2011 has also rung the alarm bell on the safety of similar type of canopies in Hong Kong. Shortly after the incident, our spokesman Mr David Chan inspected the spot and interviewed by the mass media on behalf of HKIS. The incident has alerted the public attention to the state of maintenance and repair on these high risk cantilevered slab canopies. While the Government is still investigating the cause of the accident, building surveyors should be cautious in checking out the canopy condition when undertaking building survey, maintenance or alteration works which associates with similar construction.



廣東省監理協會年會

應廣東省建設監理協會之邀請，我連同副主席梁志添及前主席黃來發代表建築測量組參加了協會於2011年6月9日及10日於廣州舉行的第三屆一次年會及換屆選舉。

同時，協會亦委聘了我們多位前主席及資深建築測量師成為他們的名譽顧問，包括：

- 黃比
- 劉智強
- 陳旭明
- 鍾鴻鈞
- 陳文偉

另外，協會亦邀請了我和李海達成為他們的名譽理事，藉此增加雙方溝通聯繫。

How much do you know about our BSD Council?

I think most of you have no idea about BSD Council. BSD Council is made up of a group of enthusiastic corporate members who contribute their effort and time for the development and promotion of our profession and benefits of our members on a voluntary basis. From this issue on, I would like to give a brief introduction of our Working Groups / Panels / Committees one by one so as to give you a glimpse of understanding to our BSD Council. Here, let's get start from the one which I believe you frequently benefit from its works in your professional development – the CPD Panel.

The Panel is currently led by Mr Daniel Pong and comprised of members Mr Nathan Lee, Mr Peter DY and Ms Astor Chu. The panel searches and organizes CPD events including site visits on interesting, hot and update issues in surveying knowledge and practice. Recent CPD events such as "A Turning Point of Green Building Movement in HK: PNAP APP-152 SBD" and "NT Small Houses vis-a-vis UBWs" have received exhilarating full-house subscriptions. BS Conference is the main dish in the annual menu of CPD for which the CPD panel and Organizing Committee (Convener of BS Conference 2011 is Mr Andrew Kung) have paid their greatest efforts for the success and smooth delivery of the Conference. Your participation to these CPD events is definitely the greatest encouragement to the CPD panel! 🇺🇸

General Practice Division Chairman's Message



Francis Ng GPD Council Chairman

Report from our representative on CEPA matters

A meeting was held with the Development Bureau (DEVB) on 13 June 2011. HKIS CEPA Committee (GPD representative is Mr. K K Chiu) had raised the current status between CIREA and HKIS particularly the hurdles that HKIS members encountered when they wished to practice in the mainland. We had also expressed our concern on the difficulties for international valuation firms to open their business in the mainland.

On the other hand, CEPA Committee intends to visit the respective ministries and regulatory authorities in the latter part of this year. As GPD is discussing with the CIREA on diploma presentation/a seminar in Beijing in October (see below), CEPA Committee is considering joining the event at the same time.

CIREA Affairs

Following on the CIREA training session and assessment earlier this year; a Valuation Forum cum CIREA Diploma Presentation Ceremony in Beijing is tentatively scheduled on 21 Oct 2011. GPD has set up a Working Group (convened by Mr. Edward AU) to coordinate on the logistic arrangement for this forum and ceremony. Details will be announced later. Members who had passed the CIREA assessment through the second batch reciprocity arrangement are encouraged to join this forum and diploma presentation ceremony.

As members are aware, HKIS Membership Subscriptions were revised with effect from 1 April 2011. Correspondingly, CIREA would also adjust the fee for its HKIS members who obtained the CIREA qualification under the reciprocity arrangement. Members will receive the new demand notes soon.

IVSC in Hong Kong

International Valuation Standard Council (IVSC) will hold its Annual General Meeting on 5 November 2011 (Wednesday) in Hong Kong, immediately after meetings of the International Valuation Professional Board and International Valuation Standards Board in the two preceding days. HKIS will arrange a CPD event for IVSC Board members to introduce the updated International Valuation Standards. The seminar will be organized by GPD in the morning of 2 November. Details will be announced in due course.

Undivided Shares under the DMC

HKIS noted that there has been recent situation as brought up by surveyor members that the allocation of undivided shares and management shares under the Deed of Mutual Covenant of a building (DMC) is based on property value instead of the gross floor area. The "Allocation of undivided shares and management shares" under the Circular Memorandum No.56 Paragraph 6 (which is a government document guideline for preparation of Deed of Mutual Covenant of a building (DMC)) stipulates that "the allocation of undivided shares and management shares will be calculated by reference to the gross floor area of a unit in proportion to the gross floor area of the development as certified by the Authorized Person." However, the guideline also provides that "If any other basis is proposed for the allocation of undivided shares and management shares, full justification for the proposal must be produced" This recent case has brought up the issue on who should be the authority to certify property values for this purpose.

GPD Council is of the view that it would also be possible for the allocation of undivided shares and management shares to be based on property value but such property value shall be valued by qualified valuers. Therefore, we would suggest

to the Government that if allocation of undivided shares is on the basis of property value, then such allocation should be certified by a Registered Professional Surveyor who is registered in the General Practice Division.

APC Reform

Afterdue consideration, the Board of Education, Divisional Councils and General Council have reviewed the existing APC procedures and formats. One of the proposed APC reforms intends to open a way for non-cognate degree holders working in the property industry, with appropriate training arrangement, to become full members of the HKIS.

On the GPD Final Assessment, GPD Working Group on APC reform (convened by Mr. Louie CHAN) has come up with a preliminary framework. In brief, the APC Final Assessment would be splitted into two stages, namely, Part 1 which is

written test (this will supersede the existing APC Written Test) and Part 2 is interview. Each candidate should have undergone and passed both Tests before becoming a full corporate member of the HKIS, GPD. Graduates can sit for the Part I written test in their first year training while the Part 2 interview shall be attended at the end of the two years APC training.

Primarily, Part 1 APC test for General Practice surveying consists of those key subjects relating to valuation, agency, estate management, land administration and resumption (subjects are still under review). The test papers are at degree level and on principles only (in local practice). Study guide may be provided in respect of these subjects. We hope to implement the proposed arrangement in 2013.

Members will be kept informed of the progress on the APC review. Views from members are welcome. ■

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The Appointment Services Of Independent Valuation Expert by the President of the HKIS

By **C K Lau** International Director of Jones Lang Lasalle Limited

The appointment of "Independent Valuation Experts" (IVEs) by the President of the HKIS to deal with rental and capital value determinations is an important service of the Institute. IVE determination is a quick and reasonably inexpensive process for dispute settlement. The rental determination could relate to a lease contract for rent review or lease renewal. Whereas capital value determination could relate to joint development agreements and other contractual arrangements.

For the purpose of providing guidance to users who wish to make use of the services of the HKIS, the "Practical Guide for the Application to the President of the Hong Kong Institute of Surveyors for the Appointment of an Independent Valuation Expert" ("Practical Guide") has been published and become effective. It is also available on the HKIS website, together with a list of IVEs. Both documents can be downloaded free of charge. It should be noted that the Practical Guide is not a legal document. Parties making use of the HKIS appointment service must agree their terms of engagement with the IVEs.

The Working Group

The publication of the Practical Guide was initiated by the GPD Council and a working group was formed in early 2010 with the following terms of reference: -

- (a) to review current appointment process;
- (b) to review promotion materials for appointment services;
- (c) to review rental review guidance notes;
- (d) to gather relevant statistics and to make observations;
- (e) to identify scope of services and difficulties; and
- (f) to report to the GPD Council and to make recommendation.

The working group members include C K Lau (as convenor), Charles Chan, K K Chiu, Joseph Ho and T C Wong.

The working group had arranged for a survey amongst the IVEs and subsequent discussions to identify issues

and difficulties encountered in the appointment process. Recommendations were then made to the Institute.

Identified Issues

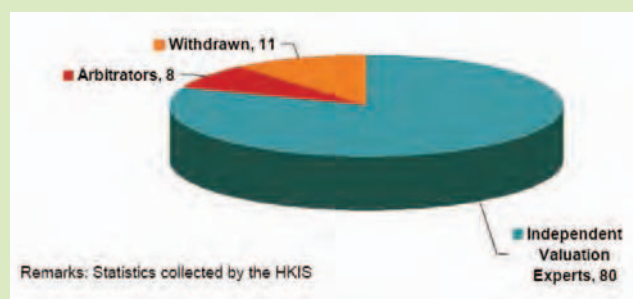
The following are some of the issues identified in the study.

1) No information on the appointment process available on HKIS website

The Guidance Notes for rent review, list of IVEs and the Application Form were not available on HKIS website. Members of HKIS and intended users did not have easy access to the information. Usage of the services was restricted.

2) Cases became abortive after appointment and reimbursement of fees

According to the statistics collected by HKIS about IVEs appointment cases from 2007 to 2009, there were totally 99 applications submitted to the HKIS President to request for nomination of IVEs. Appointments of IVEs were made in 80 cases and another eight cases had gone for arbitration. Remaining eleven cases had been withdrawn (see pie chart below).



No. of cases appointed and withdrawn from 2007 to 2009

Another survey amongst the IVEs in the discussion sessions revealed that about half of the appointed cases had proceeded to determination whilst the remaining half had not. The reasons for the abortive cases could include: the parties couldn't agree the fee and terms

of engagement with IVEs or they settled the disputes before agreeing the fee and terms of engagement with IVEs or before determination by IVEs.

IVEs pointed out that they spent significant time in dealing with HKIS Secretariat, reviewing documents, making declaration of conflict of interest and relevant expertise, dealing with the applicants and their advisors, submitting terms of engagement and directions and attending preliminary meetings before agreeing on terms of engagement with applicants. It was difficult for IVEs to get compensation for the efforts spent on abortive cases.

3) Contractual Relationship

Some IVEs considered themselves bound by the appointments by the President to conduct valuation without agreed terms of engagement with the applicants. Some IVEs needed to seek legal advice on how to break that form of logjam.

4) Feedbacks on Application Forms

There were requests on IVEs to have both Chinese and English language skills. In some occasions, representing valuer acting for a party had signed the Application Form without producing authorization from that client. Requests for exclusion of certain IVEs were also encountered.

5) Fee Scale

Disagreement on fee was a major cause for abortive cases. Fees could not be agreed for a variety of reasons including but not limited to: cases involving small lump sums, disparity of perception on the complexity of the cases between IVEs and the applicants or the applicants considered the fee quotes by IVEs were excessive.

Outcomes

After the identification of the issues, consultations and discussions, the following recommendations were made and endorsed by the Institute.

(i) Promotion Materials for Appointment Services

The Practical Guide has been published. The new Appointment Process of IVEs is set out in the Practical Guide (see flow chart below).

Process of Appointments of IVEs

STEP 1

The applicant(s) shall submit an application for appointment (Form IV1) to the President of HKIS together with payment of the non-refundable administration fee and a copy of the tenancy (for rental determination) or other document which authorizes the appointment of an IVEs.



STEP 2

The HKIS Secretariat acknowledges receipt of the application.



STEP 3

The President of HKIS selects proposed appointee from the List of IVEs and seeks confirmation of eligibility to act from the proposed appointee.



STEP 4

Proposed appointee is to confirm eligibility to act within 7 working days. If proposed appointee cannot reply in writing within 7 working days or there is actual or perceived conflict of interest, return to step 3.



STEP 5

The HKIS Secretariat informs the applicant(s) and other party of the name of proposed appointee in writing. Where the applicant or other party considers the proposed appointee has a conflict or is unsuitable, then a written objection with reasons shall be sent to the HKIS Secretariat within 7 working days of the date of the written notification. The President will consider the merits of any objections to the proposed appointee, and if upheld, return to Step 3.



STEP 6

Upon receipt of confirmation by applicant(s), or no objections/comments received within the above specified time, or any objection is over-ruled, an appointment letter will be issued by the President of HKIS to the IVEs and the applicant, with a copy to the other party or to the joint applicants.



STEP 7

It is important for the applicants to settle the terms of the engagement with the appointed IVEs before starting the expert determination procedure. The IVEs will conduct the process as he considers appropriate. He may seek the applicants' comments on the process and his decision on such will generally be final subject to it not being contrary to the terms of the contract leading to the determination. Determination can be made with or without reasoning subject to the terms of engagement agreed between the parties and the IVEs.

(ii) **Reimbursement of Fees for Abortive Cases after Appointment**

Non-refundable application fee is raised from HK\$2,000 to HK\$10,000 per application. Where a case has become abortive, part of the application fee not exceeding HK\$8,000 could be paid to IVE. The IVEs need to make such application and advise on work done and time spent by filling in a specified form.

(iii) **Contractual Relationship**

Applicants should settle terms of engagement with IVEs before starting the expert determination procedure.

(iv) **Amended Application Form**

The Application Form (*Form IV1*) has been amended to address the identified concerns and the form is set out in the Practical Guide.

(v) **Fee Scale**

IVEs will provide a fee quote and terms of engagement to the applicants after the appointment by the President of HKIS. The service fee quotation will hinge upon various factors including but not limited to time expected to be spent on procedure and actual valuation work, resources that IVE needs to employ, complexity of assignment and risk profile etc. IVEs should set out in the fee quotation an indication of the number of hours expected to be spent in the light of the information provided.

If cases turn out to require IVEs to input more time than indicated in the engagement letter (e.g. due to legal issues), then IVEs may reserve a right to charge extra fee for extra time spent. A time log may be requested from IVEs for such additional works. Indicative fee for each assignment, normally, would be not less than HK\$75,000.

(vi) **Reasoned Determination**

Normally determination will be given without the expert's reasoning or calculations. In case the relevant tenancy and/or contract stipulates that a reasoned determination is to be made by the IVE or that both parties specifically request

for a reasoned determination, this will be given by the IVE. Due to substantial additional work, fees charged for reasoned determination will be significantly higher.

Should a reasoned determination be required, this shall convey a logical explanation for the IVE's reasons for his conclusions on key or substantial points raised, so that a reasonable person having all background knowledge, which might have been available to the parties, may understand the reasons for the determination.

Further work to be done

Further work has been identified in this area of practice including the revision of the "Guidance Notes for Surveyors acting as Independent Experts in commercial property rent reviews" and the publication of sample rules of engagement. A separate working group has been formed under the GPD Council to carry out such work.

Land Surveying Division Chairman's Message



Koo Tak Ming LSD Council Chairman

International Federation of Surveyors (FIG) Working Week 2011

Simon Kwok and Conrad Tang, together with the HKIS delegation, attended the FIG Working Week 2011 at Marrakech, Morocco on 18 to 22 May 2011. They presented papers on “Professional Surveyors in Hong Kong” and “Benchmarking Spatial Data Infrastructure Development in Hong Kong”. At the FIG General Assembly, the 2010-2014 Work Plan of the FIG Commissions was approved. Simon Kwok is a working group member of the working group 5.2 of Commission 5 (Positioning and Measurement). The work plan of Commission 5 covers development, use and integration of technologies for positioning and measurement. It involves standardization, best practices and fundamental reference frame issues. The work of working group 5.2 include, inter alia, (1) development and implementation of 4-dimensional datums that incorporate the regional effects of plate tectonic due to earthquakes or local effect such as landslides; (2) examination of how surveying practitioners can access the reference frame easily; and (3) provision of information on maintenance of Continuously Operating Reference Station (CORS) networks so as to ensure long term stability of the system. In the area of spatial data infrastructure (SDI), the work plan of Commission 3 (Spatial Information Management) is very relevant to our work for

developing the SDI of Hong Kong. Commission 3 will be working on the guidelines for establishing an efficient spatial information management infrastructure in urban areas addressing the legal, institutional and technical issues.

Surveyors in Heritage Conservation

In the 2011 Mainland and Hong Kong Construction Industry Forum “Sustainable Urban Form: Preservation and Development of Historical & Cultural Cities” held from 27 to 30 May 2011 in Luoyang, Henan Province, the mainland officials were surprised to learn from Mrs Laura Aron, Commissioner for Heritage, that graded historical buildings in Hong Kong prior to 1960 would be considered into the preservation scheme. I believe the Heritage Conservation Policy in Hong Kong is on the right track and deserve our input to strike a balance between sustainable development and heritage conservation. This is conducive to the sustainability principle of enhancing the vibrancy of Hong Kong’s cultural diversity and historical assets.



Simon Kwok introducing the systems of professional surveying qualification in Hong Kong

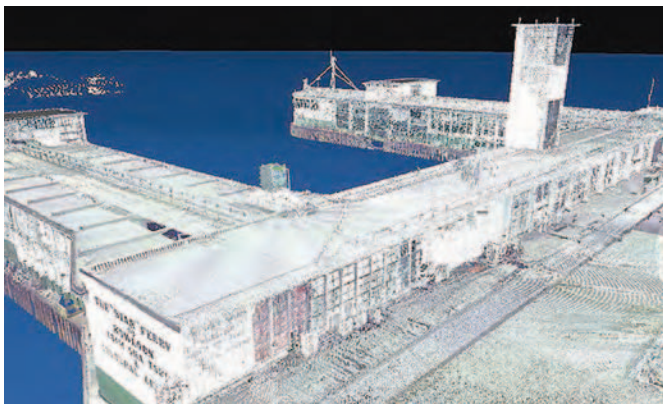




I am proud that we, land surveyors, have the vision and professional competence to help in the preservation of these historical buildings/features in Hong Kong. Since the public is getting more concerned about preservation of historical features, it is foreseeable that more preservation elements would be introduced to the future infrastructure projects. With comprehensive surveying technology, urban and rural planning can be more flexible and more diversified to meet the community needs. For each historical feature, be it preserved or demolished, the feature and the vicinity have to be recorded for consideration of what approach to take.



Survey of the Old Star Ferry Pier (upper)



3D Model of the Old Star Ferry Pier (lower)

Regulations of Registration Surveyors System in Mainland

A forum with the Mainland delegates was held on 16 June 2011 in Guang Zhou to exchange views on the registration system of professional surveyors in Mainland and Hong Kong. We acquired the latest updates on the regulation and implementation details of the registered surveyor for mainland candidates. The discussion is very useful and paved way for our Beijing visit in Oct 2011 for registration of surveyor for Hong Kong candidates under the scheme.



South East Asian Survey Congress 2011

The 11th South East Asian Survey Congress (11th SEASC 2011), was held from 22 to 24 June 2011 in Kuala Lumpur, Malaysia with the theme “INNOVATION TOWARDS SUSTAINABILITY”. The Congress highlighted its initiatives aimed at encouraging the convergence, sharing and use of innovative technologies and knowledge as well as other initiatives to forge new collaborations and identify potential avenues for research, development and innovation across all related disciplines for the benefit of the profession and the community towards sustainable development.



The 3-day Conference commenced after the Official Opening Ceremony on 22 June 2011. Keynote Session and Parallel Technical Sessions were undertaken in the following days.

Keynote Session:

- (1) Dr Keith Clifford Bell, The World Bank
Focusing on Innovation and Sustainability in Rural and Urban Land Development: Experiences from World Bank Development Support for Land Reform
- (2) Professor Ian Williamson, The University of Melbourne
Lessons for Federal Countries that have State Land Registries - The Australian Experience
- (3) Mr Brent Jones, ESRI's Industry Manager for Survey, Cadastre & Engineering GIS, Sustainability, and the Surveyor
- (4) Mr Goh Cheok Weng, Managing Director of ICI Paints (M) Sdn Bhd

Plenary Session:


- (1) Dr Abbas Rajabifard, President of the Global Spatial Data Infrastructure (GSDI) Association Spatially Enabled Societies - the Global Perspective and the Role of Surveyors Property and Valuation Management Practices Ensuring Sustainability
- (2) Professor Chris Rizos, Vice President International Association of Geodesy “Out with the Old, in with the New”: Geodesy as an Earth Observation Discipline Supporting Environmental Monitoring and Sustainability Agendas

- (3) Mr Christiaan Lemmen, Director, International Office for Cadastre and Land Records – FIG Society Driven Innovations in Land Administration
- (4) Professor William Cartwright, President International Cartographic Association Collaborative, Crowd-Sourced and Self-Generated Maps: Opportunities, Issues and Challenges for the Cartography / Giscience Community
- (5) Professor Roger Flanagan, Professor of Construction Management, University of Reading Technology Innovation for a Sustainable Business Designing and Implementing Systems
- (6) Ing. Robert Šinkner, Chair Commission 10 (Construction), FIG Sustainable Development in using of Maps and Geospatial Data for GIS/MIS Systems in comparison with availability of Graphical Data in the last centuries in the Czech Republic and in Europe
- (7) Dr Ann Heywood, Principal, The College of Estate Management, United Kingdom Encouraging the Green Occupier
- (8) Sr Elvin Fernandez, President of Institution of Surveyors Malaysia Innovation Towards Sustainability in the Surveying Discipline of Valuation
- (9) Sr Ong See Lian, President-Elect Royal Institution of Chartered Surveyors (RICS) Imagineering the Built Environment Industry and Profession
- (10) Mr Heera Singh, HEERA Training and Management Consultancy Managing Innovation and Change
- (11) Dr Michael Sutherland, Chair Commission 4 (Hydrography), FIG Implementing a Marine Cadastre
- (12) Professor Michael L. Riley, Director School of Built Environment, Liverpool John Moores University, UK Sustainable Property Management Good Practice: lessons to Learn
- (13) Mr Chris Gibson, Vice President & Executive Committee Member TRIMBLE Enabling Productivity and Sustainability through Innovation

As a forum for exchange of information and experience, the event provides participants a window of opportunity to meet fellow professionals from other parts of the world, to hear issues first hand and to reflect on solutions proposed or implemented by others.



LSD Contact Points

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

FIRE ENGINEERING PROGRAMMES

A Professional Pathway Leading to a Recognised Professional Fire Engineer

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- MSc in Fire Safety Engineering
- BEng (Hons) Fire Engineering
- Foundation Degree of Science (FDS) Fire Safety Engineering

Unique features:

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- Students are encouraged to approach their academic study and careers as creative and innovative managers and engineers
- Meets the training need of fire engineers and other disciplines such as building engineers, surveyors and architects
- Fully supported by The Institution of Fire Engineers (HK Branch) (IFE(HK))
- Strong links with the industry and professional bodies
- Workplace modules incorporating academic theories into your daily work context
- Access to CityU's library, Computing Services Centre and SCOPE Resources Centre with dedicated collection on fire discipline
- A 5% discount on the programme fee be given to all IFE (HK) Members

Professionally Recognized as
(CEng / MHKIE)



MSc in Fire Safety Engineering
(2-year, Part-time mode)



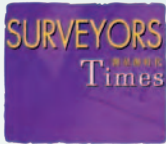
BEng (Hons) Fire Engineering
(2-year / 3-year, Part-time mode)



Foundation Degree of Science
Fire Safety Engineering
(2-year, Part-time mode)

The above are exempted courses under the Non-local Higher and Professional Education (Regulation) Ordinance (reference number 451419, 451418, 451312).

It is a matter of discretion for individual employers to recognise any qualifications to which these courses may lead.



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1/4 Page (87.8mm w x 120mm h)	4-colour	<input type="checkbox"/> HK\$2,500	<input type="checkbox"/> HK\$2,000	<input type="checkbox"/> HK\$3,000

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- ¹ Full page trim size add 3mm on each side.
- ² Education advertisement refers to: HKU & SPACE, CITY U & SCOPE, HKPU & SPEED & CYBER U, HKBU, the Hong Kong Management Association and members of the Federation for Continuing Education in Tertiary Institutions on events solely organized by itself; joint institutes' events.
- ³ Recruitment advertisement refers to surveying related vacancies.
- ⁴ Other advertisement refers to all advertisements other than education and recruitment advertisements which are defined at Note 2 and Note 3.

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 (with Company Chop)

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Prices: All prices are exclusive of design, layout, artwork and film making. **Screen line:** 175dpi. **Films:** Film positive emulsion side down with progressive proof for matching / e-files: tif, gif, eps, ai format subject to confirmation. **Design Fee:** \$2,000 if artwork production or modification is required. **Publication:** 30th day of each calendar month. **Booking deadline:** 10th day of publication month. **Films:** 15th day of publication month **Discount:** (booking made in one contract and fulfilled in 1 calendar year from contract signing date). 3x less 10% / 6x less 15% / 9x less 20% / 12x less 25%. **Ad Agency:** 15% agency commission on nett price applicable to accredited advertising agencies. **Payment:** 30 days unless otherwise agreed. **Policy:** The Hong Kong Institute of Surveyors reserves the right to accept or refuse any advertising materials submitted.

Enquiry: Please call Ms Natalie Yu on (852) 2526 3679 or email: steditor@hkis.org.hk

Summary of HKIS CPD / PQSL Events 07 July 2011 - 17 October 2011

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKERS	RUN BY	PQSL
07 July to 15 Sep	2011063	BSD APC Series 2011	1.5 per lecture		BSD/YSG	✓
12 July	2011044	Devil of Common Parts	1.5	Gary Yeung, Prof James Kenneth Pong	BSD/PFMD	
27 July	2011065	Professional Ethics in Property and Construction	1.5	Joseph McCaffrey	YSG	
28 July	2011067	PNAP: APP152 on Permeability and Greening related to Urban Climate?	1.5	Prof. Edward Ng	BSD	
29 July	2011066	Hong Kong International Airport: MasterPlan 2030	1.5	Fung Wing-yip Wilson	PDD	
10 Aug	2011060	How to prepare for an appeal against a decision of the Building Authority? <i>(originally scheduled on 20 July 2011)</i>	1.5	Cheung Kwok Kit	YSG	
09 Aug	2011072	NEC3 Term Service Contract (TSC)	1.5	Tony Kwok, Allen Lai	QSD	
16 Aug	2011069	An Overview of Disputes relating to Old Lease Clause	1.5	Lawrence Pang	YSG	
24 Aug	2011073	Delay and Disruption in Construction Contracts	1.5	Mike Allen	QSD	
10 Sep	2011068	新界東北地質公園及海岸公園生態導賞團	4		YSG	
12 Oct to 17 Oct	2011071	YSG Study Tour 2011	10		YSG	

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

PQSL/BSL/YSG/2011063

BSD APC Series 2011

Date & Venue 7:00 pm – 8:30 pm 7 July to 15 September 2011 SLC, HKIS

Details In order to help BSD probationers in getting preparation of the APC this year, BSD and YSG are going to organize a series of revision courses in the next three months covering various topics as stated. Experienced BS practitioners are invited to deliver talks in these courses. Please mark in your diary and don't miss any of which.

Dates	Topic
7 July 2011 (Thursday)	Condition survey and diagnosis of building defects (<i>Lecture Conducted</i>)
15 July 2011 (Friday)	Processing of application for licensed premises (<i>Lecture Conducted</i>)
26 July 2011 (Tuesday)	Project scheme development
5 August 2011 (Friday)	Structural consideration on A&A works
15 August 2011 (Monday)	Basic building services design considerations on A&A works
25 August 2011 (Thursday)	Review of FRC and MOE Codes
2 September 2011 (Friday)	Building/Lease/Planning Control
15 September 2011 (Thursday)	Contract Administration

On top of the above, BSD and YSG are going to arrange a mock assessment (practical task) taking at a camp site on 24th and 25th September. Please be aware of the announcement in the coming issue of Surveyors Times.

Language Cantonese supplemented by English

Fee HK\$120 per topic/member
(HK\$20 walk in surcharged for all pricings listed).

Deadline One week before the event

Priority Priority will be given to probationers who will take APC this year.

CPD/BSL/PFMD/2011044

Devil of Common Parts

Speakers Mr Gary Yeung, BSc(Hon), LLB, MBA, Dip.Proj.Man., FHKIS, F.PFM, FRICS, MCIQB, MHKICM, Chairman of PFM Division (HKIS)

Prof James Kenneth Pong, BSc, LLB, PCLL, PCEd, DipArb, MSc (Property Investment), MSc (Urban Planning), Master of Corporate Governance (with distinction), FHKIS, FRICS, FCI Arb, F.PFM, MBEng, Chartered Town Planner, Authorized Person, Chartered Secretary, Certified Tax Advisor, Barrister, Chairman of the Board of Professional Development (HKIS), Adjunct Associate Professor of HKUST

Date & Venue 7:00 pm – 8:30 pm Tuesday 12 July 2011 SLC, HKIS

Details What is the common part in a property? Can a professional surveyor solely rely on Schedule 1 of the Building Management Ordinance Cap. 344 to identify various common parts for a building? Recent updated court decisions will be used for illustration.

Language Cantonese supplemented by English

Fee HK\$120 for member; HK\$200 for non-member
(HK\$30 walk in surcharged for all pricings listed).

Priority BSD & PFM Members; First-come-first-served

CPD/YSG/2011060

How to prepare for an appeal against a decision of the Building Authority ?

Speaker	Mr Cheung Kwok Kit, Partner of Deacons Hong Kong BSc (Hons), LLB (Hons), FHKIS, FRICS, MCI Arb, Member of Panel of Arbitrators of HKIS, Member of Panel of Arbitrators of China International Economic and Trade Arbitration Commission		
Date & Venue	7:00 pm – 8:30 pm Wednesday 10 August 2011 (<i>originally scheduled on 20 July 2011</i>) SLC, HKIS		
Details	<p>This seminar will discuss the law and practice relating to the appeal to the Appeal Tribunal (Building) and the Court. Mr K K Cheung will go through the following points in the seminar:</p> <ol style="list-style-type: none"> 1. The relevant provisions in the Buildings Ordinance; 2. The appeal regime; 3. The importance of the Published Policy; 4. The role of Internal Instructions; 5. How the Building Authority or the Appeal Tribunal should exercise their discretion; 6. Judicial Review; and 7. Practical tips <p>Mr K K Cheung is a fellow member of the Hong Kong Institute of Surveyors and Royal Institution of Surveyors. He has wide experiences in handling cross-border disputes, particularly those between Hong Kong and Mainland China. He acted for both local and overseas clients in arbitrations and litigation in Hong Kong and various parts of Mainland China. He is a member of the panels of the arbitrators in the Hong Kong Institute of Surveyors, Hong Kong International Arbitration Centre and China International Economic and Trade Commission. He has been appointed as arbitrator and mediator in resolving construction disputes from time to time.</p>		
Language	English	Fee	HK\$100 for member; HK\$150 for non-member; (HK\$20 walk-in surcharge for all pricings listed)
Deadline	27 July 2011	Priority	YSG Member; First-come-first-served

CPD/YSG/2011065

Professional Ethics in Property and Construction

Speaker	Mr Joseph McCaffrey, BSc(Surv) MSc (CPM) MSCSI MRICS ICIOB		
	<p>Joseph McCaffrey is a tutor in M&E quantity surveying at the College of Estate Management (CEM) and course director for the BSc in Building Services Quantity Surveying. With more than 10 years' experience in private practice, he has a special interest in business ethics and maintaining high professional standards. Joseph is a chartered quantity surveyor, being a member of the Society of Chartered Surveyors Ireland and a Member of the Royal Institution of Chartered Surveyors. He is also a member of the Chartered Institute of Building.</p> <p>Joseph has a particular interest in life cycle costing, value engineering and risk management for building services, and is currently undertaking extensive research on these topics. He is a member of the Building Services Research and Information Association Council and the RICS Building Engineering Services Committee. He is currently working with property and construction professionals in Russia, representing CEM there. Joseph is an external examiner at Southampton Solent University and the Waterford Institute of Technology Ireland.</p>		
Date & Venue	7:00 pm – 8:30 pm Wednesday 27 July 2011 SLC, HKIS		
Details	Joseph will deliver a CPD lecture on 'Professional Ethics in Property and Construction'. This presentation will look at the philosophy of ethics and the application of ethics in the business environment, including some ethical dilemmas that can be faced by professionals operating in the property and construction industry. The results of research on ethics undertaken by the College of Estate Management, UK, will be discussed, together with the professional ethics guidance provided by RICS and CIOB. The UK Bribery Act 2010, which comes into effect in 2011, provides a legal framework to combat bribery and affects not only UK-based firms, but firms in other countries which have a UK office. The aims of this Act will also be outlined.		
Language	English	Fee	HK\$100 for member; HK\$150 for non-member; (HK\$20 walk-in surcharge for all pricings listed)
Priority	(Max. 60) YSG Member; First-come-first-served		

CPD/BSO/2011067

PNAP: APP152 on Permeability and Greening related to Urban Climate?

New

Supported by CUHK Knowledge Transfer project Fund

Speaker Prof. Edward Ng
BA (Hons) Nott, BArch (Distinction) Man, MBA (Distinction) Warwick,
PhD Cantab, Architect (UK and HK), RIBA, HKIA, IESNA, MSL, AMS, FHKMetS, FRMetS, FRSA



Date & Venue 7:00 pm – 8:30 pm Thursday 28 July 2011 SLC, HKIS

Details Prof. Edward Ng is an Architect and a Professor at the Chinese University of Hong Kong (CUHK). He has practiced as an architect as well as lectured in various universities around the world. His specialty is in Environmental and Sustainable Design. He is Director of the M.Sc. Sustainable and Environmental Design Programme at CUHK. As an environmental consultant to the Hong Kong SAR Government, he developed the performance based daylight design building regulations and the Air Ventilation Assessment (AVA) Guidelines. He is drafting the Urban Climatic Map for Planning in Hong Kong.

Prof. Edward Ng will share his research works on how to design for better urban climate in high density cities in the sub-tropics. He will discuss issues related to greening, urban ventilation and building design. This seminar provides some fundamental understandings of the recent BD's PNAP:APP152 on permeability and greening.

Language Cantonese
Fee HK\$120 for member of HKIS, HKGBC, BEAM Pro;
HK\$150 for non-member
(HK\$20 walk in surcharged for all pricings listed).
Deadline 21 July 2011
Priority BSD Members; First-come-first-served



CPD/PDD/2011066

Hong Kong International Airport : MasterPlan 2030

New

Supporting Organizations : HKIA, HKIE, HKIP and HKILA



Speaker Mr Fung Wing-yip Wilson, Executive Director, Corporate Development Airport Authority Hong Kong

Mr Fung holds a Bachelor Degree in Social Science (First Class Honours) and he was appointed as the Executive Director, Corporate Development of the Airport Authority Hong Kong ("AAHK") in August 2010. Before joining the AAHK, Mr Fung was the Executive Director of Hong Kong Productivity Council between 2006 and 2010. He has had over 20 years of experience in public administration. He joined the civil service as an Administrative Officer in 1985 and has since served in various Government policy bureaux and departments. His experience stretches from civil aviation policies and air services negotiations to trade, lands and city planning and housing policies.

Moderator Prof. James Kenneth Pong, LLB., Master of Corporate Governance (Distinction) Vice-chairman of the Planning & Development Division, HKIS, Chartered Town Planner, Chartered Surveyor, Chartered Secretary, Certified Tax Advisor, Authorized Person, Barrister

Date & Venue 7:00 pm – 8:30 pm Friday 29 July 2011 SLC, HKIS

Details The Airport Authority Hong Kong (AAHK) released its latest Hong Kong International Airport Master Plan 2030 on 2 June 2011 and started a three-month public consultation on the strategic direction of the future development of the airport. At the 29 July forum, the audience will be presented with an overview of the Master Plan 2030, the development phasing plan, the considerations of AAHK for the two options under consultation, and the challenges that AAHK needs to face in pursuing the options. Through an interactive discussion with the AAHK representatives, members are invited to share with them their views about the two options

Language English/Cantonese, where applicable
Fee HK\$100 per person for member of HKIS, HKIA, HKIE, HKIP or HKILA; HK\$150 for non-member (HK\$20 walk-in surcharge for all pricings listed)
Deadline 15 July 2011
Priority (max. 200) Firstly PDD members of HKIS; secondly members of HKIS, HKIA, HKIE, HKILA or HKIP on a first-come-first-served basis; thirdly to non-members

CPD/QSD/2011072

NEC3 Term Service Contract (TSC)



Speakers Mr Tony Kwok and Mr Allen Lai

Date & Venue 7:00 pm – 8:30 pm Tuesday 9 August 2011 SLC, HKIS

Details Tony from EC Harris working on NEC advice and implementation. He has extensive experience on the use of various nec forms in UK. He was transferred from our London office in August 2010 and is now supporting our local NEC commissions. From the UK, Tony has been involved in the preparation of NEC contract documents. In HK, he is currently involved in several NEC3 projects as well as providing training workshops for various organisations.

Allen is now working in EC Harris and have experience in on both building and engineering projects. He has solid experience in projects using different standard forms of contract including the NEC suite of contracts. Currently, he has been involved in several projects using NEC3. He has also provided a number of training workshops on NEC to both employers and contractors including public seminars.

The seminar is to introduce the key aspects of the New Engineering Contract (NEC) suite of contracts, with a focus on the use of Term Service Contract (TSC). It will cover the background, history and philosophy of NEC, its structure and content and the selections of the contract from the NEC family as well as an introduction about the main and secondary options available for selection. The key differences between NEC contracts and traditional contracts will be introduced. The seminar will bring out the experience in the use of NEC by referring to some real life examples including its benefits and common issues.

Language Cantonese supplemented by English

Fee HK\$120 per member; HK\$150 for non-member (HK\$20 walk in surcharge for all pricings listed); Free of charge for full time university student (subject to availability)

Deadline 26 July 2011

Priority QSD Member; First-come-first-served

CPD/YSG/2011069

An Overview of Disputes relating to Old Lease Clause



Speaker Mr Lawrence Pang, FHKIS, FRICS, AACI, MBA, MSc(Finance), CFA

Date & Venue 7:00 pm – 8:30 pm Tuesday 16 August 2011 SLC, HKIS

Details Owing to the different periods of the land grant, the terms and conditions of the leases are not only different in nature, the wordings used might also be quite different although they sometimes mean similarly. Lawrence is prepared to share his view with members by reference to selected court cases. This presentation will look at the background relating to those old lease clauses in question, application of the clauses nowadays.

Language English

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

Deadline 2 August 2011

Priority YSG Member; First-come-first-served

CPD/QSD/2011073

Delay and Disruption in Construction Contracts



Speaker Mr Mike Allen BSc, FRICS, MHKIS, MCI, Arb, FA, CostE, FAE, CEDR, Accredited Mediator

Date & Venue 7:00 pm – 8:30 pm Wednesday 24 August 2011 SLC, HKIS

Details Mr Allen is a partner of EC Harris LLP, Built Asset Consultancy. He is the Group head of Contract Solutions, which is a service that includes the assessment and valuation of construction disputes. He was a Council member for many years of the Society of Construction Law and is a member of the British Chamber of Commerce, procurement sub-committee. He works and advises on many EC Harris projects, as well as acts as an Expert Witness in Litigation, Arbitration and Mediation both in Asia and other parts of the world.

Most construction projects of one form or another suffer from delay, which invariably causes a disturbance to the way the contractor had originally planned to progress the works. What caused the delay, what the effect is, and what the financial consequences are has been the subject matter of many problem final accounts and also formal disputes. The talk will focus upon some of the key elements that contribute to the successful identification and subsequent valuation of such delay or disturbance.

Language	English	Fee	HK\$120 per member; HK\$150 for non-member (HK\$20 walk in surcharge for all pricings listed); Free of charge for full time university student (subject to availability)
Deadline	10 August 2011	Priority	QSD Member; First-come-first-served

EVENT CODE: CPD/YSG/2011071

香港測量師學會 青年組

重慶

日期: 2011年10月12日至10月17日(6日5夜)
地點: 重慶市
行程:

- 拜訪當地政府機構
- 參觀重慶新天地等私人企業之發展項目
- 參觀國家企業
- 遊覽大足石刻等旅遊景點

費用: \$3,999*(青年組會員)
 \$5,500*(非青年組會員*)

名額: 40人(先到先得,額滿即止,青年組會員優先)

備註:

- 參加者請將已填寫之 CPD Standard Reservation Form 連同劃線支票一併交回
- 可計算 10 小時之持續專業發展
- 查詢請致電 2526 3679 或電郵 cpd@hkis.org.hk 與余小姐聯絡
- 截止報名日期為 2011 年 7 月 31 日

*以上費用已包括住宿、膳食、交通、機票及稅項等。各參加者可按個人須要購買合適之旅遊保險
 #香港測量師學會四十歲以上之專業及資深專業會員,年齡以截止報名日為準
 實際行程將以出發前最後之公報為準

新界東北地質公園及海岸公園生態導賞團

[YSG/CPD/2011068]

日期：10/09/2011（星期六）

時間：上午9時至下午5時半

行程：-乘專船遊覽印洲塘及黃竹角咀等地質公園沉積岩園區，了解地殼運動如何造就沉積岩及其他各類岩石的形成

-上岸遊覽荔枝窩自然步道，了解其紅樹林泥灘及東北水域最大片的矮大葉藻海草床對生態的價值

-遊覽鴨洲，了解島上海蝕平台，海蝕凹地，海蝕拱等不同海蝕地貌的形成

費用：\$350（包10萬元旅遊平安保險，專業生態文化導賞員，海鮮午餐及遊覽專船）

人數：40人（青年組會員優先，先到先得）

截止日期：30/07/2011

備註：-可計算4小時之持續專業發展

-參加者請將已填寫之CPD Standard Reservation Form連同款項一併交回

-查詢請致電25263679或電郵cpd@hkis.org.hk與余小姐聯絡

CQB NIGHT

WELCOME TEAM APPLICATION

Please return together with the name list to HKIS office.

Date: 29 Jul 2011 (Fri)

Time: 20:00-24:00

Venue: S.W.S. SHOOTING WORKSHOP

REGISTRATION:

Please complete the CPD Reservation Form and return together with the payment to the HKIS office. For more detail, please contact our Ms. Donna Yu on 2526 3679 or email to cpd@hkis.org.hk

2-3/F., No. 350-360, Fuk Wing St., Cheung Sha Wan, Kowloon

Quota: 40 people

Fee: HK\$180 per person

Event Code : YSG/S/201107

YSC 老饕團

日期: 二〇一一年八月十二日

時間: 晚上八時正

地點: 新蒲崗得龍大飯店

費用: 約\$200—\$250 (訂金五十元正)

名額: 三十六人 (先到先得, 額滿即止)

食店簡介: 開業四十餘年的老字號, 近來受各大傳媒追訪推介。

以古法懷舊菜式見稱, 如古法太爺鷄、金錢鷄、野鷄卷等, 其他地方已不復見。

活動簡介: 以食會友, 擴闊生活圈子!

備註:

- 參加者請將已填寫之 CPD Standard Reservation Form 連同劃線支票一併交回
- 餘下費用將於活動當日收取
- 查詢請致電二五二六 三六七九 或電郵 cpd@hkis.org.hk 與余小姐聯絡
- 截止報名日期為二〇一一年八月五日

EVENT CODE: YSC/S/201108

SURVEYORS

LEAGUE

比賽日期: 2011年 8月及9月之週末或日

費用: 每隊報名費為港幣\$1200

名額: 8隊 (先到先得, 額滿即止)

比賽概要:

1. 比賽為5人對5人之籃球賽事;
2. 球員必需為香港測量師學會會員;
3. 每隊註冊人數上限15人, 每場出場人數上限12人;
4. 先以東西岸各四隊以單循環作賽, 隨後東西岸首次名進入決賽周淘汰賽;
5. 賽事設有冠、亞、季3個團體獎項及「得分王」個人獎項, 得獎隊伍及選手可得獎牌乙面。

截止報名日期: 2011年 7月20日

如欲索取報名表格或對以上賽事有任何查詢, 請致電2526 3679或電郵cpd@hkis.org.hk 與余小姐聯絡。

BY YOUNG SURVEYORS GROUP

Planning & Development Division Chairman's Message



Raymond Chan PDD Council Chairman

FIG Working Week 2011, Marrakech, Morocco, 18-22 May, 2011

I attended FIG Working Week on 18-22 May 2011. I joined the meetings and Technical Sessions of Commission 8. Commission 8 focus on Spatial Planning and Development matters. I made contact with representatives from RICS and other institutes. I gave some presentation in the meetings and shared with them the recent developments in Hong Kong. I was also appointed by the FIG Council and endorsed in the General Assembly to be a member of a newly established "Task Force on Property and Housing". This Task Force is headed by Chryssy Potsion, Vice President of FIG.

Metro Radio 「新城地產街」節目

On 11 June 2011, I joined a discussion in the 「新城地產街」 programme of the Metro Radio to talk about the issues concerning building safety, unauthorized structures and property market. Professor Patrick Lau also attended in this programme.



Established in 2009, the Hong Kong Green Building Council (HKGBC) is the leading body, co-founded by four major construction industry and environmental organisations, driving the market transformation towards green and sustainable buildings in Hong Kong through engagement with industry, government and the broader community.

In line with its positioning as Hong Kong's premier body dedicated to green building issues, HKGBC is looking for a high calibre person to lead its secretariat.

Executive Director

Key Roles:

Reporting to the Board of Directors, the **Executive Director** will be in overall charge of the operation of the secretariat, duties include:

- Board administration and support
- Programme planning and management
- Operational management
- Communication and Public Relations
- Financial Management
- Human Resource Management

Requirements:

- Enthusiastic and experienced in environment / sustainability specific to the building sector with substantial experience at senior management level
- practical experience in green building design/ implementation/ assessment preferred
- degree and relevant professional qualification in a related field
- strong organisational, management, interpersonal and communication skills
- experience in secretariat support is a plus
- excellent spoken and written English and Chinese

HKGBC is an equal opportunity employer and offers attractive career prospects and remuneration. Interested applicants, please apply by sending full resume with availability, present and expected salary, contact telephone number to:

Hong Kong Green Building Council
1/F Jockey Club Environmental Building
77 Tat Chee Avenue, Kowloon Tong
Kowloon, Hong Kong
Attn: The Chairman
Or by email: andrew.chan@hkgbc.org.hk



Property & Facility Management Division Chairman's Message



Gary Yeung PFMD Council Chairman

2011 Mainland and Hong Kong Construction Industry Forum

I joined the HKIS delegation, led by our President, and attended this Forum scheduled between 27 and 30 May 2011. The Forum was held in the historic city of Luoyang (洛陽市) in Henan Province (河南省). Since 1997, this annual conference was jointly organized by the Ministry of Housing & Urban-Rural Development (formerly Ministry of Construction) of China and Development Bureau of Hong Kong. As usual, it remains as an important event of the construction industry both for China and Hong Kong, hence was supported by professional institutes including HKIS, HKIA and HKIE. It also provides a useful platform for the profession to share knowledge and experience.



Luoyang City is geographically divided into two parts by the Yellow River (黃河) and was one of the eight historic capital cities of China. It had been an ancient capital of total nine dynasties including 夏、商、東周、東漢、曹魏、西晉、北魏、隋、唐 and had been ruled by more than 100 emperors. Its name "Luo" was indeed come from the nearby River Luo (洛河). It has a population of more than 6.6 million with an area of about 15,208 square kilometers, almost 15 times bigger than Hong Kong.

The theme of this year's Forum was "Sustainable Urban Form: Preservation and Development of Historical and Cultural Cities (可持續城市形態：歷史文化名城的保護與發展)". Various distinguished leaders both from the Mainland and Hong Kong were invited to share their precious experience with their counterparts across the nation. Key areas covered

by speakers comprising conservation framework, policies and strategies; planning, construction and related laws and regulations; technologies and skills; operation modes; public participation and education; and training and development in connection with historic and cultural cities.

I was impressed by the presentations of the Mainland speakers especially Mr 李錦生 (山西省住房和城鄉建設廳總規劃師) who had presented a talk on "山西省歷史文化名城名鎮名村保護與發展探索". He had outlined the interaction between preservation of cultural heritage with city's economic growth, and providing research information of how heritage preservation is progressed to sustainable management. He also emphasized the importance of material/structural maintenance, functional/facility capability, and the impact of regional/economic growth.

I also took this opportunity to join the visit arranged by the organizers to some renowned heritage sites and museums including 天子駕六博物館、洛陽博物館、定鼎門遺址公園、洛陽老街、康百萬莊園 and most importantly 白馬寺、龍門石窟、嵩山少林寺 (Shaolin Temple). Shaolin Temple was inscribed as a UNESCO World Heritage Site in year 2010 and 白馬寺 was the first Buddha temple built in China about 2,000 years ago. I would like to encourage members to visit these historic sites in your next travel to the Mainland.



天子駕六博物館內
天子馬車化石



少林寺塔林



白馬寺



康百萬莊園內的留餘牌匾



龍門石窟

CPD Event Update

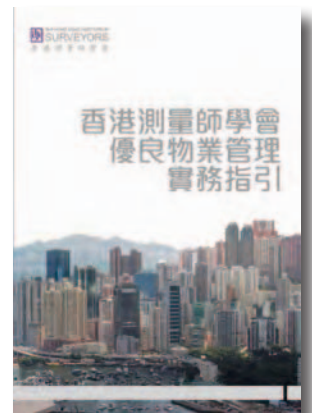
There will be a site visit organized in October to the Old Tai O Police Station. This historic building is situated by the hill side, nearby the Tai O Ferry Pier. It was designated as a Grade III Historic Building in 1988 and was subsequently upgraded to Grade II Historic Building in 18 December 2009. According to the information provided in the website of the Development Bureau, the building was built over 100 years ago in 1902. I must thank for our Council Members, Mr Daniel Hui and Mr Raymond Chan, for their effort in arranging the event.

As last year, the Council decided to organize an APC Workshop for our probationer members. It is anticipated that the workshop will be held in around September or October, well before the November Practical Task Assessment. In addition to providing useful information of attending the Practical Task, some techniques for the planning and preparation of Critical Analysis will also be discussed at the same time.

Please watch out for more detail and the exact schedule of these two events in the upcoming issue of Surveyors Times.

香港測量師學會優良物業管理實務指引 HKIS Guide to Good Property Management Practice (Chinese Version)

Members may have overlooked the "Redemption Voucher" printed in the March Issue of Surveyors Times. As approved by the Institute, all HKIS members regardless of any division are entitled to have a FREE copy of the Chinese Version 香港測量師學會優良物業管理實務指引. The successful publication of this Guide has been the tremendous hardwork of a Working Group led by our Council Member, Mr Daniel Hui. It provides useful practices to assist members in performing professional services to their clients in the management of properties and facilities. If you have already mislaid your hard copy of Surveyors Times, you may still download electronic copy from the HKIS website in order to retrieve the redemption voucher. 



Quantity Surveying Division Chairman's Message



Antony Man QSD Council Chairman

Visit to the General Department of Project Construction Cost Management, Guangdong Province

Five Council Members included Mr Thomas Ho, QSD Vice Chairman, Mr Keith Yim, QSD Honorary Secretary, Mr TT Cheung, Past President, Mr Spencer Kwan, QSD Past Chairman and I paid a visit to Guangzhou on 10 June 2011. The last visit by the Division to Guangzhou counterpart was in 2009. Meeting was held with the Head from the General Department of Project Construction Cost Management of Guangdong Province, Mr Yuan Qinghua and other officials from the Department. The Director of the Construction Bureau, Ms Zeng joined the meeting subsequently. We met the Head of the General Station for Supervision and Examination of Quality and Safety of Construction Engineering of Guangdong Province, Mr Wu Song, before the meeting

We were briefed the recent development of the Cost Engineering and Cost Management in Guangdong. Co-organized forum including technical visit was discussed and we anticipate further contact for arranging the forum. We raised at the meeting the concern of some of our members about the company registration for the 工程造價諮詢企業 in Guangdong. Ms Zeng said that it could be followed up, if further details about the application are available. It is also concluded that frequent dialogue should be maintained between the Department and the Institute in order to identify more opportunities for co-operation.



HKIS Quantity Surveying Division Annual Dinner 2011

QSD Annual Dinner 2011 was successfully held on 3 June 2011 at Royal Plaza Hotel with total 19 tables fully seated. We have pleasure in having the Permanent Secretary for Development (Works), Ir Wai Chi Sing, JP as our Guest of Honour. Guests included government officials from Development Bureau, Architectural Services Department, Housing Department and Civil Engineering and Development Department. Besides, LegCo Member of our Functional Constituency and representatives from Liaison Office of the Central People's Government in the HKSAR and other professional institutes, such as HKIA, HKIE, HKIP, HKILA and HKCA attended the Annual Dinner. We would thank for the support and participation of the HKIS Office Bearers, Divisional Chairmen, Past Presidents and Past QSD Chairmen.

This year, the Annual Dinner Organizing Committee (OC) led by our Vice Chairman, Honby Chan had created a lot of new ideas such as special theme "Hong Kong Heritage" which indeed caught special attention from all guests who attended the dinner. During the cocktail, all guests enjoyed the reminiscent snage such as pop corn and cotton candy with a clown run around making funny balloons to the guests. Other than the interesting theme, memorable brochures and special post cards for table prize drawing, OC injected a number of new elements in the programme such as mixing of MCs (2 from in-house, our QSD Council Members, plus 2 stars outside), clown, magic show and total 6 singers who served good songs for our guests throughout the evening. Although time was overran due to the whole night filling with excellent performance, all guests including our Guest of Honour stayed until the closing of the event announced by the MC.

I cannot afford not to mention the prize presentation for the Best Performance Award in the QSD Final Assessment of the APC. Congratulations to Ms Leung Hang Kin. Ms Leung was selected out of 300 candidates taken the APC in September 2010 and the interview was conducted early this year.

The party was so attractive and exciting. The overall feedback received so far was enjoyable and memorable. This is one of the most successful and enjoyable annual dinner I ever joined. I could not bear missing any moment and

events. This annual dinner gave life and energy to QSD with all members and guests participated in different sessions. Thanks a lot for all OC members, Honby Chan, KL Wong, Alan Cheung, Tzena Wong, Raymond Kong, Kathy Cheung as well as the two honorary professional photographers and all those provide assistance for the Annual Dinner for their tremendous effort in the past few months. They organized such a successful event and putting together such an enjoyable and fantastic function for the Division. I am sure all members and guests who attended the event had a great time. Well done and appreciate all of you enjoyed the event.

Last but not the least, I would like to thank you for all sponsors of the QSD Annual Dinner. Without your support and participation, the Annual Dinner could not be held successfully. In fact, one of the aims of the QSD Annual Dinner is to let members of the Division mingle together under a relaxing atmosphere. Members can meet friends of the other professions who work closely with us and the related government officials. ■





Young Surveyors Group Chairman's Message

Arthur Cheung YSG Committee Chairman



2011 Mainland & Hong Kong Construction Industry Forum

On 27-30 May 2011, I attended the above forum at Luoyang. Topic of the forum was "Sustainable Urban Form: Preservation and Development of Historical & Cultural Cities."

Speakers from China shared a lot of their valuable experience about the planning and development of their Historical

& Cultural City like Luoyang while speaker from other country presented us plentiful technical tips in managing the conservation project outside the China region. After the conference, we were guided to visit Luoyang Museum and other heritage at Henan Province. It allowed me to learn more about the conversation strategies towards such historical cities in China.



Kowloon East Office Market Overview

On 21 June 2011, YSG invited Mr William Yiu and Mr Jeffrey Wong to give us a speech on Kowloon East Office Market Overview. The event was held very successfully with a total of 123 members attended this event. During the CPD, members gained a lot of insights from the speakers about the Kowloon East Office Development.



QSD Annual Dinner

On 3 June 2011, I was invited by the Quantity Surveying Division to attend their annual dinner. I enjoyed an fantastic night with our QS members.

Again, I would like to express my sincere thanks to Mr Anthony Man, QSD Chairman, for the invitation.

PolyU BRESS & LSGI Inauguration Ceremony

On 3 June 2011, our Vice Chairman, Mr Kenny Chan, and our Honorary Secretary, Mr Kason Cheung, attended the Inauguration Ceremony of the PolyU BRESS & LSGI.

Congratulations to all committee members of the new societies!

Dragon Boat Competition



After the tough training over the past 3 months, the Dragon Boat Team of the HKIS demonstrated well the HKIS team spirit and won great titles from Hong Kong Stanley International Dragon Boat Championships on 6 June 2011 including:-

Mens B Silver Cup Final	8th place
Mixed Bronze Bowl Final	6th place
Men B 1st Round	2nd runner up
Team Spirit Award	1st runner up



Moreover, it was our honor to have Mr Wong Bay, our President, to come to support the event on the race day and the subsequent dragon boat party. No matter you were paddlers, helpers or members of the cheer team. I believe all of you had enjoyed a great day at Stanley! Thanks a lot for the great effort. Let's keep up the momentum and we can win more titles next year! Have Fun!

Thai Boxing Class

The Thai Boxing Introductory Course was held in June. The 4-lesson course was started from 3 June 2011 and was completed on 24 June 2011. Over 10 YSG members, including myself, registered for this course. Although it was just a short course, it successfully helped us to burn out our fat. Positive feedbacks were received from the participants who attended this course. What's more, most of us would like to develop their skills further and look forward to an advance training course.



As such, we decided to organize a more comprehensive training with 8-12 lessons in near future. If you are of interest in joining us, please keep an eye on the Surveyors Times. Let's have a good fight and sweat together!



Upcoming Events

Social Event

Following the Thai Boxing Class, the events below are in the pipeline and is now open for registration:-

1. Young Surveyors League (Basketball) – A maximum of 8 teams will complete in the league starting in August 2011.
2. 老饕宴 – The 1st causal dinner with our young members would be held at a Chinese restaurants at San Po Kwong. Members who love delicacies - Don't miss the gathering!!!
3. YSG Kitchen No. 1 – Our first cake-making class this year.


CPD

In the 2nd half of 2011, YSG will organize interesting and inspiring CPD:-

1. Steelworks Factory Visit in Zhu Hai
2. How to prepare for an appeal against a decision of the Building Authority
3. Joint CPD with CEM on Professional Ethics
4. YSG Eco Tour

Thank you for all convenors' great effort to organize all the CPD and social events!

We Need You!

For the success of the YSG, we need your support, advice and participation in our coming events and our committee. If you are interested in becoming part of us or you have any enquiry about YSG, please feel free to email us at hkis.ysg@gmail.com. 

Study Tour 2011

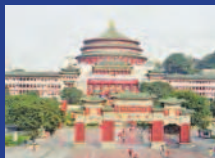
This year, we have selected Chongqing as the destination of our study tour which will be held on **12-17 October 2011**. Being one of the National Central City of China, Chongqing is playing a very important role in the development of the western China. Numerous new projects were working in progress in the city.

We believe our members would be interested in the planning and development of this big city.

We are now working with the relevant parties in finalizing the visiting schedule. We look forward to seeing you with us at Chongqing in October.



重慶
CHONGQING



2011



Surveying Practice from the Eyes of a Business Entrepreneur

Simon Poon

On 26 May 2011, the CPD seminar on “Surveying Practice from the Eyes of a Business Entrepreneur” was conducted by Mr Thomas Chan, Managing Director of 2 public-listed companies in Hong Kong. There were more than 120 members attending the seminar. During the seminar, the speaker made use of some fundamental but practical theories like rule approach vs. human approach; problem finding vs. problem solving and objective approach vs. business angle to demonstrate the pre-requisites of being a good surveyor. He also explained that doing the same thing with different mindsets could be of different results by using two solid examples in order to illustrate the common weaknesses of surveyors. Last but not least, he provided us

some practical tips on friends making and positive thinking. Without doubt, the attendees benefited a lot from his lively presentation and experiences sharing.



Experience Sharing in Post Crisis Counseling Service in Sichuan, Yunnan & Japan

Janet Kwong (YSG CPD Convenor)

On 23 May 2011, we received great honour to have Mr. Timothy To, Chairman of Post Crisis Counseling Network (PCCN), and Miss Cheung Siu Ling, Vice Chairperson of PCCN, to deliver us a meaningful seminar “Experience sharing in Post Crisis Counseling Service in Sichuan, Yunnan & Japan”. The event was jointly organized by LSD and YSG.

Post Crisis Counseling Network (PCCN) is a non-religious, cross-cultural charitable organization dedicated to provide psychological assistance to victims impacted by natural or human disasters. During the two hours sharing, Timothy and Siu Ling not only shared their voluntary counseling experience in post crisis psychological recovery in Sichuan, Yunnan and Japan after suffering from the severe natural disasters, some ideas on what and how we should do in post crisis psychological management were also introduced at the end of the event.

Unexpectedly, there are approximately one fourth of the victims, even with adequate material support, still suffer from chronic sleeplessness due to the traumatic experiences of losing their close ones. Some of them may even have

suicidal thoughts or attempt/commit suicides. To reduce the impact from the disaster, both short and long terms services have to be conducted immediately in order to provide necessary psychological therapy and services to the victims in the disaster-stricken areas on time. Besides, the awareness in the urgency and understanding of post-crisis counseling support should be raised and deepened in any place in the world.

As one of the Hong Kong citizen, we should understand and recognize the mission of PCCNHK. Also, assisting the work and development of the organization voluntarily is another way to express your support! 🇺🇳



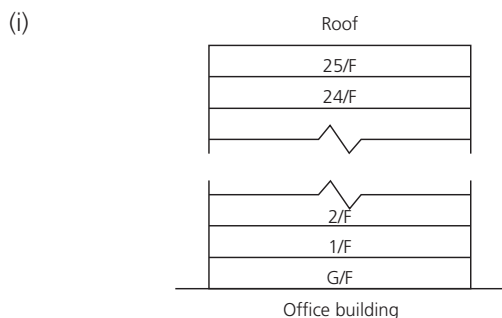
A Few Tricky Queries on Means of Escape

Terry K. Y. NG, MSc MRICS MHKIS MCIQB

In this article, I shall look at a few queries about means of escape provision in 2 aspects.

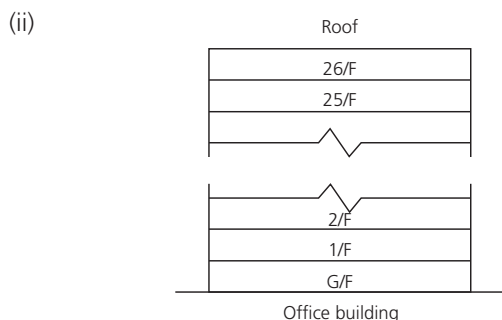
A. In the refuge floor aspect

In paragraph 21.1 of the MOE Code, subject to a special treatment for domestic or composite building of not more than 40 storeys above the lowest ground storey, refuge floors should be provided in all buildings exceeding 25 storeys in height above the lowest ground storey, at not more than 20 storeys and 25 storeys respectively for industrial and non-industrial buildings from any other refuge floor or above the street. Owing to the fact that domestic and composite buildings are of lower risk in that they tend to have a smaller compartment and the occupants are familiar with the layout of the buildings, the above general requirement is relaxed for these buildings of not more than 40 storeys above the lowest ground storey but the roof has to be designed as a refuge floor. I was once asked the following queries:



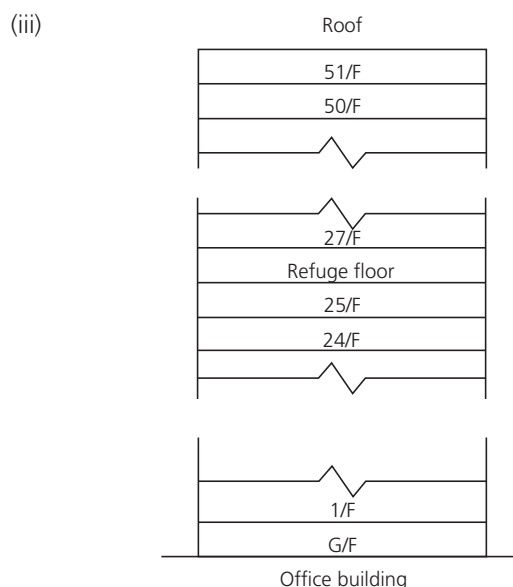
There is no designated use for the roof. For the sake of clarity, the parapet wall on the roof is omitted.

Query: Is it necessary to provide a refuge floor?



There is no designated use for the roof. For the sake of clarity, the parapet wall on the roof is omitted.

Queries: Is it necessary to provide a refuge floor? If the answer is affirmative, does it comply with the requirements in paragraph 21.1 of MOE Code if the roof is designated as a refuge floor?



There is no designated use for the roof. For the sake of clarity, the parapet wall on the roof is omitted.

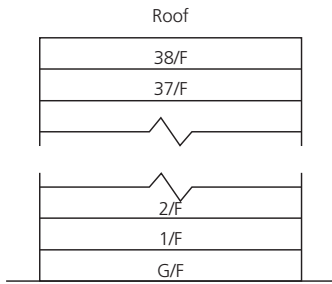
Query: In this building, an intermediate floor has already been designated as a refuge floor. There are 25 storeys between the G/F and this refuge floor. There are also 25 storeys above this refuge floor. Is it necessary to designate the roof as a refuge floor?

B. In the interchange of staircase aspect

Paragraph 11.2 of the MOE Code concerns interchange of staircase for buildings requiring 2 or more staircases. The interchange can take place on every floor or, in the case when refuge floors are provided, at the refuge floor and the roof. I was once asked to answer the following queries:

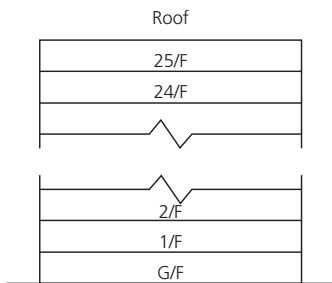
(iv)

This is a domestic building. To comply with the requirements in paragraph 21.5, the roof is designated as a refuge floor. Apart from the roof, there is no other refuge floor in this building. No interchange of staircase can take place at all floors above the G/F. The query is whether this building meets with the requirement in paragraph 11.2:



For the sake of clarity, the parapet wall on the roof is omitted.

(v) This is a domestic building. No interchange of staircase can take place at all floors above the G/F. The roof is designated as a refuge floor. The query is whether this building meets with the requirement in paragraph 11.2:



For the sake of clarity, the parapet wall on the roof is omitted.

For (i), as there is no designated use for the roof, it is not considered as a storey for the purpose of the MOE Code. Hence the number of storey above the lowest storey i.e., the G/F, is only and not greater than 25. It thus marginally meets the criterion for non-provision of refuge floor.

The building in (ii) is 1 storey higher than the one in (i), it does not meet the criterion for non-provision of refuge floor. Although the roof has been designated as a refuge floor, the number of storey above the lowest ground floor is 26, exceeding the maximum 25. The building thus cannot meet the requirement under paragraph 21.1.

The situation in (iii) is actually similar to that in (i) as the intermediate refuge floor in (iii) is analogous to the G/F in (i) for the purpose of paragraph 21.1. In this case, occupants on 51/F have to descend 25 storeys to reach the refuge floor. It therefore meets the maximum 25-storey requirement in paragraph 21.1. It is thus unnecessary to designate the roof as a refuge floor.

The query in (iv) comes from the argument that the roof is a roof as well as a refuge floor. Some people opine that it meets the criterion for interchange of staircase in this 39-storey domestic building under paragraph 11.2 of the Code, i.e. at refuge floor and the roof. One should note that the acceptance of the refuge floor on the roof is a concession for domestic building not exceeding 40 storeys above the lowest ground floor and has nothing to do with interchange of staircase. In this building, occupants on 38/F have to descend 38 storeys without the option of changing staircase, i.e. 13 storeys more than the maximum floor interval between 2 refuge floors where escapees can change staircase. The ambiguity stems from the phrase 'refuge floor(s) and the roof' in paragraph 11.2, whether it refers to 2 different uses or 2 locations. As the concept of interchange of staircase relates to changing the escape route from one to a safer one, it concerns with location rather than the use of the place where the interchange can take place. In conclusion, it requires interchange of staircase to take place at 2 different locations, i.e. refuge floor and the roof.

The necessity of the roof being a place where occupants can interchange staircase is particularly important in situation like (iii). If the occupants above the intermediate refuge floor encounter smoke on their way down the staircase, they have to go to the other staircase. If they cannot interchange staircase at every floor, they must be able to do so at the roof, otherwise they would suffer from the effect of smoke.

In (v), the building actually is not required to comply with the requirement of paragraph 21.1 as it has got 25 storeys above the lowest ground storey only. The provision of a refuge floor on the roof is to comply with the requirement in paragraph 11.2. The query comes from the 2-location requirement in paragraph 11.2. Here the occupants on 25/F have to descend 25 storeys to reach the street which is considered as a place of ultimate safety. The street is even safer than a refuge floor and hence the purpose of paragraph 11.2 is achieved. The answer to the query is thus affirmative. ■

A Way Out For Development Intensity

Terry K. Y. NG, MSc MRICS MHKIS MCIQB

Introduction

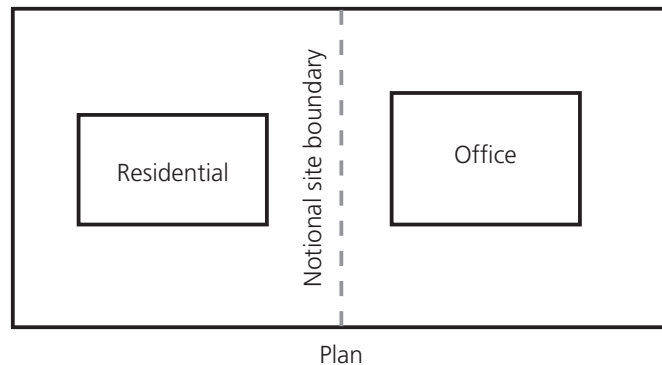
It is well known that Building (Planning) Regulation 21(2) is the appropriate reference when the development intensity of a composite building has to be determined. The principle of this regulation is that what remains unutilized in the non-domestic portion is transferred proportionately to the domestic part of the composite building.

Omission of the regulation

This regulation works well to a typical composite building which consists of a residential block over a commercial podium. It also works well when there are more than one residential block provided the building heights of these tower blocks fall into the same band in Schedule 1 of the Building (Planning) Regulation. In case when the tower blocks are of different use or when the building heights do not fall into the same band, Building (Planning) Regulation seemingly does not cover these situations, nor does the Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers issued by the Buildings Department.

There is one way to deal with these situations, which has long been forgotten. It is known as residual site area method. The principle of this method is to assess the notional site area that can sustain each tower block. If the total notional site area is less than actual site area, the proposal is feasible as far as development intensity is concerned. To illustrate this method, let us consider a building proposal which consists of one residential and one office tower blocks in a Class C site.

A way out



Area of site: 2000m²

Classification of site: C

Office block

Building height: 105m

No. of storey: 30

GFA of each storey: 500m²

Building footprint: 500m² (Same as GFA for simplicity sake)

Residential block

Building height: 54m

No. of storey: 18

GFA of each storey: 360m²

Building footprint: 360m² (Same as GFA for simplicity sake)

From Schedule 1 of Building (Planning) Regulation, the permitted plot ratio and site coverage are:

Residential tower block: 7.5 and 42%

Office tower block: 15 and 65%

Computation of the notional site area



Residential block

In terms of plot ratio, the notional site area is:

$$\frac{18 \times 360 \text{ m}^2}{7.5} = 864 \text{ m}^2$$

In terms of site coverage, the notional site area is:

$$\frac{360 \text{ m}^2}{42\%} = 857 \text{ m}^2$$

The larger figure, i.e.864m², is adopted as it is the area that can sustain the residential block in terms of both plot ratio and site coverage.

Office block

In terms of plot ratio, the notional site area is:

$$\frac{30 \times 500 \text{ m}^2}{15} = 1000 \text{ m}^2$$

In terms of site coverage, the notional site area is:

$$\frac{500 \text{ m}^2}{65\%} = 769 \text{ m}^2$$

The larger figure, i.e.1000m², is adopted as it is the area that can sustain the office block in terms of both plot ratio and site coverage.

The total notional site area is:

$$864\text{m}^2 + 1000\text{m}^2 + 1864\text{m}^2 < 2000\text{m}^2 \text{ (Actual site area)}$$

The proposal is thus feasible as far as permitted development intensity under Building (Planning) Regulations 20 and 21 is concerned.

There are a few points to note in this method:

- i. The exact position and alignment of the notional site boundary is immaterial as it is the area which matters.
- ii. The site classification of the two notional site areas is immaterial as the tower blocks are within the same site.

A more practical way of using the method

This method can be used in the situation where the tower blocks sit on a commercial podium. In this situation, the podium has to be severed and assigned to each tower block. The exact position of the cutting is immaterial. However it must be in the same position on each floor of the podium because there is only one site area for each site for the purpose of Building (Planning) Regulations 20 and 21. It does not matter even if the cutline is in the middle of a room within the podium. This is because the podium does not actually have to be physically separated for the purpose of this exercise. In assessing the notional site area, the tower block together with the associated podium has to be taken into consideration. In other words, the notional site area has to be able to sustain the composite development.

The example above illustrates how the feasibility of a composite development is checked. This method can be used in various ways for different purposes. One alternative way of using this method is to fix the development intensity of one tower block first and then to find out the maximum development intensity of the other.

I hope this article can assist readers to demonstrate compliance with Building (Planning) Regulations 20 and 21 in the circumstances mentioned above. ■

The author is a senior building surveyor retired from the Buildings Department. He wants to share his experience with young surveyors and probationers. What he presents is entirely his personal opinion on the subject and does not represent the view of any party or organisation.

Experts Witness – A Heavier Shoulder

By TT Cheung¹

Introduction

I gave a CPD talk on expert witness to HKIS members on 16 May 2011. There were over 160 members registered for the event. I was impressed that despite the talk overrun to 9:15pm, many members chose to stay behind for the case experience sharing session. I also share with members on the Court's expectation on the performance of expert witnesses and whether expert witnesses were immune from suit.

Immunity from suit

Expert witnesses used to have immunity in respect of both the contents of their reports and their performance in the witness boxes. (*Stanton v Callaghan* [2000] Q.B. 75). The rationale is that if no immunity is given to an expert witness, he may be reluctant to give evidence contrary to his client's interests because of the risk that he may be sued by his client.

On 30 March 2011, the Supreme Court of the UK reversed the Queen's Bench Division's decision on *Jones v Kaney* [2010] EWHC 1 (QB) and held that experts' immunity from suit for breach of duty, whether in contract or in negligence, be abolished. An expert witness can now be sued if it is proved that his negligence has caused harm to the party who instructs him. (*Stanton* overruled in *Jones v Kaney* [2011] 2 W.L.R. 823)

The Supreme Court's decision is not surprising given the removal of immunity from liability in negligence for advocates in *Arthur JS Hall & Co. v Simons* [2002] 1 A.C. 615. The Lords were of the view that there was no longer any scope for contrasting the duty owed by an expert to his client with a different duty to the court. They saw no conflict

between those duties and opined that expert witnesses had that in common with the advocates. The Lords also felt strongly with the presumption that because immunity existed, it should be maintained unless it could be shown to be unjustified.

The Court's requirements on experts' performance

The Rules of the High Court (Cap. 4A) and the Rules of the District Court (Cap. 336H) set out in detail the Courts' requirements of the duties and responsibilities of expert witnesses in Hong Kong.

Expert witness's overriding duty to Court (RHC, O.38, r.35A)

- (1) It is the duty of an expert witness to help the Court on matters within his expertise;
- (2) The duty under paragraph (1) overrides any obligation to the person from whom the expert witness has received instructions or by whom he is paid.

Expert report to be verified by statement of truth (RHC, O.38, r.37A)

An expert report disclosed under these rules must be verified by a statement of truth in accordance with O.41A, r.5. A sample statement is "I believe that the facts stated in this expert report are true and the opinion expressed in it is honestly held."

Expert witness's declaration of duty to Court (RHC, O.38, r.37C)

An expert report disclosed under these rules is not admissible in evidence unless the report contains a declaration by the expert witness that:

- (a) he has read the code of conduct set out in Appendix D and agrees to be bound by it;
- (b) he understands his duty to the Court; and
- (c) he has complied with and will continue to comply with that duty.

Failure to verify expert report (RHC, O.41A, r.7)

If the maker of the expert report fails to verify the expert report by a statement of truth, the expert report is not admissible in evidence unless otherwise ordered by the Court.

Appendix D – Code of Conduct for expert witness (RHC) requires an expert must specify the following matters in his report:

- (a) the person's qualifications as an expert;
- (b) the facts, matters and assumptions on which the opinions in the report are based;
- (c) the reasons for each opinion expressed;
- (d) if applicable, that a particular question or issue falls outside his field of expertise;
- (e) any literature or other materials utilized in support of the opinions;
- (f) any examinations, tests or investigations on which he has relied, and the identity and details of the qualifications of the person who carried them out.

If an expert witness who prepares a report believes that it may be incomplete or inaccurate without some qualification, that qualification must be stated in the report. If an expert witness considers that his opinion is not a concluded opinion because of insufficient research or insufficient data or for any other reason, this must be stated when the opinion is expressed.

The Rules also gives directions on experts' conference:

An expert witness shall abide by any direction of the Court to -

- (a) confer with any other expert witness;
- (b) endeavour to reach agreement on material matters for expert opinion;
- (c) provide the Court with a joint report specifying matters agreed and matters not agreed and the reasons for any non-agreement;
- (d) An expert witness shall exercise his independent, professional judgment in relation to such a conference and joint report, and shall not act on any instruction or request to withhold or avoid agreement.

The Rules of the District Court adopt the same requirements on expert witness as the High Court, except the appendix is Appendix E.

Conclusion

Over the years I have come across a number of expert witnesses who are typically high guns of their clients. Quite a large number are unclear of their roles and act more like an advocate than an expert witness. With the clear Court's requirements and the latest change in Court's ruling on experts' immunity from suit, the responsibilities of expert witnesses will no doubt increase. It is anticipated that there will be more difficult to find good experts with a number of hire guns dropping out of the field. Also, it will be even more difficult to have experts willing to act as single joint expert because of the higher risk of being sued by the party who lose the case. ■

¹TT Cheung, B.Sc.(Hons)(QS), MSc, FHKIS, FRICS, FCInstES, RPS (QS), RCE (PRC), Accredited Mediator, DRAd, DIF is an Adjunct Professor of the Department of Real Estate and Construction, University of Hong Kong.



The Hong Kong Institute of Surveyors
Sports Team / Interest Group



Chairman: Lesly LAM, leslylam@hkis.org.hk

For members who are interested in joining various Sports Teams and Interest Groups managed by the Sports and Recreation Committee, please contact Chairman or Donna Yu at cpd@hkis.org.hk or 2526 3679 for registration.

HKIS Dragon Boat Team – Hong Kong Championships 2011 on 6 June 2011

Team Captains: Mr William Lai / Mr Ryan Wong / Young Surveyors Group

In Tuen Ng Festival on 6 June 2011, the HKIS Dragon Boat Team achieved a satisfactory result in the Stanley Dragon Boat Championships 2011. In the Sun Life Stanley International Dragon Boat Championships Men's Division B Open and Mixed Open, our two dragon boat teams got 3 trophies on stage. Most importantly, the HKIS Dragon Boat proved the motto "Teamwork makes the dream work" by winning the 1st runner-up of the Team Spirit Award. Congratulations!

For details, please refer to the YSG Chairman Message and visit www.dragonboat.gov.hk for details.

Special thanks should be given to Mr Rex Ying who was our dearest official photographer for the whole day.



Getting trophies on stage



Paddling on sea



Team Spirit Award



HKIS Running Team – Prizes Presentation of the Joint Professional Marathon 2011

Team Captains: Mr Lesly Lam / Miss Kathy Cheung / Miss Carmen Wong

With the superb results in 10km Run, Half Marathon (21km Run) and Full Marathon (42.195km Run) in the Hong Kong Marathon 2011, the HKIS running team won quite a few prizes in each category of the Joint Professional Marathon Competitions as follows: -

2nd Runner up in Joint Professional 10km Run Competitions - Team (Mixed)

English Name	Net Time
PONG YIU PO DANIEL	00:44:12
CHAN KAM WAH ARTHUR	00:45:44
WONG CHING KIT JOE	00:52:40
TAM WAI HUNG	00:55:10

Total Net Time: 197 min & 46 sec
Average Net Time: 49 min & 26.5 sec

1st Runner up in Joint Professional Half Marathon Competitions - Team (Mixed)

English Name	Net Time
CHOI PUI NANG BRIAN	1:40:53
LAM TSZ KIU JIMMY	1:41:18
WONG CHI HO	1:49:38
PANG SHIU KEE	1:50:12

Total Net Time: 7 hr 02 min & 1 sec
Average Net Time: 1 hr 45 min & 30.25 sec

2nd Runner up in Joint Professional Full Marathon Competitions - Team (Mixed)

English Name	Net Time
FAN CHOR KIT FRANKIE	3:21:44
LAI KAM CHEONG KELVIN	3:34:44
KOO YAU SAM JASON	3:34:58
LAM TAK SAN JOE	3:37:52

Total Net Time: 14 hr 9 min & 18 sec
Average Net Time: 3 hr 32 min & 19.5 sec



2nd Runner up in Joint Professional 10km Run Competitions - Individual (Men)

English Name	Net Time
PONG YIU PO DANIEL	00:44:12

1st Runner up in Joint Professional Half Marathon Competitions - Individual (Ladies)

English Name	Net Time
LAU WING YAN AMY	01:51:45

1st Runner up in Joint Professional Full Marathon Competitions - Individual (Ladies)

English Name	Net Time
ANGEL NG	03:47:18

Congratulations to all winners. The Chairman would like to express sincere thanks for their participations in the tournament. Moreover, special thanks should be given to Ms Angela So and Mr Rex Ying being the professional MC and photographer respectively in the prizes presentation night.





Sports Injury Talk on ACL Tear (前十字韌帶受傷)

A sports injury talk on Anterior Cruciate Ligament (ACL) Tear was successfully conducted in the Prizes Presentation night of the Joint Professional Marathon 2011. The speaker, Dr Terence Chan, who is an Orthopaedic Surgeon specialising in Knee Surgery, delivered a talk on the treatment and rehabilitation of ACL injury. Special thanks should be given to the Hong Kong Medical Association in arranging Dr Terence Chan as our guest speaker.

Moreover, the Hon CY Leung, GBS, JP also came to share with us his experience in ACL injury and surgery due to an accident in skiing, and the rapid rehabilitation process. Sports enthusiasts from the HKIS and the other professional bodies enjoyed a fruitful night.



CY Leung sharing his experience



Talk by Dr Terence Chan



Runners from various professional bodies



HKIS Volleyball Team

– Joint Professional Volleyball Tournament 2011

Team Captain: *Mr Nathan Lee / Miss San Kwok / Miss Evangeline Chan*

Regular practices are being conducted by the HKIS Volleyball Team for the coming joint professional tournament in July 2011. Members with volleyball skills are welcomed to participate.





HKIS Tennis Team

- Joint Professional Tennis Tournament 2011

Team Captain: Mr Harry Jan

The Joint Professional Tennis Tournament will be held in October 2011. Regular and tough practices have been conducting frequently. All teammates have confidence to have a much promising result in the tournament this year. If you want to join the tennis team and practice with the tennis teammates, please contact us ASAP.



HKIS Badminton Team

- Joint Professional Badminton Tournament 2011

- 28 August 2011

Team Captain: Mr Sunny Chan / Mr Kim Tsui

The Joint Professional Badminton Tournament will be held in 28 August 2011. Regular and tough practices have been commenced. If you want to join the badminton team, please contact us ASAP.



HKIS Table-tennis Team

- Joint Professional Table-tennis Tournament 2011

Team Captain: Mr CY Jim / Mr Ping Wong

The Joint Professional Table-tennis Tournament will be held in November 2011. Regular and tough practices will be commenced soon. If you want to join the Table-tennis team, please contact us ASAP. Let's get the champion trophy again.



HKIS Bowling Team

- Joint Professional Bowling Tournament 2011

Team Captain: Mr Tommy Lam

The Joint Professional Badminton Tournament will be held in October 2011. Regular and tough practices have been commenced and will be held on every Monday. If you want to join the bowling team, please contact us ASAP.



**Recruitment of players is always open for all qualified members, probationers and student members.
We look forward to seeing you!**



PROJECT SPARKLE 「擦亮童心」伙伴同行計劃 2011 - 樂水童遊赤柱之旅

三十位活力十足的小朋友，與一群熱心的測量師義工哥哥姐姐，於 2011 年 5 月 22 日到赤柱渡過了歡樂的一天。大小朋友們參觀了美利樓、卜公碼頭、天后古廟、赤柱市集的名勝古蹟及景點。

雖然當日天氣欠佳，但當我們來到赤柱正灘龍舟訓練基地，仍然可見香港測量師學會龍舟隊的健兒們，風雨不改地練習，準備端午節的比賽。義工們亦介紹了有關端午節及龍舟競渡的歷史故事和習俗等更讓小朋友們近距離與龍舟及用具拍照及體驗，為龍舟隊打氣。



雖然天公不造美，小朋友與義工哥哥姐姐們未能盡情嬉水作樂，來個「潑水節」，但及後的臨時安排，參觀香港文化博物館的「迪士尼彼思動畫展覽」，也令大小朋友們都可以投入動畫世界，了解製作背後的一些珍貴展品。



《活動第二炮》

「擦亮童心」伙伴同行計劃 2011 - 玩轉天城 Art Jamming

日期：2011年7月24日(星期日)

時間：上午10時30分至下午5時

地點：東華三院賽馬會天水圍綜合服務中心

內容：學員及義工集體制作油畫及集體遊戲

*全年其他活動暫定於9月17日、11月19日及12月17日舉行。活動形式及詳情會作另行通知。

有興趣參加2011年7月24日舉行的「玩轉天城 Art Jamming」，請填寫下列資料，電郵至 coody@hkis.org.hk 或傳真至 2868 4612。

姓名：_____ HKIS 會員號碼：_____

電郵地址：_____ 聯絡電話：_____

1. 你願意參與為期一年的「擦亮童心」伙伴同行計劃嗎？
請注意：為了讓會員可以與參與計劃的兒童建立更親切及全面的關係，所有義工均須出席全年所有活動及工作坊。
 我願意登記參加為期一年的「擦亮童心」伙伴同行計劃。
2. 你願意登記成為香港測量師學會義工，參與其他社區及公益活動嗎？
 我願意登記成為香港測量師學會義工，請通知我有關其他社區及公益活動的資料。

About Project SPARKLE 「擦亮童心」伙伴同行計劃2011

自2010年，香港測量師學會開始與東華三院賽馬會天水圍綜合服務中心合辦，為期一年的「擦亮童心」伙伴同行計劃。過去一年，我們透過「踏上方舟奇妙之旅」、「測量古蹟中環遊」、「和味農情南生圍單車之旅」等不同類型的活動，與天水圍的小朋友已建立了亦師亦友的感情。為繼續服務及指導三十位來自天水圍的小朋友，「擦亮童心」伙伴同行計劃2011亦已經展開。



《計劃簡介》

「擦亮」靈感來自「測量」的諧音，「擦亮童心」Project SPARKLE 天水圍綜合服務中心合作策動及組織一群熱心的專業測量師，參與伙伴計劃，服務及指導三十位來自天水圍六至十二歲的小朋友，向他們展示關懷和愛心，擦亮他們的心靈。

這是一個為期一年的計劃，為了會員可與參與計劃的兒童建立更親切的關係，所有義工均須出席全年所有活動及工作坊。本計劃會以二對三（即兩位會員和三位兒童）作為一個單位，除了定期的活動外，我們亦希望會員能透過這計劃多與兒童交流，作為他們的師友，並透過一系列的訓練、探訪及戶外活動，擴闊兒童的生活圈子，培養他們正向思維及積極樂觀的態度。

查詢或有興趣參加 Project SPARKLE 「擦亮童心」伙伴同行計劃 2011，請致電 2526 3679 或電郵 coody@hkis.org.hk 與 Coody Ko 聯絡。

Book and Stationery

10%
off

Cosmos Book Ltd

Enjoy 10% discount on regular priced books and stationery (Excepted Sales Items) at Cosmos Books Ltd upon presentation of original HKIS member cards at all outlets of Cosmos Book Ltd. Privilege lasts until 30 April 2012.



Gasoline

Caltex Starcard

For all HKIS successful applicants of the Caltex StarCard, you can enjoy a discount of HK\$1.5 per litre on Tuesdays and Fridays. A discount of HK\$1.2 per litre is available on other dates. For enquiries please call the hotline of Ming Xing Investment on **2851 3297**.

Esso Discount Card

(1) For petrol, from 16 January 2010, the discount is HK\$1.30 per litre for successful applicants with consumption exceeding 50 litres per monthly period; otherwise it is HK\$1.20 per litre. Petrol is first fully paid by credit card at Esso station; rebate will be credited to customer's bank account.

(2) For diesel, successful applicants will get a direct discount of HK\$2.00 per litre at any Esso station.

Esso Fleet Card

Discount is HK\$1.30 per litre for successful applicants.

Enquiries for above cards, please call Mr Cres Wong of Ace Way Company on **2807 3001**.

Shell Card

A discount of HK\$1.20 per litre gasoline for all successful application of the Shell Card. For enquiries please call Mr Alex Au of Kingsway Concept Ltd. on **2541 1828**.



special
discount

Others

Football Shirt

20%
off

Kitroom Sports in Mongkok is providing an exclusive offer to members buying football shirts. Simply show your membership card to enjoy a 20% discount. For details of the shop, please go to <http://www.kitroomsports.com/>.

Language courses

15%
off

Kaplan, one of the largest educational institutions in Hong Kong, is offering discounts on its Mandarin and English courses for HKIS members. Simply present your membership card at their enrolment counter to enjoy the privilege. For details, please go to www.putonghua.com/web/promotion/hk_surveyors.



Health Check Plan

35%
off

Health check-up packages are offered to all HKIS members by Union Hospital at a privilege offer of HK\$2,990 for male and HK\$3,390 for female. Plan inclusive of Physical Examination & Medical History; Medical Report & TWO Doctors Consultations; Complete Blood Count; Diabetic Screening; Lipid Profile; Hepatitis Profile B; Liver Function Test; Renal Function Test Thyroid Screening Test; Gout Screening; Urinalysis; Stool & Occult Blood; Resting ECG; PSA, Chest X-Ray and Kidneys, Urethra & Bladder X-Ray for male; Pelvic Examination including Pap Smear and Mammogram/Ultrasound for female. For booking and enquiries, please call **2608 3170**.

Opera tickets

10%
off

Opera Hong Kong is the first opera company to have been established in Hong Kong. The company was formed in July 2003 as a non-profit-making charitable organisation. As a caring organisation, the HKIS is working with Opera Hong Kong to promote performing arts in Hong Kong. Members can now enjoy a 10% discount on Opera Hong Kong programmes by simply showing your membership card at URBTIX outlets. For details of the programmes, please go to www.operahongkong.org.



Note: The HKIS will not be privy to any contracts between the HKIS members and the agency concerned. We will not be responsible for the administration of or the consequences arising from these contracts, including any personal data that HKIS members may agree to provide to the agency. No liability of any kind will be borne by the HKIS. All business transactions made under the membership benefits of HKIS are strictly between the merchant and HKIS members. The HKIS will not be involved in any complaints made by any party in any business transaction. All enquiries should be made to merchants directly.

Date	Event	Organiser	Location	
2011				
Jul	12	HKIS Board of Membership meeting	HKIS	Board Room, HKIS
	23-27	The 15th Pacific Association of Quantity Surveyors Congress	PAQS	Colombo, Sri Lanka
	28	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
	28	HKIS General Council meeting	HKIS	Board Room, HKIS
Aug	25	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
Sep	14	HKIS Board of Membership meeting	HKIS	Board Room, HKIS
	17	HKIS Annual Conference	HKIS	Conrad Hong Kong, Hong Kong SAR
	22	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
	22	HKIS General Council meeting	HKIS	Board Room, HKIS
	22-23	第七屆京港澳測繪技術交流	DSCC, Macau SAR	Macau
Oct	27	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
Nov	9	HKIS Board of Membership meeting	HKIS	Board Room, HKIS
	14	HKIS Annual Dinner	HKIS	Grand Hyatt Hong Kong, Hong Kong SAR
	17	HKIS Property & Facility Management Division Annual General Meeting	HKIS PFMD	SLC, HKIS
	24	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
	25	HKIS Young Surveyors Group Annual General meeting	HKIS YSG	SLC, HKIS
	24	HKIS General Council meeting	HKIS	Board Room, HKIS
Dec	9	HKIS Annual General Meeting	HKIS	SLC, HKIS

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



Dragon Boat Championships 2011

