

ISSN 1818-2542

SURVEYORS

測量師時代
Times

Vol.16 • No.2 • February 2007



Green green grass of home
綠草如茵我家園

HKIS 2006-2007 General Council

香港測量師學會2006 - 2007年度理事會

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Senior Vice President 高級副會長	Yu Kam-hung 余錦雄
Vice President 副會長	Francis Leung 梁立基
Honorary Secretary 義務秘書	Ben Chong 莊永康
Honorary Treasurer 義務司庫	Nelson Cheng 鄭偉雄

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Chairman 主席	Alex Wong 黃來發
Vice Chairman 副主席	Kenneth Yun 甄英傑
Council Member 理事	Edwin Tang 鄧海坤

General Practice Division 產業測量組

Chairman 主席	Serena Lau 劉詩韻
Vice Chairman 副主席	Chiu Kam-kuen 趙錦權
Vice Chairman 副主席	Lawrence Poon 潘永祥

Land Surveying Division 土地測量組

Chairman 主席	Sung Hon-kwong 宋漢光
Vice Chairman 副主席	Simon Kwok 郭志和
Honorary Secretary 義務秘書	George Leung 梁志欣

Planning & Development Division 規劃及發展組

Chairman 主席	Edwin Tsang 曾正麟
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Chairman 主席	Michael Price 彭禮善
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Chairman 主席	Spencer Kwan 關天智
Vice Chairman 副主席	Stephen Lai 賴旭輝
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Young Surveyors Group 青年組

Chairman 主席	Victor Lau 劉慰榮
Vice Chairman 副主席	Joseph Wong 黃耀祖

Technical Grade 技術會員級

Representative 代表	Chung Tin-yeung 鍾天養
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Immediate Past President 上任會長	Wong Chung-hang 黃仲衡
Chairman, Board of Education 教育委員會主席	Wong Bay 黃比
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Chairman, Board of Professional Development 專業發展委員會主席	Barnabas Chung 鍾鴻鈞

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The Hong Kong Institute of Surveyors 香港測量師學會

Designed and printed by Corporate Press

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From the Editor 編者話

I am pleased to be appointed Honorary Editor of the Surveyors Times. It is undoubtedly a great challenge for me, yet I shall try my best to follow on the good work laid down by my predecessor, Francis Leung, to ensure the timely publication of a top quality monthly newsletter for our members. I also wish to extend my sincere welcome to members of the new Editorial Board :

BSD - Nathan Lee (new)	QSD - Gilbert Kwok (reappointed)
GPD - Edward Au (reappointed)	YSG - Emily Ling (member of Editorial Board 04/05)
LSD - Marvin Chau (reappointed)	Staff Editor - Linda Chan
PDD - Albert So (reappointed)	
PFMD - Tam Shiu Hong (reappointed)	

It is great to see that we have had received a total of 85 responses to our recent call for Helpers for various functions, activities and committees of the Institute. Arrangements are being made to ensure that all volunteers will be able to contribute to the Institute. I do hope that more members will come up to give us a hand.

Together with the HKIA, HKIP and HKILA, we ran a forum with one of the CE candidates, Donald Tsang, on 13 February. We shall have a similar forum with the other candidate, Alan Leong, on 13 March. More details on these events will be reported in the next issue in accordance with the election guidelines.

The General Council has a busy schedule ahead and I shall attempt to brief you on their work and achievements in due course. Meanwhile, if you have any suggestions or comments on the Surveyors Times, please feel free to contact me or the Staff Editor, Linda Chan, on (852) 2526 3679 or email : linda@hkis.org.hk.

Lastly, on behalf of the General Council and the Editorial Board, may I wish you a Happy and Prosperous Year of the Pig.

Ben WH Chong

我非常高興被委任「測量師時代」的新一任義務編輯。這對我來說無疑是一項挑戰，然而，在上任義務編輯梁立基所建立的鞏固平臺上，我一定盡力為大家按時出版一本高質素的每月通訊。在此，我熱烈歡迎新一屆「測量師時代編輯委員會」的成員們：

建築測量組	— 李海達 (新加入)
產業測量組	— 區成禧 (再度委任)
土地測量組	— 周明 (再度委任)
規劃發展組	— 蘇振顯 (再度委任)
物業設施管理組	— 譚紹匡 (再度委任)
工料測量組	— 郭靖華 (再度委任)
青年組部分	— 凌嘉敏 (04/05編輯委員會成員)
責任編輯	— 陳家玉

學會最近去信會員，鼓勵大家積極參與會務，我們一共收到85封回函，真是令人鼓舞。我們會儘快跟他們聯繫，安排每個人的具體參與。希望在往後的日子裡，將會有越來越多人涉獵學會工作。

二月十三日學會連同香港建築師學會，香港規劃師學會和香港園景建築師學會辦了一個論壇，讓角逐連任的行政長官曾蔭權到來聽取專業團體的意見。下一個論壇將於三月十三日舉行，另一位候選人梁家傑將會列席。由於選舉條例的限制，我們只能在下一期才可以能作出詳細報道。

理事會今年的工作日程是滿滿的，我承諾一定儘快向各位彙報工作進度和成果。若然您對「測量師時代」有任何意見，請隨時打電話 (852) 25263679 或電郵 linda@hkis.org.hk 跟我是或責任編輯陳家玉聯繫。

最後，我謹代表理事會和編輯委員會祝願大家

丁強報喜
亥歲滿盈

莊永康



Green green grass of home

The event of the month has to be an open forum on Tuesday 13 February to meet one of the candidates, Donald Tsang, running for the next Chief Executive of the Hong Kong Special Administration Region. There was a total of 74 attending, representing the interests of HKIS, HKIA and HKILA.

The forum has had its heated moments when Mr Tsang was challenged by the floor on some of the deteriorating aspects in construction related professions. Of course, we cannot afford to wait and see, we are asking of immediate policies to address the problem issues and want to see results in very near future.

Another forum has been scheduled for 13 March for another candidate, Alan Leong, to hear our voice. I cannot report more in this report due to election guidelines but can assure you that I shall do a full account on the matter in the March Surveyors Times.

Another piece of good news is that we have negotiated successfully with Hong Kong Land for a new tenancy agreement at a rental affordable to the Institute, so we are to keep the Surveyors Learning Centre and all the other amenities. It leaves us, of course, to maximize the efficiency of the existing premises and

we are looking into way to run the facilities in the best economic manner we can.

The FIG Director was in town and we had thorough discussions on the FIG Working Week 2007, it is promising that we are going to have a world-class event and your support is indispensable.

Most divisional chairmen would have touched this subject: heritage and conservation. For me, I met the media and spoke on a few occasions and I am glad to say that a working group has been formed, this is headed by Mike Price and is a cross-divisional task force which will take the surveying profession into greater depths so far as heritage and conservation is concerned. Come to think of it, the entire span in heritage and conservation is really surveying oriented, no matter which angle you may look at it. If you want to talk, please email me at president@hkis.org.hk or call the Secretariat to get in touch with Mike.

Raymond Chan *President*



綠草如茵 我家園

本月精選應該是二月十三日舉行的一個論壇，當天黃昏，有意角逐連任的現任行政長官曾蔭權出席聽取專業團體的意見。列席人數一共74位，分別代表香港測量師學會，香港建築師學會，香港規劃師學會和香港園境師學會。

論壇上不無火花，曾蔭權先生大概是聽明白了專業團體對建造業每況愈下的困擾。事實上，我們是不能老在等著，大家必須要看到具體政策的落實到戶，把糟糕的情況速速改善過來。

下一個論壇將於三月十三日舉行，另一位候選人梁家傑將會位臨聽取各方的意見。由於選舉條文的限制，三月份的報告裡，我會詳細交代。

一個好消息是「香港置地集團有限公司」與學會的租約得以延續，而租金是在學會的負擔能力以內。我們是可以保留現有的一切設施；當然，在百物騰貴的日子裡，我們首要任務將是加強這些設施的利用率從而達到更理想的經濟效益。

「國際測量師聯會」的一位董事到訪，我們共他談到今年在香港舉行的「FIG工作週2007」。我們有信心把這個項目辦得有聲有色，各位的支持當然是不可或缺。

大部份組別主席本月可能都同樣談到一個課題：古蹟保護；在我來說，我也跟傳媒談過好幾遍。令人鼓舞的是「物業設施管理組」主席彭禮善答應了當一個剛成立，有關古蹟保護的跨組別工作小組的主席。說實在的，無論從什麼角度來看，古蹟保護與測量專業實在是息息相關。如果您有任何意見，請依 president@hkis.org.hk 發個電郵給我或是直接聯繫彭禮善。

陳旭明 會長

From the Council Table

Nominations to PGBC 2007/2008

The Council endorsed the nominations of Chan Hak, Sam Cheng and James Pong as directors of the Professional Green Building Council and also the recommendation that Sam Cheng be the Vice Chairman of the PGBC.

Nominations to Disciplinary Panel

The Council endorsed the following nominations for the period 1 January 2007 to 31 December 2008:

Building Surveying Division

CHAN Jor Kin Kenneth	LAU Chi Keung
CHEUNG Kwok Ho Richard	MANN Michael Robert
CHUNG Hung Kwan Barnabas	WONG Bay Peter

General Practice Division

CHEUNG Ping Keung Donald	PANG Ho Chuen Lawrence
LAU Chi Ming	PANG Tsan Wing Kenneth
LAU Sze Wan Serena	PANG Shiu Kee
MCKINNELL Keith Gordon	WU Moon Hoi Marco
NG Hang Kwong Francis	

Land Surveying Division

CHAN Hon Kwan Henry	POON Hin Chow
NG Tak Cheong	TANG Wing Lun
NG Tsan Wing	WONG Thien Nyen

Planning and Development Division

LAU Tak Francis	SO Chun Hin Albert
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Property and Facility Management Division

LAM Kwok Wing	HUNG Chuen Ka
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Quantity Surveying Division

CHAN Siu Hong Honby	TSE Che Wah Thomas
HO Chi Wai Daniel	YEUNG Kai Yu Franki
Dr HO Hok Keung Paul	

Nominations to Surveyors Registration Board 2006/2007

The Council endorsed the nominations, details of which can be found on page 9 in this issue of the Surveyors Times.

HKIS Ambassadors

HKIS Ambassadors act according to the decision of the Council and implement some of the Council's policies upon request. HKIS ambassadors can act on behalf of the Council for (a) to promote the image of the Hong Kong Institute of Surveyors and (b) to lobby senior government officials in the Hong Kong SAR and from time to time have to advise the Council on achievements.

The Council endorsed the nominations of Professor Barnabas Chung, Marco Wu and Stephen Liu for a two-year tenure.



Professor CHUNG Hung Kwan Barnabas
鐘鴻鈞教授

Founding member of the Institute
Member of the Board of Education since 1986
Chairman of the Board of Professional Development since 2003



WU Moon Hoi Marco JP 鄔滿海太平紳士

Fellow since 1984
Past president (1991-1992) of the Institute



LIU Ling Hong Stephen 廖凌康

Fellow since 1986
Past president (2000-2001) of the Institute

Hong Kong Coalition of Professional Services

The Council appointed Stephen Liu to act as HKIS representative to vote at the HKCPS Annual General Meeting and further endorsed the re-appointment of Mr Liu to serve for another term of office.

Kwun Tong Town Centre Redevelopment

The Council heard that a position paper had been sent to the Urban Renewal Authority.

Rail Merger Bill

The Council heard that a submission had been made to the Legislative Council.

Kai Tak Planning Review

The Council noted that the Local Affairs Committee would continue to work on this issue.

International Valuation Standard Committee

The Council read a report from HKIS representative to the IVSC, KK Chiu, vice-chairman of the General Practice Division. (For details of the report, please refer to Vol 16 No 1 page 21.)

FIGWW2007

The Council read a progress report and further asked the Executive Committee of the Institute to monitor the issue.

From the Board of Education

The Council read a report and endorsed the recommendation on the presentation of TAHKIS to the Environment, Transport and Works Bureau of the Hong Kong SAR Government; the Council further asked both the Board of Education and Board of Membership to jointly handle this matter.

The Council further endorsed the extension of HKIS Scholarship to the BSC (Hons) in Geomatics offered by the Hong Kong Polytechnic University.

From the Board of Membership

The Council read a report and noted newly approved members.

From the Board of Professional Development

The Council read a report and noted that a questionnaire had been issued to divisions for detailed and structured comments on the proposed Certified Surveyors Scheme.

HKIS Mainland Forums

The Council approved the appointments of Vincent Luk as Chairman of the Beijing Forum and Serena Lau as Chairperson of the Guangzhou Forum.

HKIS Professional Volunteer Service Programme

The Council endorsed the proposal to join the Programme, the formation of an organizing committee of HKIS Community Services and the appointment of Billy Wong as convener of the organizing committee for a term of 2 years.

Report from Legislative Councillor, the Hon Patrick Lau

The main points of report were summarized as follows:

- The HKSAR Government would have announced the conclusion for the 11th 5-year plan on 6 December 2006
- The Financial Secretary would present the Budget 2007/08 to Legco on 28 February 2007.
- A Joint Institute Forum on GST had been held on 13 November 2006. Alan Lai, Permanent Secretary for Financial Services and the Treasury (Treasury) had explained GST to the Forum and collected views from members.
- The Happy Hour gatherings organized so far had received positive response from different institutes.
- Legco work on Competition Law, Private Certification, Mandatory Inspection and Building Affairs Tribunal were on-going.

CONGRATULATIONS TO THE FOLLOWING WHO WERE ELECTED AS

HKIS MEMBERS ON 25 JANUARY 2007

FELLOWS (3)

GP DIVISION

CHAN CHI HING ALNWICK
LUK FUNG SIU

QS DIVISION

LEE PUI WA IRIS

MEMBERS (38)

GP DIVISION

CHAN KAI YAN
CHAN MAN LING
CHAN SHING HIN
CHAN WAI CHU
CHAN YAT HEI

CHANG CHIH WEN JENNIE
CHEN YIU FAI
CHENG CHAK HO (REINSTATEMENT)
CHEUNG KA CHUN
CHOI TAT MAN
CHUNG WAI SHAN AMY
CHUNG WING SZE
FAN LIN HO
FONG WAI YEE
FU WAI PING
FUNG CHING MAN
FUNG TAT LAI VINCENT
HO SAU LUI
KONG CHIN WAI
KOU YEE FUNG

LAI KAR KEUNG
LAW CHAU WA
LEE WING SHAN
LEUNG HIN TAT CLIFF
LEUNG YU KEUNG
LI YING WAI
LUI SZE PUI
MOK HOI KIT HENRY
NG ALFRED
POON SIN TIK
TANG LAI YING
TO SIU KI
TSANG KIN SUN
TSE KA KI
WONG CHI SHING KEITH

WONG KING SUM
YIP OI YEE DEBBIE
YU TSZ YAN

CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (1)

PD DIVISION

YIP MOON WAH STEPHEN

RESIGNATION (4)

CHEUNG MAN HIN
LAU CHI YEUNG PETER
LAW CHEUK YAN
LO YUEN KWAN

HKIS governance – appointments 2006/2007

HKIS Spokesmen

President	CHAN Raymond
Senior Vice President	YU Kam Hung
Vice President	LEUNG Francis
Building Surveying Division	WONG Alex
General Practice Division	LAU Serena
Land Surveying Division	CHAN Henry
Planning & Development Division	TSANG Edwin
Property & Facility Management Division	PRICE Mike (English media) KWOK Dick (Chinese media)
Quantity Surveying Division	KWAN Spencer
Local Affairs Committee	Dr HO Paul

Administration Committee

Terms of Reference

- The terms of reference and membership of the Administration Committee will be for the Chairman's own decision

Chairman

YU Kam Hung

External Affairs Committee

Terms of Reference

- To develop relationship with surveying institutes/ organizations outside Hong Kong
- To coordinate with allied counterparts on the Mainland
- To sustain HKIS membership in regional and international organizations
- To support set-ups of which HKIS is taking a leading or active role and new initiatives
- To promote HKIS qualification and Hong Kong expertise by the organization of joint events

Chairman

LEUNG Francis

Local Affairs Committee

Terms of Reference

- To receive any directives from the Executive Committee and/or the General Council on subject matters to be addressed

- To identify proactively current and/or emerging subject matters within the HKSAR that the surveying profession should be addressing
- To set up a working group on each subject matter so identified and to charge each working group so formed with its aims and working parameters to include but not limited to:
 - collate and analyse information available on a subject matter
 - formulate opinion and views that are representative of the HKIS
 - publicize opinion and views agreed upon by each working group
 - through the chairman or spokesperson of each working group via media available
- To recommend to the Executive Committee the appointment and replacement of a chairman for each working group so formed
- To give guidelines and directives to each and every working group so formed on their mode of operation

Chairman

Dr HO Paul

Dispute Resolution Committee

Terms of Reference

- To establish policies with regard to the development of dispute resolution activities for the surveying profession
- To set up, manage and coordinate sub-committees and boards for promotion of arbitration, mediation, adjudication, expert witness or other activities as the Dispute Resolution Committee sees fit
- To set up, manage and coordinate sub-committees and boards for the establishment of criteria and standard for admission onto the lists of HKIS accredited arbitrators, mediators, adjudicators, expert witness or other disciplines as the Dispute Resolution Committee sees fit
- To set up, manage and coordinate sub-committees and boards for the appointment of arbitrators, mediators, adjudicators, expert witness or other disciplines as the Dispute Resolution Committee sees fit
- To establish code of practice and guidelines for HKIS accredited arbitrators

Chairman

CHENG Nelson

Project Management Committee

Terms of Reference

- To enhance the project management skills of HKIS members
- To promote the public acceptance on employing surveyors as Project Management
- To make assessment and to keep a register of Certified Project Manager (CPM) for HKIS members
- To liaise with other professional bodies/authorities/organization/project manager on the promotion and development of project management
- To research on project management

Chairman

WONG Samson

Research Committee

Terms of Reference

- To initiate and devise research projects and submit to General Council for consideration
- To enhance the link between industry and academic fields of the profession
- To facilitate dissemination of research results in HKIS publications
- To advise the General Council on strategic research directions for the surveying profession

Chairman

Dr LIU Anita

Members' Welfare Committee

Terms of Reference

- To identify members' needs and recommend welfare services plans to the General Council for approval
- To implement the approved welfare services plans including preparation of estimates of expenditure, request for funding, coordination and the provision of such services to members

Chairman

CHENG Nelson

Editorial Board

Surveyors Times / HKIS Annual Report & Directory

Terms of Reference

- To formulate and implement an editorial policy
- To advise and comment on editorial and publication management

- To address matters deemed relevant to the benefit of the Institute's publications
- At the instruction of the Executive Committee and/or the General Council, to oversee any other publications that the Institute may choose to publish from time to time
- To act as a communication channel between the respective Divisional Councils and the Editorial Board and to keep the Board informed on all editorial needs, feedback and comments on publishing projects
- To motivate divisional members to submit articles for the Board's publishing consideration as appropriate

Honorary Editor

CHONG Ben

Surveying and Built Environment

Terms of Reference

- To formulate and implement an editorial policy for the publication of the Institute's peer-reviewed journal, Surveying and Built Environment
- To advise and comment on editorial and publication management of the Institute's peer-reviewed journal, Surveying and Built Environment
- To address matters deemed relevant to the benefit of the Institute's peer-reviewed journal, Surveying and Built Environment
- To act as a communication channel between the respective Divisional Councils and the Editorial Board and to keep the Board informed on all editorial needs, feedback and comments on the Institute's peer-reviewed journal – Surveying and Built Environment
- At the instruction of the Executive Committee and/or the General Council, to oversee any other professional publications that the Institute may choose to publish from time to time

Chairman

CHONG Ben

Editor-in-Chief

Professor CHAU Kwong Wing

Board of Education

Chairman

WONG Bay

Vice Chairman

TANG Ki Cheung

Honorary Secretary

Dr POON Lawrence

Members

Building Surveying Division

WONG Billy, WONG Kam Wah

General Practice Division

KWAN Susanna

Land Surveying Division

Dr TANG Conrad, MO Sun Yuen

Planning & Development Division

LAM Francis

Property & Facility Management Division

CHAN Kenny

Quantity Surveying Division

YEUNG Franki

Young Surveyors Group

LAU Jo

Co-opted members

Professor CHUNG Barnabas, KAM Raymond

Board of Membership

Chairman

KWOK Evenlyn

Vice Chairman

WONG Thien Nyen

Members

Building Surveying Division

FU Edward, YUN Kenneth

General Practice Division

FOK Eugina, WONG Augustine

Land Surveying Division

LAM Li Wah, TANG Wing Lun

Planning & Development Division

LAU Francis

Property & Facility Management Division

LAM Kwok Wing, YEUNG Gary

Quantity Surveying Division

TSE Thomas, YIM Keith

Young Surveyors Group

TSOI Rina, WONG Joseph

Board of Professional Development

Chairman

Professor CHUNG Barnabas

Vice Chairman

Dr HO Daniel

Members

General Practice Division

CHEUNG Ronald, Monita Leung

Land Surveying Division

CHENG Wai Pun, TANG Eric

Planning & Development Division

SO Albert, TSANG Edwin

Property & Facility Management Division

WONG Alan, HUI Daniel

Quantity Surveying Division

CHAN Ricky, KWAN Spencer

Young Surveyors Group

CHONG Joseph, CHAN Eric

Honorary Legal Advisors

KWOK Gilbert

WONG Samuel

CHAN Robert

Surveyors Registration Board 2006-2007

Chairman

YU Kam Hung

Vice Chairman

LEUNG Francis

Members

Building Surveying Division

CHEUNG Tin Cheung, LEUNG Robin, WONG Bay

General Practice Division

LAU Serena, PANG Kenneth JP, WAN William

Land Surveying Division

LAM Li Wah, SIU Dominic, TANG Sze Kin

Planning & Development Division

TSANG Edwin

Property & Facility Management Division

CHAN Kenny, LAM Kwok Wing, PRICE Michael

Quantity Surveying Division

CHENG Sam, CHUNG Stephen, KWOK Gilbert

Appointed by the Chief Executive of HKSAR Government

NG Helius JP

(All appointments till HKIS 2007 Annual General Meeting unless otherwise specified.)

SURVEYORS ADVOCACY

The Local Affairs Committee is looking for co-opt members to build up its muscles in order to give consolidated views in a representative capacity of HKIS.

Interested parties, please email : linda@hkis.org.hk or call 2526 3679 on how you may participate.



Sustainable Development



Concept Plan for Lantau



Harbour-front enhancement



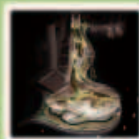
Building Management & Maintenance



Kai Tak Planning Review



Heritage & Conservation



WKCD



Urban renewal

President briefs medium



President Raymond Chan in his presidential address, has pledged building stronger links with the local media; he started without delay.

Urban redevelopment

“In Hong Kong, we respect private property rights. On the other hand, urban redevelopment may somehow infringe upon private property rights. To compensate property owners, URA may work with developers to offer them some kind of benefits, like guarantee of profit sharing, for whatever redevelopment proposal is made.” said Mr Chan not as an entree but the core of the briefing session. “Here URA can take the advantages of developers’ negotiation skills and financial support in performing its functions empowered by law.”

Heritage conservation

“The ignorance of social costs and benefits in the ranking and valuation of heritage is a problem. Recent issues, furthermore, show that out-of-place corporate structure and policy, the absence of a holistic approach, ignorance or the deliberate denial of social costs and benefits are causing outcries from not only developers, private owners but in general citizens (surveyors being a sub-set at all times). Scarcity of resources gives rise to the economics discipline and we have to respect the fact that even clean air is limited in supply these days. When we face a limited supply versus unlimited demand scenario, we have to quantify the problem.” added Mr Chan.

“Surveyors have prime roles to play in heritage conservation, ranging from plot ratio transfer to physical inspection and maintenance of the heritage; we are asking for a re-vamp in both the advisory board composition and heritage conservation policy. It is impossible for Government hence taxpayers to subsidize every heritage conservation but there

must be a way to find the money for either a total buy-out of the site or compensate the legitimate owner – all of these require input from surveyors.” Mr Chan said further.

Surveyor’s opportunities on the Mainland

“We have done everything we could on reciprocity issues so far as the Mainland is concerned, the professional contents for the remaining divisions are either unclear or they are working in the middle of some kind of a proposal. The bulk of the problem is administrative because of the current Mainland rules and regulations. Like everybody else, we face the WTO scenario in late 2007 – we are open to a big world where competition will be truly keen.” Mr Chan did not hide the challenges that a globalized market will bring.

Lease modification

“In the real market, buyers always need to have an idea on the pricing before looking into the details and not the other way round. It is logical for investor or developer to turn down an investment proposal or a development project if something is costing beyond the budget. Therefore, investors or developers prefer an indication cost of premium without details at a very beginning stage, rather than knowing the details and pricing at the last minute.” Mr Chan further added.

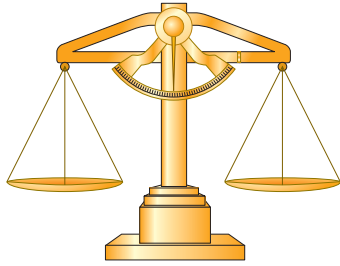
Better communication amongst surveyors

“Internally, we are trying to get all surveying firms to engage in a dialogue that could lead to a better trading position, we lose when we do not unite – this is the problem we have to address – we need to close gaps by better communication.” Mr Chan concluded.

The grass in the Kowloon Bowling Green Club is velvety and the open ground is an oasis downtown Kowloon. It is here on Tuesday 23 January that the President took a reporter from the Oriental Daily for a lunch in order to give the printed medium a briefing on the topics that the Institute is currently addressing. Accompanying the President has been your staff editor who without hesitation partook of the sumptuous cuisine that the chef has prepared.

Pilot scheme for building management cases

There exists a draft direction issued pursuant to Section 10(5)(a) of the Lands Tribunal Ordinance by the President of the Tribunal (Pilot scheme for Building Management Cases) which says the aim of the pilot scheme in the Lands Tribunal is to streamline the processing of building management cases with effect from 1 January 2007. At the initial phase (from 1 January 2007 to 30 June 2007), the scheme will apply to cases with legal representation on both sides. In appropriate cases, with suitable modifications, the Tribunal may apply some features in the scheme to other cases by specific direction made in the course of proceedings.



Basically, the scheme is to facilitate the more efficient, expeditious and fair disposal of building management case. Unnecessary hearings would be cut down and in circumstances where directions could fairly be given on paper without any oral hearing, the Tribunal will do so. Unnecessary interlocutory applications will be discouraged and in appropriate cases, costs sanctions will be imposed.

The Institute has been ignored from the consultation process and the issue is being addressed.

Timely certification of claims and variation orders

In December 2006, the Institute wrote to the Conditions of Contract Sub-Committee of the Environment, Transport and Works Bureau to provide its views on timely certification of claims and variation orders.

- There are four additional pages of Special Conditions to the existing Conditions, the letter asked whether there is a better way to reduce the wordings which are talking about the sample principle of 28 days for claims plus 56 days for assessment;
- According to sub-clause (1)(e), the Engineer will have to determine according to Clause 61 the value of variations within 56 days from the issuance of the variation orders. While Clause 61 gives the Engineer the sole authority, the Engineer will need the Contractor's submission or at

least consult the Contractor before making his determination. The letter asked how this time frame could become compatible with the time frame for measurement and valuation according to Clause 59(7);

- Sub-clause (1) is requesting for submission of full and detailed particulars. While Sub-clause (3) gives the right for the Engineer to request for further information within 7 days of Contractor's submission, the letter queried what would happen if the Engineer does not request within 7 days or the Contractor wants to submit more information after his so-called "full and detailed" particulars; the basic question remains whether the Engineer have the authority to consider;
- Sub-clause (5) requires the Engineer to determine or ascertain on the basis of information then available which is a sensible arrangement to avoid the Engineer in deferring making determination or ascertainment because of "lack of substantiation", the usual reason and sometimes excuse. However, the 'full and detailed' wordings in sub-clause (1) may better be construed as something for good spirit rather than a condition precedent to determination or ascertainment since the lack of "full and detailed" particulars should not be a ground for deferred action invoking sub-clause (6);
- The ETWB was queried for not having dealt with time limits for reaching agreement after the Engineer's determination or ascertainment.

The letter concluded that whilst the principles of the proposed changes are welcome, some resources could be ascertained or granted for full agreement because how soon the full agreement could be reached would appear to be, and would continue to be, something for cooperation between the stakeholders rather than by contract constraints.

Professional indemnity insurance

The President has written to the Environment, Transport and Works Bureau on 22 January, tabulating the Institute's views on the ETWB draft technical circular – Professional Indemnity Insurance for Consultancy Services, Design and Build Contracts and Works Contracts Involving Contractor's Design or Independent Checking Engineer's Services.

Old and New Circulars

The draft Technical Circular provides at Appendix D three tables specifying the estimated, minimum and maximum PII

cover, while Technical Circular (Works) No. 6/2003 (to be superseded by the proposed draft circular) provides at Appendix A one table only. The three new tables are intended to deal with different levels of risks. Table 2 of the new Appendix D is the same as the table of the old Appendix A. It is observed that Table 1 of the new Appendix D is to provide for lesser amounts of PII cover but is not really so for the reasons described later, while Table 3 of the new Appendix D provides for higher amounts of PII cover.

According to Note 1 of Appendix A to Technical Circular (Works) No. 6/2003, for consultancy services with an estimated consultancy fee of less than \$1.3M, the minimum/maximum limits stipulated in the table specifying the estimated, minimum and maximum PII cover are not applicable. This note has been taken out from the draft Technical Circular and would have implications.

Consultancy Fee < \$1.3M

For estimated consultancy fee < \$1.3M for assignments other than for feasibility, the minimum PII covers required are compared.

- Low and medium risk assignments : No PII under new

circular vs 2 x fees under old circular. There will be a reduced cover;

- High and very high risk assignments : \$5M under new circular vs 2 x fees under old circular. There will be an increased cover;
- Extreme risk assignments : \$150M under new circular vs 2 x fees under old circular. There will be an increased cover.

Consultants generally maintain PII with a fixed cover for the year. Therefore, the occurrence of no PII requirement for a specific project within a year would not effectively reduce the premium. In addition, for a fee less than \$1.3M, it is very unlikely that the Consultants would bid for an assignment demanding \$150M PII cover. Therefore, from the Consultants' view point, the draft Technical Circular may not really benefit those Consultants earning fees generally below \$1.3M.

Consultancy Fee ≥ \$1.3M

For estimated consultancy fee ≥ \$1.3M for assignments other than for feasibility, the minimum PII covers required are compared.

General Practice Division Assessment of Professional Competence Referred Oral Assessment 2007

The **GPD Referred Oral Assessment 2007** will take place in June 2007.

Application forms for the Referred Oral Assessment 2007 are now available at the HKIS office. You may also download the application form (**APC6/GP/F11**) from our website (HKIS main page → Professional Development → APC/ATC → GPD).

Completed forms must be returned to

HKIS no later than 5:30pm, Monday, 30 April 2007.

Please call HKIS Education Department on 2526 3679 for more details.

- Low risk assignments : No PII under new circular vs 2 x fees but within \$10M - \$150M under old circular. There will be a reduced cover.
- Medium risk assignments : \$5M under new circular vs 2 x fees but within \$10M - \$150M under old circular. There will be a reduced cover.
- High risk assignments : \$10M under new circular vs 2 x fees but within \$10M - \$150M under old circular. There will be a reduced cover.
- Very high and extreme risk assignments : \$150M under new circular vs 2 x fees but within \$10M - \$150M under old circular. There will be an increased cover.

Consultants earning fees generally more than \$1.3M would welcome this change, but the \$150M PII cover still appears intimidating.

Table 3

It would appear unreasonable that under Table 3, the minimum PII cover required from consultants, designers and ICEs is \$150M while that from Contractors is only \$75M, bearing in mind that fees are only a small percentage of the costs of the works.

Maximum Cover

Both the old and new tables specify maximum covers to cap the estimated PII covers which are calculated either as fee or as 2 x fee. Again bearing in mind that fees are only a small percentage of the costs of the works, if the fees are so huge to reach half of the maximum cover, the maximum cover would become too small to be meaningful for the works designed and should be removed.

Quantity Surveyors

Both the old and new tables do not appear to explicitly specify for Quantity Surveyors' PII covers, though possibly treated as under "investigation, design and construction assignments".

Contractors

The Contractors' PII covers are generally reduced when using Table 1 for most of the cases but would be increased when using Table 3. Following the discussions on Consultancy Fees, the Contractors' designers' and ICEs' PII covers would generally be decreased. However, whether such decrease would address the concerns of Contractors



Hong Kong Planning Standards and Guidelines

Chapter 8 – Internal Transport Facilities (Technical Amendments to the Parking Standards for Cars and Bicycles in Residential Developments)

Planning standards and guidelines for private cars and bicycles in residential developments in Chapter 8 (Table 11 and paragraph 6.5.2) of the Hong Kong Planning Standards and Guidelines (HKPSG) were revised.

The revision of the chapter was endorsed by the Planning Standards Sub-Committee on 13 September 2006 and subsequently approved by the Committee on Planning and Land Development by circulation on 13 December 2006.



To view, please visit:
http://www.pland.gov.hk/tech_doc/hkpsg/english/ch8/ch8_text.htm



and their designers and ICEs being unable to provide PII covers would need to be addressed by the Contractors.

Same as the old Technical Circular, the draft Technical Circular requires the Contractors, his Designers and ICE to individually take out PII. While this may seem to be double or triple security, now suppose the Contractors or their insurers claim against the Designers and ICE after the occurrence of design fault, what would then be left to the Employer? Would the present arrangement be a false security? Would a single cover by the Contractors be a better solution to the Contractors' concern?

Letter of Undertaking

The draft Technical Circular requires in paragraph 22 the consultant / contractor to provide a Letter of Undertaking to confirm that the policy complies with the contract and at the same time submit a certified copy of the policy. The contract itself is an undertaking by the consultant / contractor. The pro-forma Letter of Undertaking does not add extra strength to the contract. Breach of the Letter of Undertaking would not bring additional liability to the consultant / contractor. In spite of the Letter of Undertaking, the project officer still has to satisfy himself that the certified copy of the policy is satisfactory. Therefore, the Letter of Undertaking appears to be superfluous and causing additional administrative work to the Consultant / Contractor / Project Officer to the benefit of nobody. Waiver of the Letter of Undertaking does not appear to cause any harm.

The draft Technical Circular requires in paragraph 23 the Consultant / Contractor to provide another Letter of Undertaking if the policy submitted does not cover the entire period under the Contract. While this Letter is different from that required under paragraph 22 and undertakes to do something in the future, in essence, it only repeats what the contract says and adds no real substance. Waiver of this Letter of Undertaking does not appear to cause any harm.

Assuming that this latter Letter of Undertaking is to remain, Sub-Clause (6)(b)(i) should be clarified as to whether the undertaking should be provided by the Contractor or his Designer or ICE.

Limits of Indemnity

The phrases "any one occurrence or series of occurrences arising out of one event" and "each and every claim" have been introduced in the draft Technical Circular and have

been used at the same time as alternatives connected by ", or" when referring to the limits of indemnity. It would appear that the two phrases mean different things and cannot be used as equivalent alternatives.

Paragraphs 27 and 28 of the draft Technical Circular are difficult to comprehend. The spirit of paragraphs 27(a) and 28(a) appears to require the reinstatement of the PII cover after indemnity payment. However, why should it be 2 or 3 times the original limit of indemnity per event / claim? Similarly, paragraphs 27(b) and 28(b) require the limit of indemnity to be 2 or 3 times the minimum covers. This would be fine if it is intended to refer to the limit of indemnity for the period of insurance, but the same requirement applies to limit of indemnity per event / claim. This would not be understandable. These paragraphs, together with the supposedly the same but actually different provisions drafted in Sub-Clauses (3)(a) and (b) of the Special Condition of Employment and Sub-Clauses (5)(a) and (b) of the Special Condition of Contract, would need to be re-written to beyond doubt.

Past president becomes member of CIC



TT Cheung, past president (2004/2005) of the Institute, has been appointed as a member of the Construction Industry Council (CIC) for a term of one year on 1 February. The HKSAR Government announced the setting up of the Construction Industry Council on the same day.

The CIC has 24 members, most of whom are major stakeholders in the construction industry. As the industry coordinating body, the CIC will forge consensus on long-term strategic issues, convey industry needs and aspirations to Government, as well as provide a communication channel for Government to solicit advice on all construction-related matters. The CIC is to pursue the reform initiatives advocated by the Construction Industry Review Committee. (For details on the Institute's comments made to the Legco on Construction Industry Council (No 2) Bill, please refer to Vol 14 No 2 page 8.)

Institute awarded caring organization logo

The Institute has been awarded the Caring Organization

Logo 2006/2007 by the Hong Kong Council of Social Services in recognition of the Institute's commitment to corporate citizenship. The achieved criteria are volunteering, mentoring and giving.

The President, Raymond Chan, will represent the Institute as the Caring Ambassador.

Nominations to DBP

The Institute has re-nominated the following members to the Disciplinary Board Panel under the Land Survey Ordinance (Cap 473):

CHAN Hak (Authorized Land Surveyor)
 CHAN Hon Kwan Henry (Authorized Land Surveyor)
 TANG Wing Lun (Authorized Land Surveyor)
 CHAN Wah Wai David (Building Surveying Division)
 MAK Yiu Man Daniel (General Practice Division)
 CHEUNG Tat Tong (Quantity Surveying Division)

FIG director visits HKIS

A dinner reception was held on 18 January to welcome the FIG Director, Markku Villikka, who was in Hong Kong for discussions on the FIG Working Week 2007 to be held from 13 to 17 May 2007.



From left to right
 Standing – Edwin Tsang (PDD Chairman), T N Wong (Senior Adviser 1, FIGWW2007 Organising Committee), Francis Leung, (HKIS Vice President), Margaret Yung (Manager, HKIS), Dominic Siu (Hon Secretary, FIGWW2007 Organising Committee)

Seated – Winnie Shiu (FIGWW2007 Congress Director), Hak Chan (Chairman, FIGWW2007 Organising Committee), Markku Villikka (FIG Director), Raymond Chan (HKIS President) and Sung Hon Kwong (LSD Chairman)

WTO negotiations no impact on surveyors

The ETWB has written to the Institute on 4 January, seeking views to include this additional commitment:



CPC 86751 "Geological, geophysical and other scientific prospecting services and CPC 86752 "Subsurface surveying services" – to include full mode 1 commitment for these sub-sectors. (Note: Hong Kong, China has no commitment for these sub-sectors under the current WTO agreement. Mode 2 and 3 commitments have been included in Hong Kong, China's maximal offer.)

The proposal has since been considered and it is felt that the proposed additional commitment under 'subsurface surveying service' is actually changing the mode 1 commitment 'cross border' from 'unbound' to 'none' and that is acceptable to the Institute.

HKCPS grants \$200,000

The Hong Kong Coalition of Professional Services has granted the Institute a total of HK\$200,000 for a campaign called Promotion of Planning Building Maintenance to Building Owners. The funding comes from the Atypical Pneumonia Charitable Trust of the HKCPS.

The implementation programme of the campaign includes the production of an educational video, a launching conference in Q2/2007, a series of seminars in Q2/2007; the Institute will be working in conjunction with the Home Affairs Department in this instance. If you wish to have further details, please contact Edwin Tang of the Building Surveying Division via email at info@hkis.org.hk.

HKIS supports objection on procurement of RSS services

President Raymond Chan has written to the Hong Kong Institute of Architects on 3 January, pledging the Institute's support on the HKIA objection to Government proposal for procurement of RSS services. Both institutes feel that even with improvements to the details made by Government in

response to earlier comments, the proposal is fundamentally unacceptable; essentially these cover:

- The Architectural Services Department has been requested to provide in-house RSS for public building projects for obvious advantages which may include appropriate experience, expertise and quality of staff are ensured, resignation before end of contract is avoided, mal-practice is minimized, maintaining morale and dedication of staff;
- All risks are wrongly placed upon the consultant in the new proposal as the consultant is not in a position to cover such risks and prices realistically. The total salary for RSS in a Government building project can easily exceed 40% of the Architect's fee and this is against the basic principle of fair and appropriate allocation of risks in good contract arrangements; professionals are employed to provide a service, not to gamble on RSS costs.
- The new proposal will definitely lower the salary level of RSS and the quality of site supervision which will in turn lower the quality of future government construction works – the entire community suffers.

The letter also said that as a major stakeholder in improving the procurement methods of public works for the benefit of Hong Kong as a whole, the Institute is prepared to discuss further with Government on the procurement of RSS and other issues that may affect the building industry.

Open forum for the ASP sub-sector



Nominations for the Chief Executive (CE) election will open in March.

Corporate members of the Institute, who are sub-sector voters of the Architectural, Surveying and Planning Functional Constituency, have been invited to an open forum to discuss the forthcoming occasion with the 20 newly-elected members of the Election Committee so that opinions could be passed to the candidates in the March CE election.

The forum took place in the evening of Monday, 22 January in the Surveyors Learning Centre, Jardine House. Please visit : http://www.hkis.org.hk/hkis/html/upload/NewsEvent/nwevta2407_0.pdf to view the notes of the discussion forum.

Open forums with candidates for the CE election

In conjunction with the HKIA, HKIP and HKILA, the Institute has organized the 1st open forum on Tuesday 13 February in the Surveyors Learning Centre. There have been a total of 74 attendees from the four institutes. A candidate for the CE election, Donald Tsang, arrived at the venue at 1915 hrs and had a full hour of interaction with the floor. Different perspectives have been put forward, the accord is everybody is looking to the candidate for a promising future for Hong Kong and their respective profession. Due to election guidelines, for a detailed report on this forum, please watch out for the March issue of the Surveyors Times.

Meanwhile, the 2nd open forum with another candidate, Alan Leong, has been scheduled for 13 March in the Surveyors Learning Centre. For enquiries, please email: info@hkis.org.hk call the Secretariat on 2526 3679.

Working group on heritage formed

Mike Price will head a working group on heritage and conservation in the Hong Kong SAR; if you wish to have more details, please email : linda@hkis.org.hk or call 2526 3679.

Erratum 更正

2007年1月號第4頁，「會長的話」，會長出訪貴州日子實為2006年11月21至23日。特此更正，不便之處，敬請原諒。

Obituary

WOO Sai Cheong 鄔世鏘

General Practice Division

Member since 1986

passed away on 8 January 2007

SVP lunches with staff



Friday 16 February has been the last working day before everybody breaks away to welcome the Year of the Pig, the lunch hour on that day has been quite different from the rest in the year. The Senior Vice President, Yu Kam Hung, also chairman of the Administration Committee took Secretariat staff to lunch in the Ritz Carlton on Connaught Road. The President, Raymond Chan, and a past chairman of the JO (now YSG) Lesly Lam came as guests.

In Chinese culture, the meal before or anytime very near to Chinese New Year Eve is called a reunion dinner where members of an identified group get together for celebration. This meal is usually sumptuous and always includes chicken and fish, which symbolizes say "there be surpluses every year" 年年有餘 and the dumplings symbolizes "old ingots" 金元寶, you guessed right.



Surveyors happy hour
測量師歡樂時光

6pm to 8pm at HKIS Library
黃昏6至8, HKIS圖書室

last working Friday of every month
每月最後一個工作星期五




Winners of January Lucky Draw



Siu Ka Wai Cyrus (BS)

Chan Chi Ho Sunny (QS)

Fan Chi Wai (QS)

The dates of Surveyors Happy Hour in 2007 are:
30 March, 27 April, 25 May, 29 June, 27 July, 31 August,
28 September, 26 October, 30 November, 28 December

Please email : info@hkis.org.hk or
telephone (852) 2526 3679.



President joins mission to Jiangxi



The President Raymond Chan has joined the Mission led by the Chief Executive, Donald Tsang, to Jiangxi Province. It was a three-day study tour from 19 to 21 January.

The Pan-Pearl Delta (Pan-PRD) Regional Cooperation commenced in June 2004 and has generated unprecedented opportunities for Hong Kong businesses and underlined the competitive advantages of the Hong Kong SAR as the region's leading service centre – a platform connecting Pan-PRD to the world market.

The 130-strong delegation comprises members from various business sectors, with 120 representatives from garment and textiles, electronics and electrical appliances, toys, watches and clocks, machinery manufacturing, air and sea transport industries, infrastructure, travel, logistics, financial and other professional services industries.

The Chief Executive and the delegation began their visit with a

guided tour of Nanchang Urban Planning Exhibition Hall. Jiangxi officials briefed them on the growth of the province, the comprehensive planning of the city Nanchang, and its future development.

The Chief Executive and the delegation met provincial leaders, including the Secretary of the CPC Jiangxi Provincial Committee, Meng Jianzhu, and attended a welcoming dinner hosted by the Jiangxi Provincial Government on 19 January. Both parties reaffirmed that the economic structure of Hong Kong and Jiangxi were highly complementary and the two places would continue to cooperate on a number of fronts.

Mr Tsang said the development of Jiangxi corresponded with the trend of local businesses moving factories to the hinterland. He said Hong Kong would continue to make use of the Pan Pearl River Delta Region platform, our international network and professional services to help Jiangxi's development in the globalized world.

The delegation also took part in the Hong Kong – Jiangxi Business Co-operation Symposium and a tourism symposium organized by the Jiangxi Provincial Government and visited the city Jiujiang on 20 January.



強制驗樓與樓宇保育增值

Real Estate Services Training Board

Vocational Training Council

17 March 2007

The seminar will cover asset enhancement and mandatory building inspection scheme. Target participants are real estate practitioners including property managers, estate surveyors, maintenance surveyors and estate agents.

To extend the expertise insight from academic and industrial viewpoints on the topics, guest speakers/discussion panel members have been invited from different professional bodies, including the Urban Renewal Authority, the University of Hong Kong, Hong Kong Institute of Real Estate Administration, the Hong Kong Institute of Surveyors, Buildings Department and Hong Kong Housing Society.

The seminar has already been approved by the HKIHA and HKIS with CPD recognition. The application for CPD units of EAA is also in progress. The seminar will be conducted in Cantonese. For details, please call 2526 3697.



YSG 5 MEN SOCCER CUP 2007

Date : 25 March 2007 (Sunday)

Time : 10:00 to 18:00 hrs

Venue : Roof, Multi-Storey Carpark, Wong Tai Sin Shopping Centre



Places : 8 teams

Awards : Prizes will be awarded to the Champion,
1st runner-up and 2nd runner-up

Enquiries, please call the Secretariat on 2526 3679 or email cpd@hkis.org.hk

Summary of HKIS CPD Events

14 March – 2 May 2007

ORGANISER	DATE	CODE	EVENT	SPEAKER(S)
QS CPD	14 March	2007013	A practical guide to the measurement of building services under the new HKSMM4	Raymond Kam
YSG Site Visit	17 March	2007022	Site visit to The Beverly Hills	George Tong
LS CPD	21 March	2007019	Design and construction of Lai Chi Kok Viaduct Route 8	Ir Henry Liu, James Penny
YSG CPD	22 March	2007015	APC Workshop – techniques and strategies for written assessment in APC (BS)	Edwin Tang
YSG CPD	24 March	2007026	Technical visit to precast façade factory in Shenzhen	YY Yip
QS CPD	27 March	2007014	Pay when paid/pay if paid	Bernard SC Wu
HKIS CPD (PSDAS)	30 March	2007018	Public Private Partnerships (PPPs) Seminar Series : development process of PPPs projects	Dr Paul Ho
BS CPD	2 April	2007023	Thus saith the judges on exempted works	Professor Barnabas Chung
YSG CPD	12 April	2007024	Radio frequency identification (RFID) technologies for surveyors	Ir Wilton Fok
YSG CPD	18 April	2007017	Project management – a developer’s perspective with case study of IFC	David Yau
BS CPD	19 April	2007025	Deficiency of building affecting property transaction – court case study	Ray Hung
QS CPD	25 April	2007020	How to use mediation skills to avoid disputes	David Newton
QS CPD	2 May	2007021	The essence of an arbitration clause	Christopher To

Details of individual CPD/PQSL events are provided in the **Surveyors Times** and/or HKIS Website www.hkis.org.hk. Please use the STANDARD REGISTRATION FORM overleaf for registration.



STANDARD RESERVATION FORM

Date of Event : _____ Event Code : _____

Name of Event : _____

Member details

Surname : _____ Other names : _____

Grade of membership* : F M TA P TT S HKIS no. : _____

Division* : BS GP LS PD PFM QS

Postal address (only to be completed if the address is different from your membership record details):

Tel no. : _____ Fax no. : _____ E-mail : _____

Payment method

I enclose a cheque payable to "Surveyors Services Ltd". Cheque no. _____ Amount HK\$ _____

Please charge my HKIS Visa Platinum/Gold MasterCard as follows:

HKIS Visa Platinum/Gold MasterCard - Payment Instruction for HKIS Event Reservation Fee Ref.: [_____]

To: Shanghai Commercial Bank Limited - Credit Card Service Department

I would like to pay the reservation fee HK\$ _____ to Surveyors Services Limited by charging my HKIS Visa Platinum/Gold MasterCard account as follows:

Cardholder Name : _____ HKIS No. : _____

Card Number : [] [] [] [] [] [] - [] [] [] [] [] [] - [] [] [] [] [] [] - [] [] [] [] [] [] Expiry Date : _____ / _____

Cardholder's Signature : _____ Date : _____

For Bank Use Only

Approved by :

Date:

Notes

- 1 A separate reservation form is required for each event/ application. Photocopies of the form are acceptable.
- 2 Reservations should be returned by post/ by hand to the HKIS office.
- 3 Payment can be made by cheque, or by HKIS Visa Platinum/Gold MasterCard.
- 4 A separate cheque or HKIS Visa Platinum/Gold MasterCard payment instruction form is required for each event/ application.
- 5 Reservation by fax, telephone and cash payment is not acceptable.
- 6 For number of seats or priority of allocation of seats, please refer to the individual event details.
- 7 Reservation cannot be confirmed until one week prior to the event.
- 8 An official receipt/ admission ticket, which must be presented at the event, will be returned by post upon confirmation of reservation.
- 9 Incomplete or wrongly completed reservation forms will not be processed.
- 10 In the event a Typhoon Signal No. 8 or above or Black Rainstorm Warning is hoisted, the event will be postponed and a new arrangement will be announced. Should the aforesaid warnings be lowered 4 hours before the event, the event will proceed as normal.
- 11 If you have not received any reply from our Institute within 7 days of the event, you may call HKIS at 2526 3679 to check the progress of your reservation.



CPD/QS/2007013

A practical guide to the measurement of building services under the new HKSM4

Speaker Raymond Kam is the director of a local QS Consultancy Practice and has over eighteen years of quantity surveying experience in building services installation contracting and is well conversant with the measurement of building services works. For over eight years, he has provided lectures and seminars on the measurement and building contract administration and management on building services works to the post-graduates and undergraduates in a local university and building services engineers in a local statutory authority.

Date & Venue 7:00 pm – 8:30 pm Wednesday 14 March 2007 SLC, HKIS

Details The HKSM4 has been introduced in view of the advancement in architectural design and engineering technology and the ever increasing sophistication of the construction industry in Hong Kong. The new HKSM4 has adopted the tabulated format which is similar to the United Kingdom and Australia, while still keeping the trade section rather than elemental format. It also combines the previous plumber section of the HKSM3 with the mechanical installations. In this seminar, Raymond will highlight the major differences between the old and new SMM in respect of the building services sections and will also explain and comment on the new HKSM4.

Language Cantonese supplemented by English

Fee \$120 per person

Deadline 7 March 2007

Priority QSD Members

CPD/YSG/2007022

Site Visit to The Beverly Hills



Speaker George Tong BSc C Eng MICE PEng RPE Assistant General Manager, Henderson Land Development Co Ltd

Details The Beverly Hills is one of the largest residential developments in Hong Kong. Located at the Sam Mun Tsai Road, Tai Po fronting Tolo Harbour and Plover Cove Reservoir, the development consists of 3 phases of Works. Phase 1 and Phase 3 comprise totally 535 luxurious houses with sizes ranging from 2,000 sq ft to 8,000 sq ft whereas Phase 2 is a clubhouse development. The total gross floor area of the development is over 1.1 million sq ft.



The construction planning becomes very crucial for such a large development project. Our guest speaker will share with us his experiences on the planning, site management and the difficulties encountered during the development. The visit includes a site walk to clubhouse, show flats and the nearby areas.

Date 9:30 am – 12:30 pm Saturday 17 March 2007

Gathering Point Tai Po Market KCR Station
(Shuttle Bus departs at 9:45am)

Fee \$150 Fellow/Member/Probationer,
\$100 Student (priority would be given to
Fellow/Members/Probationers and
Probationers. No walk-in)

Deadline 3 March 2007 (Max 30 person)

CPD/LS/2007019

Design and construction of Lai Chi Kok Viaduct Route 8



Speakers Ir Henry Liu (BSc CEng FHKIE FICE FStructE FIHT FHKIHT) has been involved with many infrastructure projects both in Hong Kong, Africa and England in the past 28 years. His recent involvements on highways/railway projects include the Channel Tunnel in England, Ting Kau Bridge for Highways Department and Sheung Shui to Lok Ma Chau Spur Line for KCRC. Ir Liu is currently SRE for the Lok Chi Kok Viaduct (LCKV) since commencement in Sept, 2003. The LCKV is part of the Route 8, which is a trunk road linking up Lantau and Sha Tin via Tsing Yi and West Kowloon.

James Penny CEng MICE MStructE Eurlng is an associate with Hyder Consulting Hong Kong and has been with the company for over 16 years. In this time he has been fortunate to work on a variety of major projects from the 2nd Tagus crossing in Portugal, the West Rail, the High Speed Railway in Taiwan and of course most recently the Lai Chi Kok viaduct in Hong Kong.

Date & Venue 6:15 pm – 8:00 pm Wednesday 21 March 2007 SLC, HKIS

Details This is a technical talk jointly held by the Institution of Highways and Transportation HK Branch and the Hong Kong Institute of Surveyors.

The Lai Chi Kok Viaduct is part of the Route 8 Project in Hong Kong linking up the Ngong Shuen Chau Viaduct at Cheung Sha Wan in the south and the Eagle Nest's Tunnel at Butterfly Valley in the north. Spanning over many roads and highways, the viaduct has to manoeuvre through a congested urban area with severe constraints due to existing buildings, underground utilities, flyovers, and MTR tunnel. At HK \$1.1 billion, the concept of a high level viaduct was adopted with an average span of about 75 metres over a cluster of roads and precast segmental balance cantilever method was chosen for the construction of this viaduct in order to minimize the impact on the ground below. A launching gantry which weighed some 924 tonnes and measured some 172 metres was used for the erection of the viaduct over live traffic. Some 1,766 precast segment units adopting match casting technique each weighs about 75 tonnes were glued and stressed together mostly by this Gantry at night.

This technical talk describes the Design and Construction of the Viaduct which commenced in September, 2003 with expected completion by mid, 2007

Language English

Fee \$100 per person

Deadline 16 March 2007

Priority First-come-first-served

CPD/YSG/2007015

APC Workshop – techniques and strategies for written assessment in APC (BS)

Speaker Edwin Tang, Immediate Past Chairman of Building Surveying Division, FHKIS, FRICS

Date & Venue 7:00 pm – 8:30 pm Thursday 22 March 2007 SLC, HKIS

Details Written assessment is one of the essential parts of APC to illustrate a candidate's practical experience and professional knowledge in different aspects in written presentation. In this seminar, some techniques and strategies in preparing

written assessment will be discussed. It also gives you some ideas about HOW and WHAT to prepare for your written submissions and improves your chance of passing the assessment.

Language Cantonese supplemented by English
Deadline 15 March 2007

Fee \$100 per person
Priority Probationer and Student (BSD)

CPD/YSG/2007026

Technical visit to precast façade factory in Shenzhen



Speaker YY Yip MHKIS RPS(BS) AP Project Manager of Henderson Land Development Co Ltd

Date 9:30 am – 1:30 pm Saturday 24 March 2007

Gathering Point Lo Wo KCR Station (exit gates within KCRC station)

Details Yau Lee Wah Concrete Products Co Ltd was launched in 1997 and has a 560,000sq.ft. well developed factory located in Longhua Zhen, Shenzhen comprises totally 18 production lines. This site visit aims at exploring the fabrication procedures and construction details of different kinds of precast units through the factory walk and mock up inspection. It also includes presentation by an experienced Project Manager to discuss the key issues in design and planning considerations for adopting prefabrication technique.

Deadline 10 March 2007

Priority First-come-first-served
(Maximum 30 persons)

Fee \$150 Fellow/Member/Probationer,
\$100 Student (priority would be given to Fellow/Members/
Probationers and Probationers. No walk-in)
(include transportation between Lo Wu and the factory)



CPD/QS/2007014

Pay when paid/pay if paid

Speaker Bernard SC Wu FHKIS, FRICS, FAIB, MCI Arb, Barrister-at-law, Arbitrator (HKIA/HKIS Panel)

Mr Wu has worked as a quantity surveyor for more than twenty years before changing his career to become a barrister. He has extensive experience in contract administration of construction contracts and would like to share his experience with fellow professionals in the construction field.

Date & Venue 7:00 pm – 8:30 pm Tuesday 27 March 2007 SLC, HKIS

Details 'Pay when paid / pay if paid' clause and the interpretation of clause 29.12 under the Standard Form of Building Contract 2005 Edition published jointly by the Hong Kong Institute of Architects, the Hong Kong Institute of Construction Managers and the Hong Kong Institute of Surveyors.

'Pay when paid' clause had in the past brought about difficulty to the relationship between Main Contractors and Nominated Sub-contractors. In UK, s113(1) of the Housing Grants, Construction, and Regeneration Act 1996 was drafted to tackle this issue. In Hong Kong, clause 29.12 of the Standard Form of Building Contract 2005 Edition was drafted with a similar aim.

In this talk, Mr Wu will examine the rulings in different common law jurisdictions on 'Pay when paid / pay if paid' clause and discuss the interpretation of clause 29.12 of the Standard Form of Building Contract 2005 Edition.

Language English

Fee \$120 per person

Deadline 20 March 2007

Priority QSD Members

CPD/HKIS/2007018

Public Private Partnerships (PPPs) Seminar Series : development process of PPPs projects

New

(Funded by Commerce, Industry and Technology Bureau, The Government of the Hong Kong Special Administrative Region, the HKIS will organize a series of quality seminars and workshops to promote best professional practices for PPPs projects in Hong Kong. This is the first of the seminar series.)

Speaker Dr Paul Ho, immediate past chairman (2005-06) of the Quantity Surveying Division of the Hong Kong Institute of Surveyors, is currently Associate Head of the Division of Building Science and Technology, City University of Hong Kong. Before joining the City University, he has worked as a quantity surveyor and project manager for over ten years. Paul is an active researcher and has published a large number of research papers; current research interests include property development, project/construction management, construction economic and contractual matters.

Date & Venue 7:00 pm – 8:30 pm Friday 30 March 2007 SLC, HKIS

Details Traditionally qualified surveyors offer a full range of professional services for property and infrastructure projects, starting from the project inception to its completion as well as management of the resultant facilities. While traditional procurement approaches are still widely adopted for most major projects, PPPs are increasingly being used around the world as an alternative approach to the procurement of facilities and services. Projects that have successfully adopted the PPP approach in other countries include housing, hospital, school, police station, prison, transport, waste, leisure and culture projects. The prospective application in Hong Kong and China is thus vast. In this seminar, Dr Ho will talk about the various development stages of a typical PPP project in detail and will also highlight some critical issues for successful implementation of a PPP project.

Language English

Fee \$120 per person

Deadline 23 March 2007

Priority All members

Disclaimer Any opinions, findings, conclusions or recommendations expressed in this material / any event organized under this Project do not reflect the views of the Government of the Hong Kong Special Administrative Region or the Vetting Committee for the Professional Services Development Assistance Scheme.

CPD/BS/2007023

Thus saith the judges on exempted works

New

Speaker Professor Barnabas HK Chung

Date & Venue 7:00 pm – 8:30 pm Monday 2 April 2007 SLC, HKIS

Details In a litigation case that encompassed, inter alia, the interpretation of exempted works, the Final Court of Appeal recently handed down its decision that reversed the previous findings of the Court of Appeal and the High Court. The new “insight” is controversial and may have serious ramification on building control. Prof. Chung will try to analyze the corollary of the court decisions and lead a discussion forum on the way forward. Building Surveyors, particularly those who are authorized persons or who are in building control, are invited to attend and share their views.

Language English

Fee \$120 per person (\$150 for walk-in participants)

Deadline 26 March 2007

Priority BSD Members and authorized persons

CPD/YSG/2007024

Radio frequency identification (RFID) technologies for surveyors

New

Speaker Ir Wilton Fok MBA MSc (Ind Engg) MSc (Env Mgnt) BEngg (EEE) CEng MHKIE

Date & Venue 7:00 pm – 8:30 pm Thursday 12 April 2007 SLC, HKIS

Details Ir Fok is with the University of Hong Kong and is Vice-President of the e-Business Association and a Committee Member of the Electronics Division of the Hong Kong Institution of Engineers. His PhD research is focused on RFID technologies for the Supply Chain and Logistics Industry. Wilton has Master degrees in Electronics Engineering, Industrial Engineering, Environmental Management and Master of Business Administration. In the coming seminar, Wilton will share his knowledge and experience on the development of the emerging technology on Radio Frequency Identification (RFID), especially in the areas for surveyors.

Language English

Fee \$100 Fellow/Member/Probationer, \$50 Student,

Deadline 3 April 2007

\$150 non-member, \$20 walk in surcharge for all pricings listed.

Priority Probationer and Student

CPD/YSG/2007017

Project management – a developer’s perspective with case study of IFC

New

Speaker David Yau BSc MSc CEng MICE MHKIVM MHKIE RPE (Civil)

Date & Venue 7:00 pm – 8:30 pm Wednesday 18 April 2007 SLC, HKIS

Details In a property development cycle, the most influential factors affecting the outcome of the project often reside on the planning, design and management capability of the project manager. The decisions should be based on competent economic evaluation with due consideration for adequate financing, the prevalent social and regulatory environment, and technological considerations. The project manager must have familiarity with all such aspects in order to understand their role and be able to make competent decisions.

In this seminar, Mr Yau will provide a basic introduction to project management in construction projects covering the planning, design and construction stages. A case study on Two International Finance Centre will be used for illustration and elaboration.

Mr Yau is a chartered civil engineer with over 20 years practical experience in construction and project management and is now working as an Assistant General Manager in the Project Management Department of Henderson Land Development Co Ltd. His current projects include The Beverly Hills in Tai Po, IFC, etc. He is an adjunct Assistant Professor in the Department of Architecture of the Chinese University of Hong Kong and a committee member of the Association for Project Management.

Language	English	Fee	\$100 Fellow/Member/Probationer, \$50 Student,
Deadline	8 March 2006		\$150 non-member, \$20 walk in surcharge for all pricings listed.
Priority	Probationer and Student		

CPD/BS/2007025

Deficiency of building affecting property transaction – court case study



Speaker Ray Hung, Solicitor, Perry Yeung and Lai, Solicitors

Date & Venue 7:00 pm – 8:30 pm Thursday 19 April 2007 SLC, HKIS

Details Dispute on property transaction are very common and which usually involves building defects or unauthorized building works. Mr Hung would illustrate some of the court cases and explain how deficiency of building affecting property transaction.

Language	English	Fee	\$120 per person (\$150 for walk-in participants)
Deadline	12 April 2007	Priority	BSD Members

CPD/QS/2007020

How to use mediation skills to avoid disputes



Speaker David Newton, The Accord Group, Australia

Date & Venue 7:00 pm – 8:30 pm Wednesday 25 April 2007 SLC, HKIS

Details Mediation is a confidential dispute resolution process in which a neutral person (the 'mediator') helps the parties to try to reach a negotiated agreement. The mediator assists the parties to understand the issues in dispute, identify creative options to resolve the dispute and finalise agreement. Mediation is a recognised and well accepted alternative to litigation. Mediation costs a small fraction of the cost of litigation and can result in a fast and effective solution to a complex problem. In this event, David will give his insight as to how mediation skills can be used to avoid disputes.

David is one of Australia's most experienced dispute resolution specialists. He has managed over 1000 disputes with settlements totaling in excess of \$1 billion. He has managed disputes in a broad range of areas including telecommunications, construction, petroleum, electricity, franchise, planning and development, health and environment. He is on mediator panels of the Hong Kong International Arbitration Centre, NSW Supreme Court, District Court and NSW Land and Environment Court and a NSW Farm Debt Mediator. He was appointed Australian Petroleum Industry (Oil Code) Conciliator in 1990 and is a Victorian Gas Industry Dispute Adviser and the National Film Exhibition and Distribution Code Conciliator.

David is the Mediation Adviser under the Franchising Code of Conduct. He was appointed by the Australian Government to oversee the mediation of disputes covered by the Code. He is also the Ombudsman for the Produce and Grocery Industry Code.

Language English
Deadline 18 April 2007
Fee \$120 per person
Priority QSD Member

CPD/QS/2007021

The essence of an arbitration clause



Speaker Christopher To obtained a Bachelor of Honours Degree in Manufacturing Systems with Electronics from Glasgow Caledonian University, a Bachelors of Honours Degree in Law from City University of Hong Kong, a Masters Degree in Arbitration and Alternative Dispute Resolution from City University of Hong Kong and a Masters Degree in Commercial Law from the University of Northumbria.

In January 2007, Christopher was awarded the Young Global Leader 2007 status by the World Economic Forum to recognize the most distinguished 250 young leaders below the age of 41 from around the world. In 2001– 2002 he was awarded Director of the Year by the Hong Kong Institute of Directors and is currently the President of the Institute of Compliance Officers and a Council member of the Hong Kong Institute of Directors. He is on the panel of arbitrators of various leading arbitration centres around the world. He is currently the Chairman of the Inter-Pacific Bar Association Dispute Resolution and Arbitration Committee and Secretary-General of the Hong Kong International Arbitration Centre and the Asian Domain Name Dispute Resolution Centre.

Christopher actively lectures at various local and overseas universities and holds Adjunct Professorships in Engineering and Law at City University of Hong Kong. He was appointed as a member of the Advisory Group on Company Formation, Registration, Re-registration, and Company Meeting and Administration Provisions by the Financial Services and Treasury Bureau of the Hong Kong Government in 2007.

He is a Fellow of the Institution of Engineering and Technology, Chartered Institute of Arbitrators, Hong Kong Institute of Arbitrators, Singapore Institute of Arbitrators and the Hong Kong Institute of Directors; a Member of the Hong Kong Computer Society, Hong Kong Institution of Engineers, Hong Kong Corporate Counsel, Society of Construction Law, Intelligent Transport Systems, Hong Kong Mediation Council and an Associate Member of the Royal Aeronautical Society.

Christopher has written articles and books on Corporate Governance, Negotiation, Mediation, Arbitration, Intellectual Property, Domain Names Disputes and E-commerce.

Date & Venue 7:00 pm – 8:30 pm Thursday 2 May 2007 SLC, HKIS

Details The use of arbitration and other alternative dispute resolution methods to resolve commercial disputes has been increasing in the past ten years. In this talk, Christopher will share with us the essence of an arbitration clause, the procedure of arbitration, the development of arbitration and other alternative dispute resolution methods in Hong Kong in the past ten years. Christopher will also share with us his experience and achievement as being the Secretary-General of the Hong Kong International Arbitration Centre and the Asian Domain Name Dispute Resolution Centre in the past ten years.

Language English
Deadline 25 April 2007
Fee \$120 per person
Priority QSD Members

The Keys to Success: Property and Facility Management

New

The PFMD is organizing a series of Structured CPD seminars with the support of The Management and Executive Development Centre (MEDC) of The Hong Kong Polytechnic University. These courses will also assist non-corporate members to carry out the APC/ATC process.

Topic	The Shaping of a Great Shopping Mall	Venue	The Hong Kong Polytechnic University
Date	17 March 2007 (Saturday); 2:30pm - 5:30pm	Medium	English
Fee	HK\$350.00		

Speaker Jimmy Wong, Executive Director of Sun Hung Kai Real Estate Agency, Managing Director of Kai Shing Management Services Ltd.

Mr Wong's responsibilities cover a vast portfolio of high profile retail, office and residential properties, which include Millennium City – APM mall-cum-office, the first six-star residential estate The Leighton Hill in Hong Kong, the up and coming Shanghai IFC and the iconic Orchard Turn in Singapore. A graduate of the National University of Singapore in 1976 and a registered surveyor, valuer and housing manager, Mr Wong is often credited for expanding the range of customer service and implementing innovative ideas in his portfolio.

Abstract A successful mall is more than just retail space for let in the right location. It depends on the interactions of its hardware and software and the precise planning of its developer and eventual management team. A developer should think about the success of a mall way before it starts to induce retailers to open shops in it. Always bearing in mind the ultimate goal of building the greatest shopping mall in the area it situates, it should take pain to make sure its design, layout, tenancy mix, manpower planning and services offered will 'all go into actions' as planned, down to the friendliness of its escalator access and the locations of its pedestrian signage. The seminar will cover:

- What is a great shopping mall
- When does a mall take shape and what kinds of planning have gone into it
- Using customer service to smooth out a shopping mall's physical shortcomings and to reinforce its branding and marketing
- Getting the right people to create and provide tiptop management services
- Periscope – trends in shopping malls

Award Those who have attended the CPD seminar, a "Participation Certificate" will be issued by Management and Executive Development Centre, The Hong Kong Polytechnic University

Those who have attended 6 seminars of the CPD series, a "The Keys to Success: Property and Facility Management Certificate" will be issued by HKIS.

HK\$50 Cash Coupon – for CPD courses only Terms and Conditions:

1. This coupon is not exchangeable for cash and cannot be used in conjunction with any other special offer.
2. Each person can only use one coupon per seminar.
3. Management and Executive Development Centre has the final decision in determining any dispute from this coupon.
4. This coupon is applicable to HKIS member only.

HKIS Member No.: _____

You may download the application form from http://medc.polyu.edu.hk/flyer/pfm_application_form.pdf

Enquiry : 3400-2763



SURVEYING AND BUILT ENVIRONMENT

(The Journal of the Hong Kong Institute of Surveyors)

Journal Objectives

Surveying and Built Environment is an international peer reviewed journal that aims to develop, elucidate, and explore the knowledge of surveying and the built environment; to keep practitioners and researchers informed on current issues and best practices, as well as serving as a platform for the exchange of ideas, knowledge, and opinions among surveyors and related disciplines.

Surveying and Built Environment publishes original contributions in English on all aspects of surveying and surveying related disciplines. Original articles are considered for publication on the condition that they have not been published, accepted or submitted for publication elsewhere. The Editor reserves the right to edit manuscripts to fit articles within the space available and to ensure conciseness, clarity, and stylistic consistency. All articles submitted for publication are subject to a double-blind review procedure.

Topics

All branches of surveying, built environment, and commercial management including, but not limited to, the following areas:

- Agency and brokerage;
- Asset valuation;
- Bidding and forecasting;
- Building control;
- Building economics;
- Building performance;
- Building renovation and maintenance;
- Business valuation;
- Cadastral survey;
- Commercial management;
- Concurrent engineering;
- Construction law; claims and dispute resolution;
- Construction management and economics
- Construction technology;
- Corporate real estate;
- Education and training;
- Engineering and hydrographic survey;
- Facilities management and intelligent building;
- Geodetic Survey;
- Geographical Information System (GIS);
- Health and safety;
- Heritage conservation;
- Housing markets and policy;
- Information technology;
- International construction;
- Land law;
- Lean construction;
- Mortgage;
- Organization, scheduling and planning;
- Photogrammetry and remote sensing;
- Portfolio management;
- Procurement and contracting;
- Professional ethics;
- Project financing;
- Project management;
- Property development;
- Property finance;
- Property investment;
- Property management;
- Property market dynamics;
- Property valuation;
- Space planning;
- Sustainability;
- Securitized real estate;
- Town planning and land use;
- Urban economics;
- Value engineering.


For Submission Guidelines or enquiries, please contact Linda Chan, Secretary of the Surveying and Built Environment Editorial Board, 801 Jardine House, 1 Connaught Place, Central, Hong Kong; e-mail: linda@hkis.org.hk, telephone (852) 2526 3679 or fax (852) 2868 4612. Please visit: www.hkis.org.hk for information on the Hong Kong Institute of Surveyors.



***The powerhouse
we know***

**Practices start 4 March noon to 3 pm
every Sunday till 10 June
in the Stanley Main Beach**

**mark the big day
Dragon Boat Competition 2007
Tuesday 19 June**



Call William Lai on 9667 6410 or Joseph Wong on
9191 3037 on participation.
Visit www.dragonboat.org.hk for more on the event.

Building Surveying Division Chairman's Message



Alex Wong
BSD Council Chairman

Mutual recognition with the CAEC

Further to our meeting with the CACE on 13 January, we are now preparing the training course material and details for the assessment/interview, which is scheduled to take place in late May/early June 2007. As part of the training exercise, we have planned a CPD visit, to be held on 17 March 2007 to visit a construction engineering company and a construction site supervised by 監理工程師 in Shenzhen.

I would like to urge our members to join this CPD in order to acquaint themselves with the practical side of CACE, in particular, those of you who have registered for the mutual recognition scheme. In addition, please tentatively mark your diary for the dates of training and assessment/interview as 2-3 June 2007 and 4-6 June 2007 respectively.

Revision on BS APC Rules and Guides

We have revised the APC Rules and Guides in order to encourage more probationers to qualify as members of our division. The revision work is near completion and we will announce the full details in due course.

New BSD Regulations

To maintain consistency with other divisions of the Institute, we have re-written the "BSD Constitution" which was made in 1995 and re-named it as "BSD Regulations", which has been approved in our last AGM. The new Regulations will have provision for the technical membership under the HKIS. The new BSD Regulation is being printed for distribution to our members.

Production of a video on Promotion of Planned Building Maintenance

We are in the process of producing a video for production of planned building maintenance. Gary Yeung is the leader of the organizing committee for the video production which is in very good progress.

Involvement of more young surveyors in the Council

We are all along encouraging more young surveyors to

participate in the affairs of the Council. We have at the recent monthly HKIS happy hours gathering (last Friday of each month) invited a few young members to join us. Those of your wish to spare some time to serve the Council may contact me via e-mail bsd.hkis@gmail.com or our Honorary Secretary, Nathan Lee at nathancommon@gmail.com

Result of the Assessment of Professional Competence Practical Task 2006

	Number of Candidates Pass	
First Applications	39 (69/122 = 56.6%)	37 (37/69 = 53.6%)
Re-applications	53 (53/122 = 43.4%)	24 (24/53 = 45.3)
Total	122 (100%)	61 (61/122 = 50%)

A total of 122 candidates attempted the Practical Task 2006, of which 56.6% were first attempts. The overall pass rate was 50%. The pass rate of first attempts was 53.6% while that of repeaters was 45.3%. The same information has been published in our website.

Open Forum with a candidate for the Chief Executive Election Alan Leong

Organized by:

The Hong Kong Institute of Architects
The Hong Kong Institute of Landscape Architects
The Hong Kong Institute of Planners
The Hong Kong Institute of Surveyors

7pm to 8pm

Tuesday 13 March 2007
Surveyors Learning Centre
811 Jardine House
1 Connaught Place
Central, Hong Kong

(free admission)

General Practice Division Chairman's Message



Serena Lau
GPD Council Chairperson

Heritage

One of the very hot topics in recent months has been "collective memory". There were a number of heated public debates including the Star Ferry pier episode. The discussions have fostered in the public a growing sense of history and focused on a sense of place. However, it also brings along the challenge on how to strike a balance between heritage conservation and urban development. Surveyors should play an important role in this issue. We can offer advice on various aspects such as costs and ways of preservation or relocation of the buildings, the assessment of the economic gain or loss so on.

A cross division working group on the heritage issue has recently been formed and we strongly believe the six divisions will jointly tender their unique knowledge and experience to offer to society the best solution.

APC experience sharing workshop



The workshop was held successfully on Saturday 3 February with over a hundred participants. Special thanks to the speakers, including our Council members Simon Cheng, Christopher Leung, Francis Lo, Louie Chan and Lawrence Pang for their valuable time to share with APC candidates regarding their line of thinking and expectation on the recent written paper questions.

Certainly attendants have got some "tips" for the coming examination. Yet, the core message from the workshop is to let candidates know that they should keep themselves updated in various practices notes and the market trend. We hope the passing rate in the coming future could be increased by helping the candidates to uplift their knowledge and professional competence.

Thank you to Susanna Kwan and her panel members for such a good learning opportunity to members.



Independence of valuer

The Institute has received requests from members from various firms of valuation practices seeking confirmation of their independence in acting as the property valuer for a Hong Kong public listed company. The Institute has written to the listed company to explain that it is not a practice, and indeed not practical, for the Institute to provide a specific declaration or statement on the suitability or appropriateness of a member or a firm of members to accept an instruction from a particular client. Meanwhile, members should ensure that they are aware of potential conflicts and other threats to your independence and objectivity. Members should either make appropriate disclosure, or where it is considered that any conflict that might arise could not be resolved or managed in a satisfactory way, to decline to act.

Nevertheless, the Property Valuation Standard and Practice Panel has commenced to update the relevant clauses of the Standards and members should pay attention to the coming announcement of the changes.

Various Standards and Guidance Notes

With the support of the Secretariat IT Department and Internal Communication Panel of the GDP, members may now view and download the various standards, guidance notes and forms from the website, these include:

- The HKIS Valuation Standards on Properties;
- The HKIS Valuation Standards on Trade-Related Business Assets and Business Enterprise;
- Guidance Notes on Valuations of Properties for Mortgage Purpose, Second Edition.

Land Surveying Division Chairman's Message



Sung Hon Kwong
LSD Council Chairman

Press conference

LSD had arranged a press conference on 19 January under the theme of "How Surveyors use 3D Laser Scanning Technology in digital recording of structures". Our Spokesman Henry Chan, Council Member Lesly Lam and myself were present to introduce to the media the use of 3D Laser Scanning technology as a means to preserve the



heritage buildings. The press conference was well received and 8 newspapers reported the issue.



Production of 3D Spatial Data in Lands Department	October
Site Visit: Stonecutters Bridge	November

The first CPD in March is a joint-CPD with the Institution of Highways and Transportation. The speakers are from the civil engineering field which should be very informative and interesting.

Focus group forum on built heritage conservation

The Hong Kong SAR Government is now reviewing the policy on built heritage conservation and is consulting the general public on this essential matter. HKIS was invited by the Secretary for Home Affairs to join the Focus Group Forum on 5 February at the Hong Kong Heritage Discovery Centre. Eric Ma, representing the LSD and attended the above Forum and shared his views on the applications of advance land surveying techniques for recording the built heritage.

In Hong Kong, there are many historic buildings with profound cultural traditions but are in poor structural condition, sadly abandoned and dilapidated. For conservation or restoration of the built heritage, continued maintenance with extensive repairing works have to be performed year after year with huge amount of investments. One of the effective approach is to record the exiting model of the historic buildings first and this record could assist for restoration or relocation in future.

To record the "original image" of the monuments, two latest land surveying techniques can be applied. The first one is 3-D Laser Scanning Technique which could accurately survey a huge number of points at fast speed and is an active system that directly measures 3-D coordinates over an entire object. The second is Close Range Photogrammetric Technique which perform 3-D measurements from stereo images, generate ortho-images and 3-D models with the use of dual view integrated CCD camera. By using the 3-D Laser Scanning Technique, the size and shape of the monument could be accurately surveyed and with the Close Range Photogrammetric Technique, the original image, colour and styles of the monument could be recorded.

CPD planning

The Divisional CPD convener, Terry Sham, has drafted up a list of CPD events for the coming year for our members as follows:

Event / Topic	Proposed date
Design and Construction of Lai Chi Kok Viaduct	March
Creation of 3D Simulated Animation in Civil Engineering Projects	April
RED-NET	May
Site Visit : T3 and Route 8 Project	June
Land Boundary Related topic	August
Hong Kong Satellite Positioning Reference Station Network	September

Property & Facility Management Division Chairman's Message



Michael Price
PFMD Council Chairman

Firstly, may I take this opportunity to give a personal message of thanks to all the surveyors who voted and supported me in my election to the election committee of the Chief Executive. I will do my best to serve in a balanced manner. I have already sent out e-mails asking members opinions to relay to the contestants and am always open to receive more.

This time of the year is traditionally quiet as we prepare for the Chinese New Year holidays. May I, on behalf of the whole divisional council, wish you and all your families a happy holiday season. Kung Hei Fat Choi! And for those romantically inclined, I hope you enjoyed St Valentine's Day.

Asset management conference

Since my last message the council has discussed in great depth our first conference, which will be on the subject of Asset Management, and which we will hold in September of this year. It is a great opportunity for us as a whole division to show the community at large how surveyors can assist clients in the proper management of their property assets. There are already many colleagues working in the Link REIT, government and in such developers as Hong Kong Land and Sun Hung Kai, all of whose experience can showcase the talent of surveyors. We intend to hold this with the partnership of RICS and obtain proper media coverage. The cost will be reasonable.

Increase in membership, as we emphasized in my last article, is really important to us and again I would encourage all those working in the property management,

asset management, and corporate real estate fields to download the membership form from the website and join now. It costs you nothing and benefits you immensely.

Competency standard

Members may be aware that the Education and Manpower Bureau is conducting a consultation on the specification of competency standards (SCS) for the property management industry (http://wzwww.hkqf.gov.hk/guie/SCS_consult_property.asp). Gary Yeung is leading a working group on this issue and we would request members to look at the website and comment on the consultation paper. Any comments please pass them to Gary direct or to the relevant Government body (garymkyeung@hkis.org.hk).

Lastly, at last week's Executive Committee meeting, as your chairman, I was also elected to the post of chairman of the first HKIS Working Group on Heritage. This will be a platform to put forward our views to the public, especially as we can no longer as an institute espouses a development at all costs approach. It will no longer work. I like the idea of a "Heritage Trust" in which all government heritage buildings can be gathered together and managed as one for the benefit of the community. I also feel that working together with Architects, Planners, and other professionals is the way forward as a part of a large team. By having a positive approach like this, we can raise the profile of the institute and its ability to influence accordingly. Our division is the appropriate leader in the field for the Institute.

Keep well.

測量精英 不斷提升 Surveying Professionals in Search of Excellence

Surveyors Learning Centre, 8/F Jardine House,
1 Connaught Place, Central, Hong Kong
香港中環康樂廣場1號怡和大廈8樓 測量師研習中心

For reservation, please call the Secretariat on
2526 3679 or email: slcbooking@hkis.org.hk
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持續專業發展 Continuing Professional Development



Quantity Surveying Division Chairman's Message



Spencer Kwan
QSD Council Chairman

How do you see yourself as a professional

I attended one of the open forums of a candidate running for the forthcoming Chief Executive and on the floor there were voices and one of which came from a former President of HKIS.

He said: "We go through hardship in becoming professionals and, in the past, we had been respected by the public sector for our input, and now we are no different from contractors having to tender for our work and under which system, the lowest bid gets the work. For survival, one firm may submit a low fee, and in the next round, other follows with an even lower fee... and this trend goes on forever. If we are going in that direction, the quality of our services must be scarified..."

The candidate running for the election had this response: "At the time of economic recession, low fee has to be the key for staying in the market, every business loses out but when the market picks up, these businesses are in a better position to recapture the loss... In the past we did not have a lot of university graduates and now this qualification is fairly common and so is the situation for professionals."

The last statement is alarming but is fairly true. We have more professionals now and these other professionals may be competing for the same market, sharing some of the work we are conversant with and at the same time we also extend our expertise to other fields, including some virgin fields. The world that we are in is dynamic and exciting enough. We do not give up our motherland of basic quantity surveying, we just look over our shoulders and get the job done, and have it done better than it was. We explore locally and overseas with the recognition we already acquired. We do not simply ask for respect, we

also hope this intangible asset of respect can further be transpired into tangible elements which improve our quality of life. To make it happen, your devotedness to, specialization in and your heart at the works all help to bring our professionals distinguished from other professionals.

Our institution is providing a platform on which collective views can be voiced out and concerted effort can be channeled. And the fact is this is where part of your subscription goes. With these support, our division council will gradually follow our plan on meaningful tasks.

Mainland

Our Vice Chairman, Stephen Lai and I met Director Yang of Ministries of Construction (MOC) on 7 February to discuss the registration issue of cost engineer and we subsequently met Madame Ma, Secretary General of CECA on the memberships of CECA. There were different agenda items for the two meetings but I report as a basket of offers and terms them altogether.

MOC took the view that for all candidates who passed the assessment under the Reciprocity Agreement would soon be eligible to be registered as Cost Engineer under one condition. That condition is the applicant has to be a practitioner working in mainland China. There is no restriction on the duration of stay or the nature of organization to which the applicant belongs to. This result was only made after a few rounds of negotiation, then they agreed to strike out terms like qualification of the organization, requirement on relevant experience and the minimum period of stay.

Some of the candidates who are now or have previously been stationed on the mainland could benefit from this latest arrangement. The criterion is whether these candidates can produce the respective Working Permit Number (WPN). For the rest who do not have a WPN now, they can wait until such is in place. The right to register will not be extinguished nor will it expire.

The implication behind all this is the WPN may hook candidates to the tax web of mainland China. China



has much higher progressive tax rates than those in Hong Kong. If it is totally unnecessary, there is not much merit in rushing to get registered as Cost Engineer.

Those candidates who choose not to get registered now can apply for membership of CECA which equally reflects the status of technical competency to practice as Cost Engineer. Under the current CECA system, only those mainlanders who passed the technical examination are qualified as member of CECA. The system is similar to HKIS and RPS.

Notification to register and application of membership of CECA will be launched around March/April 2007, please watch out.

International

In June this year, at the international forum of PAQS in New Zealand, there will be 7 papers to be presented by our Hong Kong QS members. Notification has been issued by the organizing institution to each of them individually.

Appointment and Nomination

- Our immediate past chairman Dr Paul Ho has been appointed as chairman of the Local Affairs Committee representing the views of the HKIS;
- Our past president, TT Cheung, has been nominated by the HKSARG to be a representative in the Construction Industry Council, a Council responsible for the long-term strategic issues, convey industry needs and aspirations to Government, as well as provide a communication channel for Government to solicit advice on all construction-related matters. The Council power is conferred by Construction Industry Council Ordinance.
- Our past chairman, Nelson Cheng, has been renominated to be the representative in CITA.
- Our Council member, Evelyn Kwok, has been renominated to be representative in the Surveyors Registration Board.

Young Surveyors Group Chairman's Message



Victor Lau
Young Surveyors Group Chairman

I wish you a prosperous and happy new year! Last month, we completed a few valuable CPD courses and appealing social events.

Social Events

The Starry Sky Tour (12.01.07) to the Tsuen Wan Ho Koon Nature Education Astronomical Center was amusing and members enjoyed the digital 3D stimulation sky tour. The bakery class (03.02.07) held at TST CLP kitchen has been filled with chocolate flavor and smiles of our members.

CPD & Seminars

The Joint Seminar (13.01.07) on Contract Management, ADR & Professional Indemnity attracted a total of 280 surveyors, engineers and lawyers. Nick Longley from Lighthouse Club, a charity group, had delivered another seminar (18.01.07) on contract claims and variations. The proceeds would be donated for charity purposes. There were also two technical seminars held (25.01.07 and 30.01.07). One to introduce the new software on Building Information Modeling (BIM) for cost estimation, measurement and statutory calculations and the other discusses the ways to prevent wage arrears problems for construction workers.



The Starry Sky Tour



The Bakery Class

Charity

YSG members had joined the fund raising event "MSF Orienteering Competition" on 4th February at Wan Tsai, Sai Kung to support medical humanitarian relief work.

For the next few months, we have planned various CPD programmes and site visits including visits to a pre-cast concrete factory and Tai Po Beverly Hill. Please check out newly added CPD events calendar on the right hand column of YSG webpage at www.hkis.org.hk.

The practice for **Stanley Dagon Boat Race 2007** will begin after the Chinese New Year Holidays. Please watch out for up coming activities of YSG.

If you are interested in helping us or have queries in joining our activities, please send us your name and contact number through info@hkis.org.hk or contact the HKIS Secretariat.



Joint Seminar on Contract Management and ADR



MSF Orienteering Competition 2007

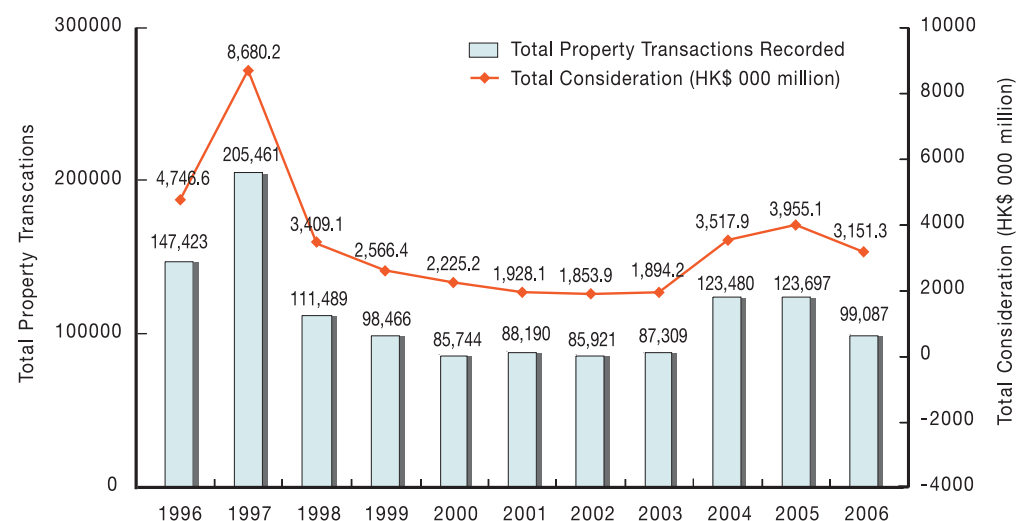
The housing market in 2006

Thomas Li and Alvin Lam
Midland Surveyors Limited

After months of relentless rise, fuelled by strong demand and low interest rates, the property market finally lost some of its momentum in 2006. Amid frequent interest rate hikes since mid 2005 and rising property prices, the number of transactions shrank. Although Hong Kong's interest rate rise has seemingly halted in November 2006, the trend is far from certain.

As a result, in 2006, the total number of property

Chart 1 Yearly Property Transactions



Source : Land Registry and Research Department, Midland Realty

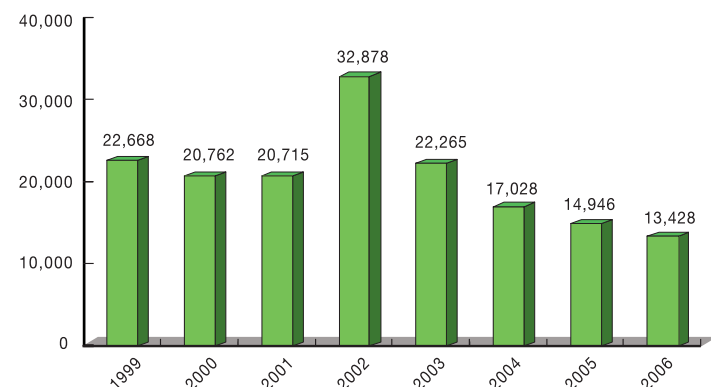
transactions in all sectors (comprising first and second hand private residential, commercial, industrial units and car parks) amounted to 99,087, a drop of 20% from the 2005 figure. Please see Chart 1.

In the private housing market, 2006 witnessed a decline in transactions in both first and second hand markets. In 2006, developers launched only 13,428 residential units for sale, the fewest since 1999.

Correspondingly, transactions of first hand residential units fell to only 12,158, the lowest in eleven years. Please see Charts 2 and 3.

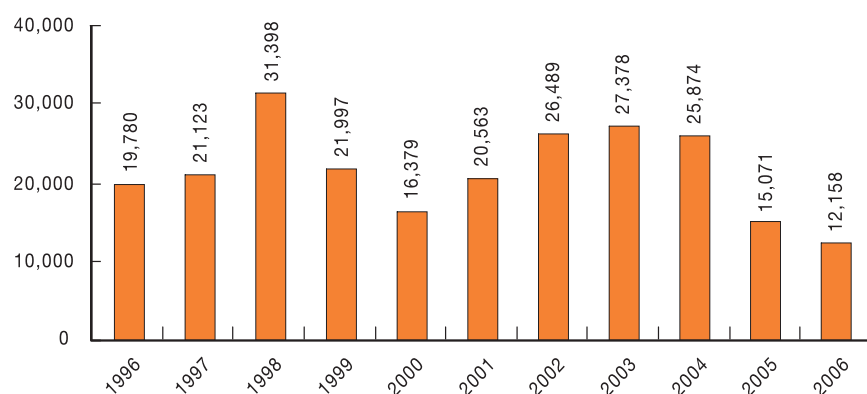
In a period of few transactions, total consideration of first hand flats inevitably fell, amounting to only HK\$52.4 billion, again

Chart 2 First Hand Residential Units Launched by Developers



Source : Land Registry and Research Department, Midland Realty

Chart 3 Transaction of First Hand Residential Units



Source : Land Registry and Research Department, Midland Realty

the lowest since 1996, as can be seen in Chart 4.

The second hand market didn't fare much better, either. Its annual transaction amounted to only 69,432, a drop of 21.4%. Please see Chart 5.

Chart 4 Total Consideration of First Hand Residential Units

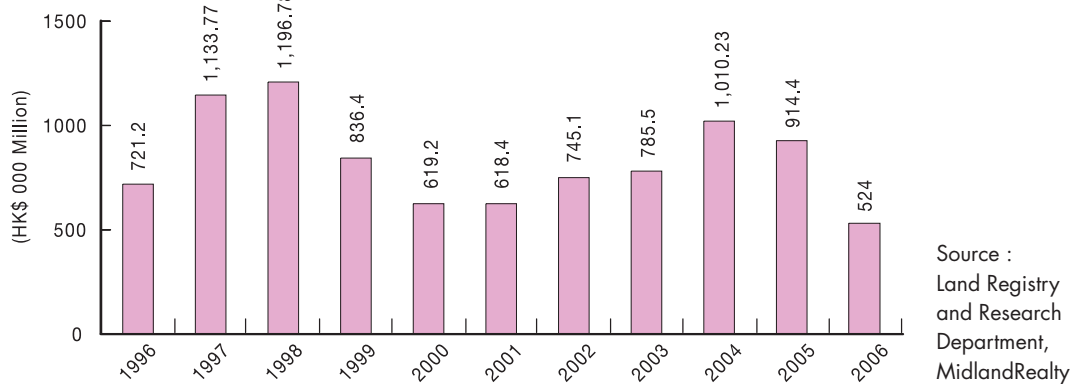
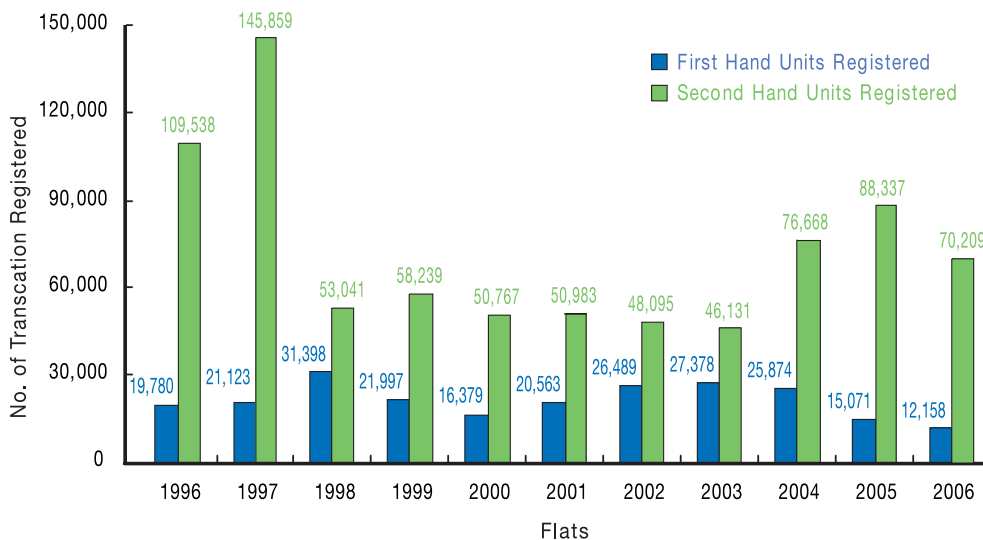


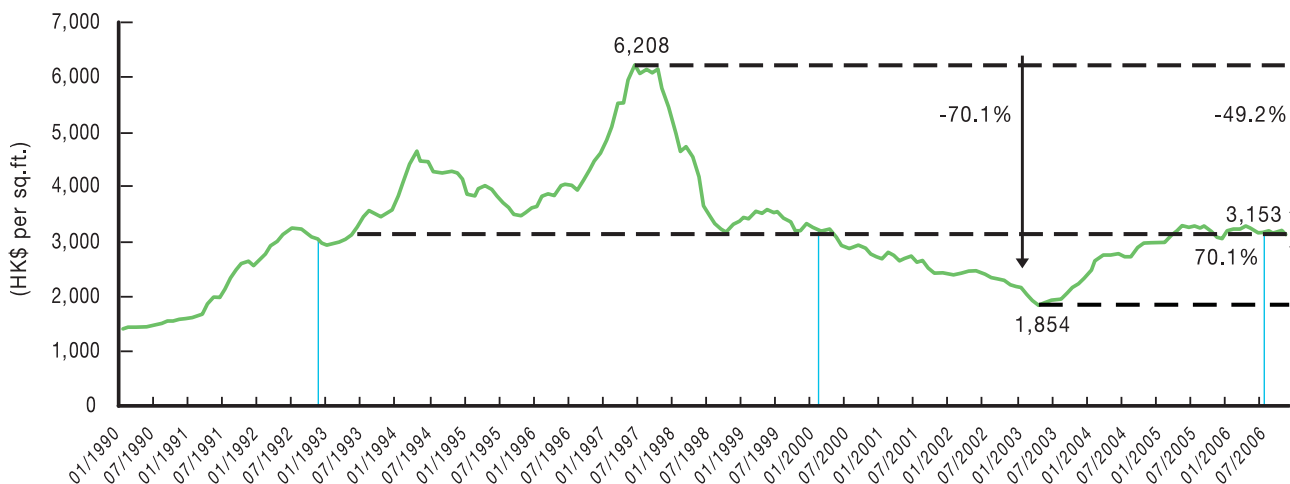
Chart 5 Yearly Transactions of Private Residential Units



- Private Residential units only, excluding HOS and Sandwich Class
- Sources : Land Registry and Research Department, Midland Realty

Despite such drop, two aspects should be noted. First, last year's number was still way above the yearly figures from 1998 to 2003, a period generally recognized as a recession after the peak in 1997. Second, the average price of flats in 50 major estates remained quite stable in 2006 and, showed in fact, a 70% increase from that in 2003, please see Chart 6.

Chart 6 Unit Price (HK\$ per sq ft) in 50 Major Residential Estates



*Sources: Research Department, Midland Realty

PDD & GPD jointly visited Guangzhou

Albert So
PDD Council Member

A total of 20 members mainly from the Planning and Development Division and General Practice Division made a trip to Guangzhou on 17 and 18 November 2006. There were also members from the QSD and LSD.

The delegation firstly visited the Urban Planning Bureau of Guangzhou where we heard a talk on the strategic planning of Guangzhou. The main future expansion of Guangzhou will be on the west and south extending to new development area in Nanzha 南沙. Super highways and railways will be built to link Zhuhai in the south.



In the afternoon, a visit was made to the Land Resource and Real Estate Administrative Bureau of Guangzhou where we heard a detailed talk on the current situation of the housing market as well as current State policies in stabilizing the market and curb speculation.



Immediately after the meeting with the Bureau, there was a meeting with the Institute of Real Estate Appraisers and Estate Agents 廣東省房地產估價師及經紀人學會. It was an informal and open discussion with our counterparts in Guangzhou on various aspects such as professionals participating in the formulation of government policies, a comparison of Hong Kong and Guangzhou land policies and the chance of cross-border practice by Hong Kong and Guangzhou valuers.

The highlight on Saturday was a visit to Chu Kong Real Estate Consultants, a company set up by a HKIS senior member SC Liu. In the company's 滿堂紅 lecture room, we heard the company's culture, organization, training, competitive edge and business development. Although the estate agency business started just three years ago, the company now ranks number 2 in the estate agency industry in Guangzhou, a really remarkable success. On Saturday afternoon, we were given a guided tour to two new developments in Guangzhou 珠江新城 and 二沙島. The development scale of these two projects was very impressive. A new sky scraper now under construction at 珠江新城 would be the future tallest building in Guangzhou. The development of 二沙島 comprises mainly high quality luxury houses together with cultural facilities such as concert halls.

The 2-day trip ended at 5 pm on Saturday and we all returned to Hong Kong carrying with us the latest information on property market, housing development, town planning, valuation and estate agency of Guangzhou metropolis.



Creative thinking

Joseph Chong
Honorary Treasurer
Young Surveyors Group

Lam Chiu Wing 林超榮, a popular script writer, columnist, TV/radio show host joined us on 29 December 2006 in the Library. Around 30 members attended the talk and enjoyed his humour the whole of the evening.



Mr Lam has quoted some examples on how to solve problems in a creative way, to handle difficult situations and to cope with adversities, such as twisting our perspectives. With his extensive experience in the film industry, a lot of real life examples were quoted. These

included: a press conference had to be held in persuading a movie star to film a missing episode; a scene of falling antenna was added to avoid filming a stunt from jumping down on 6th floor in a ghost movie; a 1-minute slot world-wide weather forecast programme was renamed "Earth Watch" before TV news to get extra advertisement; promoting an air-line when there is only 1 aeroplane.

We believe in creative strategies in solving problems – think out of the box!



Claims, variations and quantum merit

Joseph Chong
Honorary Treasurer
Young Surveyors Group

On 18 January, the YSG had a joint seminar with the Young Members Club of the Lighthouse Club Hong Kong Branch in the Surveyors Learning Centre. The talk on Claims, Variations and Quantum Merit was delivered by Nicholas Longley, Partner and Head of Construction and Insurance Law from Tanner De Witt Solicitors.

Nicholas started the presentation with an introduction on the general principles of variations of works and the rules of valuation, with examples on relevant legal cases. He

then discussed the common situations for application of quantum merit and the method of assessment. Nicholas concluded with the keys to success in a claim for additional work.

Proceeds in the amount



of \$6,006 will be donated to the Lighthouse Club Hong Kong Benevolent Fund, a registered charity to help construction workers and their family who are in dire financial need due to accident or illness in any shape or form.



Be part of the Olympic Games in 2008

Register as Volunteer for the Equestrian Game-time Volunteer

The Equestrian Events of the 2008 Olympics and Paralympics will be held in Hong Kong in August and September 2008 respectively, and a Test Event for these games will be held in August 2007. All of these events will require a large number of volunteers to perform a variety of roles.

Apart from having great commitment to service, volunteers must undergo various types of training, so as to ensure smooth operation, and to give the VIPs, competitors and accompanying personnel, as well as local and overseas spectators and journalists an excellent impression about Hong Kong.

There are 2 deadlines to the application as below:

- 2nd batch : Mar 2007** (Serving period between Aug 2007 and Sep 2008)
3rd batch : Dec 2007 (Serving period between May 2008 and Sep 2008)



For more information, please visit : http://www.equestrian2008.org/eng/volunteer_e.aspx

(a HKIS community service)

Members' Privileges *(With your HKIS membership card, you can enjoy these special offers.)*

Cosmos Bookstore (天地圖書)

15% discount on books and 10% on stationery purchases (except fix priced and special priced items) in the Cosmos Bookstore on 32 Johnston Road, Wanchai and 96 Nathan Road, Tsimshatsui until 31 December 2007. Enquiries please call **2866 1677**.

Caltex StarCard

A discount of HK\$1 per litre gasoline for all successful application of the Caltex StarCard. Enquiries please call Eric Law of Ming Xing Investment Co Ltd on **2851 3297**.

Shell Card

A discount of HK\$1 per litre gasoline for all successful application of the Shell Card. Enquiries please call Alex Au of Kingsway Concept Ltd on **2541 1828**.

Esso Card

A discount of HK\$1 per liter gasoline for all successful application of the Esso Card. Enquiries please call Cres Wong of Ace Way Company on **2807 3001**.

Mei Foo Super Fun Bowl (美孚繽紛保齡球)

15% discount on bowling and free rental of two pairs bowling shoes at Mei Foo Super Fun Bowl (1/F, 95C Broadway, Mei Foo Sun Chuen, Kowloon). Offer valid until 31 March 2007. Enquiries please call Cora Kwan on **2742 5911**.

Union Hospital (沙田仁安醫院)

A privilege offer of \$3060 (original \$4650 for male) and \$2880 (original \$4390 for female) for all HKIS members and their families. Plan inclusive of TWO Doctor Consultations, Physical Examination (Weight, Height, Blood Pressure & Pulse) & Medical History, Chest X-ray, Electrocardiogram, Kidney Function (Urea & Creatinine), Liver Function (SGPT & SGOT), Complete Blood Count, Diabetic Screening (Fasting Glucose), Rheumatology Screening (Uric Acid & RA Factor), Lipid Profile (Total Cholesterol, Triglycerides HDL and LDL), Thyroid Screening (T4), Urine Test (Urinalysis), Occult Blood, Colon Cancer Screening (CEA), Hepatitis Profile (HBsAg, HBsAb), Prostate Specific Antigen for male, Pap Smear for female. Offer valid till 30 June 2008. Enquiries please call **2608 3170** or visit www.union.org.

Note: The HKIS will not be privy to any contracts between the HKIS members and the agency concerned. We will not be responsible for the administration of or the consequences arising from these contracts, including any personal data that the HKIS members may agree to provide to the agency. No liability of any kind will be borne by the HKIS. All business transactions made under the membership benefits of HKIS are strictly between the merchant and HKIS members. The HKIS will not be involved in any complaints made by any party in any business transaction. All enquiries should be made to the merchant directly. For enquiries, please call Linda Chan, Secretary of the Members' Welfare Committee, on 2526 3679 or email: linda@hkis.org.hk.

HKIS

Pattern style
Blue, Gold



Yellow and light blue silk tie, weave details with single HKIS embroidered logo.

- Member Price: HK\$90
- Non-Member Price: HK\$150



HKIS square lapel pin with HKIS logo and is suitable for both gentlemen and ladies.

- Member Price: HK\$30
- Non-Member Price: HK\$50



Beige silk scarf with single HKIS embroidered logo.

- Member Price: HK\$100
- Non-Member Price: HK\$150



Dark blue lanyard with HKIS logo, key ring and mobile phone connecting thread.

- Member Price: HK\$20
- Non-Member Price: HK\$25

Welcome to the HKIS Shop

HKIS Shop sells a range of attractive gifts bearing the HKIS logo. To view the range of goods or place an order, please call the Secretariat on 2526 3679 or visit www.hkis.org.hk



Stylish white or black mesh caps with extended peak, perfect for outdoor sun-screening, embroidered with HKIS logo.

- Member Price: HK\$35
- Non-Member Price: HK\$55



A4 folder, crafted from fine leather and made to high standards, beautifully lined and embossed with the HKIS logo.

- Member Price: HK\$180
- Non-Member Price: HK\$250

YSG launching party

The Young Surveyors Group had a launching party on 26 January subsequent to the passing of a resolution changing the name from Junior Organization. The Institute's founding president, Kan Fook-ye, joined the YSG that evening.



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