



CPD 15TH ANNIVERSARY REPORT

In March 1985, about 1 year after the establishment of the Hong Kong Institute of Surveyors, the total number of Corporate members of all divisions was 432 and the number of the General Practice Surveyors was 204. In July 1999, the total number of Corporate members of General Practice Division was 1,033 which was about 5 times of that in 1985. This no doubt indicates the significant growth of surveyors in the last 15 years.

In the past 15 years, the General Practice Divisional Council has dealt with numerous activities, both internally and externally, which all help the Institute to grow from strength to strength. With the limited space assigned to each division in this report it would be impossible for us to set out all the matters and activities that were dealt with by the Divisional Council. Nevertheless, there are a number of issues which are mostly commonly dealt with, in particular in the past few years by the Divisional Council and we would like to take this opportunity to share these issues with you.

Continuous Professional Development (CPD)

The Division has organized various CPD events every year, with topics covering

agency, property management, valuation, land administration, compulsory acquisition, and rating issues. The events were well received by members of the Division. CPD is most important to our members to keep pace with the latest development of issues affecting our professional.

Assessment of Professional Competence (APC)

Appropriate policy on APC is one of the major means for the Institute to safeguard quality professional standard of the newly qualified surveyors. A standing committee of our fellow members has been established to look after the APC matters in the past years. To meet the changes we have recently revised the policy on the APC for our Division. Whereas the passing rate in the past 2 years has dropped, with the newly policy and through better CPD training to the candidates, we see no reason why the passing rates will not be improved in the coming years. The standing committee will closely monitor the matter and make recommendations as and when appropriate to the Divisional Council for deliberation.

Guidance Notes on Valuation Practice and Code of Practice

To ensure acceptable quality of professional services provided by our members, the Divisional Council has in the past years worked hard in providing Guidance Notes

on Valuation Practice and Code of Practice for our members. Some of the major works achieved are as below.

1. Guidance Notes for Valuation of Property Assets

There was a growing need in valuation of property assets in the 1980s. With the UK Guidance Notes as a starting point, a joint working group of the RICS (Hong Kong Branch) and the Hong Kong Institute of Surveyors produced in 1988, the first Hong Kong Edition of the Notes. In 1997, the Royal Institution of Chartered Surveyors (Hong Kong Branch) was dissolved. With the consent of the General Council of Hong Kong Institute of Surveyors, a working group was set up to review the Guidance Notes. In June 1999, the second edition of the Guidance Notes was finalized and approved by the General Council. The new edition of the Guidance Notes will be available in December 1999.

2. Guidance Notes for Surveyors acting as independent experts in commercial rent review

Hong Kong has become the financial center in Asia and there has been increasing commercial activities. Leasing activities in the commercial premises has increased in recent years. Due to the increase in independent valuation in commercial premises, a working group has been formed to deal with the

Guidance Notes. The draft has been finalized and will be put forward to the Divisional Council for endorsement soon. It is anticipated the such Guidance Notes will be available in the next few months.

3. Guidance Notes for Mortgage Valuation

In order to provide Guidance Notes for valuers to prepare valuation for mortgage purpose, a working group was formed to prepare the Guidance Notes in 1996. A Guidance Notes for Mortgage Valuation was finalized in 1997. As the market environment has been changing, a standing committee on professional standards and practice has been appointed to review the Guidance Notes for Mortgage Valuation. The working group has investigated the possibility to incorporate the Guidance Notes for Mortgage Valuation into the Guidance Notes for Valuation of Property Assets.

4. Code of Measuring Practice

In early 1990s, the General Practice Division together with the Consumer Council have developed the Code of Measuring Practice, in which saleable area for residential units has been introduced to the public, which is now widely used by the Real Estate Services Sector. To keep pace with the latest demand, the General Practice Division together with the other divisional

representatives have developed a new edition of the Code of Measuring Practice in 1999.

Communication with the Appraisal Institutes

In the past few years, there were a lot of business opportunities in the People's Republic of China (PRC). More valuation works could be carried out due to a number of PRC companies publicly listed in Hong Kong. Some firms have established their business in the PRC. In order for our members to communicate with the professionals in the PRC, the Divisional Council has explored the communication opportunity with similar institutions in the PRC, namely China Appraisal Society, Real Estate Appraisal Institute and Land Appraisal Society.

In the last few years, the General Practice Council has arranged a number of exchange programmes with branches of the institutes at Shenzhen, Guangzhou, Shanghai and Beijing, and the responses were quite satisfactory. In October, senior members of the General Practice Division led a team to attend the Valuation Conference organized by the China Appraisal Society which was held in Beijing.

Apart from connections with the appraisal institution of the PRC, the Divisional Council

has kept a close contact with the international association, and representatives of the Institutes attended the Annual General Meeting of International Valuation Standard Committee, held in October, Beijing this year. We hope the close contact with the international organization will keep our international standing. In addition, through the exchange of knowledge we hope the professional standard could further be improved.

The Years Ahead

During most of period in the past 15 years, the real estate and construction industry has enjoyed a healthy growth, and the Hong Kong Institute of Surveyors has also grown rapidly. If the real estate and construction sector is seen to have a better growth rate in the next 15 years, it is no doubt that demand for quality professional services in the coming years will continue to increase. To maintain our competitive edge and to enhance the status of surveyors and quality of the services, the next few years will represent great challenge to surveyors and our Divisional Council. We are confident that our members will strive harder to meet all expectations.

The Chairman of HKIS General Practice Division

1st	1984-85	(Unable to Trace)
2nd	1985-86	Graham HEATH
3rd	1986-87	Albert SO
4th	1987-88	Bevis G KENNETT
5th	1988-89	Keith MCKINNELL
6th	1989-90	Andrew PETTY
7th	1990-91	Andrew PETTY
8th	1991-92	John CORRIGALL
9th	1992-93	Stephen YIP
10th	1993-94	Stephen YIP
11th	1994-95	Stephen YIP
12th	1995-96	Stephen YIP
13th	1996-97	Stephen YIP
14th	1997-98	Tony TSE
15th	1998-99	Tony TSE

The Present General Practice Divisional Council (1998/99)

Chairman	Tony TSE
Snr Vice Chairman	Francis NG
Jnr Vice Chairman	K K CHIU
Hon Secretary	Francis LAM
Hon Treasurer	C K LAU
Members	Angela S C CHAN, Nancy HUNG, Jeff LAM, LAU Chi Ming, Clement K M LAU, Francis T LAU, Jonathan W W LI, S C LIU, Keith G McKinnell, Gordon J Ongley, Melissa M Y PANG, Lawrence W C PANG, Edwin TSANG, Andrew K C WONG, Augustine H M WONG
Ex-officio member	Stephen YIP



LSD 15TH ANNIVERSARY REPORT

HKILS and HKIS

Long before the establishment of the Hong Kong Institute of Surveyors (HKIS), a group of both local and expatriate professional land surveyors decided to provide a professional forum for ALL land surveyors in Hong Kong, and thus they established the Hong Kong Institute of Land Surveyors (HKILS) in 1976.

HKILS from then on had been promoting the profession by publications, workshops and seminars. However it soon found difficulties in joining international organizations like FIG & CASLE because the RICS Hong Kong Branch had already taken up the Land Surveying activities in Hong Kong. In 1977, G A Andreassend represented the Institute attending the FIG in Stockholm, Sweden, and S C Leung also represented the Institute in the advisory meetings of the then Hong Kong Polytechnic on technician training courses.

Hong Kong was only one of the very few territories/regions among the Commonwealth without a land surveyor ordinance, land surveying ordinance nor any relevant ordinance. One of the major weaknesses of the Hong Kong Land Registration Ordinance, unlike similar enactment in most countries, is that it

emphasizes on registering instruments in writing affecting land in Hong Kong rather than such plans and documents registered with the instruments. Plans that depict the land boundaries readily, surely and unambiguously at any time on the ground in title registration countries are rather decorative ones in deed registration in Hong Kong which serve only as indices. Hence HKILS had suggested the introduction of legal measures to improve the chaos system in Hong Kong since 1977, and the Institute set up a subcommittee on a proposed land surveyors ordinance from 1979.

By January 1980, HKILS saw its members exceeding fifty and the Institute had already published considerable number of journals and held several seminars. The Institute was still very busy in publicizing and promoting the proposed land surveyor ordinance which had just been enacted in Singapore, the local training facility for land surveying professionals and technicians and finally the organizing of the 2nd South East Asian Survey Congress in Hong Kong in 1983 with RICS Hong Kong Branch. The president of the Institute was also appointed to liaise with the steering committee of a pilot group of surveyors of all disciplines for the formation of a local institute of surveying—the now Hong Kong Institute of Surveyors.

In 1983, HKILS made tremendous effort in the advisory committee of the Centre of Land and Engineering Surveying, Hong Kong Polytechnic, in strengthening the technician

training programme and proposals leading to higher technician and professional education. It was an extremely busy and fruitful year because the 2nd South East Asian Survey Congress was successfully held in Hong Kong with hundreds of local and overseas participants.

In 1984, HKILS was formally recognized by the Government as the only professional body representing the professional land surveyors, when the Hong Kong Institute of Surveyors had just been established by a group of surveyors of various disciplines. From then on there had been contacts, both formally and informally, for the possible amalgamation of the two institutes. However HKILS considered HKIS was more or less the same as RICS (Hong Kong Branch), a multi discipline organization with land survey professionals as a minority group. It appeared that the long established HKILS had a better chance to be recognized by the Government for representing the land surveying profession. So, HKILS suggested, HKILS and HKIS should represent separately the land surveying profession and other surveying professions in Hong Kong.

Cheng Chai-chuen and Chan Hon-kiu were two of the founders of HKIS. They were fully involved, during the preparatory period prior to its inauguration as well as the first few years, in the general set up and the rules and byelaws of the Institute. There were very few land surveyors joining HKIS in this

early stage and it is difficult to persuade the land surveyors to join the new institute as most of them already belonged to RICS and HKILS. Furthermore most land surveyors at that time were civil servants and so they could not see the benefit of acquiring another professional membership. So the early land surveying division founders had to try very hard to sell to their peers the reason for joining another local institute of multiple surveying disciplines. Both LAU Chung-tim and CHENG Chai-chuen represented the Land Surveying Division in the General Council of HKIS in the first year.

HKIS from its very beginning had ruled against adopting the 'apprentice' system of RICS for the provision of its future members. It would conduct no written examinations but would recruit candidates with cognate degrees to become its associate members after passing the TPC.

In 1985, HKIS entered the second year and had progressed very rapidly perhaps due to the settlement of the future of Hong Kong by China and United Kingdoms. With effect from 1 January 1985, it had been recognized by the Government as a professional body and corporate membership of the Institute had also been recognized as a suitable qualification for appointment to the relevant grades and posts in the civil service. So, more and more surveying professionals joined the Institute because they recognized the importance of HKIS, a local professional body to

represent them from then on and beyond 1997. The increase in the number of land surveyors joining HKIS, led HKILS to hold a special meeting on 11th November, 1985 for the future of the institute. Mr. S C Leung, President of HKILS, admitted that he personally considered the institute might be disbanded in future. A motion was also passed, that the council of HKILS should enter into negotiations with the council of HKIS with a view to determining the terms of the possible amalgamation of the two institutes.

1985 was an important year in the history of Hong Kong, as the Sino British Declaration had been signed and ratified. HKIS started to publish monthly "The Hong Kong Surveyor". SZE Fook-yan was appointed as a member of the editorial board. HKIS was also advocating the legislation for land surveying and the promotion for all surveying courses in Hong Kong and to the Land Surveying Division, the introduction of land surveying degree course locally. On 12 April 1985 there were 459 members in HKIS, among which 32 belonged to the Land Surveying Division. Mr. S C Leung published the first land surveying article "The registered areas of old lots in the New Territories" in the November issue of "The Hong Kong Surveyor". He was later appointed as the chairman of the institute's ad hoc Basic Law Consultative Committee.

In 1986, two articles written by land surveyors appeared in the "The Hong Kong Surveyor". They were "Air Survey in Hong Kong" and "Registration and Records-The US

Answer" written by SZE Fook-yan and CHAN Hak respectively. This year saw the move of the joint office of RICS (Hong Kong Branch) and HKIS to Suite 1936, Swire House, Chater Road. This was also a very busy year for the HKIS which took part in a series of political moves with eight other local professional bodies. The talk of amalgamation between HKIS and HKILS had not progressed much, and the number of members in Land Surveying Division remained 33. However the Land Surveying Division of HKIS held many functions such as the annual dinner held jointly with the RICS (Hong Kong Branch) Land Surveying Division and HKILS on 27 November 1986.

The biggest event of the year was perhaps the organizing with HKILS, a whole day seminar at the then China Fleet Club in Wan Chai. HKIS contributed \$1,000 to support the seminar which was officially opened by CHAN Nai-keung, the then Secretary for Lands and Works. Speakers included John Todd, the first Director of Lands, Edwin Tsang, an architect, surveyor and planner and finally F Y KAN, the then President of HKIS. The seminar was very successful and participants came from all disciplines.

Another important event for the land surveyors in 1986 was that a working group for the supply and demand of land surveyors was formed by the above three mentioned professional bodies. The working group headed by YEUNG Kin-fai soon produced a report which was later endorsed by the three institutes and

submitted to the relevant authorities and Government. The working party concluded that they estimated a shortage of about 100 professional land surveyors by the year 1998. So there was sufficient justification for mounting a local degree course to cater for the demand. The report of course marked a great step forward for the introduction of land surveying degree course in Hong Kong.

In 1987, the third HKIS AGM was held on 31 March. Francis LAU was elected president, while Sam MAK, a land surveyor, was elected senior vice president. The Land Surveying Division elected CHENG Chai-chuen as the chairman. Other elected members included CHAN Hon-kiu and CHAN Hon-ping who were the divisional representatives to the general council. LAU Chung-tim also represented the junior organization of all disciplines in the general council. Sam MAK chaired the membership committee, while S C LEUNG headed the basic law drafting consultative committee and also the working group to assess HKIS members' view on the green paper on the 1987 review of developments in representative Government. LAU Chung-tim also served as the institute's representative in the advisory committee for centre of land and engineering surveying at the Hong Kong Polytechnic.

It was worth mentioning about the HKILS EGM held on 26 November 1987 which followed a series of top management

meetings between HKIS and HKILS. There were fierce disputes and arguments on the amalgamation between HKILS and HKIS. Those against amalgamation considered it was premature to dissolve HKILS because HKIS had not yet got a code of practice governing professional conduct, and equal representation in the HKIS general council had not been realized. However, those for the amalgamation emphasized the importance of amalgamation because HKILS had been left out by the society in important issues such as basic law drafting, legco representation, land surveying degree course and government policy on land survey matters. The meeting was finally adjourned because the attendants could not reach a consensus on the interpretation of clause 8 of HKILS constitution, which prescribes that three quarters of members' consent is required for the dissolution of the institute. Divided interpretation of the clause had led to a very heated discussion. On 30th December that year the president of HKILS wrote to its members saying that the council decided to withdraw the motion put to the EGM because it was unwise to dissolve the institute before all issues were settled.

HKIS held exhibitions to publicize the four disciplines at various schools and public places. Some land surveyors were also invited to deliver talks about the institute and local degree courses to a number of secondary school form five and six students. Cheung Wai-man organized a grand visit to the Royal Observatory on 17 October 1987. Thanks to SUNG Hon-kwong

for producing the first divisional publicity booklet "The professional land surveyor in Hong Kong". The booklet was distributed amongst other documents at the exhibition booths.

1988 was a difficult year as the brain drain issue always appeared in the mass media. It was difficult to recruit either a manager or a messenger. The Government had considered the introduction of a Land Survey Ordinance and Boundary Rectification Ordinance seriously, while a group of land surveyors were extremely anxious about the local land surveying degree course which had not received full support from the relevant bodies. By that year land surveying was amongst one of the very few professions that had to be trained overseas. On 20th May, 1988, S C Leung wrote a long letter of appeal to all fellow land surveyors urging them to fight for the degree course to start at the next educational triennial 1991-94. Mr. Leung, in his letter, scheduled all the essential steps that should be taken in 1988, 1989 and 1990. Many thanks to Mr. Leung and his team for their hard and painstaking work. The course started in 1991, and the first batch of local trained land surveyors was produced before 1997.

Twelve land surveyors attended the 3rd South East Asian Survey Congress in Bali, Indonesia in June that year. The division had held joint monthly meetings with RICS (Hong Kong Branch) Land Surveying Division in the joint office at Swire House. One of the contributions of the joint meeting was

to provide various avenues for helping the RICS student members and probationers in preparing for the examinations and APC of RICS. Consequently, the passing rate of land surveying division had been the highest amongst all the divisions.

1989 In January, the joint working group met John Clarke of Hong Kong Polytechnic (HKP) for the proposed land surveying degree course. The meeting was so positive and constructive that Dr. Clarke agreed to proceed with the case provided the working group could update the original document and statistic figures within a month. The RICS examination was held on 5th June, a day after the incident at Tiannamen but the land surveying candidates, as in the past years, did excellently in the examination. HKIS and RICS (Hong Kong branch) by now had published a monthly newsletter. The proposed land survey ordinance had got some progress in the Government, and an ad-hoc committee chaired by YEUNG Kin-fai, was set up. In December, Dr. Roger Fisher from UK reported that the Hong Kong Polytechnic was going to establish an undergraduate programme within the Center of Land and Engineering Surveying leading to the Degree of B.Sc. (Hon) in Surveying and Geo-informatics. The Land Information Center had also been set up, in the then Buildings and Lands Department, and staff training for manning the system started immediately.

1990 was an extremely busy and active year for the Land Surveyors. Most land information equipment had arrived by early January, when the land survey industry entered another era in Hong Kong. In February, Professor Cross on his visit to HKP, conducted a CPD talk on GPS. In March, LEUNG Shou-chun took over from Mr. Raymond Bates as HKIS president. He was the first Land Surveyor to take over the lead of HKIS. Ronald CHAN took the post of Honorary Secretary and was also the first Land Surveyor to take the post. Professor Peter Dale visited Hong Kong in August and was warmly greeted by his old students from North East London Polytechnic. He gave a talk on 24th August on "Challenges of Land Surveyors in the 21st Century". The year ended with a team of visitors from the Chinese Society of Geodesy, Photogrammetry and Cartography, and a joint annual dinner was held on 20th November. Amalgamation between HKILS and HKIS progressed quite smoothly and there were a lot of necessary work carried out by the office bearers of two institutes such as conducting an EGM, calming hard-liners and working out detailed procedures and schedules.

Amalgamation with HKIS

In 1991 the HKILS amalgamated with HKIS. It was really an important and fruitful year for the land surveying professionals. The Government had started the new airport projects which attracted many expatriate land surveyors who had left the Government due to localization. The area

of Hong Kong was increasing at the rate of 1 hectare per day due to the new airport projects and reclamation work in Lantau. On 1st April, HKILS and HKIS was merged as a sole HKIS and in September, the degree course at HKP was launched. HKIS and RICS (Hong Kong Branch) also agreed and published a standard survey charge for a small house survey in the New Territories. The Surveyors Registration Ordinance was enacted on 17th July which covered the registration of all surveying disciplines in Hong Kong. Land Surveyors also took an active role in HKIS on the discussion of the proposed Town Planning Ordinance amendment, Representative Government, Functional Constituency and welcoming both Mainland and Overseas visitors. About twenty land surveyors attended the fourth South East Asian Survey Congress in Kuala Lumpur with the theme "At the Watershed". Ronald Chan was also invited as an honorable speaker on "the Development Process"- a whole day CPD event for all disciplines at the Hong Kong Polytechnic.

1992 saw more communications between Hong Kong and Mainland, as only five years was left before the change of sovereignty. T N Wong, a renowned and young land surveyor working in a leading consultancy in Hong Kong, was elected chairman of the division. He led a team of Hong Kong land surveyors to attend the first Survey and Mapping Technological Exchange Conference between Taiwan and Mainland held in Chengdu, Sichuen in July.

The first annual Education and Career Expo was also held in February, which HKIS has participated annually from then on. Two CPDs were arranged by Conrad Tang and K L Mok on Survey Adjustment and Cadastral Survey in the New Territories respectively at the beginning of the year. Many distinguished overseas land surveyors visited Hong Kong in the middle of the year. They included Major General Roy Wood, Director General of Military Survey, who had dinner with fellow land surveyors in Shatin and conducted a CPD on the account of how GPS was applied for the 1990 Gulf War, Professor Ian Williamson of University of Melbourne, who spoke for a case study of Bangkok LIS, and finally Professor Peter Dale of North East London Polytechnic on Cadastral Survey and GIS. The end of the year saw Kent Lam of HKP, conduct a CPD on digital mapping, and a group of land surveyors together with surveyors of other disciplines visited the Guangdong Lands Department and Survey and Mapping Institute of Guangdong. Moreover a final draft of the scale of charges for land surveying was produced.

In January 1993 a pool of land surveyors who acted as TPC supervisors was established. S C Leung was appointed as the regional correspondent of the "Survey World". The draft Land Survey Bill was sent to the Legislative Council and was waiting for the first reading. The scale of land survey professional charges had been endorsed by the General Council and took effect

on 1st April. An EGM of HKIS was held on 22 April 1993 which resulted in more co-operation between HKIS and RICS (Hong Kong Branch). Joint Divisional Councils for both Institutes were encouraged for efficiency as well as effectiveness, as the two Institutes had been housed together and shared the same clerical and administrative support. During the Easter vacation, Conrad TANG and CHU Fei-man intended to present two papers at the annual technical conference of the Guangdong Society of Surveying and Mapping at Yingde. However due to bad communication, they only received the invitation the day before the conference opened. A panel of eight members from RICS visited Hong Kong in November for the accreditation of the degree course in Land Surveying and Geo-informatics.

The September HKIS newsletter published a whole page of the office bearers of the Land Surveying Division together with their photographs and bibliographies. In November, the guidance of volunteer supervisors and the list of volunteer supervisors in Land Surveying Division were available from the Institute. The year ended with joys and achievements. NG Tak-cheong and his team organized seminars for Quality Assurance which was newly introduced and implemented in Housing Department. The Land Survey Bill was supposed to be gazetted on 19 November 1993 but was postponed for some technical amendment. TAN Chin-hor led a team for

preparing the code of practice which was finally decided to replace the supplementary regulations annexed to the Land Survey Bill.

1994 was another fruitful year for the land surveyors. Professor CHEN Yong-qi, a renowned international scholar in modern land surveying and related subjects, was appointed as the Chair and Head of the Department of Land Surveying and Geoinformatics HKP in January. The degree course on Land Surveying and Geoinformatics had also been accredited by RICS/HKIS for a duration of five years. S C Leung who had joined the Hong Kong expedition to the Antarctic conducted a CPD on Antarctic experience early in the year. The Land Survey Bill was gazetted and first read in the legislative council in March. Consequently, a CPD on Land Survey Bill was held in the conference room at the Housing Department on 24th March, which attracted more than a hundred participants from various disciplines. YICK Ping-chuen also represented the institute to attend a seminar, held in Brunei, on "Towards an integrated Land Information System." Mr. Yick also presented a paper at the seminar. The most remarkable event of the year was the Hong Kong Polytechnic having produced the first batch of graduates in the degree course in land surveying and geo-informatics. Ms WONG Kam-fung, a newly graduate, received a Certificate of Award for Excellence from HKIS and RICS (Hong Kong Branch).

The fifth South East Asian Survey Congress was held in the Suntec City, Singapore, with the theme "Networking into the 21st Century". More than twenty land surveyors and a team of HKPU academics led by Professor Chen attended the congress. Land Surveyors also visited the famous three Gorges and Wuhan University of Surveying and Mapping in mid June. The same month saw the second edition of the "Scale of Charges of Land Surveying Services" come into effect, and a CPD conducted by Professor Dale on "Surveyors and ownership-value of land use in UK". FIG Hong Kong representatives from 1994-1998 were announced and the representatives from commission 1-8 were Land Surveyors. Commission 9 was represented by a general practice surveyor. The year ended with a CPD conducted by Dr. Richard Bullard, from UK, on "Land Consolidation-the international dimension"

In 1995 Professor CHEN Yong-qi was elected the first Honorary Fellow by HKIS. The Land Survey Bill had now been thoroughly studied by the Bills Committee of the Legislative Council and the final queries were solved by a meeting between the Government and Bills Committee in March. The Land Surveying Division received a sum of \$22,300 to print posters and pamphlets for publicizing the enactment. Furthermore the Division was looking into the recognition of overseas academic and professional qualifications by setting an examination for overseas professional land surveyors. The

examination serves to provide an avenue for members of recognized overseas professional institutions in Australia, Canada, New Zealand and South Africa, who have one year's local survey experience in Hong Kong to become a corporate member of HKIS. This year, the division was also busy improving the image of land surveyors, arranging more CPDs, urging the Government for more Land Survey Graduate posts and finally published the 3rd edition of the "Scale of Charges of Land Surveying Services". This year the Certificate of Award for Excellence went to Mr. LAW Ka-chi in commendation of his outstanding achievement on graduation of the degree course.

1996, a year before the change of sovereignty, witnessed the operation of the Land Survey Ordinance on 15th January. G A Andreassend, Andrew Lau and Y K Ma were nominated by HKIS as members of the Land Surveyors' Registration Committee. Although land surveyors had been working very hard for the ordinance for more than two decades, The enactment was only a very first step towards the control of quality land boundary survey in Hong Kong, for it covers only those newly created divisions. There are still plenty of improvement and ground work to be carried out in future. The division carried out an opinion survey in October about the ordinance but only received six returns from Authorized Land Surveyors. The Land Information Centre in the Lands Department was now in full operation and all survey sheets and land

record sheets had now been digitized. The whole Hong Kong Territory was now fully covered by more than three thousand 1: 1000 survey sheets which were available in either hard or soft copies. The charting of the waters in Hong Kong and the production of charts, which were once the responsibility of the Royal Navy, had now been taken over by the newly established Hydrographic Office of the Marine Department.

The year 1997 was a year of historical significance for Hong Kong as well as for the HKIS. It was an extremely busy year for the land surveyors who are experts in position fixation and map production. Many land surveyors working in the Government had been busy for the joint survey at the border for engineering works and river training. They also carried out a joint survey with the mainland counterparts for the fixation and placement of boundary points of the Hong Kong Special Administrative Region. Last but not least the HKIS Land Surveying Division also acted as the bridge for the land survey professionals and academics of Mainland and Taiwan. In June, Andrew Lau, Chairman of the land surveying division attended the symposium held by FIG in Singapore. On 31 August, the RICS Hong Kong Branch was dissolved while HKIS became the sole de facto body representing the surveying profession in Hong Kong.

The number of professional associates in the Land Surveying Division had by now already exceeded one hundred. The number of



students was more or less the same. The Education Committee of the division was busy because they anticipated tremendous APC submissions from these student members in the coming years. The Committee published regulations, guidelines and relevant forms leading to the management of APC. The Hong Kong Polytechnic had now been upgraded to the Hong Kong Polytechnic University (HKPU). The Department of Land Surveying and Geo-informatics had become a leading department in HKPU for carrying out developing and research projects. Besides producing in each year about thirty degree graduates, it also provided courses for master and doctor degrees.

T N Wong and Winnie Shiu, both land surveyors, became the President and Honorary Secretary of HKIS in 1998. Winnie SHIU was also the Hon Editor and made an effort to resume the publication of the Institute's Journal - "The Hong Kong Surveyor". K L Mok a very hard working gentleman chaired the Land Surveying Division. He strengthened the division's organization and operation procedures. Activities such as the land surveyors lunch, annual dinner, CPD events, seminars, careers talks, workshops and technical visits etc. have received great response. A special ad hoc committee was set up for the investigation of the possibilities of expanding the existing land survey ordinance or introducing other legal measures. The division chairman, K L Mok, and convener of mainland affairs, Ted

Chan, attended the first conference of cooperation member of the Chinese Society of Geodesy, Photogrammetry and Cartography (CSGPC) held at Shenzhen. The division then later joined the CSGPC as a corporation member. Also the president, T N Wong, representing HKIS, signed the cooperation agreements with CSGPC and the Shenzhen Society of Surveying and Mapping (SSSM) on continuous relationship and exchange of technical information. By now the division had 153 corporate members and 114 student members. The biggest event this year was perhaps the second Survey and Mapping Conference between Mainland and Taiwan, held in Tainan, Taiwan, in September. More than twenty land surveyors and academics from Hong Kong attended the conference and many articles were presented by the Hong Kong delegation. The year ended with a dozen of land surveyors attending the Spatial Information Science and Technology conference at Wuhan University of Surveying and Mapping, which attracted participants from 10 countries/regions.

In 1998, Samson Wong took over from T N Wong as the president of HKIS, but K L Mok, as Chairman of the division could not step down for this critical year when HKIS entered her fifteenth anniversary. S C Leung, a pioneer in the cadastral survey and land survey industry in Hong Kong had now chaired the land survey legislation committee which was responsible for the review of the land

survey ordinance and the code of practice. Thanks to S C, who has worked for the benefit of the territory for more than forty years, by writing a lot of articles promulgating the importance of a systematic, reliable and traceable cadastral survey and record system. Hence, as in the past, he wrote some critical comments on the proposed Land Titles Bill, which appeared in the February issue of *Surveying Newsletter*. Consequently, an open forum for all land surveyors for the discussion on various aspects of the Land Survey Ordinance was held on 5th March, and was attended by more than forty members.

March was a busy month this year for the Division. LSD, on behalf of the Institute, provided all possible assistance to Shenzhen Society of Surveying and Mapping (SSSM) in the arrangement for their visit to Malaysia and Singapore. HKIS also formed the delegation group and accompanied SSSM in this overseas visit. On their return nine members of SSSM visited HKIS and SMO, Lands Department. The division council also visited the department of land surveying and geo-informatics of the HKPU, as they did last year. The chairman and the secretary also attended the second conference of corporate members of the Chinese Society of Geodesy, Photogrammetry and Cartography at Quilin. Some land surveyors also joined the HKIS delegation, visiting the relevant government departments and professional organizations in Singapore and Malaysia.

In 1999, the HKIS Conference -"Your Home in 2004" was held on 26th May, which attracted more than 250 participants. CHAN Hak conducted a talk on the present and future development of the Government Land Information System. Actually the the Land Information Centre of Lands Department has been actively participating in various information workshops and seminars. The "Quality of Spatial Data" seminar, held in the Hong Kong Polytechnic University on 19-20 July, attracted more than a hundred participants, most were leading academics in GIS, from about 20 countries and regions. The University is also organizing the first Hong Kong symposium on satellite positioning system application on 11th December this year.

The role of the professional land surveyor has been changing significantly in recent years. This is not only due to the rapid advancement in measurement and information technologies but is also due to the changing needs of the society. In order to ensure that student members of the division, would upon completion of their training, possess the essential professional knowledge and skills to serve the community, the existing Rules and Guide to the APC, that defines the training scheme of student members, has been modified and implemented on 1st August 1999.

Finally, the last fifteen years is a short, but busy period for the land surveying division. Thanks to our fellow land surveyors who have contributed a lot for the development

of the Division in education, organization and publicity etc. However the road ahead is still long and undulating. Land Surveyors who have played a very important role in the construction industry, land management, boundary determination, engineering and

information technology etc. will still play an important role in the future in such fields. They are well prepared and equipped for the challenges associated with the change in technology, environment and culture etc. in the coming century.

The Chairman of HKIS Land Surveying Division

1st	1984-85	CHENG Chai-cheun
2nd	1985-86	CHENG Chai-cheun
3rd	1986-87	MAK Kang-hoi, Sam
4th	1987-88	CHAN Hon-kiu
5th	1988-89	LAU Chung-tim
6th	1989-90	CHAN Chi-duen, Ronald
7th	1990-91	FUNG Chung-yiu
8th	1991-92	WONG Thien Nyen
9th	1992-93	WONG Thien Nyen
10th	1993-94	WONG Thien Nyen
11th	1994-95	CHAN Hak
12th	1995-96	CHAN Hak
13th	1996-97	LAU Se-yau, Andrew
14th	1997-98	MOK King-leung
15th	1998-99	MOK King-leung

The Present Land Surveying Divisional Council (1998/99)

Chairman	MOK King-leung
Vice Chairman	Jacky TULL
Hon Secretary	Helen Y K CHAN
Hon Treasurer	Ted T W CHAN
Members	AU Chi Ho, CHAN Tak Hing, Henry H K CHAN, CHAN Kai Hong, CHANG Kwok Fai, Yvonne Y Y CHEU, LAU Chun Wa, Lionel K C TANG, YIK Wai Fung, YIP Hon Wah
Co-opt members	KWAN Lam Fat, Esmond MOK
Editorial Rep.	Paul NG
JO Rep.	PANG Chi Wing
Student Rep.	Rina TSOI



QSD 15th ANNIVERSARY REPORT

Mr. Y.C. Chan, QSD Chairman 1985-87

One of the important tasks to be achieved during the time of being a chairman of the QSD, was to organise the first HKIS QSD TPC in 1989. This is the first local QSD TPC and is probably the only QSD TPC that ran solely for HKIS members.

When HKIS was founded and applied for recognition of its professional qualification by the Hong Kong Government, one of the criteria set by the Government for granting full recognition was the HKIS should run its own TPC. After the setting up of the policy paper, rules and guide etc. and completion of the approval process, the Divisional Council decided that the QSD TPC should take place no later than 1989.

The first meeting of the Panel of Assessors was held on 21 March 1989, to formalise the question paper and method of assessment. Surprisingly, at the beginning of the meeting a number of assessors present, opined that there was no need for a HKIS TPC since the RICS TPC was in place. There was a lengthy explanation and discussion to make the assessors accept that a HKIS TPC was necessary. Since the assessors were all very senior members of the Division, they found difficulties in spending time to prepare the question paper. It was resolved that a

working committee would be formed for drafting the question paper and carrying out the first round assessment. The assessors would make comments on the paper and carry out the second round assessment and professional interview.

A hard working committee was then formed, which comprised of Mr. Albert W. K. LEE, Mr. Johnny C. L. TAM, Mr. Kenneth K. Y. POON, Mr. Y. Y. HO and myself, together with Mr. Ivan C. C. HO and Mr. M. H. SUEN responsible for the paper works. The committee was also responsible for typing, printing and packing the document since there was very limited support from the Joint Office which was only a very small office at that time.

The test was successfully held on 2 - 4 October 1989. Around 40 candidates applied, but only 22 made their submissions, and 5 passed both the written task and professional interview.

The test was held jointly with RICS (Hong Kong Branch) QSD, based on the framework of the UK paper, in the following year of 1990, and the joint TPC was then wholly organised locally from 1991.

Mr. Eric K.F. Au, QSD Chairman 1994-95

When Mr. T.T. Cheung called me, about a month ago, asking me to drop a few lines in respect of two or three memorable events that happened during my term of office as chairman of the QS Division (1994-95), for the

purposes of the 15th Anniversary of The Hong Kong Institute of Surveyors, I suddenly realized that I was also handling similar tasks in connection with the 10th Anniversary of the Institute around the same time, five years ago.

This triggered my recollection of what I had experienced five years ago. The most memorable and interesting event is my first time of being interviewed on air, in a morning program of The Radio Hong Kong, over the phone on behalf of the Institute. I had to briefly and quickly describe in three minutes what is a Quantity Surveyor and the role of a Quantity Surveyor. The purpose was to let the public know a bit more about the quantity surveying profession. It was really a challenge!

Another event that is never forgettable was the QS Division's first visit to China Association of Management of Construction Cost (CAMCC) in Beijing, in October, 1995, under the banner of HKIS QS Division after our formation of a PRC Committee, with the goal of establishing an equivalent link in China and to have continuous development on both the professional and academic aspects in respect of our quantity surveying profession in the two regions. During the visit, we had to deliver a seminar to more than one hundred members of the CAMCC. It was the first time in my life I had to speak in front of such a big crowd, using Mandarin. It was really incredible! I doubted how much the

audience would understand the content of my speech.

May I also take this opportunity to congratulate the celebration of the 15th Anniversary of The Hong Kong Institute of Surveyors.

Dr. Anita M.M. Liu, QSD Chairperson 1995-96

This is not a (past) Chairman's Report! However, if asked what the memorable events were, I could easily name a few. These include heading the first QS Division's formal visit to the China Association of Cost Engineering (which was formed under the direction of the Ministry of Construction), hosting the 2nd Meeting of the PAQS (Pacific Association of Quantity Surveyors) in conjunction with the Regional Meeting of the International Cost Engineering Institution, and witnessing the dissolution of the RICS Hong Kong Branch. These all sounded rather 'official' and 'not fun', well, there are always the entertaining side. When we went to visit the cost engineers (considered as our counterparts on the mainland), we were asked to speak in front of hundreds of professionals. The conference was very well organised and dare I say, we were very well received. Eric Au, the then past chairman, and I were put on stage to answer all floor questions. We were never sure whether they understood what we said, not a test of their comprehension competence but rather ours, in language ability. We had a good

time in any case. In particular, the dinner with the vice Minister and others was memorable. Most of you would have tried the Chinese white wine (the rocket fuel stuff), i.e. the proper wine rather than alcoholic grape juice. Small glasses were lifted and content tipped – preferably done swiftly, in style, one go. After a few rounds, that served to be great icebreakers! It reminded me much of the early 1984 days when I first encountered this 'ritual' in China while handling projects there. In those days, we even stood up and clapped (a few times) in the middle of a meal. Anyway, faces of colleagues started to turn red. Conversation got louder (not that we Chinese don't talk loud enough), laughter rang in the air, warmth filled the room. That's part of the effect of proper wine – and, indeed, good company.


This 'ritual' carried on through other encounters with colleagues in China. Another invitation to present a paper came from the Department of International Relations of the MOC after that visit. It coincided with the then EGM for the dissolution of the HK Branch. I remembered flying back to Hong Kong during the conference to attend the EGM and returning for the presentation the following day. However, without most of my 'comrades' from the QS Division with me on that visit, lifting the wineglasses was never the same experience. In the previous visit, we worked as a team – like all good QSDs do, believe it or not. We enjoyed our

'accomplishment' (whatever that may mean, perhaps, the amount of proper wine consumed and/or more importantly, friendship fostered between the QS Division and the MOC counterparts) at the end of the day – that alone, made team spirit soared and joy shared amongst friends. There were many other official invitations to Shenzhen, Chengdu, Tianjin etc. to give talks on professional matters. But as said, acting as a lone traveller, while could be nice and 'free', lacks the sharing with teammates that one cherishes.

Mr. Eric Y.M. Chung, QSD Chairman 1997-98

It was a both a privilege and a regret at personal level to be the Chairman for the 1997/98 term. It was a privilege to be the first Chairman after Hong Kong re-united with and became the SAR of China. It was also a slight regret that I was unable, unlike my predecessors, to serve also as the Chairman of the QSD of the Hong Kong Branch of the RICS, following its dissolution earlier the same year.

I first served on the RICS divisional committee in 1992, and joined as a joint divisional committee member since the amalgamation of the administration of HKIS and the RICS Branch in 1994. I have witnessed significant changes both within the division and the institute. I wish to mention two subjects in particular, leaving the others to my fellow chairmen. The concept of direct access to the bar was raised by me and presented by Dr. Anita



Liu to the General council during her term but the response from other divisions was insufficient to carry the idea forward in the pace we would have hoped. I revived the idea during my term of office. Without much lobbying, the idea was comfortably carried with great support from all other divisions. Thanks to the efforts of Mr. H F Leung, we should see a formal arrangement with the Bar Association soon.

The need for a revised edition of the Standard Form of Building contract for the private sector was recognized more than a decade ago. Tremendous efforts were put in by the three constituent bodies which resulted in the production of a final draft ready for final print. It was unfortunate that there was not sufficient support for the document. At the invitation of the HKIS and the HKIA, Mr. Denis Levett took the painstaking task of drafting a new revised version, and with the support of the constituent bodies, including the Society of Builders, the process has been much more better than expected. We are now in the final round on the nominated sub-contract form which has to be revised to suit the new main contract. If there are any special credits to the QS team members, I am sure that my colleagues will join me in congratulating Denis.

Mr. T.T. Cheung, QSD Chairman 1998-99

I served on the QSD Council in 1994 as Hon. Sec., afterwards as Hon. Treasurer, Vice-Chairman and Chairman. Possibly I am the

only member that have held offices for the 4 office-bearers' post. I therefore witnessed the changes in the HKIS and QSD Councils. Since the dissolution of the RICS HK Branch, HKIS has taken up a more active role in the community as the only surveying profession. Divisions have to nominate a number of members into the various sub-committees representing HKIS to outside bodies, both locally and abroad, in addition to the traditional domestic affairs. This year we have the biggest Council in terms of headcount in order to cope with the workloads of the Division. I am very pleased that my fellow members work happily together to achieve our objectives, one by one.

This year, we have taken a more proactive approach in fostering our international relations with QS counterparts in S.E. Asia including China. We are now the first Vice-Chairman of the Pacific Association of Quantity Surveyors (PAQS), who in turn has a close relation with the International Cost Engineering Council (ICEC) and FIG. We organized the first PAQS China visit in September, and laid an important stepping stone for our China counterpart towards an international exchange in cost engineering. During my term of office, we have made several visits to Beijing and Shanghai. However, the most memorable one was the trip to Shandong Province in April 1999. We were described as "Hong Kong Specialists in Cost" and were requested to give speeches in front of over 400 government officials working in the Standards and Norms Departments specializing in cost control in

the Hua Dong Province! The contents of our speeches were not interesting to them at all, as we did not have a standard price system in Hong Kong but yet we managed to control our costs. If Beijing adopts the Hong Kong (or UK) approach, then they might all lose their "iron-bowl". One could imagine the heats in the conference room, not to mention if there was any misunderstanding arising from our "Hong Kong Putonghua"! Another terrible thing about Shandong was their hospitality in feeding you with all kinds of alcohol until you were drunk. I was told that they came to my room and certified that I was drunk before they readjusted their perception on my alcoholic threshold the following days. Woo.... We will never forget the "Shandong Big Man"!

Another memorable but not a "proud to say" event was the APC 1999. We had a record high of about 600 candidates, sitting for the test in an examination hall for 2 days. The increasing number of candidates posts a big problem to the QSD Council. The current format of the APC and the entire training scheme must be changed.

On a domestic front, I have been following up with the works from my able predecessors on matters relating to the revised SMM, Standard Form of Building Contract for private sector, Direct Access to the Bar and the reciprocity arrangement with the AIQS. Last but not the least, we have formed an IT working group to study where IT applications can be beneficial to the QS professions towards the millennium.

QSD first visit to Beijing in October 1995 to introduce quantity surveying practice.



First visit by Chinese Counterpart in Cost Engineering to HKIS QSD in Hong Kong in 1996



Reception dinner with RICS QSD Chairman, Mr. Peter Roe, during his official visit to Hong Kong in 1996.

Mr. TT Cheung, QSD Chairman, signed the Memorandum of Co-operation with the China Association of Management of Construction Cost in Beijing in January 1999.



QSD delegates in National Cost Conference held in Shandong Province in April 1999.



QSD participated in the National Cost Conference held in Shandong Province in April 1999

First PAQS (Pacific Association of Quantity Surveyors) visit to China in September 1999.



The Chairman of HKIS Quantity Surveying Division

1st	1984-85	(Unable to Trace)
2nd	1985-86	Y Y YU
3rd	1986-87	Peter BERRY
4th	1987-88	Peter BERRY
5th	1988-89	CHAN Yiu Chung
6th	1989-90	CHAN Yiu Chung
7th	1990-91	Albert CHEUNG
8th	1991-92	Kenneth POON
9th	1992-93	Kenneth POON
10th	1993-94	Derek MACKAY
11th	1994-95	Eric AU
12th	1995-96	Anita LIU
13th	1996-97	Tommy YIM
14th	1997-98	Eric CHUNG
15th	1998-99	T T CHEUNG

The Present Quantity Surveying Divisional Council (1998/99)

Chairman	T T CHEUNG
Vice Chairman	Alexander HO
Hon Secretary	Kent KAM
Hon Treasurer	Micky WONG
Members	Nelson CHENG, Stephen CHUNG, Derek DREW, Liwina HO, Peter HO, Evelyn KWOK, Jacob LAM, Jacqueline LAM, Ellen LAU, Rowson LEE, LEE Yu Meng, LO Hon Wah, SUEN Mau Hing, K C TANG, Thomas TSE, WONG Kwong On
Co-opt Members	David BRECHIN, H F LEUNG, Anita LIU, Derek MACKAY, M K WOO, Tommy YIM



JO 15th ANNIVERSARY REPORT

"I had the privilege during my year as JO Chairman in 1987/88 to be the first joint chairman of the RICS Hong Kong Branch JO and the HKIS JO committees. This brought with it an extended term of 18 months, as at that time the RICS committees changed over in March, while the HKIS councils changed over in October, so my term started in March 1987 and ran to October 1988. Fortunately during my term as Chairman, the General Council harmonised the RICS and HKIS years so that my successor only had to serve for one year as Chairman of both JOs!

The merging of the two committees brought with it some interesting administrative issues, as we had to run two sets of accounts, and share the costs and proceeds of each of the events that we organised. Some of the RICS committee members were not members of HKIS and so could not on HKIS matters, although disagreements were rare in those days and most decisions had the full backing of both committees.

The social side of the JO was the most active during my days as Chairman, with most sports being subject to challenges during the year, and site visits, boat trips and the annual dinner all being part of the social calendar. The Five-a-side soccer was always keenly

contested as challengers sought to stop a certain well-known firm of quantity surveyors from winning every year! The JO also organised the annual RICS Rugby Sevens, which became the Professions Sevens when the number of rugby playing surveyors in Hong Kong declined. This tournament is fondly remembered by me, as I played in it for the Rating and Valuation Department team in 1984, within days of arriving in Hong Kong, despite not having played rugby for over 10 years! The tournament became so popular that we had to seek sponsors, and eventually the sponsors took over the running of the event, which still continues today.

Education was an important part of the JO's role. A variety of CPD events were organised on a regular basis to cover a broad range of subjects that were of interest to younger, and not so young, members. Events were usually over-subscribed and provided a regular source of income in the days when events had to be self-funding. Another important educational area was the Test of Professional Competence (TPC), the predecessor of the current Assessment of Professional Competence (APC), and during my year, the TPC Doctor Scheme was set up, based on the RICS model in the UK. In those days it was just a helpline for members, which has since blossomed into practical training sessions for candidates under the current JO Council.

Combining the two committees enabled us to include a more local content in the



activities we organised, and gradually the HKIS side of the committee became the more dominant, and paved the way for the RICS activities to be absorbed by the HKIS.

Although rather longer than usual, I enjoyed my term as Chairman and can highly recommend participation in JO activities to all our younger members."

The Chairman of HKIS Junior Organisation

1st	1984-85	(Unable to Trace)
2nd	1985-86	Peter HART
3rd	1986-87	Brian REID
4th	1987-88	David FAULKNER
5th	1988-89	N ST JOHNSTON
6th	1989-90	David SO
7th	1990-91	T T CHEUNG
8th	1991-92	K S KOH
9th	1992-93	Samuel HUI
10th	1993-94	Stephen LAI
11th	1994-95	Phillip KAM
12th	1995-96	Robin LEUNG
13th	1996-97	Kempis LAM
14th	1997-98	Andy WONG
15th	1998-99	Antony MAN

The Present Junior Organisation Council (1998/99)

Chairman	Antony MAN
Vice Chairman	CHAN Yue Chun
Hon Secretary	David C W WAN
Hon Treasurer	WONG Kam Wah
Members	Donald K H CHAN, Karen K W CHU, Arnold C L HAU, Lisa M S HO, Chris K P KAM, Jo W S LAU, Nathan H T LEE, Rene W Y LEUNG, Edgar K W LI, Rebecca M T LO, Cody C W PANG, Freeman C K PO, Sandy L Y TANG, James K K TONG, Wilson TSE, Tony W M WAN, Jessica P L WONG
Committee member	Kenneth AU
Ex-officio member	Andy K Y WONG



**Board of Education Report
in the Past 15 years**

Education – THE ROUTE TO MATURITY

When the Hong Kong Institute of Surveyors was founded in 1984, it was primarily a learned society of professional members who were already qualified. In order that the Institute could develop into a qualifying body, it was paramount that the Institute established its own qualifying mechanism.

For that purpose, the Education Committee of the HKIS was inaugurated in 1985 and it was re-constituted as the Board of Education in 1989. The successive chairmen were -

1985-1987	Kenneth PANG Tsan-wing, FHKIS, (currently Commissioner of Rating & Valuation)
1987-1988	Raymond BATES, FHKIS, (currently Deputy Director of Housing)
1988-1991	Barnabas CHUNG Hung-kwan, FHKIS, (currently Visiting Professor, Hong Kong Polytechnic University)
1991-1993	Raymond BATES, FHKIS, (currently Deputy Director of Housing)
1993-1997	Adrian SMITH, FHKIS, (currently Senior Consultant, James R. Knowles, Sheffield)
1997-1999	Barnabas CHUNG Hung-kwan, FHKIS, (currently Visiting Professor, Hong Kong Polytechnic University)

Under the leadership of these Chairmen and with the hard work of the dedicated members of the Committee/Board, the Institute has undergone a series of metamorphosis through developments in its education policy. Significant chronological events include:-

1984	BS Division published report on Supply and Demand of BS.
1985	Education Committee decided that entry to the Institute should be at degree level.
1985	HKIS received in-principle recognition from the Hong Kong Government, in respect of corporate members for Civil Service appointments, on condition that HKIS developed its own qualifying mechanism.
1986	Policy for Test of Professional Competence (TPC) was established.
1986	Continuing Professional Development (CPD) was introduced.

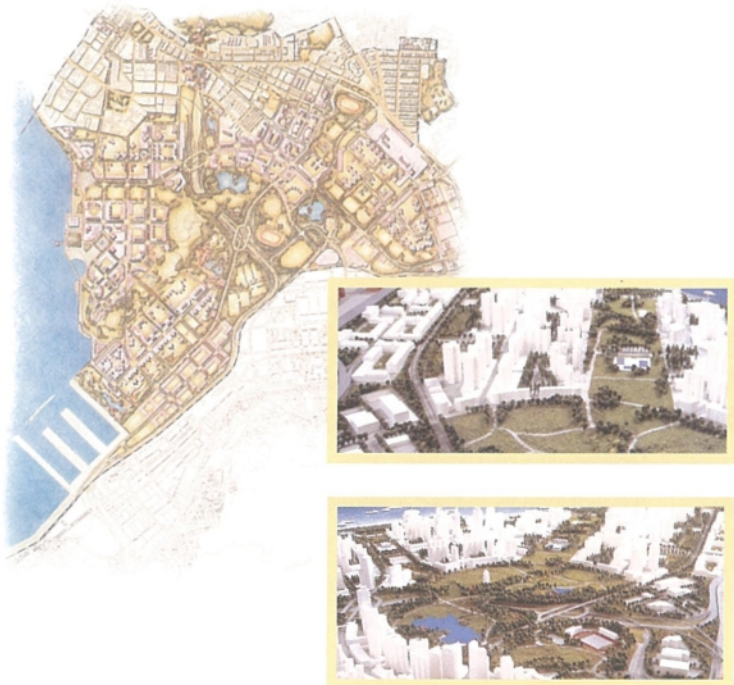
1986/87	HKIS successfully lobbied the academic institutes and the University and Polytechnic Grants Committee (UPGC) for the introduction of GP, BS and QS degree courses.
1987	Divisional TPC Rules and Guide were published.
1989	HKIS participated as observer, and later on, as member of RICS course validation panels.
1989	First TPC candidate (BS) got qualified.
1989/90	HKIS successfully lobbied for the introduction of LS degree course.
1990	Reciprocal recognition with RICS was established, based on proven qualifying mechanism.
1991	General Council approved the Board of Education Terms of Reference, TPC Policy and TPC Standing Instructions. CPD became mandatory for all members.
1994	CPD Committee was established (re-titled CPD Panel in 1998) to oversee Institutional CPD and mandatory CPD. David Faulkner, FHKIS, was the convenor.
1996	Surveying Courses Board was established (re-titled Surveying Courses Panel in 1998) to evaluate all surveying courses. Keith McKinnell, FHKIS, was the convenor.
1997	HKIS successfully negotiated the Co-operation Agreement with RICS subsequent to the dissolution of the RICS Hong Kong Branch on 31 August 1997, whereby for three years after the dissolution, RICS APC candidates may continue to pursue RICS qualifications by adapting into the HKIS TPC system.
1998	General Council approved the revised TPC Policy.
1999	General Council approved the revised TPC Standing Instructions.
1999	General Council approved the Policy and Procedures for Course Approval, Maintenance and Review.
1999	TPC was formally re-titled Assessment of Professional Competence (APC).

For the period from 1994 to 1997, in an effort to merge the HKIS with the RICS Hong Kong Branch (which consisted of an Education and Membership Sub-Committee), membership functions were lumped with education functions. It was after September 1997, that membership functions were once again hived off from education functions.

Looking back, the persistent and successful operation of our independent HKIS TPC, notably by BSD, had consolidated the HKIS as a qualifying professional body, which was a critical factor in securing full Government recognition of our qualification and also in securing reciprocal recognition from other international surveying bodies.

During (and in fact much before) such period, because of the need to operate the RICS APC, GPD and QSD had been running joint APC (HKIS/RICS) while BSD and LSD had maintained their own HKIS TPC in parallel but independent of the RICS APC. It was after September 1997 that all Divisions administered the HKIS TPC.

Looking ahead, in order to maintain our expertise edge over other competitors and to maintain our status as the commanding property profession, it is necessary to review and upgrade our educational standing including entry qualification, professional training, as well as continuing professional development.





**Board of Membership Report
in the Past 15 years**

15 YEARS OF THE BOARD OF MEMBERSHIP (FORMERLY MEMBERSHIP COMMITTEE)

The Institute held its inaugural meeting on 15 December 1983, which was attended by some 170 RICS corporate members as promoters and prospective members of the new Institute. Office bearers were elected amongst those present. Upon its formal formation/registration under the Societies Ordinance on 26 April 1984, the Junior Vice President was duly entrusted with the duty to chair the Membership Committee.

According to record, Mr. R.A. FRY (GP) was the very first Junior Vice President of the Institute, and hence, the first Chairman of the Membership Committee back in 1984. In order to cope with the processing of membership applications, secretariat back-up was provided by the Hon. Assistant Secretary (Membership) Mr. William W.M. CHAN (GP) who subsequently handed over his post to Mr. C.K. LING (GP).

Due to communication problems which existed over the formation of the new Institute in 1983/1984, only a total of 85 qualified surveyors were formally registered and became the founder members of the HKIS. Shortly after 1 year of operation, the membership size increased to a number of 432, which consisted of 204 GP members; 106 QS members; 89 BS members; 31 LS members and 2 TP&D members, by March 1985.

Membership size grew gradually, but not as fast as one would reasonably expect... due to a fair proportion of RICS corporate members being reluctant to duplicate their professional qualifications as corporate members of HKIS. Over the early years thereafter, workload, thus required by members of the Membership Committee was less than demanding.

As a matter of policy or tradition, the Junior Vice-President would preside as the Chairman of the Membership Committee. Applications were processed and checked by the Administration and then endorsed by the concerned Divisional Representative. The Membership Committee used to hold its meetings one-day or even a few hours prior to the General Council meetings. Applications were tabled and duly signed off by the Chairman of the Membership Committee before the whole bundle was submitted to the General Council for formal approval. Rules and guides for membership applications were fairly straight forward, and in fact limited. There were simply very few controversial cases for debate, not even for FHKIS applications!

In order to pave its way to the dissolution of the RICS (HK Branch), a new RICS/HKIS Executive Committee was introduced in April 1994. As a result, education and membership matters were placed under

the Education & Membership Committee, and the HKIS Membership Committee was named as the Membership Sub-Committee, but remaining under the same format and the same terms of reference for operational purposes. Instead of reporting to the HKIS General Council direct, the Membership Sub-Committee would need to channel its reporting through the Education and Membership Committee.

The tradition of the Junior Vice President presiding as the Chairman of the Membership Committee was stopped on 23 February 1995. In 1995, the Chairman was elected amongst all Divisional Representatives of the Membership Committee, and the BS Divisional Representative, Mr. David CHAN, being the "most experienced" membership representatives amongst those who were present, was pushed to the chair... and somehow remained in the seat up till now!

Over the early years of operation, the Membership Committee's main task was to process applications by those persons who are corporate members of recognized professional bodies of surveyors/valuers as the General Council may designate from time to time as being of equal status. The named professional bodies are, according to Part II of the Bye-Laws, limited to the Royal Institution of Chartered Surveyors, the Hong

Kong Institute of Land Surveyors, the Australian Institute of Valuers and the New Zealand Institute of Valuers; and hence the processing mechanism for corporate membership of HKIS were fairly straight forward.

Prior to 1988, very few applications for HKIS student members were processed, mainly due to the absence of professional examinations held under HKIS's own roof. The first batch of candidates passing the local syllabus under HKIS's own rules, probably came from, or had gone to, the BS Division in 1989; and followed by other Divisions when the associated Test of Professional Competence (TPC) syllabus were put into operation. The scene changed, gradually and then dramatically in early 1990s. More and more surveying graduates returned to Hong Kong after their overseas studies of the RICS full exempting qualifications. Apart from taking their RICS TPC which were held in Hong Kong, at least half of these graduates also commenced their TPC under the HKIS's ruling. Academic qualifications and the study periods which the candidates had spent to obtain them varied quite substantially; and the Membership Committee had spent a good proportion of its time in the processing of student applications.

Crisis came, at last, when RICS formally announced that the Hong Kong Branch

would be dissolved by 31 August 1997. Hundreds and hundreds of student applications, Qs and GPs in particular, flooded in from March to August 1997, in order to take the alleged advantage of the "RICS/HKIS Joint APC/TPC Assessment" as well as to jump on board HKIS before RICS (HK Branch) ceased to exist. The influx was also magnified by hundreds of RICS corporate members who had not previously joined HKIS although they were more than qualified to do so.

Operation of the Membership Committee was over-burdened, and the normal vetting/processing mechanism simply halted to almost a standstill. As a result of the said crisis, some applications with incomplete information and/or doubtful details were being held up longer than usual. For a few of the worst cases, it took more than 1 year to fully process and approve the "unfortunate" applications. Ultimately, the crisis was over and the Membership Committee resumed its normal pace by the spring of 1998. Meanwhile, the Membership Committee had also resumed its previous name by early 1998 after the dissolution of the RICS (HK Branch).

Since 1995, the following procedures and guidelines have been put into formal operations:

- (Effective from the 1996/97 Session)
Vetting of membership applications by circulation; discussion and confirmation of approval or disapproval at scheduled meetings of the Membership Committee;
- (Effective from Spring of 1997)
"Fellowship by Achievement" for FHKIS applications;
- (Effective from Summer of 1997)
Further sub-division of Student Members into Class A (i.e. students still undergoing the academic training) and Class B (i.e. graduates holding the recognized academic qualification and who are ready to commence the prescribed professional training);
- (Effective from the 1997/98 Session)
Additional post of Deputy Chairman; and also alternate representatives from the BSD, GPD, LSD, QSD and from the J.O. were created; (N.B.: TP&D applications are being handled by the GP Division.)
- (Effective from 1st January 1999)
Expunged members due to non-payment of subscriptions could apply for reinstatement only if the application is made within a grace period of 12 calendar months after the expulsion is effected, and upon approval, the original membership number and hence

the issued Diploma of Membership could both be retained;

- (Effective from 1st January 1999)
Expunged members due to non-payment of subscriptions could only apply for re-admission of membership if such application is made beyond the 12 months grace period;
- (Effective from 1st January 1999)
Expunged members due to non-payment of subscriptions submitting the application beyond the 12 months grace period and resigned members could only apply for re-admission of membership; and the current admission criteria plus new membership number and Diploma of Membership shall all be applicable;
- (Effective from 4th January 1999)
Date of admission for student members being determined by the circulation process instead of waiting for their formal approval by General Council at one of its scheduled quarterly meetings;
- (Effective from 7th July 1999)
Non-refundable administration charge for membership reinstatement applications;
- (Effective from 7th July 1999)
Reciprocal recognition between FRICS

and FHKIS under the 1998 HKIS/RICS Co-operation Agreement;

- (Effective from 1st September 1999)
Amended Requirements and Procedures for FHKIS Application

As a summary, the Membership Committee could be regarded as the gate-keeper of the Institute..... whereby qualified persons would be admitted, and members, with achievements would be upgraded. (Remarks: The power of expunging members, rest with the General Council, and not with the Membership Committee.) In order to cope with the increasing intensity and complexity of processing applications AND at the same time to maintain continuity, there is an imminent need for the Membership Committee to be upgraded to the Board of Membership. But this will require amendment of the Bye-Laws.

Lastly and despite its title name, the Membership Committee shall stay as the gate-keeper of the Institute, and on its behalf, I wish every MEMBER on board of the SHIP a joyful 15th Anniversary..... and an adventurous voyage into the millenium.



Highlights of 15th Anniversary

Date **List of Major Events**

26 Apr 84	HKIS was legally constituted and registered
13 Oct 84	Inaugural Dinner
1 Jan 85	Officially recognised by the Hong Kong Government for the purpose of appointment to the relevant grades in the Civil Service
Jul 85	Opening of the Professional Centre in Swire House
Oct 86	RICS/HKIS Joint Office purchased a Victor VPC2-20 micro-computer to improve the administrative services
10 Jan 87	First Building Surveyors Conference at Riverside Plaza, Shatin.
6 May 87	Press Release on Government's Long Term Housing Strategy held by Joint Working Group of HKIS/RICS(HKB)
20 Jul - 1 Aug 87	RICS (HKB)/HKIS Joint Exhibition "The Surveying Profession" at Ocean Centre and Landmark.
6 Nov 87	First Joint Annual Dinner with the Hon. Lydia Dunn as the guest of honour.
Jan 88	Press conference on Land Development Corporation Bill held jointly by HKIS/RICS (HKB)
24 - 27 Oct 88	Formal visit to Beijing by representatives from HKIS and RICS(HKB)
18 Nov 88	RICS(HKB)/HKIS Joint Exhibition "The Surveying Profession" at Queens College
Dec 88	TPC Doctor Scheme set up by J.O. Committee
12 Jul 89	EGM proposes to proceed with the HKIS Bill and the formation of Education Board
16 Sep 89	The formation of "The Hong Kong Association of Property Management Companies Ltd."



Date	List of Major Events
10 Nov 89	HKIS Bill was gazetted
28 Dec 89	RICS agreed in principle to reciprocal recognition with HKIS
10 Nov 89	HKIS Bill was gazetted
28 Dec 89	RICS agreed in principle to reciprocal recognition with HKIS
19 Jan 90	Enactment of the HKIS Ordinance
14 Jun 90	Press Conference on the Metroplan held by the Working Group on the Metroplan
29 Jun 90	Press meeting on the proposed Land Survey Bill
8 Nov 90	HKIS held an EGM on the amalgamation with HKIS
13 Nov 90	EGM on amendments of the Bye-laws to pave the way for reciprocal recognition between HKIS and RICS and the amalgamation between HKIS and HKIS
26 Nov 90	Meeting with the President and General Secretary of RICS on the RICS/HKIS Reciprocity Agreement
14 Dec 90	Seminar on "Professionalism, Probity and Prosperity" organised jointly by ICAC, The Rotary Club, HKIS, RICS(HK), HKCA, HKIE and HKIA
Jan 91	Delegation of 4 officers from Wan Zhou visited the Institute
16 - 17 Mar 91	Visit to Pearl River Delta
1 Apr 91	Amalgamation of HKIS and HKIS
10 May 91	The Surveyors Registration Bill was gazetted.
15 May 91	Signing of Reciprocal Recognition Agreement between RICS and HKIS.
17 Jul 91	Enactment of the Surveyors Registration Ordinance
19 - 22 Sep 91	Official delegation of HKIS visited Shanghai



Date	List of Major Events
15 Nov 1991	The Secretary for Works, Government Secretariat confirming government's full recognition of HKIS corporate membership for the purpose of appointment to the relevant surveying grades in the government service
Nov 1991	HKIS delegation visit Beijing at the invitation of Ministry of Construction
20 Feb 1992	HKIS participated in the Education & Careers Expo '92 held at the Convention and Exhibition Centre
Mar 1992	Surveyors Services Limited was set up. It replaced the Joint Office to conduct all the administration and financial management for HKIS
Apr 1992	Redecoration and refurbishment of the office at Swire House
18-21 Feb 1993	HKIS participated in the Education & Careers Expo '93 held at the Convention and Exhibition Centre
May 1993	The Joint Office took over an additional 400 sq. feet of office space in Swire House
21 Sep 1993	AGM shifted from May to September
Jan 94	BSc Hons Degree in Surveying and Geo-Informatics was accredited by the HKIS and RICS for five years
4 Mar 94	Gazetting of the Land Survey Bill
20 Oct 94	HKIS host a cocktail party to celebrate the Institute's 10 th Anniversary
Nov 94	HKIS delegates to Beijing
18 May 1995	Enactment of Land Survey Ordinance
Nov 95	A visit to the Construction Pricing and Management Association in China
28 Dec 95	A visit to Singapore Institute of Surveyors and Valuers
15 Jan 96	Implementation of Land Survey Ordinance
31 Jan 96	Presentation of the views of HKIS towards the Estate Agents Bill at the Bills Committee
Mar 96	Submission of position paper for the Recommendation of the Hong Kong Housing Authority's " Ad Hoc Committee on Private Domestic Property Ownership
13 Apr 96	Attending the consultation session with the Preparatory Committee of HKSAR Government

Date	List of Major Events
25 Jun 96	The 8th International Symposium on Deformation Measurements held in H.K.
24 Sep 96	Open forum on Urban Renewal for the Policy Paper on Urban Renewal
15 Nov 96	Comments on the "White Bill" for the new Planning Ordinance
1 Dec 96	Launching of the web site of HKIS on internet
Dec 96	Submission of comments on the Consultative Paper on the Territorial Development Strategy Review
Dec 96	Comments on the Law Reform Commission Consultation Paper on Sales of Description of Overseas Uncompleted Residential Properties
Jan 97	HKIS comments on the Long Term Housing Strategy Review Consultative Document
8-10 Jan 97	Co-host in the Shanghai-Hong Kong Housing Conference
21 Apr 97	The 'Building Doctor' Scheme is started
1 Sep 97	HKIS as the sole representative body for all professional surveyors practising in the SAR since dissolution of the RICS (Hong Kong Branch)
23-27 Oct 97	Visit to Beijing and Shanghai
21 Nov 97	Execution of Reciprocity Agreement between the HKIS and the Singapore Institute of Surveyors & Valuers (SISV)



Date List of Major Events

Date	List of Major Events
Jan 98	HKIS Corporate Video Released
14 Jan 98	HKIS Mastercard Gold Card Signing Ceremony at the Mandarin Hotel
17 Mar 98	Briefing on Election Committee Subsector Elections and Legislative Council Election
25-27 Mar 98	HKIS delegation to the Mainland-Hong Kong Construction, Engineering Design Management & Enterprise Co-operation Exchange Seminar 1998, Qingdao
Jun 98	HKIS Secretariat Office moved from Swire House to Jardine House
Jul 98	Housewarming of the new office at Jardine House
19-25 Jul 98	HKIS delegation to the FIG's XX1st Congress, Brighton, UK
23 Sep 98	Forum on Proposed Amendments of HKIS Constitution and Bye-laws
Aug 98	Formation of HKIS Editorial Board
Oct 98	HKIS's journal "The Hong Kong Surveyor" resumes publication
Oct 98	President attended the International Contracting Symposium in Beijing
Nov 98	Launch of revised HKIS web site on internet
25 Nov 98	HKIS EGM on the Proposed Amendments of the HKIS Constitution and Bye-laws - motions not carried
30 Nov 98	Signing Ceremony of the Cooperation Agreement between HKIS and RICS



Date List of Major Events

Mar 99	Joint visit with the Shenzhen Society of Surveying and Mapping to Singapore Institute of Surveyors and Valuers and Institution of Surveyors Malaysia
Mar 99	Code of Measuring Practice published
12 Apr 99	General Council endorsement of the setting up of 11 Standing Committees
May 99	Launching of an open invitation for entries for a New Corporate Logo for the HKIS for the new Millennium
26 May 99	HKIS Conference "Your Home in 2004"
28 Sep 99	HKIS 15th Anniversary Cocktail Reception
28 Sep 99	EGM for the Amendment of HKIS Bye-Laws - all motions carried by majority votes
1-6 Nov 99	HKIS delegation to the 6th South East Asian Surveyors Congress in Perth, Australia, and successfully competed for the hosting of 7th SEASC in Hong Kong in 2003
19 Nov 99	HKIS 15th Anniversary Celebration Dinner
19 Nov 99	15th Anniversary Publication "Surveyors in the New Millennium- Challenges and Opportunities" is published





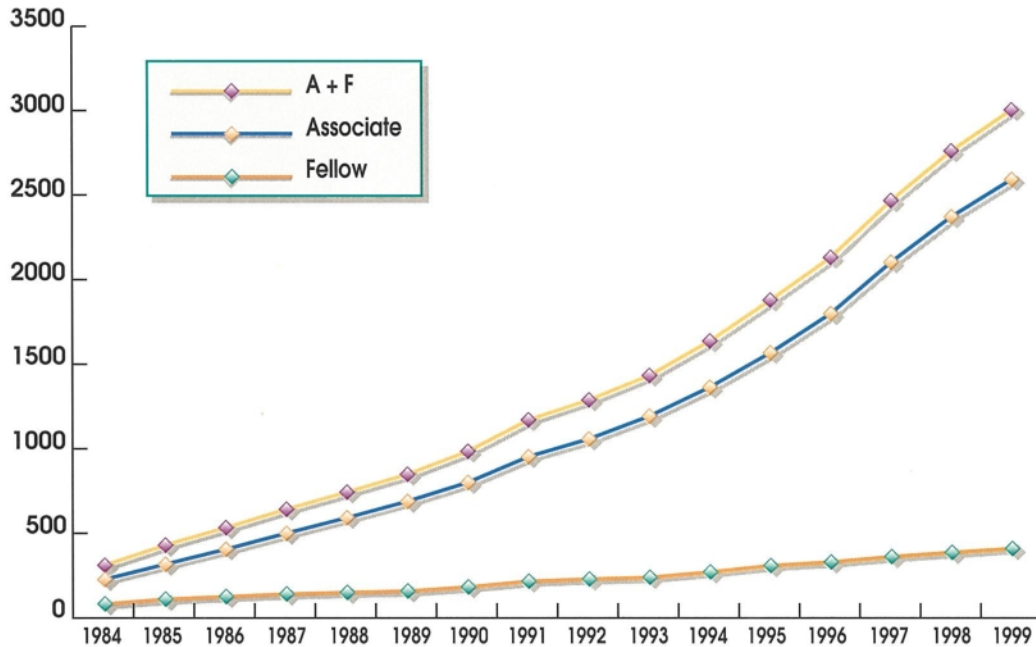
Membership Statistics
in the Past 15 years

Number of Members Elected from 1984-1999

Year	Division & Class of Membership (A: Associate F: Fellow)										Total
	Building Surveying		General Practice		Land Surveying		Quantity Surveying		Planning & Development		
	A	F	A	F	A	F	A	F	A	F	
1984	51	14	100	50	26	3	53	18	0	0	315
1985	6	4	28	8	3	1	53	15	0	0	118
1986	4	0	23	8	7	0	54	7	0	0	103
1987	2	2	30	5	8	1	54	7	0	0	109
1988	22	2	18	5	3	0	49	2	0	0	101
1989	17	2	40	3	0	2	40	1	0	0	105
1990	30	5	21	6	21	2	40	11	0	0	136
1991	57	6	50	11	11	9	33	8	1	0	186
1992	13	0	53	3	5	3	34	7	0	0	118
1993	23	1	62	7	9	1	41	1	0	0	145
1994	25	8	91	9	3	12	52	3	1	0	204
1995	28	10	74	15	8	3	92	10	1	0	241
1996	42	7	122	7	1	0	67	7	0	0	253
1997	54	7	122	8	11	1	117	16	0	0	336
1998	61	2	74	13	24	2	108	8	2	0	294
1999*	62	4	56	6	10	0	92	13	0	0	243
Total**	497	74	964	164	150	40	979	134	5	0	3007



Trend of Growth of Membership



Remarks:

* Figures for 1999 including and up to 6th October.

**Out of the 3,007 members, about 250 have either resigned or been expunged in the past fifteen years.



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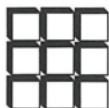
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