

# SURVEYORS 1994 ANNUAL DINNER



The Hong Kong Institute  
of Surveyors



The Royal Institution  
of Chartered Surveyors





## **PROGRAMME**

*Introduction by Master of Ceremonies*  
**Ms Winnie W Y Shiu, ARICS, AHKIS, RPS**

*Address by the President, Hong Kong Institute of Surveyors, and  
Chairman, RICS, Hong Kong Branch*  
**Mr Michael Mann, FRICS, FHKIS, RPS**

*Dinner served*

*Toast to the Guests*

*Introduction of Guest of Honour by  
Master of Ceremonies*

*Address by Guest of Honour*  
**Ambassador Burton Levin**

*Vote of Thanks*  
*Senior Vice President, Hong Kong Institute of Surveyors, and  
Senior Vice Chairman, RICS Hong Kong Branch*  
**Mr Leung Chun Ying, FRICS, FHKIS, RPS**

*Toast to*  
*The Hong Kong Institute of Surveyors, and  
the RICS, Hong Kong Branch*

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## **MESSAGE FROM THE GUEST OF HONOUR**

*Dear Members and Guests*

*It is an honour to be with you tonight, an honour enhanced by the fact that the Institute is celebrating its tenth anniversary. In the decade since your founding Hong Kong has witnessed extraordinary growth in the real estate sector. Thanks to the dedication and ability of your membership, this growth has been accompanied by ever higher standards of safety, quality and integrity in areas which touch importantly on the lives of all Hong Kong residents. I thank you for providing the citizens of this territory with greater assurance that the ground under their feet and the roofs over their heads are safe and dependable. And I wish you continuing success in your pursuit of even greater excellence.*



**Ambassador Burton Levin**



## **MESSAGE FROM THE PRESIDENT & CHAIRMAN**

*As President of the Hong Kong Institute of Surveyors and Chairman of the Hong Kong Branch of the Royal Institution of Chartered Surveyors, I warmly welcome you all to this Annual Dinner and I hope you have a very enjoyable evening.*

*I don't think I have to remind you that these are changing times not only for Hong Kong but also for the surveying profession here. The Hong Kong Institute of Surveyors has just celebrated its 10th anniversary and I congratulate all its members on achieving so much in a relatively short period of time. It has now become an established professional body providing advice to the Government and business community on a regular basis. At the same time, the RICS in London is also looking at the role it should be playing both in the UK and internationally. It is in the latter sector that the HK Branch could be affected as the RICS are beginning to realise that internationally they need to continually support their members and promote the profession wherever they may be working.*

*I believe that in the next few years we will see the HKIS consolidating its position here and in the region with the RICS expanding its influence worldwide.*



**Michael R. Mann, FHKIS, FRICS, RPS**

## THE SURVEYING PROFESSION IN HONG KONG

*Until the early 1980's the principal governing body for the surveying profession in Hong Kong was the Hong Kong Branch of the Royal Institution of Chartered Surveyors (RICS).*

*The origins of the RICS go back more than 200 years, with the foundation, in England, of the Surveyors Club. From these roots the Institution of Surveyors was created in 1868, a Royal Charter was granted in 1881, and in 1946 the Institution was renamed the Royal Institution of Chartered Surveyors. Records show the existence of the Surveyors Institution, Hong Kong Branch as far back as 1929.*

*However the history of the surveying profession in Hong Kong goes back much further, indeed to as far back as 1843, with appointment of the first Surveyor General.*

*Since then, and up until the last decade, Hong Kong recruited its surveyors from overseas, mainly from the UK. These were generally Chartered Surveyors, i.e. qualified members of the RICS. The Hong Kong Branch of the RICS has since grown into the largest branch of the Institution, and presently has more than 4,000 members.*

*In 1978 a working party set up by the RICS Hong Kong Branch was formed to investigate the possibility of establishing a local institute of surveyors. The conclusion was positive and the Hong Kong Institute of Surveyors was founded in April 1984 with 85 founder members.*

*From these small beginnings, the Institute has gone from strength to strength and celebrates its 10th Anniversary this year with more than 1,600 qualified members.*

*This past decade has seen many changes in the roles and responsibilities of the institutions and their members. The RICS continues to hold its place in the international forum, and now concentrates on regional and international issues, while the Hong Kong Institute of Surveyors has gradually taken over the responsibility for the management of the surveying profession in Hong Kong. The high standard of the HKIS qualification is now widely recognised throughout the professional and business community.*

*Throughout its relatively short existence, the HKIS has been very involved and active in Hong Kong business and professional affairs. From its timely formation - at the height of the Sino British talks regarding the future of Hong Kong - to the present day with the change in sovereignty rapidly approaching, members of the Institute have taken an active role within the community. The Institute has participated actively in advising Government, other statutory bodies and the general public on a large number of land and property related issues. Members of the Institute, either independently or appointed by the Institute, serve on a considerable number of various government and other advisory committees and boards.*

*1990 saw the incorporation of the Institute under the Hong Kong Institute of Surveyors Ordinance, and a further milestone in the Institute's history was passed in 1991 with the enactment of the Surveyors Registration Ordinance.*

*The next decade and beyond will see further and even greater challenges for the Institute and its members. As one of the foremost professional bodies in Hong Kong and the region, the Institute is committed to maintain the quality of education and professional standards of its members to ensure that the HKIS qualification continues to be recognised and respected throughout the community.*

**HONG KONG INSTITUTE OF SURVEYORS,  
GENERAL COUNCIL  
and  
RICS HONG KONG BRANCH COMMITTEE 1993/94**

Office Bearers and Executive Committee

<b>Michael Mann</b>	: President, HKIS and Chairman, RICS, HKB
<b>Leung Chun Ying</b>	: Senior Vice President, HKIS, Senior Vice Chairman, RICS, HKB
<b>P C Lau</b>	: Junior Vice President, HKIS, Junior Vice Chairman, RICS, HKB
<b>Peter Hart</b>	: Hon. Secretary
<b>Michael Tibbatts</b>	: Hon. Treasurer
<b>Adrian Smith</b>	: Education & Membership
<b>Raymond W M Cheng</b>	: Building Surveyors
<b>Stephen M W Yip</b>	: General Practice
<b>Wong Thien Nyen</b>	: Land Surveyors
<b>Eric K F Au</b>	: Quantity Surveyors
<b>Stephen Y F Lai</b>	: Junior Organisation

Divisional Representatives

*Building Surveyors* :-

**Lewis K K Ho**      **Samson Wong**  
**David Chan**      **Barnabas H K Chung**

*General Practice* :-

**K K Chiu**      **Lyall Alexander-Webber**

*Land Surveying* :-

**Yeung Kin Fai**      **Winnie Shiu**

*Quantity Surveying* :-

**John Nelson**      **Derek Mackay**

*Junior Organisation* :-

**Philip Kam**

Immediate Past Chairman and President:-

**John Peacock**      : Immediate Past Chairman, RICS, HKB  
**Albert H S Cheung**      : Immediate Past President, HKIS

## **BUILDING SURVEYING DIVISION**

### **DIVISIONAL COUNCIL 1994/95**

Office Bearers

*Chairman :*  
**Raymond W M Cheng**

*Vice Chairman :*  
**Peter Wong**

*Hon. Secretary :*  
**S K Kwan**

*Hon. Treasurer :*  
**Edwin Tang**

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*Members :*

**W H Au**  
**Anderson Chan**  
**K H Chan**  
**T L Chan**  
**T C Cheung**  
**Barnabas H K Chung**  
**Charles Hung**  
**Kenny Kong**  
**Y S Koo**  
**S M Lo**  
**Kenneth Yun**  
**Lewis Ho**

### **BUILDING SURVEYING**

Maintenance and improvement form a substantial part of the running costs of any property and these are areas that should not be neglected if the value of the property is to be maintained. The dangers of a lack of property maintenance, and the consequent tragic results of that neglect, have become increasingly apparent in Hong Kong in recent years. Both the authorities and the community are becoming more aware of this issue, but there is still much work to be done.

This has, more than anything else, led to the Building Surveying Division of the institutes becoming the fastest growing sector of the profession, and one of the most active.

The Building Surveying Division works closely with a number of Government departments - Buildings, Architectural Services and Fire Services in particular. The Division has contributed comments and suggestions on a number of recent issues, including construction and demolition site safety, regular and mandatory inspection of old or dilapidated buildings, and unauthorised building works. It is intended that a "Standard Form of Flat Inspection Scheme" and will shortly be implemented, providing members of the public with a safeguard when purchasing or renting residential property.

The Division is also very active within the community, speaking regularly at seminars and forums to increase public awareness of the safety and well-being of their environment.

## **GENERAL PRACTICE DIVISION**

### **GENERAL PRACTICE**

The General Practice Division now claims the largest membership of the Institute, only this year toppling the Quantity Surveyors for the number one position.

The term "General Practice" covers a wide variety of areas where the property's value is central. On behalf of individuals, companies and public authorities in many situations and with a wide variety of objectives they undertake transactions, advise on investment in and manage land and property in most uses: residential, commercial and industrial.

As Estate Agents, they are the members of the profession with whom the public is most familiar. As well as selling property, the surveyor will carry out residential mortgage valuations and building surveys.

Some surveyors specialise in auctions of land (for Government), residential or other buildings, plant and machinery, and even antiques and works of art. In Hong Kong they have even been involved in the auction of "lucky vehicle license plates" to raise money for charity.

The public sector employs a large number of General Practice surveyors, particularly in the Housing, Lands and Rating & Valuation Departments.

Particularly due to the present high value of land, property and buildings in Hong Kong, the General Practice Divisional Council has a high workload. Current issues include Review of Guidance Notes on Valuation of Property Assets; Review of Town Planning Ordinance; Proposed Code of Measurement; Access to Rental Records of Rating & Valuation Department; Proposed Code of Mortgage Valuation and Government's proposed Licensing of Estate Agents.

### **DIVISIONAL COUNCIL 1994/95**

*Office Bearers*

*Chairman :*  
**Stephen M W Yip**

*Vice Chairmen :*  
**K K Chiu**  
**David Faulkner**

*Hon. Secretary :*  
**Lyall Alexander-Webber**

*Hon. Treasurer :*  
**Brian Reid**

*Meeting Secretary :*  
**Nancy Hung**

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*Members :*

<b>Andrew Chan</b>	<b>Vivian Wan</b>
<b>Richard Aldridge</b>	<b>Vincent Luk</b>
<b>Thomas Poon</b>	<b>Simon Tsui</b>
<b>David Forshaw</b>	<b>Edwin Tsang</b>
<b>Jeff Lam</b>	<b>Patrick Lo</b>
<b>Gordon Moffoot</b>	<b>Augustine Wong</b>
<b>Charles Chan</b>	<b>C K Lau</b>
<b>Tony Tse</b>	<b>Leo Ho</b>
<b>K K Ip</b>	<b>K B Wong</b>
<b>Mona Woo</b>	



## LAND SURVEYING DIVISION

### DIVISIONAL COUNCIL 1993/94

#### Office Bearers

##### Chairmen :

**Wong Thien Nyen** (HKIS)  
**Yeung Kin Fai** (RICS)

##### Hon. Secretary :

**Winnie Shiu**

##### Hon. Treasurer :

**Koo Tak Ming**

#### Members :

<b>M C So</b>	<b>Conrad Tang</b>
<b>Lou Dikast</b>	<b>Willie Tang</b>
<b>P C Yick</b>	<b>C M To</b>
<b>Henry Chan</b>	<b>K K Sin</b>
	<b>K F Chu</b>

### LAND SURVEYING

In Hong Kong there are about 120 professionally qualified Land Surveyors. Of these, about 80% work in various Government departments, providing expert service in mapping, land boundary determination, engineering surveys on land and hydrographic surveys in the sea, and specialist surveys to determine precisely the position of points on Earth. The remaining 20% work either in private practice, in the academic field or in consultancy firms helping to build up the infrastructure of Hong Kong.

Land Surveying is probably the most specialised of all the sectors of the profession. It is an ancient profession, owing its origins to the Middle East civilisations as far back as 4000 BC. It is a science as well as an art of position fixing, measuring and delineating the physical and cultural features of the earth. The role of the Land Surveyor has been closely related to all kinds of civil engineering works and land matters such as building roads, flyovers, tunnels, defining property boundaries, preparing plans from various surveys. Broadly speaking, the scope of work of the Land Surveying profession can be categorised as : Cadastral Surveying; Engineering Surveying; Geodetic Surveying; Topographic Surveying and Digital Mapping; Land Information Management; Photogrammetric Surveying; and Hydrographic Surveying.

The Land Surveying Division in Hong Kong may be the smallest in numbers but is certainly one of the most active. One of its principal activities recently has been the preparation of the Land Survey Bill, which will become the Land Survey Ordinance when enacted at the end of this year. The Ordinance will require all Land Surveyors of the Institute who wish to carry out private practice in Cadastral Surveying to register with the Land Survey Authority. The Ordinance also embraces Codes of Practice providing guidelines and regulations on the quality control of surveying procedures, formats and results. Along with the other divisions of the institutions, the Land Surveying Division has prepared a Scale of Charges and recommended these to its members for their own and consumer protection. The Land Surveyors are particularly active in their contact and liaison with their counterparts in other countries and regions. Liaison and co-operation with other professional bodies, may, it is hoped, lead towards mutual recognition of professional standards and practices.

## QUANTITY SURVEYING DIVISION

### QUANTITY SURVEYING

Quantity Surveyors are the financial managers of the construction team. They are professionals who have been trained as construction cost consultants, managing the functions of cost, time and quality.

They are involved from the beginning to the end of any construction project, whether building or engineering, from the initial preliminary cost advice, through cost planning, contracting methods, tender analysis, valuation of construction work, management of the project itself and finally to settlement of the final account.

A Quantity Surveyor may specialise in the areas of arbitration, mediation and alternative dispute resolution.

The Quantity Surveying Division in Hong Kong is actively involved in the preparation and review of various contractual documents. Following completion of the the Minor Works Form of Contract work is now in progress on a new form of foundation contract. The Hong Kong Standard Method of Measurement for Building Services is now complete, and a review of the SMM for Building Works is in hand.

The review of the QS Fee Scales, which have been in operation for a number of years, was finally completed this year.

In May this year, the Quantity Surveying Division was represented at the Pan-Pacific QS Association conference. The Institute has been invited to join the Pan-Pacific Association, and the Division looks forward to closer communication and co-operation with other professional quantity surveying associations throughout the region.

### COMMITTEE 1994/95

Office Bearers

*Chairman :*  
**Eric K F Au**

*Vice-Chairman :*  
**Anita Liu**

*Hon. Secretary :*  
**T T Cheung**

*Hon. Treasurer :*  
**Eric Chung**

*Immediate Past Chairman :*  
**John Nelson**

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Members :

**David Brechin  
Adrian Smith  
Tommy Yim  
Mike Ashton  
Y H Chiang  
Chan Wing Tak  
Samuel Hui  
Ip Chuen Ching  
Edward Lai  
Stephen L H Liu  
Richard So**

## **JUNIOR ORGANISATION**

### **COMMITTEE 1994/95**

Office Bearers

*Chairman :*  
**Philip Kam**

*Vice Chairman:*  
**Robin Leung**

*Hon. Secretary :*  
**Kempis Lam**

*Hon. Treasurer :*  
**Liwina Ho**

*Immediate Past Chairman :*  
**Stephen Lai**

*Members :*

Alex Ng  
Jessica Chong  
Matthies Wong  
Nelson Ho  
Denny Leung  
Anthony Tin  
K L Poon  
Ivan Ng  
Deret Au  
Noel Wong

Vivian Wan  
Clara Cheng  
Clement Lau  
Anthony Man  
Ricky Chan  
Richard So  
Gordon Poon  
Wilson Chik  
Tim Wong  
Brian Wong

### **JUNIOR ORGANISATION**

The Junior Organisation ('JO') is in itself a division of the institutions which comprises members of all divisions under the age of 33. The JO's are the younger members of the RICS and HKIS who represent the interests of the junior members within the institutions. These include not only recently qualified members, but also students and graduates working towards their professional qualification.

A JO representative - usually the Chairman of the JO Committee - sits on the Executive Committee and the HKIS General Council & RICS Branch Committee. He is there to act as the voice of the younger members, to ensure that their views and interests are considered and they are kept informed of the latest developments affecting the profession.

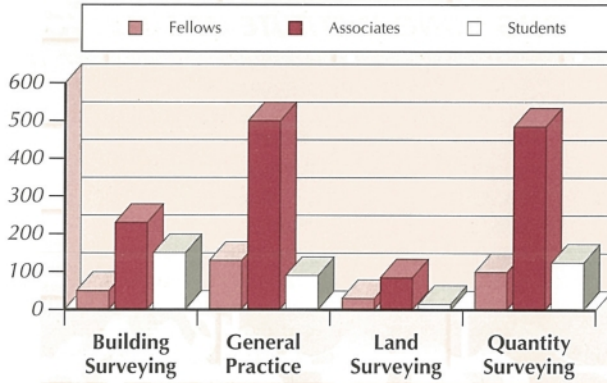
The JO members are actively involved on the educational front, where they make numerous visits to schools, colleges and universities to meet and talk to the students.

One of the principal JO activities is their annual participation in the Hong Kong Trade Development Council's Education & Careers Expo at the Convention Centre, which they organise on behalf of the institutions.

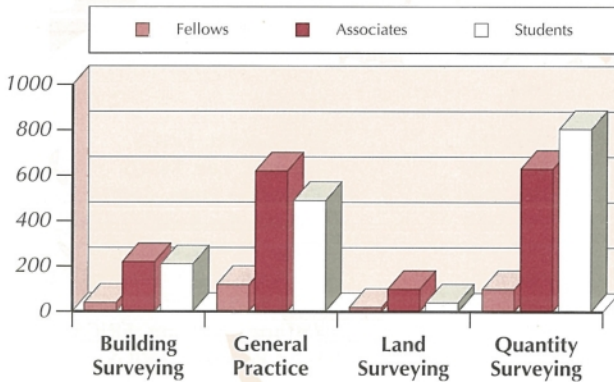
For their own members, a large number of sporting and social events are organised throughout the year, which are always very popular and well-attended.

## DISTRIBUTION OF MEMBERSHIP

### The Hong Kong Institute of Surveyors



### RICS, Hong Kong Branch





## **THE HONG KONG INSTITUTE OF SURVEYORS**

### PAST PRESIDENTS

<i>Year</i>	<i>Name</i>
1984/85	<b>F Y Kan, FHKIS</b>
1985/86	<b>F Y Kan, FHKIS</b>
1986/87	<b>Daniel C Lam, FHKIS</b>
1987/88	<b>Francis S K Lau, FHKIS</b>
1988/89	<b>Francis S K Lau, FHKIS</b>
1989/90	<b>Raymond Bates, FHKIS</b>
1990/91	<b>S C Leung, FHKIS</b>
1991/92	<b>Marco M H Wu, FHKIS</b>
1992/93	<b>Albert H S Cheung, FHKIS</b>

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## **THE ROYAL INSTITUTION OF CHARTERED SURVEYORS, HONG KONG BRANCH**

### PAST CHAIRMEN (from 1984)

<i>Year</i>	<i>Name</i>
1984/85	<b>D G Levett, FRICS</b>
1985/86	<b>David C Lee, FRICS</b>
1986/87	<b>Robert D Pope, FRICS</b>
1987/88	<b>C Nicholas Brooke, FRICS</b>
1988/89	<b>Chan Ka Kui, FRICS</b>
1989/90	<b>Dr Anthony Walker, FRICS</b>
1990/91	<b>Paul Varty, FRICS</b>
1991/92	<b>Anthony Samson, FRICS</b>
1992/93	<b>John Peacock, FRICS</b>

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