

 THE HONG KONG INSTITUTE OF
SURVEYORS
香港測量師學會

 THE HONG KONG INSTITUTE OF
SURVEYORS
香港測量師學會

801 Jardine House, 1 Connaught Place, Central, Hong Kong
Tel: 2526 3679 Fax: 2868 4612 Website: www.hkis.org.hk

HKIS 25th Anniversary
Commemorative Publication 2009



Building Our Community

測量邁銀禧

專業惠社群

Contributing our Professionalism

Contents

Message from the Chairman of 25th Anniversary Organizing Committee	1
Message from the President of the Hong Kong Institute of Surveyors	2
Message from the Chairman of 2009 Annual Dinner Organizing Committee	3
Message from the Guest of Honour	4
About the Hong Kong Institute of Surveyors	6
The Hong Kong Institute of Surveyors Membership Statistic Report	18
The Past Presidents of the Hong Kong Institute of Surveyors	19
Congratulatory Messages	21
Message from the Program Coordinator of 25th Anniversary Organizing Committee	37
The HKIS 25th Anniversary Logo Competition & Souvenirs	38
The HKIS 25th Anniversary Young Surveyors Award	39
The HKIS 25th Anniversary Activities Review	41
Sponsors & Complimentary Messages	55
The HKIS 25th Anniversary Organizing Committee	64

Platinum Sponsor



Message from Chairman of the 25th Anniversary Organizing Committee



Entering its 25th year of existence and as one of the younger professional bodies in Hong Kong, the Institute of Surveyors has achieved tremendous growth and at the same time made very considerable contributions to both Hong Kong and the Country.

When the HKIS was established on 26 April 1984, it had 85 founding members in four divisions. Membership has now grown to more than 7,300, including some 4,700 corporate members in six divisions offering highly specialized services to the people we serve.

Six days before the HKIS was founded, Hong Kong heard from the then British Foreign Secretary, Sir Geoffrey Howe, who said "it will not be realistic to expect Britain to continue governing Hong Kong after 1997." Not everyone was confident about the future of Hong Kong, let alone the future of a newly formed local professional body.

Together with other sectors of the Hong Kong community, the Institute has demonstrated how adversities could be overcome by sheer perseverance and hard work. Among the many achievements in the past 25 years is international recognition. Members of the HKIS now enjoy reciprocal membership with a number of prestigious overseas and professional bodies.

The 25th Anniversary Dinner marks the completion of a full program of celebrations. In the past 12 months, thanks to the Organizing Committee, the General Council, members and supporters of the HKIS, many memorable events have been organized, including the setting up of the Silver Jubilee Charity, the birthday party which was well attended by a very broad cross-section of the profession, down to a horse race in Shatin at which the HKIS sponsored a cup.

I thank the Organizing Committee for their good work and immense contribution. I also take this opportunity to wish the Institute and its members a very bright future.

CY Leung

Chairman
25th Anniversary Organizing Committee

Message from the President



Year 2009 marks the 25th Anniversary of the Hong Kong Institute of Surveyors, a special and important milestone in the history of the Institute.

Since the formation of the Institute on 26 April 1984, we have strived to accomplish ourselves as the leading professional organisation in surveying, real estate and construction in Hong Kong.

Our founding members, led by President Mr Kan Fook Yee, had the vision of establishing an institute that would give surveying a local identity, foster its development in the community, and better pursue the interests of the profession and its members. The years following saw rapid growth of the Institute, in terms of membership and activities, with the number of membership reaching 5,000 in 1999. In 2004 and 2008, the numbers broke 6,000 and 7,000 respectively. Membership now stands at around 7,300.

Our local identity in Hong Kong has helped us prepare our members for entering into the Mainland. Paramount, of course, was the foresight of our past Presidents and Councils, who opened up dialogues and built up strong connections with the Mainland and formed mutual recognition with our Mainland counterparts. The implementation of CEPA has also removed many barriers for Hong Kong surveyors to acquire Mainland professional qualifications and to practice in the Mainland.

The role of the Institute in the society has become more important. Twenty five years ago, the political landscape was entirely different when the role of the Institute was more technical oriented. With the Government becoming more open and transparent, the HKIS has taken on a more active role in the consultation process of Government policy making, by initiating or responding to plans and proposals on various issues affecting housing, planning, property, and the built environment. We have succeeded in meeting the challenges as the debates on issues become more political. There has also been an increased participation of the Institute and its members in community services and activities.

Being a professional institute encompassing a wide range of expertise, the HKIS has taken a proactive role in commenting on Government's policy and providing professional advice. Detailed submissions have been made to the relevant Legislative Council panels on various subjects including provision of public facilities in private developments; facilities of urban redevelopment by the private sector; Lands Title Ordinance; Building (Minor Works) Regulation; Arbitration Bill; Compulsory Sales for Redevelopment (Chapter 545). Our members have participated in public engagement forums and focus group discussions on topics of public concern and policy including most recently the Urban Renewal Strategy Review, Quality and Sustainable Built Environment, and Revitalisation of Industrial Buildings.

Membership growth has continued to be steady. In 2004, we saw the first admission of Technical Grade members as well as Corporate Members from the Mainland via the mutual recognition agreement. In 2005, the Property and Facility Management Division was formed bringing the total number of divisions to six. We have continued to explore opportunities for expanding our membership. In recent years we have entered into further reciprocity agreements and cooperation arrangements with professional institutions over the world and in the Mainland.

Recovering from the Global Financial Crisis, which has permanently changed the economic landscape, the Institute will strive to respond to the needs and wants of our members. At the same time, we will continue to contribute to the development of Hong Kong and the community, and explore further opportunities with the Mainland and overseas counterparts.

Finally, I would like to express my sincere thanks to all those who have contributed to bringing the Institute to where we are today. Please join me to wish the Institute and our members every success in the years to come.

Francis LK Leung

President 2008 - 09

Message from Chairman of the 2009 Annual Dinner Organizing Committee



I am delighted to welcome all our distinguished guests and members to the HKIS Annual Dinner 2009. It is also our honour to have the Honourable Henry Tang, Chief Secretary for Administration of the HKSAR Government to grace this event as our Guest of Honour.

Year 2009 marks the 25th Anniversary of the Hong Kong Institute of Surveyors, which is a special and important milestone in the history of the Institute. In the past 12 months, the Organizing Committee, the Councils and members of the Institute have arranged a series of memorable events to mark our distinctive and unforgettable Silver Jubilee year. This evening will denote the perfect completion of the celebration program.

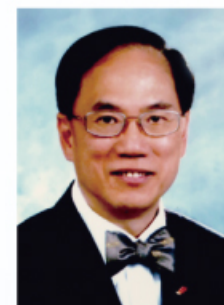
Opening a new page towards the next anniversary, the Institute shall continue to strive for excellence through collaboration with the community, government and other professional bodies, both locally and internationally. "Building Our Community and Contributing our Professionalism" is always in our mind.

On behalf of the Annual Dinner Organizing Committee, I would like to thank all the guests, sponsors, speakers, participants and helpers for their support. I sincerely thank all members of the Annual Dinner Organizing Committee and other members of the Institute for their dedicated efforts in making this event a success.

I wish everyone an enjoyable evening. Thank you very much!

WONG Bay

Chairman
2009 Annual Dinner Organizing Committee



Message

I congratulate the Hong Kong Institute of Surveyors on its silver jubilee.

Over the past 25 years the Institute has made significant contributions to our city's development. I thank the Institute and its members for their vision and efforts in striving for excellence and a sustainable built environment for Hong Kong.

As Hong Kong addresses modern day challenges concerning the environment, population growth, urban renewal and demands for higher-quality city living, I am sure our surveyors will be up to the task.

I wish the Institute continued success in the years ahead.

(Donald Tsang)
Chief Executive
Hong Kong Special Administrative Region



Message

I warmly congratulate the Hong Kong Institute of Surveyors (HKIS) on its 25th Anniversary.

Over the years the HKIS and its members have provided valuable advice and guidance to the Government on a variety of land and building related issues. Your recent contributions on topics including heritage conservation, urban renewal strategy and quality and sustainable built environment have been very welcome.

Thank you and keep up the good work. Once again, congratulations on your Silver Jubilee and have a great evening.

(Henry Tang)
Chief Secretary for Administration

Established in 1984, The Hong Kong Institute of Surveyors is the only professional organisation representing the surveying profession in Hong Kong.

The Institute's work includes setting standards for professional services and performance, establishing codes of ethics, determining requirements for admission as professional surveyors, and encouraging members to upgrade skills through continuing professional development.

The Institute has an important consultative role in government policy making and on issues affecting the profession. We have advised the Government on issues such as unauthorized building works, building safety campaign, problems of property management, town planning and development strategies, construction quality and housing problems.

We have an established presence in the international arenas, have overseas connections, and have entered into reciprocal agreements with professional surveying and valuation institutes in the United Kingdom, Australia and Singapore recognizing the counterpart's member's qualifications. In addition, The Hong Kong Institute of Surveyors is a member of various leading international surveying organisations.

The Institute has six Divisions and one Young Surveyors Group:

*Building Surveying Division
General Practice Division
Land Surveying Division
Quantity Surveying Division
Planning and Development Division
Property and Facility Management Division
Young Surveyors Group*

The Institute has reciprocal/mutual recognition arrangements with the following overseas institutes:

*The Royal Institution of Chartered Surveyors, UK
Australian Property Institute
Singapore Institute of Surveyors and Valuers
New Zealand Property Institute
China Engineering Cost Association
China Institute of Real Estate Appraisers
China Association of Engineering Consultants
The Australian Institute of Quantity Surveyors
New Zealand Institute of Quantity Surveyors
The Building Surveyors Institute of Japan
Canadian Institute of Quantity Surveyors*

The Institute is a member of the following international organisations:

*International Federation of Surveyors
The International Cost Engineering Council
International Society for Photogrammetry and Remote Sensing
International Valuation Standards Committee
Pacific Association of Quantity Surveyors
World Organization of Building Officials
World Association of Valuation Organizations*

BUILDING SURVEYING DIVISION

Building Surveyor

Building Surveyor is a profession who has the identity by his name as 'Surveyor of Buildings'. A Building Surveyor's core expertise is as described below:

Survey of New Buildings

- (1) Building control in Buildings Department;
- (2) Technical advice on legal restrictions - Buildings Ordinance, Town Planning and Land Leases, etc.;
- (3) Development consultancy and project monitoring in joint venture developments and on behalf of project financiers; and
- (4) Project management during development stage.

Survey of Existing Buildings

- (1) Building maintenance management (both in the private and public sectors);
- (2) Diagnosis of building defects as 'Building Doctor';
- (3) Building safety inspections;
- (4) Fire safety inspections;
- (5) Refurbishment and renovation;
- (6) Licence application;
- (7) Fire insurance valuation;
- (8) Facilities management;
- (9) Measurement surveys;
- (10) Building surveys prior to purchase or arising from building disputes;
- (11) Expert witness and arbitration;
- (12) Advice on occupational requirements and spatial planning; and
- (13) Management of fitting-out work for residential building, office, commercial building, etc.

Building Surveyors in private practice are involved in all stages of the development process from inception to completion. They are available to provide tailor-made services for Clients engaging in building development.

Buildings vary considerably as, indeed, do the instructions of Clients. Although this document attempts to describe the Scope of Services and the respective duties of the Surveyor and his Client in as much detail as possible. However, it is inevitable that some variations will occur and it is therefore anticipated that the contents of the relevant sections of the document will be amended to suit the particular needs of both the surveyor and Client.

Professional Building Surveyors are qualified by examination and practical experience and must uphold the stringent professional standards of the Hong Kong Institute of Surveyors, which requires a high level of service and efficiency as well as compliance with a strict code of professional conduct.

Professional Building Surveyors deliver complete building solutions.

Scope of Expertise

Site Acquisition Stage

The Building Surveyor acts as Project Manager in advising on the development potential with respect to technical and legal implications as follows:

- Any restrictions imposed by the Buildings Ordinance, the lease conditions and the Town Planning Ordinance and also on any construction difficulties likely to be encountered;
- Financial and economic considerations affected by the construction aspects;
- Joint venture terms and following through the drawing up and execution of the Agreement;

BUILDING SURVEYING DIVISION

Development Stage (or Construction Stage)

The Building Surveyor acts as Project Manager (or Project Consultant) to monitor the construction process so that the buildings are constructed on time and within budget with the desired quality being achieved.

The major functions of the Project Manager are as follows:

- Preparation of feasibility studies and Client brief.
- Preparation of budgets and master programme
- Appointment of the project professional design team (i.e. Architects, Engineers, Quantity Surveyors, etc.).
- Management of the design of the buildings and selection of materials.
- Coordination of Government approvals.
- Procurement, tendering, award of contracts and sub-contracts, contract administration and co-ordinating the approval of shop drawings, samples, variations and claims.
- Construction monitoring - time, cost and quality.
- Communication and reporting.
- Undertaking financial control - cash flow, progress payments and final account.

Pre-Completion Stage

- The Building Surveyor in his capacity as Project Manager advise on capital costs and running costs (cost-in-use) and on replacement costs for fire insurance purposes.
- The Building Surveyor advise on maintenance strategy and arrange for the preparation of all maintenance manuals, as-built drawings and specialists handbooks so that buildings will be maintained in an efficient manner.
- On behalf of Client, the Project Manager coordinates and approves alterations to the building and building services proposed by tenants and occupiers.

After Completion

Building Surveyors play a major role in the management and maintenance of buildings after their completion.

- Advising on construction and legal constraints prior to letting and arranging for the fitting out works for the Client, leading to the issue of licences (e.g. restaurants, hotels, child care centres, kindergarten, old aged home, etc.).
- Advising on planning and implementation of maintenance programmes both day-to-day and long term.
- The diagnosis of building defects and advising on remedial works and costs.
- Providing expert knowledge on design and materials performance.
- Alterations, additions and improvements to existing buildings. Conversion of existing dilapidated buildings to modern uses and upgrading their provisions to meet current legal, fire and building regulation requirements.
- Condition surveys of existing buildings and preparation of schedule of dilapidation.
- Inspections of older buildings in respect of building and fire safety under the Buildings Ordinance and Fire Safety (Commercial Premises) Ordinance respectively and supervision of subsequent to bring the building in a state of good repairs and complying with the requirements of the Ordinances.
- Condition Surveys of existing buildings prior to major construction activities and advising on effects and remedial actions including litigation and compensation.
- Acting as an expert witness in court and arbitrator in building and contract disputes.
- Advising on maintenance strategy, improvement and renovation works and administering the Deed of Mutual Covenant and Building Management Ordinance.

General Practice Surveyor

Land in most countries is in short supply, yet always in demand. Its use, therefore, needs careful planning. Property is bought and sold for residential, retail, office and industrial use; it is developed as an investment and if it is professionally managed, its value will be enhanced.

The General Practice Surveyor through his professional training, skill and knowledge is in a position to offer skilled and effective advice in connection with the development, use and management of these vital resources. He is concerned with the planning, development, use, management and valuation of lands and buildings; negotiation of sales and lettings by private treaty and sale by tender or auction; financial and economic aspects of investment in property.

The services offered are wide and varied. These include professional and agency services connected with the investigation, valuation, planning, development, acquisition, disposal and management of property. The major roles played by the General Practice Surveyors are as follows:-

Valuation

The GP Surveyor values all types of properties for various purposes. The range of valuation services covers:-

- (1) Valuations for sale, purchase, letting and mortgage purposes.
- (2) Statutory valuations relating to resumption, rent control, rating, stamp duty, estate duty, etc.
- (3) Valuations of company portfolios for balance sheet purposes, company floatation, takeovers and mergers.
- (4) Feasibility studies on all types of properties.
- (5) Acting as an expert witness, independent valuer or arbitrator in valuation disputes.

Development and Town Planning Consultancy

Real estate development is a complex process which needs professional expertise and judgement. The GP Surveyor provides a comprehensive range of professional services covering:

- (1) Market studies and evaluation of development.
- (2) Negotiation with Government on modification, surrender and regrant of land leases.
- (3) Applications and appeals to Town Planning Board in respect of change of uses, etc.
- (4) Preparation of detailed financial assessments, cash flow studies and expenditure control systems throughout the development period.
- (5) Preparation of development and design briefs.
- (6) Constant monitoring of the development to ensure that it meets the client's requirements and reflects market needs.

Sales, Lettings and Auctions

The GP Surveyors, on behalf of clients, negotiates the purchase, sale or leasing of all types of lands and buildings. He acts as an auctioneer in disposal of properties or as owner's agent in selling properties by private treaty or tender. He also advises on marketing strategy and on the preparation of sale and lease documents.

Property Management

In a society of rising user expectations, good quality professional management services are an essential element to sustain and enhance the value of the property. The GP Surveyor undertakes the management of all types of properties and negotiates with tenants on rent review, lease renewal and re-letting of premises. He also advises on situations of refurbishment/renovation and redevelopment.

Apart from their work in the private practice, GP Surveyors are also employed by the HK Government in various departments such as the Lands Department, Rating and Valuation Department and Housing Department to handle work including government land disposal, resumption, rating, taxation, public housing and home ownership scheme, etc.

Land Surveyor

Broadly speaking, land surveying is an art of position fixing. Land Surveyors involve themselves in civil engineering works and land developments such as building houses, roads, bridges, canals, viaducts, defining property boundaries, preparing plans from various surveys. Closely related to the development of civilisation, the profession has contributed to the transformation of sparsely populated and undeveloped areas into modern metropolis. There are at present two categories of land surveyors registered under two legislations in Hong Kong which provide for the control of professional services - Registered Professional Surveyors of the Land Surveying Division [RPS(LS)] registered under the Surveyors Registration Ordinance and Authorised Land Surveyors [ALS] registered under the Land Survey Ordinance. Like other professions, advancement of technology has led to specialisation and land surveying is of no exception. Land Surveyors are usually involved in one or more of the following activities:

- (1) Cadastral Surveying;
- (2) Engineering Surveying;
- (3) Geodetic Surveying;
- (4) Topographic Surveying and Digital Mapping;
- (5) Land Information Management;
- (6) Photogrammetry and Remote Sensing; and
- (7) Hydrographic Surveying.

Cadastral Surveying

Cadastral Surveying is concerned with the physical determination of boundaries and areas of land parcels. It is always advisable for owners and developers to ascertain the boundaries and area entitlements of their land parcels by surveys prior to any development. As for subdivision of land parcels, under the Land Survey Ordinance, any legal instrument effecting such subdivision for registration in the Land Registry must be accompanied by a land boundary plan prepared and certified by an Authorised Land Surveyor. Major surveying services provided under this category are:

- re-establishment of land boundaries;
- setting out of land boundaries; and
- preparation of certified plans for subdivision of land parcels.

Engineering Surveying

Engineering surveying relates closely to civil engineering projects. Land Surveyors providing engineering surveying services are actively involved in the construction of roads, flyovers, bridges, seawalls, railways, tunnels and skyscrapers. The types of work performed include preparation of ground detail survey plans for engineering design, setting out of critical points for construction and the measurement of earthwork quantities for payment. Land surveying techniques are also being used in industries like shipbuilding, aircraft construction and fixing of machinery where high precision on position determination is required. Monitoring the movement of unstable structures, reservoirs, bridges, slopes and land masses is part of the work that may not be too familiar to the public but important in protecting lives and properties. Major services provided under this category are:

- preparation of initial site survey plans;
- preparation of photo mosaics superimposed with engineering layouts for planning of engineering projects;
- computation of construction alignments;
- setting out of pre-determined positions;
- measurement of earthwork quantities; and
- monitoring the movement of unstable structures, slopes and land masses.

Geodetic Surveying

The purpose of Geodetic Surveying is to establish very accurate survey framework such as the network of horizontal and vertical reference points covering Hong Kong. Land Surveyors use very precise equipment such as Global Positioning System (GPS) for this purpose. In Hong Kong, the Lands Department of the Government establishes and maintains the main survey framework. Trigonometrical stations situated on hilltops, traverse stations installed along roadside and bench marks installed on bedrock constitute the points of this framework. By connecting to the framework, any surveys can be tied together and related to this unique system. In fact, the positions of many land boundaries, roads, railways, bridges and construction works are referred to this system. Major services provided under this category are:

- establishment and maintenance of a territorial survey framework; and
- detecting and measuring the movement of the earth's and minimising the effect of natural disasters.

Topographic Surveying and Digital Mapping

Mapping is a national service for security and development. Maps have been in use for thousands of years. Besides being a principal means of position locator, accurate maps are necessary for effective management of our environment. With the use of digital technology in Topographic Surveying and map revision, the complete series of 1:1000 scale maps covering the whole territory of Hong Kong have been available in digital form. Digital topographic map is the basic building block to support sustainable development, natural resources management, environmental protection, urban planning and utilities management. Digital Mapping also provides the foundation for various information systems such as community services information systems, electronic street guide systems, natural disaster management systems, transport management systems. With the lowering of system costs by the advancement in technology and with the continual improvements in Digital Mapping, it is foreseeable that a much wider application of digital map data throughout government, business, industry and among the public can be witnessed.

Land Information Management

Land Information Management embraces the assimilation, processing and dissemination of spatial information. It is rapidly becoming the essential process in support of all social, environmental and economic development. Using the latest information and data communication technology, Land Surveyors are well prepared in collecting and providing useful spatial information to users as and when needed. The fundamental activity of Land Surveying is to develop and maintain the building blocks for the setting up of spatial data sharing infrastructure for the community and Land Surveyors are in a good position to provide advices and services in land information management.

Photogrammetry and Remote Sensing

Photogrammetry is the science of measurement and interpretation by means of photographs. Although most applications of photogrammetry involve the use of aerial photographs, ground taken photographs are also used with the specialized term "terrestrial" or "close-range" photogrammetry. While photogrammetry is commonly reckoned as one kind of remote sensing, the term "remote sensing" itself broadly means the collection of information from a distance. In land surveying, remote sensing is commonly referred to the use of satellite images for measurement and interpretation purposes. Major services provided under this category are:

- photo-interpretation;
- photogrammetric mapping;
- orthophoto and image map production;
- 3D modeling and visualization;
- extraction of spatial data such as building heights, position of ground features and land boundaries; and
- antiquities and heritage sites recording;.

Hydrographic Surveying

Safe navigation and subaqueous construction require an accurate knowledge of the depth and topography of the seabed. Land Surveyors have used different measurement systems including the Differential Global Positioning System (DGPS) in hydrographic surveys for positioning. In harbours and their approaches, the depth has to be constantly monitored. As the seabed is hidden from the naked eyes, its profile is determined by echo sounder which sends sound waves down to the bottom of the sea and calculates the depth by measuring the time required for the signal to return to the surface. In Hong Kong, the Government is responsible for producing navigation charts for the Hong Kong waters. Major services provided under this category are:

- location of rocks, lights, buoys and wrecks;
- determination of channel depths and preparation of navigation charts;
- determination of subaqueous earthwork quantities; and
- collection of any information relating to marine navigation

PLANNING AND DEVELOPMENT DIVISION

Planning & Development Surveyors provide a comprehensive range of professional services in town planning and property development.

1 Property Development

1.1 Development Feasibility Study

Prior to inception of a development proposal, Planning & Development Surveyors provide clients with necessary site search and detailed analysis, and advise them on property values and appropriate land acquisition strategies. They conduct detailed market research to understand specific markets and recommend the appropriate type and mix of land uses, and the optimal scale of development with a view to maximizing project return while minimizing the risks. Development appraisal, covering land and property valuation, cash flow analysis, project return estimation, sensitivity analysis, etc., can be undertaken to test the viability of the development proposal under different scenarios.

1.2 Land Administration Inputs

Planning & Development Surveyors specialize in the interpretation of lease conditions ; can advise on compliance with the lease conditions or any modifications to the lease conditions required; can act for the land owner to submit an application to the Lands Department for a modification (or surrender and re-grant) of their land lease, negotiate with the Government on the lease terms and conditions (including the land premium) ; and assist in the execution of the lands document.

1.3 Town Planning Applications

Depending on the statutory town plan zoning that the development site falls within development on it may require prior approval from the Town Planning Board. Planning & Development Surveyors can advise on zoning implications and the strategy to submit planning applications, review and or appeal; co-ordinate with other professional experts to prepare the necessary technical impact assessments to support the planning application. Professional services may also be provided in submitting planning objection to gazetted town plan to safeguard the interests of land owners.

1.4 Development Project Management

Property development requires a wide range of inputs from various disciplines. Planning & Development Surveyors can help to set up a right team for development projects with team members coming in at an appropriate time during the process; monitor the project progress against the development programme, advise on re-distribution of resources and to resolve issues arising during the development process.

1.5 Project Evaluation

In order to update the clients on the change in financial position of the project, Planning & Development Surveyors will carry out continual evaluation of the development proposal throughout the development process. It is done by inputting the actual cash inflow and outflow as well as a more accurate forecast on future incomes and expenditure into the financial model. A regular review of the property market trends can ensure that the development meets the client's requirements apart from the supply and demand situation in the market.

PLANNING AND DEVELOPMENT DIVISION

2 Town Planning

2.1 Public Sector

Planning & Development Surveyors are involved in the formulation of planning, lands, housing, environmental and other development strategies and policies; participate in the preparation of statutory town plans under the Town Planning Ordinance and the non-statutory departmental and layout plans. Major development briefs are also prepared to guide development. Through the statutory and non-statutory plans, they regulate and control the type of land use and property development permitted having regard to the relevant planning policies, the environmental context and specific site characteristics.

2.2 Private Sector

Planning & Development Surveyors advise clients on the extent to which the use and value of their land and property would be affected by town planning and environmental policies. The most common professional services include preparation, coordination and/or submission of planning applications, master layout plans, rezoning requests and planning objections; acting on behalf of clients in making written representations and attending hearing in planning review, appeal cases according to the Town Planning Board and Appeal Board proceedings respectively.

2.3 Other Common Professional Services

Planning & Development Surveyors also assist client in site planning and advise on urban design matters together with the relevant design experts. They also specialize in coordinating large-scale planning studies usually supported by various technical impact assessments e.g. Environmental/Ecological Impact Assessment (EIA), Drainage Impact Assessment (DIA), Traffic Impact Assessment (TIA), Geological Impact Assessment (GIA), Landscape & Visual Impact Assessment (LVIA), Social Impact Assessment (SIA) etc.

Quantity Surveyor

Quantity Surveyors are professionals who have been trained as construction cost consultants. They have expert knowledge of costs, values, labour and material prices, finance, contractual arrangements and legal matters in the construction field.

Quantity surveyors can provide appropriate services to suit various demands and their major employers include:

- (1) Private developers
- (2) Government departments and related bodies
- (3) Contractors
- (4) Mining and petro-chemical companies
- (5) Insurance Companies

Principal Services of Quantity Surveyors

Building construction, civil and structural engineering, mechanical building and engineering services, petro-chemicals, mineral extraction, planning and urban development - all are areas in which quantity surveyors are equipped to provide advice.

The following are the principal services rendered by quantity surveyors:

- (1) Preliminary cost advice
- (2) Cost planning
- (3) Preparing tender documents and negotiating contract prices
- (4) Preparing contract documents and participating in contract administration
- (5) Preparing cashflow forecasts and exercising cost control over the project
- (6) Project management
- (7) Giving expert evidence in arbitrations and disputes
- (8) Assessing replacement values for insurance

Preliminary Cost Advice

From the outset, the quantity surveyor will give practical advice on the likely cost of a project. He will also prepare cost studies and advise on alternative design solutions, structural forms, choice of materials, construction sequence and maintenance cost. From that, a detailed cost plan can be developed for budgetary control.

Cost Planning

Cost planning is a specialist technique introduced by quantity surveyors. It aims to help all the members of the construction team - architects, engineering consultants, interior specialists - to arrive jointly at practical designs for a project and stay within the budget.

Effective cost planning will help to ensure that, once a realistic estimate is agreed, everything that follows is in accord with it, from the successful contractor's tender to the final project cost. In planning construction costs, maintenance and running costs are borne in mind, thus helping to achieve a project that is cost effective throughout its life.

When the client decides to change the plans and introduces variations, the Quantity Surveyor will rapidly assess the cost implications.

Cost planning means improved economy standards and so better value for money. Constant monitoring means that the risk of overspending can be spotted early and prompt corrective action taken.

Contracting Methods

No two projects are the same. Most major projects - and many smaller ones - are individual challenges and need individual solutions. Not surprisingly, therefore, the construction industry has evolved a range of procedures. The most common are summarised below.

Competitive tendering is the normal method, and can allow either for firm price tenders, or tenders which provide for cost fluctuations.

Negotiated tenders enable the whole project to be planned from the outset with a single contractor, chosen for a particular expertise or construction system, while in a package deal (or 'design and build') the contractor undertakes the whole task of design and construction.

The Quantity Surveyor will advise on the best kind of contract for the project.

Tendering

Competitive tendering of one kind or another remains the usual basis for construction contracts, and bills of quantities are fundamental to this process.

Bills of quantities translate the drawings, plans and specifications produced by the designers to enable each contractor to calculate his tender prices fairly, on exactly the same basis as his competitors. During construction, they are also a crucial element in effective cost control.

Where other tendering procedures are appropriate, the quantity surveyor will recommend alternatives.

Valuation of Construction Work

In most construction contracts, the contractor is paid monthly. The quantity surveyor will value the work carried out each month on the project and submit a recommendation for certified payment.

The Quantity Surveyor will stay with the project right to the settlement of the accounts, when all necessary adjustments are dealt with.

He will also prepare any analysis of the final account, which may be required; prepare statements of expenditure for tax or accountancy purposes; assess the project's replacement value for insurance.

Project Management

A successful project requires expert advice from all the building professionals. A Project Manager is necessary to co-ordinate the expert advice and manage the project to ensure its timely completion within the budget.

As quantity surveyors have been specially trained in the financial, legal and contractual aspects of construction, they are particularly well qualified for the role of Project Manager.

Training

Quantity surveyors in Hong Kong are members of The Hong Kong Institute of Surveyors. Entry qualifications comprise a high level of education, extensive practical training, and the passing of an assessment of professional competence.

PROPERTY AND FACILITY MANAGEMENT DIVISION

Since the dawn of professional management of the real estate market in Hong Kong in the sixties, professional surveyors have been engaged. We are employed as estate surveyors, estate director/ managers, property managers, maintenance managers, property service managers, facility managers, etc. in the day to day and strategic management of properties, assets, estates in the public and private sectors. We have contributed to the professionalism, quality and excellence of the property management of governmental, corporate and private commercial, industrial and residential buildings. Our responsibilities are wide ranging and have included the following: strategic facility planning, asset management, space planning management, real estate design and management, operation and maintenance, property management, corporate real estate and related services.

Employment of PFMS

Professional Surveyors are employed in over 140 organizations spreading across 10 different sectors including the government, government agencies, public corporations, developers, property and facility management services providers, multi-national companies, international real estate consultants in the provision of in-house or consultancy services in strategic facility planning, asset management, space planning management, real estate design and management, operation and maintenance, property management, corporate real estate and related services.

Training and Competencies

After obtaining the relevant academic qualification, candidates wanting to become Property and Facility Management Surveyors are required to undergo at least 400 days of recognized professional training to acquire the required level of professional competence in three major areas of competencies.

In the area of Mandatory Competencies, candidates are expected to achieve general knowledge and understanding in all of the following Core Skills: Ethics, knowledge of HKIS structure, rules and regulations; Basic business & communication skills, self management, customer care; Information technology, analysis of information and data; Law, dispute resolution and conflict avoidance; and Health, Safety and Environmental Awareness. They are also required to acquire general knowledge and understanding in two of the following Optional Skills: Business management, Organizational Leadership, Negotiation Skills; Managing People and Resources, Recruitment and Selection; and Accounting Principles and Procedures.

Candidates may choose two out of the following four Core Competencies and engage themselves in such breadth and depth in knowledge application and analysis with the ability to give advice. These competencies are grouped under Property Asset Management, Corporate Real Estate, Project Management, and Property Management.

Finally candidates are required to achieve general knowledge and understanding in two of the following five Non-Core Competencies: Finance Management, Human Resources and Organization Management, Information Technology and Communication Management, Quality and Performance Management and Benchmarking, and Major Research.

Membership Statistic Report

28/10/2009

Division	Hon. Fellow	Fellow	Member	Tech. Associate	Probationer	Tech. Trainee	Student	Total
----------	-------------	--------	--------	-----------------	-------------	---------------	---------	-------

Registered in First Division

BS	0	81	753	0	632	0	71	1537
GP	4	149	1447	1	448	1	90	2140
LS	0	39	171	48	101	4	48	411
PD	0	3	5	0	4	0	1	13
PFM	0	0	9	0	13	0	7	29
QS	2	176	1954	13	1042	4	64	3255
Total	6	448	4339	62	2240	9	281	7385

Registered in Second Division

PD	0	6	12	0	0	0	0	18
PFM	0	84	604	0	0	0	0	688
Total	0	90	616	0	0	0	0	706

Registered in Third Division

GP	0	1	0	0	0	0	0	1
PD	0	7	14	0	0	0	0	21
Total	0	8	14	0	0	0	0	22

*** Remark : Total number of the membership for PD, GP and PFM is 52, 2141 and 717 respectively

**List of
The Past
Presidents**



Mr KAN Fook Yee
簡福飴
1984/86



Mr LAM Chun, Daniel
林 滄
1986/87



Mr WONG Thien Nyen
黃天元
1997/98



Mr WONG San, Samson
黃 山
1998/99



Mr NG Hang Kwong, Francis
吳恒廣
1999/00



Mr LIU Ling Hong, Stephen
廖凌康
2000/01



Mr LAU Shiu Kwan, Francis
劉紹鈞
1987/89



Mr Raymond A BATES
1989/90



Mr LEUNG Shou Chun
梁守肫
1990/91



Mr WU Moon Hoi, Marco
鄔滿海
1991/92



Mr CHAN Hak
陳 克
2001/02



Mr CHAN Jor Kin, Kenneth
陳佐堅
2002/03



Mr TSE Wai Chuen, Tony
謝偉銓
2003/04



Mr CHEUNG Tat Tong
張達棠
2004/05



Mr CHEUNG Ho Sang, Albert
張皓生
1992/93



Mr Michael R MANN
1993/95



Mr LEUNG Chun Ying
梁振英
1995/96



Mr LAU Ping Cheung
劉炳章
1996/97



Mr WONG Chung Hang
黃仲衡
2005/06



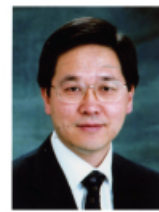
Mr CHAN Yuk Ming, Raymond
陳旭明
2006/07



Mr YU Kam Hung
余錦雄
2007/08

香港測量師學會二零零九年周年晚宴

鴻猷興業
碩策利眾



政制及內地事務局局長林瑞麟



香港測量師學會二零零九年周年晚宴

賢彥匯聚
群猷益彰



教育局局長孫明揚



香港測量師學會二零零九年周年晚宴

凝聚眾志
共構新圖



公務員事務局局長俞宗怡



香港測量師學會二零零九年周年晚宴

興業功宏



保安局局長李少光



香港測量師學會周年晚宴二零零九年

敬業樂群
宏展嘉猷



財政司司長曾俊華



香港測量師學會銀禧紀念特刊

專業力量
繁榮香江



彭浩華



二〇〇九年十月

香港測量師學會二零零九年周年晚宴

中華人民共和國
香港特別行政區
行政會議非官守議員召集人
梁振英謹啟



The Hon. C. Y. Leung, GBS, JP
Convener of the Non-Official Members
of the Executive Council
Hong Kong Special Administrative Region
The People's Republic of China



25年是整整一代人的時間。25年來，香港測量師學會從無到有，從幾百會員發展到今天6,000人的龐大隊伍。

香港在過去25年取得甚大發展，香港測量師學會和香港同步成長，參與和見證了香港回歸祖國，以及大陸改革開放的歷史大事。

香港測量師為國家的發展做了巨大貢獻，國家也為香港測量師的事業發展提供了更遼闊的空間。

值香港測量師學會二十五週年會慶，我向所有早年為香港測量師學會的創立和成長的前輩衷心致敬，同時也與其他同寅共勉：願廣大會員，同心協力，為學會在香港和海外取得更大的發展。



香港特別行政區行政會議非官守議員召集人
梁振英
二零零九年十一月

香港測量師學會二零零九年周年晚宴

專業求進
勵精立新



政務及經濟發展局局長劉吳惠蘭



香港測量師學會二零零九年周年晚宴

專才薈萃
策劃宏圖



運輸及房屋局局長鄭汝樺



香港測量師學會二十五周年誌慶

繼往開來
駿譽日隆



勞工及福利局局長張建宗



香港測量師學會二零零九年周年晚宴

集賢建緒
匡業惠眾



民政事務局局长 曾德成



香港測量師學會二十五周年誌慶

測量勘察
建設惠民



香港城市大學校長

郭位



二零零九年八月

敬賀



香港測量師學會成立廿五周年誌慶

測量專業
績譽銀禧



立法會議員 LEGISLATIVE COUNCILLOR
劉秀成教授 Prof Hon Patrick LAU SBS JP



中華人民共和國香港特別行政區
Hong Kong Special Administrative Region of the People's Republic of China

香港測量師學會二零零九年周年晚宴

發展專業
溥惠同儕



發展局局長林鄭月娥



香港特別行政區政府
發展局局長



SECRETARY FOR DEVELOPMENT
Government of the Hong Kong Special
Administrative Region

香港測量師學會二零零九年周年晚宴

高瞻遠矚
任鉅肩鴻



財經事務及庫務局局長陳家強



Office of the Hon Patrick Lau, Room 901, Union Commercial Bldg, 12-16 Lyndhurst Terrace, Hong Kong.
Tel: (852) 2547 2536 Fax: (852) 2547 9155 E-Mail: patrick_la@legco.hk Website: www.patricklau.hk



Message

It gives me great pleasure to convey my heartiest congratulations to The Hong Kong Institute of Surveyors on the memorable occasion of its 25th Anniversary.

Over the years, the Institute has made tremendous contributions to enhancing the professional standard of surveying and promoting professionalism among its members. I am also very pleased to note that the Institute and PolyU share the same vision of nurturing quality professionals for Hong Kong.

Looking ahead, I am confident that the Institute will continue to pursue its laudable mission and to scale new heights for the benefit of both the industry and the community at large.

Timothy W. Tong, Ph.D.
President
The Hong Kong Polytechnic University
September 2009



香港大學校長徐立之



致意



匯才聚智拓天地
惠業利群建香江

香港測量師學會創會二十五周年誌慶



測棟樑建廣廈
育桃李助興邦

香港交易及結算所主席

夏佳理敬賀

香港測量師學會二零零九年周年晚宴



港鐵公司主席錢果豐博士

測計精準 專才匯聚
創優革新 服務社群

香港測量師學會二零零九年周年晚宴

Hong Kong Institute of Surveyors
Annual Dinner Publication



Congratulatory Message

I would like to extend my sincere congratulations to the Hong Kong Institute of Surveyors as it celebrates its 25th anniversary.

The Institute has over the years contributed substantially to the growth of the surveying profession, especially in setting high standards for professional services and performance. It has also played an important consultative role in relation to government policies, such as those that cover building safety, property management, town planning, construction quality and housing issues.

My URA colleagues and I look forward to strengthening the partnership that we have with the Institute, and working together towards promoting and building a better Hong Kong.

We wish the Institute and its members every success in its continued pursuit of excellence in the years ahead.

Barry Cheung Chun Yuen
Chairman
Urban Renewal Authority



香港房屋協會主席
楊家聲敬賀

專業耕耘廿五載
建港惠民跨世代

香港測量師學會成立二十五周年誌慶



The Hong Kong Institute of Surveyors

Oh behalf of the Construction Industry Council, I would like to express my heartfelt congratulations to the Hong Kong Institute of Surveyors twenty-fifth Anniversary.

Since its establishment in 1984, the Hong Kong Institute of Surveyors has contributed to the construction industry in Hong Kong through a variety of means including the setting of standards for professional surveying services, determining requirements for admission as professional surveyors, and participating in various consultancies to enhance the well being of the construction industry of Hong Kong. I am also delighted to see the tremendous efforts the Hong Kong Institute of Surveyors has afforded to its members in upgrading their professional skills through continuing profession development. Only by striving for excellence could Hong Kong construction industry continue to prosper.

I sincerely hope the Hong Kong Institute of Surveyors continue to prosper and contribute to the success of the construction industry in the years ahead.

Keith Kerr
Chairman
Construction Industry Council



香港貿易發展局總裁林天福

團結互礪
續展嘉猷

香港測量師學會二十五周年誌慶

香港測量師學會成立廿五周年誌慶

宏謨廿五載
碩業惠社羣



差餉物業估價署署長 曾梅芬



香港測量師學會二零零九年周年晚宴

大才宏志
建社立業



民政事務總署署長陳甘美華



香港測量師學會二零零九年周年晚宴暨
成立廿五周年誌慶

與時並進
會務日隆



土木工程拓展署署長蔡新榮

香港測量師學會銀禧紀念誌慶

俊才薈萃
共建社稷



地產代理監管局行政總裁

余呂杏茜



建築署署長
Director of Architectural Services



Congratulatory Message

I am pleased to offer my warmest congratulations to the Hong Kong Institute of Surveyors on the occasion of its 25th anniversary.

Throughout the years, the Institute has brought together the stakeholders and the industry who are dedicated in surveying field and played a leading role in promoting the professionalism in the surveying practices. I am sure that the Institute will continue to uphold the professional development and enhance the good works that will benefit the industries and the community.

On this very special occasion, I wish the Institute every success in the years to come.

Mrs. Marigold Lau
Director of Architectural Services

香港測量師學會二十五周年誌慶

承懋績 弘專業
廣集羣倫慶銀禧
展偉構 臻善境



香港消防處處長盧振雄題



香港測量師學會二零零九年周年晚宴

群賢薈萃建懋績
測量同業慶銀禧



地政總署署長譚贛蘭

香港測量師學會二零零九年周年晚宴

精勤奮勉
功譽卓著



路政署署長韋志成



賀香港測量師學會
成立二十五周年

國色天香



香港測量師學會二十五周年專輯

二〇〇九年九月十九日
陳之泉 於南國羊城

英才碩秀



政府產業署署長郭家強

香港測量師學會二零零九年周年晚宴

棟樑高建
宏基永固



土地註冊處處長聶世蘭

香港測量師學會銀禧誌慶暨二零零九年周年晚宴

樹測量典範
展專業風采



屋宇署署長區載佳



The Australian Property Institute offers its congratulations to the Hong Kong Institute of Surveyors for achieving 25 years of supporting and actively promoting property professionals in Hong Kong. The Hong Kong Institute of Surveyors is a respected organization in the top tier of property professional organizations globally, with professional and education standards second to none.

The Australian Property Institute has been fortunate to have enjoyed a close relationship with the Hong Kong Institute of Surveyors over the years, with both organizations renewing a Reciprocity Agreement in November 2002, with expectations to furthering the development of this relationship.

The Hong Kong Institute of Surveyors is seen as a professional organization, delivering a high level of quality services to its membership that is to be commended.

David Moore, FAPI
National President
Australian Property Institute

GREETING TO HKIS ANNUAL DINNER 2009

Greeting from Prof. Stig Enemark, FIG President



Prof. Stig Enemark, President of the International Federation of Surveyors (FIG)

Dear Colleagues and Friends,

It is my great pleasure to congratulate the Hong Kong Institute of Surveyors on the occasion of your Annual Dinner 2009. On behalf of FIG I warmly congratulate the association also for the 25th HKIS Jubilee Anniversary that you have been celebrating this year. In FIG we are impressed about the outstanding work that HKIS is doing to promote surveying profession and working for benefiting and developing the society at local, regional and international levels. Finally I would like to wish you and HKIS all the best for the incoming years.

Yours truly,

Stig Enemark
FIG President

Prof. Stig Enemark is President of the International Federation of Surveyors (FIG), www.fig.net and Professor in Land Management at Aalborg University, Denmark, e-mail: enemark@land.aau.dk.

祝賀香港測量師學會成立二十五周年誌慶

精英薈萃
共賀銀禧



機電工程署署長
陳鴻祥 敬

香港測量師學會二零零九年周年晚宴誌慶

匯聚專才



規劃署署長伍謝淑瑩



MESSAGE TO HKIS FROM WAVO

Congratulations!

On behalf of the World Association of Valuation Organisations (WAVO), I would like to extend our congratulations to the Hong Kong Institute of Surveyors (HKIS) celebrating her 25th anniversary. This is indeed a grand occasion to celebrate the 25 years of growth and development in the history of HKIS at the Annual Dinner.

HKIS is a member of WAVO and has played an important role in promoting the valuation fraternity and has continuously remained an internationally recognized premier institution representing professionals in the real estate and construction industry.

I would like to take this opportunity to thank the HKIS for the support given to WAVO and wish her every success.

Dr Lim Lan Yuan
Chairman
World Association of Valuation Organisations (WAVO)



MESSAGE TO HKIS FROM SISV

Congratulations!

On behalf of the Singapore Institute of Surveyors and Valuers, (SISV), I would like to extend our heartiest congratulations to the Hong Kong Institute of Surveyors (HKIS) on the occasion of her 25th anniversary.

It will be a grand occasion to celebrate the 25 years of growth and development in the history of HKIS. HKIS has established and developed into an important organization in real estate and construction industry in the Asia Pacific region. She has also played a significant role in influencing government policies and control on the use, development and management of lands and buildings in Hong Kong.

On behalf of SISV, I wish HKIS continued success in the promotion of the real estate and construction professions.

Dr Lim Lan Yuan
Council Chairman
Singapore Institute of Surveyors and Valuers



香港建築師學會
The Hong Kong Institute of Architects

香港建築師學會敬賀香港測量師學會二十五周年誌慶

欣逢香港測量師學會銀禧誌慶，本人謹代表香港建築師學會致以衷心祝賀。

過去廿五載，香港測量師學會對提升香港專業服務水平不遺餘力，成績斐然。期望日後能加強兩會於各方面之合作。

謹祝香港測量師學會會務蒸蒸日上，竿頭日進。



鄭心怡建築師 榮譽勳章
香港建築師學會會長



香港房屋經理學會
The Hong Kong Institute of Housing



香港房屋經理學會會長陳世麟

專業長材
共創未來

香港測量師學會
二零零九年周年晚宴誌慶



香港規劃師學會

香港測量師學會成立二十五週年及週年晚宴



Planning students learned that the planning cycle begins with Survey, and progresses through analysis, option generation, evaluation, decision and implementation. In fact, at every stage, Surveyors made significant contributions in shaping the environment. These days, as more public engagement and concern for a greener environment are called for, Surveyors' skills in analysis, development control and project management are becoming even more important. Their professionalism in mastering the technologies from space to ocean, above the earth and below, from managing our assets and resources to forecasting the future, is indispensable and relied upon by the community. I sincerely congratulate the HKIS for their great achievement and wish them continued success and advancement in the future.

P.Y. TAM
President
The Hong Kong Institute of Planners



恭賀香港測量師學會周年誌慶

專業共創
才彥匯聚

英國特許房屋經理學會亞太分會
主席潘源舫敬賀



HONG KONG BAR ASSOCIATION
Secretariat: LG2 Floor, High Court, 33 Queen's Road, Hong Kong
DX: 180953 Queenway J E-mail: info@hkba.org Website: www.hkba.org
Telephone: 2869 0210 Fax: 2866 0189

The Bar Council of the Hong Kong Bar Association is delighted to join in the celebration of the Hong Kong Institute of Surveyors' Annual Dinner 2009 and to mark the 25th Anniversary. The Bar Council wishes the Institute all future success in the promotion of its aims as part of the wider provision of professional services in Hong Kong and the Region.

Russell Coleman SC
Chairman, Bar Council
Hong Kong Bar Association
17th November 2009



人才薈萃
共創繁榮

香港園景師學會

會長 姚寶隆 敬賀

www.cih.org.hk
Chartered Institute of Housing
Asian Pacific Branch
Unit 2109-2111, Shu Qi Centre,
6/F Midway Road, Shekai, Hong Kong
T (852) 2356 8680 F (852) 2356 7332
E ap20@cih.org.hk
Incorporated by Royal Charter Registered Charity no. 244 903K
Open to all, closed to prejudice



協德同心 共展宏猷

香港地產行政師學會會長 鄺滿海



香港工程師學會
會長 陳嘉正博士、工程師 敬賀

專才精藝 惠稷利民

賀香港測量師學會二零零九年周年晚宴



Congratulations on the Annual Dinner 2009 of The Hong Kong Institute of Surveyors

With the compliments
of



Dr. Stanley Ho
President
The Real Estate Developers Association of Hong Kong



CONGRATULATORY MESSAGE ON THE OCCASION OF HKIS 25TH ANNIVERSARY

On behalf of RICS I would like to offer my heartfelt congratulations to HKIS on the occasion of your 25th anniversary celebration. I have observed with great admiration the progress HKIS has achieved in the past 25 years in terms of its services to its members and contributions to the community at large.

For many years, RICS and HKIS have established a strong relationship in establishing professional standards and raising the profile of the Surveying profession in Hong Kong and the Region. It is my sincere hope that this relationship and collaboration between our two institutions will grow even stronger in the years to come. As signs of recovery begin to emerge in various world regions, especially in Asia, let us forge ahead together to propel the profile of surveyors to even greater heights.

My very best wishes to HKIS!

Sincerely,

ONG SEE LIAN, FRICS
RICS Vice-President
Chair, RICS Asia



9th October 2009

Congratulatory Message to the Hong Kong Institute of Surveyors Annual Dinner 2009

With the greatest pleasure may I offer my warmest congratulations to the Hong Kong Institute of Surveyors on the honourable occasion of its Annual Dinner 2009.

This year is the Silver Jubilee of the Institute. For the past 25 years, no matter in hard times or good times, the Institute has dedicated itself to the service of Hong Kong's real estate industry and the community. It has been successfully promoting the growth of our economy and enhancing success of every individual here.

I wish the Institute will continue its successful trail in building our community and contributing the professionalism as it did in the last 25 years in the many decades ahead.



環保建築專業議會主席 黃錦星 建築師

測生態足印 共建環保 量社會責任 齊築專業

香港測量師學會二零零九年周年晚宴暨銀禧誌慶



Congratulatory Message

On behalf of the Royal Institution of Chartered Surveyors Hong Kong, I would like to extend my warmest congratulations to the Hong Kong Institute of Surveyors (HKIS) on the occasion of its 2009 Annual Dinner on 17 November 2009.

HKIS has grown over the years to become a leading and influential Institute for the surveying profession in Hong Kong. Contributions made by your members to the society have greatly promoted the economic growth of the territory.

I wish HKIS every success in its future endeavours.

Yours sincerely,

Albert SO
Chairman of RICS Hong Kong



HKIS Annual Dinner 2009 Celebrations

On behalf of the Chartered Institute of Building (Hong Kong), I sincerely congratulate on The Hong Kong Institute of Surveyors on its Annual Dinner 2009 and 25th anniversary.

The Institute has played important consultative role in government policy making and on issues affecting the profession, and also has worked on amendments to standard forms of building contract and have issued guidance notes on floor area measurement methods.

It is a good moment for all who are associated with the Hong Kong Institute of Surveyors to celebrate its remarkable history. I wish the Institute and its members continuous prosperity and success in the years ahead.

Chow Wing Cheung Francis
President



共展鴻圖 提升專業

香港中華總商會會長蔡冠深



敬題

香港測量師學會週年晚會誌慶



香港物業管理公司協會

會長



敬賀

香港測量師學會二零零九年周年晚宴

凝聚業界 功績斐然



香港財經分析師學會

會長龍克萊

嘉猷續展

香港測量師學會二零零九年周年晚宴暨銀禧誌慶



THE LAW SOCIETY OF HONG KONG
香港律師會

2/F WING ON HOUSE - 11 DES VOEUX ROAD
CENTRAL, HONG KONG. Tel: (852) 2862 0888
香港中環維多利亞街11號
或中環德輔道中11號

TELEPHONE (電話): (852) 2862 0888
FACSIMILE (傳真): (852) 2862 0887
EMAIL (電子郵件): lsq@lso.org.hk
WEBSITE (網頁): www.lso.org.hk

From the President



The Hong Kong Institute of Surveyors
Room 801, 8/F Jardine House
1 Connaught Place, Central
Hong Kong

6 October 2009

Dear Sirs,

On behalf of the legal profession, I would like to congratulate the Hong Kong Institute of Surveyors on the eve of its annual dinner for another year of fine work and service towards the community. Over the past decades, the surveyors have demonstrated a firm commitment to their professional involvement in the real estate market and their contribution is widely recognized. May you continue charting the path of progress and prosperity in many years to come.

Your sincerely,

Huan Wong
Huan Wong
President

Incorporated in 1907 with limited liability

Hong Kong Dental Association Ltd. 香港牙醫學會 (有限公司)
25th Floor, Bank of China Tower, 100 Queen's Road Central, Hong Kong. Tel: (852) 2222 2227 Fax: (852) 2222 2728 E-mail: info@hkda.org.hk
香港中環皇后大道中100號中環銀行大廈25樓 電話: (852) 2222 2227 傳真: (852) 2222 2728 電郵: info@hkda.org.hk



功績廣博 建樹良多

香港牙醫學會會長梁世民



敬賀

香港測量師學會二十五周年誌慶



香港總商會主席包立賢敬賀

卓越測量人才 共建優質都會

致香港測量師學會



Message from the Program Coordinator 25th Anniversary Organizing Committee

Dear All,

By the time this message is released, the celebration events of the HKIS 25th Anniversary would be at the happy closing.

Thanks to IPP, Yu Kam Hung, and President, Francis Leung, who in their respective capacity in early 2008 then as President and Senior Vice-president, assigned me this challenging job as the Programme Coordinator to work out a series of events for us to celebrate the 25th Anniversary of the Hong Kong Institute of Surveyors.

The first and major concern of the Organizing Committee was funding. There was the worry that with the then economic depression right after the financial tsunami, sponsorship for our anniversary programme would only be lukewarm. With special thanks to our friends, allies and members in the industry, we managed to secure a wide spectrum of sponsors with a total sponsorship enough to cover over half of the total expenses of this series of celebration events. This is a solid evidence of the respect, recognition and support gained by our members, especially those renowned ones such as Hon CY Leung who graciously chaired the Organizing Committee of the 25th Anniversary Celebrations, over these 25 good years. I tender my heartfelt congratulation to the Institute and salute to those generous sponsors whose names would appear once again at the coming Annual Dinner.

Another achievement that made me proud of the Institute is the list of publications, documents of best practice and professional guidelines that the various divisions have prepared and promulgated over the years. A grand display of such professional papers demonstrated the hard work of surveyors was staged at the Annual Conference which was successfully held on 26 Sept 2009 under the theme of Surveyors in Urban Regeneration with an audience of over 200.

There is yet a regret that still lingers in my mind which related to the 25th Anniversary Birthday Party held on 26 April 2009. The HKIS Dragon Boat Racing Team planned to sway the "Happy Birthday to HKIS" banner when paddling the boat in front of the lawn at the Tai Tam Headland. The inclement weather that day has put all the planning and preparatory works of our young surveyors in some despair. That swinging banner on the dragon boat could have been the highlight of the party and talking point of the joyful 200 plus guests and members instead of the cake cutting by all the past presidents.

Nevertheless, the passion and zeal of our young members would never be dimmed. The HKIS Jubilee Cup Race at Sha Tin Racecourse on 9 May 2009 saw them back to another height of spirit with fun and pride witnessing HKIS to host a cup race to mark its anniversary.

The creativity of our members particularly those young ones was expounded when we had the Anniversary Logo Competition held in October last year. The design chosen by the General Council members, which was officially launched at the annual dinner of 2008, symbolizes the infinitive scope of surveyor's services to our community.

The final episode of these celebration events will be the Annual Dinner coming up on 17 November 2009 at which this special album publication would be released to bring our memories back to the happy times of the memorable celebration activities held in the last 12 months. To me, all these events are not meant only for celebration but are opportunities for us to look back in our history, review our past performance as well as reflect onto the future of our profession and Institute.

If I am to conclude any feeling that I have gathered from coordinating these events, I could only tell you that at the party to celebrate the HKIS Dragon Boat Team winning a trophy in an open race in June 2009, I encouraged them to sing a song with the following slightly adapted lyrics:

"The YSG are our future, coach them well and let them lead the way. Show them all the beauty they possess inside. Give them a sense of pride to make it easier."

If I could suggest another song, I would share with you a few verses in the school song of my secondary school and would only say these few words equally apply to the HKIS and our members:

"Old boys new boys winning glory. We ourselves must write the story. Keep this challenge before ye. Glory to our school."

Glory to HKIS !

Stephen M W Yip

Programme Coordinator,
25th Anniversary Organizing Committee

HKIS 25th Anniversary Logo Design Competition

The HKIS 25th Anniversary Organizing Committee has organized a Logo Design Competition amongst all classes of HKIS members. It needs a simple, eye-catching but elegant logo to personify a dynamic and professional institute and to mark our Jubilee Anniversary. A total of 43 designs were received from members. All designs were simple, creative signifying the dynamic and professional image of the Institute.



HKIS 25th Anniversary Souvenirs



25th Anniversary HKIS Young Surveyors Award

HKIS Young Surveyors Award is the first award to recognize outstanding individuals and pay tribute to young qualified surveyors who have made significant contribution to the surveying profession.

Assessment of the Award is based on the nominees' vision and innovation, leadership, motivation, value created for clients, proactive professional learning and most important of all: their contribution to HKIS, the profession and the community. The judging panel of this award consists of the Honourable C Y Leung, as the Chairman, the President, senior fellow members and Chairmen of all Divisions, and past and current JO/ YSG Chairmen.

The Award is open to HKIS Corporate Members who are aged 40 years or below and who meet the assessment criteria.



WONG Kin Yee, Billy 黄健兒

Building Surveying Division, Property and Facility Management Division

Head of Project-China, Corporate Real Estate Services, Standard Chartered Bank

It is my great pleasure and honor for the nomination of the HKIS Young Surveyor Award. I would consider that it is a mission and duty for me to strive for the best interest and development for the institute and the community.

I would like to take this opportunity to thank HKIS, fellows from institute and my family for unfailing trust and support.



LAM Lik Shan, Lesly 林力山

Land Surveying Division, Property and Facility Management Division

Honorary Treasurer, The Hong Kong Institute of Surveyors 2008-09
Land Surveyor, Lands Department of HKSAR

The song "3/8", sung by Kay Tse and written by Wyman Wong, would best illustrate my feeling of winning the Young Surveyors Award metaphorically. Assuming that human beings on average have a lifespan of 80 years, I have reached the critical stage of 3/8 and am about to embrace the 4/8. It is high time to realize my unyielding determination into continuous contribution in serving the surveying profession and the community. This has always been a major aspiration of mine. This award is a recognition of my previous efforts toward the profession. I would strive even harder to make greater progress as an appreciation to the Institute in giving me this honour.



WAN Wai Ming, Tony 溫偉明

General Practice Division, Property and Facility Management Division

Director of Asset Management and Investment Services, Knight Frank Petty Limited

It is very encouraging to be awarded of the HKIS Young Surveyor Award. Possessing passion to serve our Institute is always my motto. I would treat this award as my significant milestone in the surveying profession. I will continue to strive for excellence to contribute to the profession. With this recognition, I fully appreciate the phrase that "Great Power comes with Great Responsibility". Let us stand in with the Institute altogether.



Wong Yuan Chin, Tzena 黄浣菁

Quantity Surveying Division

Associate, Woods Bagot

Thank you for HKIS presenting me with the Young Surveyor Award. I never thought I would be awarded, but only possess a passion to serve our Institute and a vision for a better future of our industry. Receiving this prestigious award is indeed a great encouragement. Having awarded to this honour I will continue to undertake an active role in "Promoting the Institute and Surveying Profession to the Community". Challenges thus are still in front of me and I'll try my best to accomplish the goal in order to set a good role model for my fellow surveyors and surveying students.



WONG Kin Yan, Winnie 黄建欣

Quantity Surveying Division

Assistant Director, Davis Langdon & Seah HK Limited

It is with great honor to receive the Young Surveyors Award. I am highly motivated and regard this as driving force for my better development in the coming years.

HKIS Annual Dinner 2008

Grand Hyatt Hong Kong
(3 Nov 2008)



HKIS Annual Dinner 2008

Grand Hyatt Hong Kong
(3 Nov 2008)



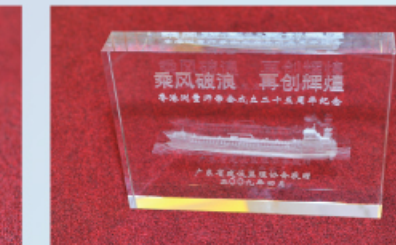
HKIS Silver Jubilee Birthday Party

Tai Tam Country Club
(26 April 2009)



HKIS Silver Jubilee Birthday Party

Tai Tam Country Club
(26 April 2009)



Education & Career Expo

Hong Kong Convention and Exhibition Centre
(19-22 Feb 2009)



HKIS Silver Jubilee Cup – Horse Racing Day

Shatin Racecourse
(9 May 2009)



Dragonboat Championship 2009

Stanley Beach
(28 May 2009)



Disney Theme Park Fun Day with Under-privileged Children

HK Disneyland
(22 August 2009)



HKIS Annual Conference 2009 – Surveyors in Urban Regeneration

Conrad Hotel Hong Kong
(26 Sept 2009)



HKIS Diploma Presentation 2009

Eaton Hotel
(22 May 2009)



HKIS Past Events 1984-2009



HKIS Past Events 1984-2009



HKIS Past Events 1984-2009



HKIS Past Events 1984-2009





Your Smile
is our Strongest Motivation



恒基兆業地產集團
HENDERSON LAND GROUP

Henderson Land is committed to excellence not only in business, but also in building a better future for all, for a healthier and more harmonious community. We will continue our efforts in supporting education and sports development, promoting arts and culture and in the education of environmental protection. Because the satisfaction of our customers, our stakeholders, business partners and the well-being of the community at large is our most gratifying reward.

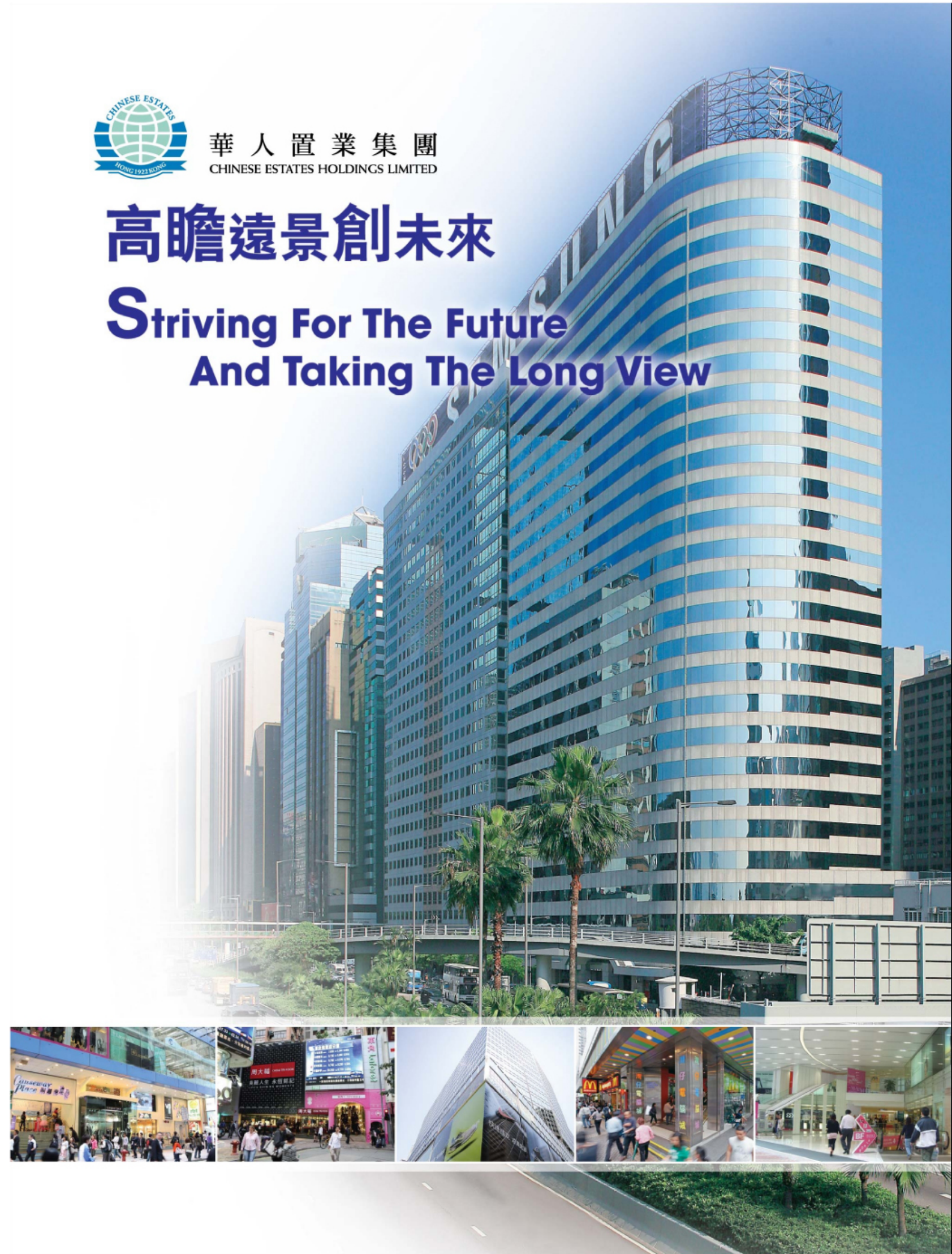
Your smile is our strongest motivation.



華人置業集團
CHINESE ESTATES HOLDINGS LIMITED

高瞻遠景創未來

**Striving For The Future
And Taking The Long View**



改善房屋 惠澤社群

Improving HOUSING
for SOCIETY



**HONG KONG
HOUSING SOCIETY**
香港房屋協會

誠 integrity.



「誠信——我們以誠為本，
視公開公平為立業之基。」

Honesty, transparency and integrity
are at the core of our business.



www.shuionland.com



SHUI ON LAND, THE PREMIER INNOVATIVE PROPERTY DEVELOPER IN CHINA

Our hallmark master plans create a unique environment that harmoniously integrates historical elements and local culture with contemporary design.

瑞安房地產——中國房地產優質品牌，以創意營建不凡。公司匠心獨運之發展項目，以現代設計揉合地方歷史文化特色，和諧中見巧思。

*With Compliments
of*



*With Compliments
of*



領匯
The Link

**Link Together
Grow Together**

Located at the doorstep of 40% of Hong Kong's population, The Link's shopping centres and carparks are vibrant community hubs that bring people together, primarily serving our customers' everyday needs. From our portfolio, we are uniquely positioned to serve communities of which we are an integral part.

We are keeping pace with changing time, offering retail and dining choices catering to customers' evolving expectations. As we add value to our properties, we stay committed to growing with our stakeholders, from our customers and tenants to the wider Hong Kong community. We're all linked, and together we grow.

商界展關懷
caringcompany 2007-08

www.thelinkreit.com Customer Service Hotline : 3168 0080

The Link Real Estate Investment Trust (The Link REIT), the first REIT in Hong Kong, owns a retail and carpark portfolio that is the largest of its kind in Hong Kong. The Link REIT is managed by The Link Management Limited.

The advertisement features a background image of a family (a woman, a man, and a child) smiling and hugging in front of a large, white, spherical architectural structure. The text is in a clean, sans-serif font, with the company name 'The Link' in a larger, bold font.

*With Compliments
of*



*With Compliments
of*



*With Compliments
of*



*With Compliments
of*



*With Compliments
of*



*With Compliments
of*



*With Compliments
of*



*With Compliments
of*



- investment
- commercial sales & leasing
- residential sales & leasing
- retail consultancy
- industrial development
- valuation & professional services
- research & consultancy
- property management
- asset management
- facilities management
- engineering & project consultancy
- mall decorations & exhibition



savills, the international real estate advisor established over 150 years ago, with over 180 offices worldwide. Learn more at

savills.com



**HKIS 25th Anniversary
Organizing Committee**

Chairman: C Y LEUNG

Program Coordinator: Stephen YIP

Members:

- Albert SO
- Anthony YU
- Astor CHU
- Bette SINN
- Billy WONG
- Cyrus SIU
- Edwin TSANG
- Emily LING
- Eric CHAN
- Evangeline CHAN
- Francis LEUNG
- Gary YEUNG
- Hazel TEE
- Honby CHAN
- James TSUI
- Jean CHENG
- Jeffrey WONG
- Jo LAU
- Joseph WONG
- K K YUNG
- Karen KONG
- Kenny CHAN
- Lesly LAM
- Michelle CHUNG
- Nathan LEE
- Raymond LEUNG
- Rina TSOI
- Tzena WONG
- YC MAK

*With Compliments
of*

