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Property and Facility
物業設施

Green Management
綠色管理

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From the Editor 編者話

When I was writing this message, it was right after the Sichuan earthquake. May I take this opportunity to express my deepest condolences to the victims. The title of the "Surveyors Times" as shown on the cover was especially changed to black and white in order to show our sympathy.

The General Council (GC) had agreed to appeal to members to help the affected civilians by requesting all caring members to donate to the special relief fund set up. The GC also endorsed to make a donation on a matching fund basis capped at a maximum of HK\$50,000.00. Up to the moment of writing my message, more than HK\$100,000 (inclusive of the above matching fund) was received. All donations will be passed to the Red Cross or any other charitable institutions considered appropriate. Many thanks for your kindest support.

The Chairman and Vice-chairman of Property and Facility Management Division (PFMD) were recently interviewed by the Hong Kong Economic Times (HKET) and talked about the importance of Green Management. To promote Green Management, our Property and Facility Surveyors actually play an important role in this aspect. As such, some photos about "Property and Facility - Green Management" are used as this month's front cover. I would like to express my sincerest thanks to the Vice-chairman of PFMD in providing us with the on-site photos.

Details of the HKIS Annual Conference have been announced in this Surveyors Times issue and on the HKIS website. The theme is "Surveyors in Olympics". Many renowned surveyors/scholars involved in various Olympics projects are the speakers of this conference. Please don't miss this unprecedented chance in attending this conference. Please stay tuned to **Surveyors Times**. It is your handy companion.

Lesly Lam

Email: leslylam@hkis.org.hk

執筆之時，剛發生了四川大地震，我藉此向遇難同胞表達深切哀悼。而封面上「測量師時代」的顏色亦轉為黑白，以示哀悼。

理事會經已同意向會員募捐，幫助受影響的市民。學會會以等額配對形式及設5萬元為上限，加大捐助金額。直至執筆之時，捐助款項已超越10萬元。所有捐款會送交紅十字會或其他合適的慈善機構。萬分感謝您的支持！

物業設施管理組主席及副主席最近接受了經濟日報訪問，講述有關綠色管理的重要性。我們的物業設施管理測量師在推動綠色管理上扮演著重要角色。本期測量師時代封面便採用有關「物業設施 - 綠色管理」的照片。特別鳴謝物業設施管理組副主席提供這些實地照片。

本年度周年會議的詳細資料經已在本期測量師時代及學會網頁刊出，主題是「測量師與奧運」。講者包括許多出名的測量師/學者，他們參與了不同的奧運項目。機會難逢，萬勿錯過。敬請留意「測量師時代」，你的手邊夥伴。

林力山

電郵：leslylam@hkis.org.hk



The Way I See Our Professions - Challenges, Directions and Goals

Our Real Estate Industry, Our Professions

Our real estate industry plays an important role in the economy of Hong Kong. The combination of our professions with the land, building, construction and real estate industry-related sectors in total contributed 7.1% of Hong Kong's GDP in 2006, according to the Census and Statistics Department. With the strong domestic fundamentals and the robust economic growth across Asia in recent years, it is expected that there will be numerous opportunities available to our professions.

Thanks to the sustained efforts of our professionals in both the public and private sectors over many years, our contributions have won recognition from the community. In particular, our professions have been involved in the following notable foundations of our economy and community:-

- The public housing programme in Hong Kong is a recognised social achievement. Approximately one-third of the Hong Kong population is now living in public rental housing units, which are constructed, managed and maintained by members of our professions. The quality and standard of these public rental housing developments have been improved over time to cater for the various needs of the low-income families who cannot afford private accommodations;
- The development of New Towns in the New Territories has coped with the increase in population and improved the living environment since 1973. The nine new towns are housing about 3.3 million of our current population. All these new towns accommodate public and private housing supported by essential community facilities and well-developed transportation networks;
- We have a simple but well defined land system and a highly efficient land administrative team for the effective use of land resources in Hong Kong. We are grateful to see that our professionals in the public and private sectors keep on working closely together to improve the living environment with concerns on sustainability, air quality and development density; and
- Through the sustained efforts of the Urban Renewal Au-

thority and other relevant Government departments, the rehabilitation and renewal of old urban areas in Hong Kong have made encouraging progress.

With our success in Hong Kong, it is not surprising that there is demand for our experience and expertise from other regions.

New Challenges and Rising Expectations

With globalisation of the world's economy, the modern business environment has been posed with various challenges in an unprecedented manner. Changes are also inevitable to our professions in the real estate and construction industry, and we are seeing increasing demand from a wide spectrum of backgrounds in terms of geographical origins, business sectors and needs, imposing higher expectations upon us. We have to meet these challenges so as to stay competitive:-

(a) Demand from Wider Geographical Origins

There is more demand for our professional inputs outside of Hong Kong, from the Mainland to the fast-developing Asian countries in recent years. The economies of these areas are growing at an astonishingly fast pace and require leading professionals to help sustain their growth momentum. Leveraging on such demand, our professions are in pole position to provide "professional services beyond physical boundaries".

(b) Demand from Different Sectors

Our real estate industry is now exposed to a rapidly changing environment that the traditional practice may require further development with a view to fulfilling the sophisticated requirements. The changes are due in part to demand from various sources: a rising number of less experienced investors interested in real estate developments; well-informed public demanding for better quality services; stronger voices in the community crying out for more attention to conservation, environmental protection and communal aspirations. In meeting these challenges while striving an optimal balance between practicality and sustainability, we have to possess a wide variety of professional knowledge apart from our individual expertise in assessing project feasibility in terms of aesthetic, technical accuracy, buildability,

regulatory compliance, efficiency, costing and marketability. The expected provision of “one-stop-shop” solution calls for a “fusion of professions”.

(c) Need for Multilateral Professional Development

While it is delightful to see different real estate professionals being the CEOs of REITs handling asset management, heads of funds managing real estate portfolios and in many other roles, it is clear that more unprecedented career opportunities are now available to our professionals. Obviously, with the mounting presence of real estate investment-related products in the prevailing business world, real estate professionals are in strong demand to take up roles aside from their conventional “professional ambits”. In fulfilling this surging need, it is good timing for real estate professionals to consider “multilateral professional development” to equip ourselves with professional knowledge outside of the real estate industry to meet the higher expectation upon us.

Our Directions, Our Goals

In view of the challenges ahead, you are invited to join us in meeting these challenges.

Our Directions:

- 1) We need to consult members of our professions to assemble thoughts and opinions on the continued development of our professionalism;
- 2) We need to form a communal board comprising representatives from different real estate professions dedicate to the development of young professionals. Major issues to be examined should include continued education, training, professional recognition, regulation of professional ethics, best practice review and rationalising working hours;
- 3) We need to develop committees composed of senior and junior members to:
 - i) listen, understand and address the concerns of practicing real estate professionals;
 - ii) reflect our views on Government policies directly or indirectly related to the real estate industry; and
 - iii) make regular reports to the Government, reflecting our views and concerns; and
- 4) We need to establish a professional knowledge sharing platform for exchanging knowledge, ideas, skills and techniques among professions within and outside of the real estate industry.

Our Goals:

- 1) To cope with the fast evolving changes and to take up new responsibilities;
- 2) To contribute our skills to the society with professionalism;
- 3) To promote continued professional development, both within and outside of the real estate industry;
- 4) To promote our professional services to the Central Government of the PRC and other countries;
- 5) To urge our Government to place a higher priority on sustainable development with a view to achieving an optimal balance of development and conservation in the domain of public interest; and
- 6) To further enhance the influence of real estate professionals by expanding the depth and breadth of our professional streams to cover:
 - Dispute Resolution Related Matters: mediation, arbitration, independent valuation and expert witness, etc.;
 - Capital Markets: REITs, IPOs, financial engineering, fund raising, private equity fund and management, etc.;
 - Planning: town planning and sustainable development;
 - Real Estate Planning and Development: Overall Project Management - services include design, construction management, project planning, feasibility, planning and lands applications to the Government, etc.; and
 - Real Estate Services: sales and leasing, property management, facility management and research, etc.

My Recent Activities

I am grateful to share with you the following remarkable events in April to May:

- On 19 April, I was invited to be one of the guest speakers of “Planned Building Maintenance Conference” organised by the Building Surveying Division;
- On 30 April, I attended the Finalist Presentation for Quality Building Awards 2008, in the capacity of Member of the Jury Panel;
- On 9 May, I met and exchanged opinions with a group of real estate professionals from Mainland in Hong Kong Baptist University. The event was arranged and organised by Tsinghua University;
- On 16 May, I was invited to be the speaker at a dinner meeting of “香港專業人士中山大學國情研討班”, held by the Young Surveyors Group in Guangzhou; and
- On 31 May, I will be one of the guests for the ICAC “Promotion of Integrity and Quality Building Management Programme”. The shoot will take place in TVB City.

Yu Kam-hung
President

Surveyors in the Civil Service

President's Letter to the Hon. Henry Tang, Chief Secretary for Administration

Since inauguration last December, the office bearers of the new General Council, led by **President Yu Kam-hung**, have been out visiting staff associations of many Government Departments (see inset for visit schedule). The needs and wants of civil servants should not be unknown to the office bearers, a good number of whom (**SVP Francis Leung, Hon Secretary Lesly Lam and Hon Treasurer Ben Chong**) being serving civil servants themselves, and **VP Stephen Yip** having worked in the Lands Department for 12 years before starting his own private practice. Yet, the visits offered unique opportunities for the Institute to learn first-hand information about the members working environment, the challenges that they were facing, and how in their views the Institute should carry the profession forward.

Visit Schedule:

- (27 February 2008) (Housing Dept. Estate Surveyors Association)
- (7 March 2008) (Buildings Dept. Local Building Surveyors Association)
- (10 March 2008) (Rating & Valuation Dept.)
- (12 March 2008) (Arch. Services Dept. Maintenance Surveyors' Association)
- (12 March 2008) (Association of Government Local Land Surveyors)
- (12 March 2008) (Lands Dept. Estate Surveyors Association)
- (27 March 2008) (Housing Dept. Quantity Surveyors' Association)
- (16 April 2008) (Arch. Services Dept. Quantity Surveyors Association)
- (17 April 2008) (Housing Dept. Maintenance Surveyors Association)

A wide range of topics, general and specific were touched upon. There was a clear need, some suggested, for the Institute to market more about our professional services. Some were concerned that the APC curriculum fails to catch up with the surveyors' practices nowadays. The Institute's efforts in recent years for reciprocity agreements with professional institutes overseas and in the Mainland did seem to receive many approving nods.

To our comfort we have felt that there was still some degree of eagerness and professional pride in the eyes of the

members. However, there was an equal sense of discontent. During the meetings with the many associations, the single issue that never failed to come up was the concern over the increasing workload and discriminatory terms of employment for non-civil-service contract staff and the new recruits.

To honestly reflect such views and concerns of our members to the highest level of the Government, the President has written a personal letter to the Hon. Henry Tang, Chief Secretary for Administration. The letter is reproduced below.

14 May 2008

Mr. Henry Tang, GBS, JP
 Chief Secretary for Administration's Private Office
 12/F, West Wing
 Central Government Offices
 Lower Albert Road, Central
 Hong Kong

Dear Mr Tang,

Surveyors in the Civil Service

I write to you in your capacity as the Chief Secretary for Administration, as well as your long recognized role as the companion of the Construction Industry, authoring the Tang Report in 2001. Our Institute has maintained healthy dialogues with your policy secretaries on a wide range of issues in connection with land use, real estates development and sustainability. This letter is submitted for your personal attention because it sets out some views and observations spanning across different policy areas and meriting attention by the highest officials in the Government.

Our members possess a wide variety of knowledge and skills, which over the years, have contributed to the infrastructure and economic development of the HKSAR. Of the current total of 4,529 qualified members, about 23% (1,050) are employed by the Government, serving in various departments including Government Property Agency, Lands, Rating and Valuation, Architectural Services, Buildings, Housing and various engineering departments. Some members work in government bureaus, taking part in policy decisions and implementation. On top of that, some

work in public organisations under public ordinances or government subvention, e.g. Hospital Authority, Housing Society, Urban Renewal Authority, and Mass Transit Railway Corporation. Some members are engaged in teaching and R&D in universities and educational institutions.

Professional independence and integrity is a paramount aspect which has placed Hong Kong professionals ahead of our counterparts in many countries. To nurture healthy professional development, whilst a prime function of professional institutes like us, requires concerted efforts by many parties. In this regard, the Government's influence is immense. Your decisions and actions impact not only on those professionals under your direct employ, but also the whole industry, which looks to you, as the largest employer of professionals, for good practices.

We cannot help expressing our concern, therefore, at some policies and practices within the Government which are seen to negate our effort of professional development. While there might be contemporaneous reasons justifying these practices, they should be subject to serious review with reference to the Government's objectives of "attracting talent" and "people based governance" pledged in the Chief Executive's Policy Address 2007-08.

Workload, Resources and Support

After almost 10 years of cessation, the Government has finally resumed recruitment of civil servants. However, the cut back on civil service posts has left in its wake a lot of problems such as unfair workload, pay discrepancies, succession planning and staff morale.

Government departments provide the public with various performance pledges for a quality civil service. Many of these quality pledges can only be achieved with substantial professional input. The target-driven approach has caused a great burden on professionals who take up middle management roles in the civil service. We are particularly concerned that there is generally a lack of professional staff to handle frontline cases. For example, in a department with over 3,000 staff members responsible for a host of land and property related services in the territory, the number of professional staff is less than 350, including some 40 non-civil-service contract ("NCSC") staff whose contracts are due to expire soon. Based on a total population of 7 million, the ratio of professionals to citizens, being

an alarming figure of 1 to 20,000, underscores the difficult situation of our members serving in the Government.

Professionals working in the Government are facing increasing challenges. Community aspirations are continually on the rise. Apart from committed performance targets, our members are also required to respond to various new initiatives and "hot topics" of the public and the media.

For the sake of providing proper, if not better, professional services in the public sector, the HKIS strongly urge the Administration to pay serious attention to the resources issue.

Non Civil Service Contract (NCSC) Staff

Under the current policy, employment contracts of NCSC staff are of limited terms, generally 2 years, and the prospect for renewal is grim. We are concerned at some cases where the NCSC staff are not advised of the renewal status until a few days before their employment contracts are due to expire. Although the job nature of the NCSC staff and civil servants is almost identical, their remuneration and benefits, such as training opportunities and salary reviews, not to mention promotion prospects, are significantly different. There is already a widespread concern among our members, particularly the newly qualified, that being a civil servant is a low rewarding job with no long term prospects.

NCSC staff have gained valuable working experience from their service. Their continued employment will therefore benefit the Government (as employer) as well as the general public (as services users). Their recruitment criteria are no less stringent than those of the civil servants. There is no reason why NCSC staff should not be appraised and treated in the same way as professional civil servants with comparable experience.

Recruitment Arrangement

There is also a widespread concern that the salaries of new civil servants are geared to the length of service with the Government only, disregarding the experience that they may have gained in the private sector prior to joining the civil service. Apart from being unfair to the employees, this is also not satisfactory from the point of view of professional development. Members with experience in the private sector are unlikely to be attracted to join the civil service,

making it impossible for cross-fertilization of ideas and experience between the private and public sectors. Again, this runs contrary to the Government's declared policies of "attracting talent" and "people based governance".

The HKIS would request the Administration to review the current recruitment policy of civil servants, properly balancing resources, quality and professionalism.

Policy Objectives vs. Professionalism

Senior management of Government bureaus and departments comprises professional staff as well as Administrative Officers, the former providing indispensable professional experience and expertise whereas the latter being more experienced in administration and political aspects. No doubt due to increasing pressure from various sectors of the community, some government officials at directorate levels tend to pursue matters too defensive of policy considerations, sometimes at the expense of good fundamental professional practice. Where a conflict arises between administrative responsibility and professional responsibility, the former generally prevails.

Although professionals are trained to work under pressure, we need a reasonable working environment. The quality of services can hardly be maintained by professionals working under persistent stress, unnecessary workload and with low morale. We are concerned, as recently reported in the press, that the number of early retirement of civil servants

is on the rise. The loss of experienced staff has undermined the quality of the Government's services.

Instead of burdening you with details, I have only briefly highlighted some key observations in this letter. In fact, you may already have been aware of many of the issues, and your staff may already have been working to improve on some of them. Being in close contact with 4,500-plus members, I do see that the HKIS is in a unique position to understand the problems, the circumstances leading to the problems, as well as viability of possible solutions. In this regard, there is a lot we can assist the Administration.

I look forward to the opportunity of further presenting our views to you and working with your policy secretaries in furtherance of our goal of promoting professionalism and providing quality services to the community.

Yours sincerely,

YU Kam-hung
President
The Hong Kong Institute of Surveyors

c.c. Ms. Denise Yu, Secretary for the Civil Service
Mrs. Carrie Lam, Secretary for Development
Ms. Eva Cheng, Secretary for Transport and Housing
Prof. KC Chan, Secretary for Financial Services and the Treasury

President meets with members in Shanghai

President Yu Kam Hung took time out from his busy schedule in Shanghai to meet with HKIS members who are based in Shanghai on 21 May 2008. Members were invited to a dinner gathering at the President's own expense. It was a good opportunity for the President to form a closer relationship with members working far away from Hong Kong.

On behalf of the members, President Yu collected RMB5,400 donations towards the relief fund for Sichuan earthquake victims.



LIST OF HKIS MEMBERS EXPUNGED

FOR NON-PAYMENT OF SUBSCRIPTIONS 2007/2008

Approval was given by the General Council to expunge the following members for non-payment of subscriptions for the year 2007/2008 with effect from 27 March 2008:-

DIVISION	NAME	HKIS NO.	CLASS	DIVISION	NAME	HKIS NO.	CLASS
BS	AU YEUNG, KA LI	84721	PROBATIONER	GP	HERD, CAROLYN ELIZABETH	85107	PROBATIONER
BS	CHAN, HON SHING	83038	PROBATIONER	GP	HO, PUI CHI ESTHER	85136	STUDENT
BS	CHAN, KA HO JOSEPH	83547	PROBATIONER	GP	HO, SHU SING	83970	PROBATIONER
BS	CHAN, TAK YIN	82789	PROBATIONER	GP	JU, CHUNG HA STELLA	82820	PROBATIONER
BS	CHAN, TSZ LUNG	84666	PROBATIONER	GP	KO, WAI HANG	81830	PROBATIONER
BS	CHAN, TSZ YAN	84156	PROBATIONER	GP	KU, LEI LAM	85212	PROBATIONER
BS	CHENG, YEE SUM	82897	PROBATIONER	GP	LAI, SCOTT	85468	STUDENT
BS	CHEUNG, KAM HO	80814	PROBATIONER	GP	LEUNG, KWAN HO	82188	PROBATIONER
BS	CHEUNG, KWAI FUNG	84888	PROBATIONER	GP	LEUNG, PIK SAI CHARLOTTE	81654	PROBATIONER
BS	CHIU, WAI WING	81525	PROBATIONER	GP	LIU, TSUI YAN	83504	PROBATIONER
BS	FUNG, KUNG SUM	85450	STUDENT	GP	LO, MING YAN	85113	PROBATIONER
BS	HUNG, HIN WING ANDREW	82051	PROBATIONER	GP	LUNG, CHUN PONG	83914	PROBATIONER
BS	KWOK, HO LEUNG KEVIN	84370	PROBATIONER	GP	MOK, PUI HA	85469	STUDENT
BS	KWONG, SIU MING	85074	PROBATIONER	GP	MOK, WANG CHIU	0277	MEMBER
BS	KWONG, TAT SANG WILSON	83857	PROBATIONER	GP	NG, TAK TAI	80866	PROBATIONER
BS	KYAW, PUI YU	85498	STUDENT	GP	NG, WAI YIN	85496	STUDENT
BS	LAM, HAU WING	84052	PROBATIONER	GP	SHEPHERD, JAMES MACALASTER	83367	PROBATIONER
BS	LAM, HUNG KIT	81428	PROBATIONER	GP	SIU, KUEN SANG	2523	MEMBER
BS	LAM, TIN KWAN SAMUEL	84866	PROBATIONER	GP	SUN, MAN TONG	82947	PROBATIONER
BS	LAU, WAI KAM	84000	PROBATIONER	GP	TAM, WING HUNG	82312	PROBATIONER
BS	LAU, YUK YU	82315	PROBATIONER	GP	WONG, ELIM	83628	PROBATIONER
BS	LAW, LING WAI	81957	PROBATIONER	GP	WONG, HOI PING	84026	PROBATIONER
BS	LEUNG, CHUN CHUNG ALEX	84253	PROBATIONER	GP	WONG, KIN MAN	82700	STUDENT
BS	LEUNG, EARNEST	83996	PROBATIONER	GP	WONG, MAN KI	85140	STUDENT
BS	LEUNG, WAI MAN	83193	PROBATIONER	GP	WONG, ON KIT	T0002	TECHNICAL TRAINEE
BS	LO, SIN YI	85197	PROBATIONER	GP	YIP, CHUN WA	85493	STUDENT
BS	LO, WAI CHUNG	84496	PROBATIONER	GP	YU, HOI SANG	82384	PROBATIONER
BS	NG, CHI WAI	83415	PROBATIONER	LS	CHAN, CHI WING ROYTER	3943	TECHNICAL ASSOCIATE
BS	NG, SI CHEONG	81142	PROBATIONER	LS	CHENG, KAM CHUEN ALAN	3946	TECHNICAL ASSOCIATE
BS	PANG, CHEUK NAM	80803	PROBATIONER	LS	CHENG, SHUI LUN	85614	PROBATIONER
BS	TO, ON YEE	85463	STUDENT	LS	CHEUNG, CHI WAH	4113	TECHNICAL ASSOCIATE
BS	TSOI, KWOK WAH RYAN	85178	PROBATIONER	LS	FERRIER, GORDON	4107	MEMBER
BS	TSUI, CHAU HUNG	85262	PROBATIONER	LS	HON, WAI KIN	81711	PROBATIONER
BS	WONG, KIN MING	83855	PROBATIONER	LS	LAM, CHEUK KWUN JEANNE	84237	PROBATIONER
BS	WONG, KING SANG	85095	PROBATIONER	LS	LAM, WAR REN	82705	PROBATIONER
GP	CHAN, CHI KEUNG THOMAS	82767	PROBATIONER	LS	LO, YU TUNG	85240	PROBATIONER
GP	CHAN, CHUN WAH	84174	PROBATIONER	LS	TANG, KWOK LEUNG	83722	PROBATIONER
GP	CHAN, KING FAI	83111	PROBATIONER				
GP	CHAU, KWOK HUNG	81865	PROBATIONER				
GP	CHENG, TING KEE MATHEW	82478	PROBATIONER				
GP	CHOW, LAI NA	84878	STUDENT				
GP	CHUK, YUET FONG ESTHER	83172	PROBATIONER				

DIVISION	NAME	HKIS NO.	CLASS	DIVISION	NAME	HKIS NO.	CLASS
QS	BROWN, TIMOTHY CHARLES	2676	FELLOW	QS	LI, KO WAI VICTOR	80345	PROBATIONER
QS	CHAN, CHAN HO	81296	PROBATIONER	QS	MAN, CHI WING	85044	PROBATIONER
QS	CHAN, HOI LAM	83270	PROBATIONER	QS	MAN, CHUN WA	82467	PROBATIONER
QS	CHAN, KA PO	85369	PROBATIONER	QS	MAN, TAI LOI	84843	PROBATIONER
QS	CHAN, WAI KEONG	83963	PROBATIONER	QS	MCINTOSH, IAIN CLARK	1177	MEMBER
QS	CHAU, TSZ LUN	80933	PROBATIONER	QS	NG, KAR HOO	85583	PROBATIONER
QS	CHENG, HIN CHUNG	84706	PROBATIONER	QS	NG, KWOK KEUNG	83686	PROBATIONER
QS	CHIU, LAI YEE	83781	PROBATIONER	QS	NG, NGAI KONG	83183	PROBATIONER
QS	CHONG, CHUN HA	85591	PROBATIONER	QS	NG, SHUK KWAN	85523	PROBATIONER
QS	CHOW, SIU MING	84338	PROBATIONER	QS	NG, SIU CHIU	84817	PROBATIONER
QS	CHU, CHUN YIP	85522	PROBATIONER	QS	PANG, MAN SZE QUEENIE	84537	PROBATIONER
QS	CHU, WAN YU	83509	PROBATIONER	QS	SHUM, CHIU FAI	82614	PROBATIONER
QS	CHUI, SHUN CHEUNG	82686	PROBATIONER	QS	SIT, TSANG FAI	3291	MEMBER
QS	CHUNG, SHIK KUEN	82597	PROBATIONER	QS	SZETO, CHI WING	82738	PROBATIONER
QS	DOUGAL, JAMES STIRLING	0682	FELLOW	QS	WAN, LAI LAM	85594	PROBATIONER
QS	HAU, KAR WAI CARRIE	84217	PROBATIONER	QS	WAN, TAT MAN	85032	PROBATIONER
QS	HSU, PO LAI	84638	PROBATIONER	QS	WEST, RICHARD GRAHAM	2429	MEMBER
QS	IP, CHUN PO	0968	MEMBER	QS	WONG, HANG KWAN	84828	STUDENT
QS	KONG, MAN IONG	83804	PROBATIONER	QS	WONG, SHING SUM	3932	MEMBER
QS	KUO, CHIANG TAO	81503	PROBATIONER	QS	WONG, WAN YING	83467	PROBATIONER
QS	KWOK, YIM YUNG	83949	PROBATIONER	QS	WONG, YING WAH	83682	PROBATIONER
QS	LAI, KAM FAT RAYMOND	81857	PROBATIONER	QS	WOO, KAI CHE	82177	PROBATIONER
QS	LAI, WANG LEONG	81861	PROBATIONER	QS	WOO, TSUEN HOI	85624	PROBATIONER
QS	LAM, CHEUK YUEN	84302	PROBATIONER	QS	WU, CHEUK KI	85578	PROBATIONER
QS	LAU, CHI FAT	82856	PROBATIONER	QS	WU, WAI CHING	0853	MEMBER
QS	LAU, HIN MING	1012	FELLOW	QS	YEUNG, POK YEE	84020	PROBATIONER
QS	LAU, WAI HON	83400	PROBATIONER	QS	YIP, SUN LUN JOSEPH	0301	FELLOW
QS	LEE, SHUK MAN	82198	PROBATIONER	QS	YIP, YU SUN	84128	PROBATIONER
QS	LEE, YIU TUNG	84782	PROBATIONER	QS	YUEN, KAI YUEN	84297	PROBATIONER

Appointment to the Construction Workers Review Committee

Mr T T Cheung was nominated by the Institute to be a member of the Review Committee of the Construction Workers Registration Authority (CWRA). Mr Cheung, a past President, has served on the Review Committee over the past 2 years.

Our nomination was accepted and Mr Cheung was re-appointed to serve on the Construction Workers Review Committee (Review Committee) for a term of two years from 2 May 2008 to 1 May 2010.

HKIS and American Express Affinity Card

We are pleased to announce the launch of the HKIS Platinum and Gold Credit Card from America Express, details of which were posted to members in mid May. The co-brand card offers many exclusive rewards and benefits to members. Various payments can be made with the co-brand card via mail order, and for ease of payment, a card terminal will be set up at the HKIS office for members settling payment in person. For further details and to obtain an application form, please visit the Members Corner of the HKIS website www.hkis.org.hk or call the American Express hotline at 2277 1370.

Council members reaching out

5 May 2008

Meeting on Joint Submission on the CEPA organised by Development Bureau
Mr Yu Kam Hung

6 May 2008

The HKIE Building Division Annual Dinner
Mr Francis Leung

13 May 2008

Consultation Forum - "Total Water Management Strategy in Hong Kong" organised by Water Supplies Department
Mr Kenneth Yun

15 May 2008

Meeting on Mutual Recognition of Professional Qualifications with members of HK 專業註冊專家小組 organised by Development Bureau
Mr K K Chiu, Mr Stephen Lai, Mr Robin Leung

2nd Briefing Session of Consultant List Management System (CLMS) organised by Architectural Services Department
Mr Stephen Lai, Mr Antony Man, Mr Tsui Ka Kei

16 May 2008

Anniversary Gala Dinner of the Hong Kong Journalists Association
Mr Francis Leung

23 May 2008

Meeting with HKIA and HKIE on the Technical Associate Membership organised by Development Bureau
Mr TN Wong

24 May 2008

Community Engagement Forum of Urban Design Study for the New Central Harbourfront Stage 2 Public Engagement organised by Planning Department
Dr Paul Ho, Mr Yu Kam Hung, Mr Stephen Yip, Mr C K Chan, Mr Lesly Lam, Mr Tony Wan, Miss Tzena Wong, Mr Jeffrey Wong, Mr Joseph Chong, Mr Wong Tsz Choi, Mr Tang Chiu Man Thomas, Ms Li Lo Ming Irene, Ms Yu Ching Man Doris, Ms Wong Kar Man Carmen, Mr Francis Leung, Ms Lewina Lee

30 May 2008

Board Meeting of WAVO (World Association of Valuation Organisations)
Mr K K Chiu

31 May 2008

Opening Ceremony for Promotion of Integrity and Quality Building Management and Maintenance Programme cum TV Show organised by Independent Commission Against Corruption and Hong Kong Housing Society
Mr Yu Kam Hung

Panel on Development on "Provision of public facilities in private developments" organised by LegCo
Dr Lawrence Poon, Mr Tony Wan

Light the Passion Share the Dream 點燃激情 傳遞夢想

HKIS Past President in Torch Relay

We were delighted to learn that Mr C Y Leung (梁振英先生), our Past President and the Convenor of the Non-official Members of the Executive Council, was one of the 120 Beijing Olympic torch bearers in Hong Kong on 2 May 2008. Our sincere congratulations for his great success in the Torch Relay.

The Coalition of Professional Services' Summer Internship Scheme

Last month, surveying companies were invited by the Hong Kong Coalition of Professional Services to provide 2 weeks internship to Form 5 secondary school students from the Tin Shui Wai and Yuen Long districts in July 2008. Companies responded towards the good initiative of the Coalition and committed a total of 37 internship places towards the scheme.

Condolences to HKIA member

HKIS was saddened to hear about the tragic accident of a member of the Hong Kong Institute of Architects, Mr Leung Kam Kong who died when he tried to save his friend because of emotional problems.

Caring HKIS members were quick to respond to an appeal from the HKIA for support towards the family of Mr Leung. A total of HK\$50,000.00 was generously donated by members and a cheque was presented to the family of Mr Leung on 16 May 2008. Mr Leung's family would like to express their gratitude to HKIS and its members for their support and generosity.

Planned Building Maintenance Conference successfully held on 19 April 2008

The topic of building maintenance appears to be hot news again in the community, not only because of falling concrete from the height of aged buildings reported recently in old districts, but also due to the launching of a new subsidy scheme by the Government in helping the elderly to up-keep their properties.

Being an expert in the field of building maintenance, members of HKIS, especially our fellow building surveyors are always ready to serve the public and community. Our Institute is even a pioneer in preparing various types of materials in arousing community awareness of building maintenance. Examples include the 樓宇病態知多少 information booklet published in 1991, 大廈維修及保養管理 information leaflet published in 1999, 保障家居的衛生, 認識排水更安心 and 適時維修, 安枕無憂 pamphlets published in mid-2003 after the outbreak of SARS. Last year, the Building Surveying Division had committed to producing an educational film on building maintenance, with funding received from The Hong Kong Coalition of Professional Services Atypical Pneumonia Charitable Trust 「香港專業聯盟非典型肺炎慈善基金」. A professional filming company was engaged in preparing this film. After almost a year of planning and production, the film was finally completed and a Launching Conference was organised on 19 April 2008 to inform the public of this production. A press release was also made in local newspapers on the following day of the Conference. Please refer to the details of the said release below, in Chinese, for information.

A series of talks was also arranged on the day of the Conference. Speakers from our Institute continued to elaborate on various issues relating to the implementation of planned building maintenance. There were also prominent speakers in their field of professions who addressed the legal and ethical issues as well as insurance aspect that might arise. We also took the opportunity to introduce a simplified standard contract, tentatively called "Standard Form of Contract for Minor Works (Maintenance and Fitting Out) 「小額工程(維修保養及裝飾)標準合約」. The drafter of this Contract, Dr Paul Ho, past Chairman of QSD gave a brief introduction of this Contract as well as explaining the idea of preparing this Standard Contract to the audience.

The Conference was well received by more than 100 participants, including guests from our sponsor, Hong Kong Housing Society, property management firms and office bearers of owners' incorporations etc.



香港測量師學會對推廣樓宇的定期維修保養一向不遺餘力。在2008年4月19日，測量師學會在旺角社區會堂舉辦了一個樓宇定期維修保養講座及播放一套名為「物業保值有何良策？樓宇維修及早計劃！」的短片。超過100位業主立案法團及物業管理公司代表出席該講座。

香港測量師學會認識到大部份私人樓宇業主對大廈維修保養已較以往重視，但他們因各種原因，在推行時均抱著猶疑態度。為了令大眾對此話題有進一步了解，我們的建築測量組在「香港專業聯盟非典型肺炎慈善基金」中申請撥款制作以上短片。

除了播放以上短片，席間多位來自本會之講者皆為推行樓宇的定期維修保養作多方面的發言。此外更有一些卓越的講者為在可能產生之法律及道德問題上作出專業講解。

香港測量師學會更藉此機會為出席者簡介一份名為「小額工程(維修保養及裝飾)標準合約」。在某些工程中，一般小業主在聘用承建商時，對雙方之權責均欠缺清晰之界定。有見及此，本會為小業主及承建商提供一份簡單但公平之合約以供參考及使用。該合約可在兩個月內面世。

Sichuan Earthquake

Appeal for Donations to the Sichuan Earthquake Victims

An appeal was made by the General Council of HKIS for members to donate towards a special relief fund set up to help the survivors of the magnitude-8 earthquake, which devastated central Sichuan province on 12 May 2008. The death toll has risen to above 60,000 with some 26,000 persons missing and there are more than 5 million survivors without housing. The General Council also endorsed to make a donation on a matching fund basis capped at a maximum of HK\$50,000.00. At the time of publication, donations from members have reached more than HK\$50,000.00.

粵港建設發展論壇暨榮譽證書頒授儀式

學會代表應廣東省建設廳之邀請，於4月11日出席「粵港建設發展論壇暨榮譽證書頒授儀式」。為促進廣東與香港之建設發展，廣東省相關行業協會於同日向香港代表頒授名譽職務，學會接授名譽職務之代表包括會長余錦雄、上任會長陳旭明、前會長謝偉銓、張達榮、產業測量組上任主席劉詩韻、工料測量組上任主席關天智、建築測量組理事黃健兒、專業發展委員會主席鍾鴻鈞教授等。



Deepest Condolences to the Victims of Sichuan Earthquake

To express our deepest condolences to the victims of Sichuan Earthquake, representatives from HKIS went to the Liaison Office of the Central People's Government in Hong Kong SAR on 21 May 2008 to sign off the Book of Condolences. Ms Sun A Qing and Mr Wang Wei Dong of the Liaison Office received the HKIS representatives and expressed sincerest appreciation.

HKIS representatives signing the Book of Condolences included Senior Vice President Francis Leung, Vice President Stephen Yip, Honorary Treasurer Ben Chong, Honorary Secretary Lesly Lam, Planning and Development Division Chairman Edwin Tsang, Quantity Surveying Division Honorary Secretary Antony Man and Young Surveyors Group Chairman Joseph Wong.



HKIS Annual Conference 2008 “Surveyors in Olympics”

Date : 26 July 2008 (Saturday)
 Time : 0900 - 1700
 Venue : Grand Ballroom, Conrad Hong Kong
 (Pacific Place, 88 Queensway, Hong Kong)
 Organiser : The Hong Kong Institute of Surveyors

Tentative Speakers & Topics

Speaker	Organisation	Topic
Mr YU Kam Hung	President The Hong Kong Institute of Surveyors	Welcome Speech
Mrs Carrie LAM, JP	Secretary for Development Government of the Hong Kong Special Administrative Region	Keynote Speech
Mr Shibin GAO	Managing Director Head of China, Standard Chartered - Istithmar Real Estate Advisory Services (Hong Kong) Limited	Beijing Real Estate Market - Pre and Post Olympic Games
Mr Stephen LAI	Managing Director Rider Levett Bucknall	Quantity Surveying Experiences in Beijing 2008 Olympics and Mainland Projects
Mr Ronald LI	Senior Engineer Ove Arup & Partners Hong Kong Limited	Engineering of Beijing Olympic - From Airport to Venues and Broadcasting
Professor Martin LOOSEMORE	Professor of Construction Management and Associate Dean University of New South Wales, Sydney, Australia	Effective risk and opportunity management using a multimedia approach
Mr Kenneth POON	Managing Director Davis Langdon & Seah Hong Kong Limited	Cost Management in iconic buildings: the new China Central Television (CCTV) Building
Mr Niall Mc SWEENEY	Group Director Page Kirkland Group	Cost Management in Sydney Olympics Projects
Professor WANG Yan-min	Professor Department of Surveying and Mapping Engineering, Beijing University of Civil Engineering & Architecture, PRC	Study on Surveying Technologies and Applications in the Construction of the National Stadium (“Bird’s Nest”) 國家體育場(鳥巢)施工測量技術研究與實踐
Mr Escode YUEN	Managing Director KPK Quantity Surveyors (HK) Limited	Cost Management on Fast Track Olympic Project - Can it be done

For registration, please download the registration form from the web-site: <http://www.hkis.org.hk>

Enquiries

For enquiries, please contact the Conference Secretariat:

Ms. Gabrielle Ho / Ms. Katherine Chow

Tel: (852) 2372 0090

Fax: (852) 2372 0490

E-mail: gabrielle@creativegp.com

The Hong Kong Institute of Surveyors Professional Volunteer Accreditation Programme

Background

Professionals play an important role in society. They contribute positively to the way of living for the people and to the economic and social developments of the community. One of the factors leading to Hong Kong's past success is that professionals have played an active part, while adhering to their respective codes of conduct and self-regulation. Professionals seek perfection in their endeavors and their services constitute an important fabric of society.

As a result, commitment of professionals to serve the community deserves serious consideration. The Professional Volunteer Accreditation Programme (PVAP), which is organised by HKIS, Agency for Volunteer Service (AVS) and the Hong Kong Council of Volunteering (HKCV), recognises the services of a professional for his own profession and to the community. It encourages the participation of professionals in the development of the profession and involvement in community affairs.

Objectives

- To underline and promote the value of volunteering in the professional field and in the community
- To facilitate professional bodies to develop volunteering among their respective membership, and
- To recognise professional volunteers for contributing their professional knowledge and skills for the community

Organised by

The Hong Kong Institute of Surveyors
The Hong Kong Council of Volunteering
Agency for Volunteer Service



The Programme

Recognition through Accreditation

Members shall provide a record of volunteer services carried out during the accreditation period and send to HKIS for assessment. Based on information provided, HKIS, together with the AVS and HKCV, shall prepare a Certificate of Accreditation for HKIS members who have fulfilled the Criteria for Accreditation. The Certificate will be issued in the name of the HKIS, AVS and HKCV.

Criteria for Accreditation

The applicant shall have to perform a minimum number of hours of volunteer services (as stated in the following table) within the accreditation period for assessment. Volunteer Services for the HKIS could be accredited up to a maximum of 20 hours.

Maximum accreditation hours of any single event will be limited to 8 hours ONLY and will be determined at the discretion of the HKIS Community and Charity Services Committee.

Level of recognition ^[1]	Minimum Requirements
Silver	50 hours
Gold	100 hours
Leadership Award ^[2]	More than 150 hours

* Traveling time, time taken for meetings or trainings for the purpose of volunteer service can be included in the calculation of hours where appropriate, subject to the discretion of the HKIS Community and Charity Services Committee.

Leadership Award

The Leadership Award is intended for professionals and senior executives in the public, private or non-government sectors, who have distinctly served the community in one way or the other. HKIS members who have contributed volunteer services of more than 150 hours, with the recommendation by HKIS, will be considered for the Leadership Award.

Operational Time Frame – 2007/08

Accreditation Period :

1 June 2007 - 30 June 2008

Deadline for Record Submission :

30 August 2008 ^[3]

Award Certificate Presentation :

November 2008

(a HKIS community service)

(Footnotes)

[1] The HKIS Community and Charity Services Committee shall have the absolute discretion for the grant of accreditation hours, certificates and/or awards and its decisions shall be final. The Committee shall not be required to furnish any reason for its decision.

[2] Not more than 10 Leadership award will be given away each year.

[3] The volunteer service records for the period of 1 June 2007 to 30 June 2008 shall be submitted before 30 August 2008 for assessment. However, members are encouraged to keep their service records continuously after the accreditation period for the next year's Programme.

Improving the Competency of Local Project Managers in Managing Mega Infrastructure & Construction Projects in the Mainland

FIVE ONE-DAY TRAINING COURSES

Date : 7, 8, 14, 15 & 21 June 2008
Venue : Room 751, 7/F., VTC Tower, 27 Wood Road, Wanchai, Hong Kong

OBJECTIVE

The objective of this training course series is to improve the competency of Hong Kong project managers who are prepared to participate in the increasingly popular mega-scale joint-venture infrastructure and construction projects in Mainland China. We are honoured to have so many prominent local, Mainland and international scholars and practitioners to speak on topics related to novel project management approaches, international construction contract, joint-venture arrangement, funding models, and dispute resolutions techniques.



PROGRAMME

Date & Time	Topic	Speaker
"Novel Project Management Approaches"		
7 June 2008 (Saturday) Day 1	0830 – 0900	Registration
	0900 – 1030 1045 – 1215	Project Management - From Collaborative Approach to Project Success [Medium of Instruction: Cantonese]
	1345 – 1515	Experience on Project Management in China Hotel Development [Medium of Instruction: Cantonese]
	1530 – 1700	Partnering - A Novel Approach to Manage Construction Projects [Medium of Instruction: Cantonese]
		Mr. MA, Tony Program Director (Transnational) Project Management School of Natural & Built Environments, University of South Australia, Australia
		Mr. TING Wah Vice President, Project Development Marco Polo Hotels
		Prof. CHAN, Albert Associate Head Department of Building and Real Estate The Hong Kong Polytechnic University

Date & Time	Topic	Speaker
"Joint Venture Arrangement"		
14 June 2008 (Saturday) Day 3	0830 – 0900	Registration
	0900 – 1030 1045 – 1215	Joint Venture Companies for Construction Activities in Hong Kong [Medium of Instruction: Cantonese]
	1345 – 1515 1530 – 1700	Managing International Construction Joint Ventures: Nuts and Bolts [Medium of Instruction: English]
		Ir LAU, Paul Director China State Construction Engineering (Hong Kong) Ltd.
		Prof. Dr. BROCKMANN, Christian Chair for Construction Engineering, Management and Economics University of Applied Sciences, Bremen, Germany

Date & Time	Topic	Speaker
"International Construction Contract"		
8 June 2008 (Sunday) Day 2	0830 – 0900	Registration
	0900 – 1030 1045 – 1215	Risk Allocations in FIDIC Model Contracts [Medium of Instruction: Mandarin]
	1345 – 1515 1530 – 1700	PRC Construction Law: Interesting Differences from Hong Kong Construction Law [Medium of Instruction: Cantonese]
		Dr. ZHANG Shuibao Professor of Construction Management School of Management, Tianjin University, China
		Mr. CHAN, Geoffery Partner JSM

Date & Time	Topic	Speaker
"Funding Models"		
15 June 2008 (Sunday) Day 4	0830 – 0900	Registration
	0900 – 1030 1045 – 1215	Financial Business Models for Transport Infrastructure Projects [Medium of Instruction: English]
	1345 – 1515	How to Structure an Attractive Project for Funding [Medium of Instruction: Cantonese]
	1530 – 1700	Practical Project Fund Flows [Medium of Instruction: Cantonese]
		Prof. SMITH, Nigel Professor of Project & Transport Infrastructure Management School of Civil Engineering, University of Leeds, UK
		Ir WONG, King Barrister-at-law & Chartered Civil Engineer
		Mr. LOK, Aaron Former Investment Director HSBC NF Investment Advisers Limited

- Organiser** :  HONG KONG INSTITUTE OF PROJECT MANAGEMENT
- Funding Organisation** :  COMMERCE AND ECONOMIC DEVELOPMENT BUREAU
THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION
- Co-organisers** :  DEPARTMENT OF CIVIL ENGINEERING, THE UNIVERSITY OF HONG KONG
-  DEPARTMENT OF BUILDING AND CONSTRUCTION, CITY UNIVERSITY OF HONG KONG
-  DEPARTMENT OF BUSINESS ADMINISTRATION, HONG KONG INSTITUTE OF VOCATIONAL EDUCATION (CHAI WAN)

Date & Time	Topic	Speaker
"Dispute Resolutions Techniques"		
21 June 2008 (Saturday) Day 5	0830 – 0900	Registration
	0900 – 1030 1045 – 1215	Disputes Resolutions Methods and Techniques [Medium of Instruction: Cantonese]
	1345 – 1515 1530 – 1700	Arbitration in Mainland China [Medium of Instruction: Cantonese]
		Ir Prof. YEUNG Ming Tai Barrister-at-law
		Mr. TO, Christopher Secretary General Hong Kong International Arbitration Centre

APPLICATION FORM

Category	Registration Fee	Note
Training Course on 7 June 2008	<input type="checkbox"/> HK\$ 200 / person	The registration fee includes a set of course handout & refreshment, but does not include lunch.
Training Course on 8 June 2008	<input type="checkbox"/> HK\$ 200 / person	
Training Course on 14 June 2008	<input type="checkbox"/> HK\$ 200 / person	
Training Course on 15 June 2008	<input type="checkbox"/> HK\$ 200 / person	
Training Course on 21 June 2008	<input type="checkbox"/> HK\$ 200 / person	
All Five Days	<input type="checkbox"/> HK\$ 750 / person	
Member of Supporting Organisations, please tick:	<input type="checkbox"/> HK\$ 160 x ____day(s)	
7 June 2008	<input type="checkbox"/>	
8 June 2008	<input type="checkbox"/>	
14 June 2008	<input type="checkbox"/>	
15 June 2008	<input type="checkbox"/>	
21 June 2008	<input type="checkbox"/>	

Name (Mr./Mrs./Ms./Prof./Dr./Ir) : _____

First Name: _____ Family Name: _____

Company : _____

Position : _____

Address : _____

Tel : _____

E-mail : _____
(For confirmation of registration)

Professional Institution : _____

By Cheque
Please complete the registration form and return it together with a crossed cheque made payable to, "Hong Kong Institute of Project Management Ltd. addressed to :
Project Secretariat:
Creative Consulting Group
Room 2704, C. C. Wu Building,
302-308 Hennessy Road, Wanchai, Hong Kong.
Attention : Ms Penn Leung

Enquiries
For enquiries, please contact the Project Secretariat:
Ms Penn Leung / Ms Kate Kwan
Tel: (852) 2372 0090
Fax: (852) 2372 0490
E-mail: penn@creativegpm.com

Project Website: www.psdas-hkipm.com

Remarks:

- The training courses are designed for CPD accreditation, which have already been accredited by ACEHK, CIOB, HKICM and HKIPM. For other professional institutions, please contact relevant professional institutions for arrangement. An attendance certificate will be issued upon completion of each training course.
- The organiser reserves the right to cancel or reschedule the training courses at its discretion.
- No refund will be made for cancellation of registration but the organiser may allow the registered candidate to nominate a substitute upon request.

"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."

SUPPORTING ORGANISATIONS



Summary of HKIS CPD / PQSL Events

07 Jun - 07 Aug 2008

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKER(S)	RUN BY
07, 14, 21, 28 Jun 05 July	2008031	QSD APC Revision Courses	3 hours per lecture	Dr. Paul Ho, Raymond Kam Stephen Lam, Y. Ling Lam KC Tang, Jesse Wong	QSD
12 Jun	2008038	An Introduction of the E&M Contracting Business	2	Raymond Kam	YSG
17 Jun	2008051	Land Surveyor's Roles in Construction of Stonecutters Bridge - one of the longest span cable-stayed bridges in the world	1.5	Stanley Kar	LSD
20 Jun	2008045	Common Causes of Delay in Construction Projects and their Remedies	1.5	Bernard Wu	YSG
21 Jun	2008048	Site Visit to HKCEC Expansion	3		YSG
22 Jun	2008055	香港測量師青年組與廣東省房地產行業協會學術聯誼交流活動	1		YSG
26 Jun	2008039	The Principles and Practice of Rating in Hong Kong	1.5	Richard Aldridge	GPD/YSG
27 Jun	2008034	How Land Surveyors Work with Engineers for the Success of Civil and Infrastructure Projects?	1.5	Y. C. Chan, Lesly Lam	YSG
30 Jun	2008057	Linear City	1.5	Lam Chun	HKIS
03 Jul	2008049	Why Arbitrate?	1.5	Philip Yang	QSD
08 Jul	2008053	Hong Kong Property Market Outlook, and Why Should Government Stay Out of Public Housing?	1.5	Eric Wong	YSG
10 Jul	2008047	The Use of Alternative Dispute Resolution (ADR) Methods in Hong Kong Construction Industry	1.5	Ivan Cheung	YSG
11 Jul	2008050	Latest Developments in Procurement Strategies	1.5	Brian Downie, Katrina Sardi	QSD
18 Jul	2008046	APC (BS) Series - How to develop your scheme?	1.5	Y. Y. Yip	YSG
19, 26 Jul	2008052	APC Workshop - discussions on written assessment 2007	1 hour per session	Examiners of General Practice Division 2007	GPD/YSG
23 Jul	2008054	Available Categories of Satellite Remote Sensing Data and Applications using Synthetic Aperture Radar data	1.5	Eugene Tam	LSD
29 Jul	2008056	Application of Value Management in the Briefing Process	1.5	Dr. Ann T.W. Yu,	YSG
07 Aug	2008044	Conception and Practice of Health Management in the Workspace of Architects / Landscape Architects / Planners / Surveyors	2	Dr. Regina Ching Dr. Chan Chi Wing Spencer Tong, Edwin C.L. Tsang	PDD

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

STANDARD RESERVATION FORM

Event Date: _____ Event Code : _____

Event Name: _____

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):

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

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

Cardholder Name : _____ HKIS No. : _____

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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 Titanium MasterCard/Visa Platinum Card.
- 4 A **separate** cheque or HKIS Titanium MasterCard/Visa Platinum Card 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.



PQSL/QSD/2008031

QSD APC Revision Courses

Speakers	<p>Dr. Paul Ho is the Head of the Division of Building Science and Technology, City University of Hong Kong and has been worked as a quantity surveyor and project manager for over 10 years before joining the City University. He is also an active researcher and has published a number of research papers.</p> <p>Mr. Raymond Kam MHKIS MRICS RPS(QS), Director of a local QS Consultancy Practice and has over 19 years of quantity surveying experience in building services installation contracting and measurement.</p> <p>Mr. Stephen Lam, FHKIS, MRICS, MCI Arb, RPS(QS), Director of TLS & Associates Ltd. (Chartered Quantity Surveyors & Construction Consultants) with over 20 years' professional experience in project management and quantity surveying.</p> <p>Ms. Y. Ling Lam FHKIS, FRICS, MCI Arb., RPS(QS), Director of Rider Levett Bucknall Ltd. with extensive experience in providing professional quantity surveying services and handling many tenders for projects of varying sizes and complexities</p> <p>Mr. KC Tang , FHKIS, FRICS, RPS(QS), AVS, Managing Director of KC Tang Consultants Ltd. (Quantity Surveyors, Construction Cost and Contract Consultants), with over 30 years' professional experience in quantity surveying.</p> <p>Mr. Jesse Wong MHKIS, MRICS, AHKI Arb, RPS(QS) Assistant Director and Project Director of Wan Chung Construction Co. Ltd. with over 20 years' experience in construction project management and quantity surveying handling different type of projects of varying sizes and complexities.</p>
Date & Venue	2:00 pm - 5:00 pm Saturdays 7 June, 14 June, 21 June, 28 June and 5 July 2008 SLC, HKIS
Details	<p>The purpose of the revision courses is to help QSD probationers to prepare for the APC to be held in September this year. The revision courses are a continuity of the talk on Pre-contract cost planning and control organized by YSG on 12 April 2008. The courses will be delivered in 8 lectures covering the following topics:</p> <ol style="list-style-type: none">1. Tender documentation (held on 10 May 2008)2. Tendering procedure (held on 17 May 2008)3. Tender analysis, reporting and contract award (held on 31 May 2008)4. Contractual arrangement (7 June 2008)5. Payment valuation and post contract cost monitoring (14 June 2008)6. Variation and final accounts (21 June 2008)7. Extension of Time (28 June 2008)8. Loss and Expense (5 July 2008)
Language	Cantonese supplemented by English
Fee	HK\$100 per person per lecture HK\$190 per person for advance booking of and payment for any 2 lectures. HK\$360 per person for advance booking of and payment for any 4 lectures.
Deadline	2 weeks before the event date Priority QSD Probationers and Students

CPD/YSG/2008038

An Introduction of the E&M Contracting Business

Speaker	Mr Raymond Kam, MHKIS
Date & Venue	7:00 pm - 9:00 pm Thursday 12 June 2008 SLC, HKIS
Details	Raymond Kam is the director of a local QS Consultancy Practice. He has been practising quantity surveying services in the building services contracting business for over nineteen years. For over nine years he has also provided seminars on the contract administration and management of building services works in a local university

In this talk, the practice of the E&M contracting business will be introduced. The focus will be on the works arrangement, the project finance, the programming of the works, cost control practice, the procurement system, and the things that will have to be watched out for prior and after signing a contract.

Language	Cantonese supplemented by English	Fee	HK\$100 per person, HK\$150 non-member, HK\$20 walk-in surcharge for all pricings listed
Deadline	29 May 2008	Priority	Probationers and Students

CPD/LS/2008051

Land Surveyor's Roles in Construction of Stonecutters Bridge - one of the longest span cable-stayed bridges in the world



Jointly organized by The Royal Institution of Chartered Surveyors

Speaker Mr. Stanley Kar, Resident Principal Survey Officer (RPSO) of Ove Arup & Partners HK Ltd., MSc. in Geo-Informatics (Geographic Information Systems), Member of the Royal Institution of Chartered Surveyors (MRICS)

Mr. Kar has over 20 years professional experience in the field of engineering surveying. He has worked in various major civil engineering projects with a wide variety of construction environments, such as high level cable-stayed bridge, railway and highway tunnels, water facilities works, aqueduct, treatment plant, pumping stations, wetland creation and large scale landscaping. He is currently the land surveying-in-charge and member of the site supervision team of Ove Arup & Partners engaging in Stonecutters Bridge project.

Date & Venue 7:00 pm - 8:30 pm Tuesday 17 June 2008 Room HJ 302, The Hong Kong Polytechnic University

Details Stonecutters Bridge is a 1,596 metre long dual 3-lane high level cable stayed bridge, with a clear span of 1,018 metres straddling the Ramber Channel at the entrance to the Kwai Chung Container Port. It is part of the Route 8 connecting Sha Tin and the Chek Lap Kok Airport. The Stonecutters Bridge, when completed, will be one of the longest span cable-stayed bridges in the world.

The speaker will introduce the Stonecutters Bridge project. He will highlight the Land Surveyor's involvement in controlling the size, shape and location (in the 3-dimensional space) of the components of the bridge structure during various stages of the construction works. He will talk about the technical aspects as well as the managerial aspects of a professional surveyor's work and its contribution to the success of the project.

Language	English	Fee	HK\$100 per person
Deadline	10 June 2008	Priority	LSD Members (max.50)

CPD/YSG/2008045

Common Causes of Delay in Construction Projects and their Remedies



Speaker Bernard Wu, B Sc, LLB, FHKIS, FRICS, FAIB, Barrister-at-Law

Date & Venue 7:00 pm - 8:30 pm Friday 20 June 2008 SLC, HKIS

Details Mr Wu is a qualified quantity surveyor and a Hong Kong practicing barrister. He specializes in providing legal opinions and advocacy on construction disputes. He has acted on behalf of employers, contractors and subcontractors in various construction litigations and arbitrations. He has given several lectures recently on the topic 'Standard Form of Building Contract 2005 Edition - With Quantities' held by HKU SPACE.

Mr Wu will start with a brief explanation of the common causes of delay in construction projects. The he will talk on the prevention principle, concurrent delay and the decided cases in this area such as Merton v Leach (1985), Gaymark Investment v Walter Construction (1999), City Inn v Shepherd Construction (2003) and the recent Hong Kong case of Hsin Cheong v Henble (HCCT 23/2005).

CPD/PQSL EVENTS

Language	Cantonese supplemented by English	Fee	HK\$100 per person, \$150 non-member, \$20 walk in surcharge for all pricing listed.
Deadline	12 June 2008	Priority	Probationers and Students

CPD/YSG/2008048

Site Visit to HKCEC Expansion



Speakers	Mr. K F Chan, Mr. Eric Lau
Date & Venue	9:30 am - 12:30 pm Saturday 21 June 2008 HKCEC
Gathering Point	9:15 am, Main Entrance, Hong Kong Convention and Exhibition Centre Phase I, Harbour Road, Wanchai, Hong Kong
Details	<p>Mr. K F Chan - As the project head, Mr. Chan is instrumental in establishing the project management regime for the current HKCEC Expansion project. Mr. Chan was a key member of the project team which completed the HKCEC Phase II Extension in time for the Hong Kong Handover Ceremony. Since completing the Phase II Extension, he spearheaded a number of projects to expand the capacity of the HKCEC, including the unprecedented conversion of a carpark into an exhibition fairground.</p> <p>Mr. Eric Lau - As the contractor's project manager, Mr. Lau leads a sizeable consultants and construction team in meeting the challenges posed by the HKCEC Expansion project. Mr. Lau is a chartered structural engineer, and he has extensive experience in managing complex civil and building projects.</p> <p>Spearheaded by the Hong Kong Trade Development Council, the HKCEC Expansion is to create 19,400 sqm of additional exhibition space, boosting the total exhibition space at the HKCEC by 42 %. The project involves re-building the existing Atrium Link between HKCEC Phases I and II. To be completed in less than 3 years, it is a fast-track project using the Design-and-Build approach. The difficulties and challenges inherent in the project are unique. To build a multi-storey long-span structure for heavy loadings across a water channel is difficult in itself. Added to this difficulty is the need to maintain the smooth operation of the existing buildings throughout the entire construction period. The project exemplifies the importance of adopting the right project procurement strategies.</p> <p>Note: Participants are encouraged to wear safety shoes. Safety helmet will be provided by the site, but participants are encouraged to bring their own</p>

Language	Cantonese supplemented by English	Fee	HK\$150 per person; HK\$180 for non-member (including insurance)
Deadline	13 June 2008	Priority	30 (first-come-first-served)

CPD/YSG/2008055

香港測量師青年組與廣東省房地產行業協會學術聯誼交流活動



日期	2008年6月22日 (星期日)
地點	深圳市
集合時間及地點	上午8:45 (準時開車, 逾時不候) 旺角警署(運動場道)
內容	是次活動由香港測量師學會青年組主辦, 旨在讓會員了解內地測量專業, 並促進兩地測量界人士交流及聯誼。本會將拜訪3個廣東省的同行協會包括廣東省工程造價協會、廣東省監理協會及廣東省房地產評估與經紀人學會, 與其會員進行聯誼交流活動。
行程	集合後乘車前往深圳, 抵達後到深圳果園品嘗荔枝。中午為自助餐午膳座談會, 本會會長余錦雄先生及內地協會共同介紹兩地房地產業的發展事宜。下午安排觀賞兩地測量精英的足球聯誼比賽, 比賽結束後進行頒獎禮, 17:15乘車返港, 行程結束。

費用	約港幣\$50 (包括去程交通、膳食及保險)
優先報名	100人 (先到先得，額滿即止，青年組會員優先)

CPD/GPD/YSG/2008039

The Principles and Practice of Rating in Hong Kong

Speaker Mr Richard Aldridge, Senior Valuation Surveyor of Rating & Valuation Department

Date & Venue 7:00 pm - 8:30 pm, Thursday 26 June 2008 SLC, HKIS

Details Mr Richard Aldridge will cover the following topics with us:

- Introduction and history of rating;
- Rating Ordinance, Rating Case Law and Valuation Definitions - e.g. rateable value, tenement, rebus sic stantibus, tone of the list, hypothetical tenancy;
- Methods of Assessment - rental, contractor's & profits approach; and
- Valuation approach for Assessment of various types of property.

Language	English	Fee	HK\$120 per person HK\$150 per person for walk-in participants (if seats are still available)
Deadline	12 June 2008	Priority	First-come-first-served

CPD/YSG/2008034

How Land Surveyors Work with Engineers for the Success of Civil and Infrastructure Projects?



Co-organised by the Young Surveyors Group, The Hong Kong Institute of Surveyors and Young Members Committee, The Hong Kong Institution of Engineers

Speakers Mr Y. C. Chan, PgDip(Plymouth, IHO Cat A), DMS(CUHK), MRICS, MHKIS, RPS(LS)
Mr Lesly Lam, MSc, FHKIS, MRICS, FIG/IHO Cat. A, RPS(LS)

Date & Venue 7:00 pm - 8:30 pm Friday 27 June 2008 SLC, HKIS

Details Y. C. Chan is a Land Surveyor of Highways Department, he was past-chairman of Young Surveyors Group of HKIS.

Lesly Lam is a Land Surveyor of Survey and Mapping Office, Lands Department, he was past-chairman of Young Surveyors Group of HKIS, Honorary Secretary of HKIS.

In the talk, how land surveyors can contribute to civil and infrastructure projects will be introduced. The focus will be on the works and roles of surveying team in civil and infrastructure projects including (1) Land Resumption, Land Grant & Land Boundary Survey; (2) Creation of 3D Model, Animation and Photomontage for ABACAS Submission; (3) Control Network Establishment; (4) Design, Alignment & Setting Out Data Calculation; (5) Check Setting Out, Vertically, Level and As-built Survey at Various Stages; (6) Earthworks Calculation & Bill of Quantities; (7) Production of Cross-Sections and other Deliverables; and (8) Settlement & Deformation Monitoring, etc.

Language	Cantonese supplemented by English	Fee	HK\$100 per person, HK\$150 non-member, HK\$20 walk in surcharge for all pricing listed.
Deadline	18 June 2008	Priority	Probationers and Students

CPD/HKIS/2008057

Linear City



Joint event with The Hong Kong Institute of Architect

Speaker Mr Lam Chun Daniel, FHKIS, Past President of HKIS, Director-Property of KCRC (2000-2007)

Date & Venue 7:00 pm - 8:30 pm Monday 30 June 2008 SLC, HKIS

Details Since Mr. Lam joined the then KCRC in August 2000, he realized that property and railway has a unique and reciprocal relationship that manifest through our urban conditions. There were clearly shortcomings in the conditions traced to the existing model and approach as adopted. The urgency was acknowledged through a commitment to revisit the present business model and operational policies, for improvements that would make the railway business less dependent on subsidization from property. Resources could be reallocated for improvement to quality of life living along the railway line, and conserving resources for our future generations.

Furthermore, Mr. Lam recognized that the conditions for better service and greater success depend on intelligent and adaptive strategic operation in the face of constant change. These challenges resulted in his commissioning of a collaborative research project called the "Linear City". Dedicated experts from all over the world participated in the research under a common belief that serving Hong Kong better is the way for it to succeed more. The Research was led by the Chinese University of Hong Kong, with participants including the University of Hong Kong, the Hong Kong Polytechnic University and Lingnam University.

The Linear City Research began with the general recognition of the importance of railway as an integral artery of Hong Kong. The research was carried out in five consecutive years, with cooperative effort from the then KCRC staff and a diversified team of researchers. It articulated the initial recognition leading to deeper insights into the place of railway in the life of the city, as well as the conditions for its success and sustainability.

The pre-requisites for such sustainability are adaptability to changing and emerging conditions in the then KCRC policies and, more importantly, in the government policies and ordinances that shape the Rail Transport operational environment. This environment involves diverse factors and policies vested in various government bodies with divergent, and at times, conflicting priorities although, as a whole, the government has acknowledged the importance of rail transport as a key to a sustainable future for Hong Kong.

The research also led to the conclusion that it is important to devise an instrument that can serve to coordinate the diverse factors and offer a simpler, more effective, model for such operations. The research has developed new directions of its own, and universities are extending it as a thesis program for final year and postgraduate students majoring in the study of "infrastructural urbanism".

Language English

Deadline 16 June 2008

Fee

HK\$50 per person; HK\$100 per person for non member

Priority

first-come-first-served

CPD/QS/2008049

Why Arbitrate?



Speaker Mr Philip Yang, Chartered Arbitrator

Mr Yang is a full time arbitrator published over 300 arbitration awards in the past 12 years as a sole or co-arbitrator. He arbitrates mainly in Hong Kong, but also in London, Melbourne, Singapore and Beijing. He is the immediate past chairman of the HKIAC and the Professor both of City University (MA in Arbitration) and Hong Kong University (the LLM in Arbitration).

Date & Venue 7:00 pm - 8:30 pm Thursday 3 July 2008 SLC, HKIS

CPD/PQSL EVENTS

Details Dispute is unavoidable in construction projects. In general, parties would adopt arbitration instead of litigation to settle the dispute as it is generally cheaper, faster and more informal than litigation. The desire to keep the dispute and its proceedings confidential is also achieved.

In this seminar, Mr. Yang will talk on the reasons, considerations and benefits of arbitration and why it has become so popular in the last 20 -30 years, especially in cross-border commercial disputes.

Language	English	Fee	HK\$120 per person
Deadline	26 June 2008	Priority	QSD Members

CPD/YSG/2008053

Hong Kong Property Market Outlook, and Why Should Government Stay Out of Public Housing?



Speaker Mr. Eric Wong, Executive Director, UBS Investment Research, Co-Head of Asia Real Estate Research

Date & Venue 7:00 pm - 8:30 pm Tuesday 8 July 2008 SLC, HKIS

Language	Cantonese supplemented by English	Fee	HK\$100 per person; HK\$120 for non-member
Deadline	24 June 2008	Priority	100 persons (first-come-first-served)

CPD/YSG/2008047

The Use of Alternative Dispute Resolution (ADR) Methods in Hong Kong Construction Industry



Speaker Mr. Ivan Cheung, BSc, DipArb, MHKIS, MRICS, MAE, FCI Arb, HKIAC Accredited Mediator

Date & Venue 7:00 pm - 8:30 pm Thursday 10 July 2008 SLC, HKIS

Details Ivan Cheung is a Partner with EC Harris, a leading international built asset consultancy. He is a chartered quantity surveyor with over 15 years experience and has been specialising in handling construction disputes since 1999. He practises as arbitrator, expert witness and mediator to facilitate resolution of construction and engineering disputes. He is also an experienced trainer in the field of construction contract and dispute management.

In this seminar, the speaker will introduce a number of ADR methods and share with us his experience in dispute management, negotiation, mediation and arbitration proceedings.

Language	Cantonese supplemented by English	Fee	HK\$100 per person, HK\$150 non-member, HK\$20 walk in surcharge for all pricing listed.
Deadline	30 June 2008	Priority	Probationers and Students

CPD/QS/2008050

Latest Developments in Procurement Strategies



Speakers Brian Downie

Brian is a partner in Minter Ellison's Asian Construction, Engineering and Infrastructure practice. He is highly experienced in both contentious and non-contentious construction-related work.

Brian has worked for over twelve years as a consultant to the construction industry and has advised on projects throughout Asia. Brian's experience includes advising on project delivery strategies, contract drafting and negotiation, project risk analysis, contract administration and project monitoring. He has worked with most contract delivery mechanisms including PPP, D&C, GMP, alliancing, construction management and traditional direct contracting.

Brian has extensive experience in energy and infrastructure projects, acting for both clients and contractors and advising on matters relating to regulatory interfaces, construction, commissioning, performance testing and operational issues. Brian is admitted to practice in Hong Kong, England & Wales and Victoria, Australia.

Katrina Sardi

Katrina is a member of Minter Ellison's Construction, Engineering and Infrastructure practice. Since joining the construction team in 2004, Katrina has undertaken secondments in Hong Kong, Macau and Singapore working on substantial infrastructure projects. She specialises in non-contentious construction documentation and has a broad range of experience in both project development work and construction related dispute resolution. Katrina has drafted and advised on a wide range of project documentation, including tender conditions, construction contracts, project management agreements, consultancy agreements and supply contracts. Katrina's experience also includes advising on, drafting and negotiating commercial and retail leases for major developments.

Katrina qualified as a solicitor of the Supreme Court of Queensland in 2003 and is registered as a foreign lawyer in Hong Kong. Katrina is currently undertaking a masters degree in construction law and dispute resolution at the Hong Kong Polytechnic University.

Date & Venue 7:00 pm - 8:30 pm Friday 11 July 2008 SLC, HKIS

Details In recent years, there has been an explosion in the variety of project delivery models being used to deliver major projects. Traditional contract models have been replaced with alternatives such as design and build, DBO, EPC/EPCM, PPP, ECI and alliancing. These models have developed for a variety of reasons, including to meet the needs of particular projects and stakeholders or to reflect market conditions.

In this seminar Brian Downie and Katrina Sardi will provide an update on these latest trends, by exploring:

- factors driving changes in project delivery methods;
- key features and risks of some of these procurement models;
- how to choose an appropriate delivery model for a project; and
- the scope for alternative models in Hong Kong and Asia.

Language	English	Fee	HK\$120 per person
Deadline	4 July 2008	Priority	QSD Members

CPD/YSG/2008046

APC (BS) Series - How to develop your scheme?



Speaker Mr YY Yip, MHKIS, RPS(BS), Authorized Person

Date & Venue 7:00 pm - 8:30 pm Friday 18 July 2008 SLC, HKIS

Details Mr. Y. Y. Yip is a Senior Project Manager of Henderson Land Development Co. Ltd. Before he joined Henderson, he had worked in architectural consultancy firm for almost 10 years and he involved a lot of different types of new development projects and alteration projects for both government and private clients. Mr. Yip will share his experience on how to develop a design scheme to meet the project briefs.

Language	Cantonese supplemented by English	Fee	HK\$100 per person, \$150 non-member, \$20 walk in surcharge for all pricing listed.
Deadline	4 July 2008	Priority	Probationers and Students

CPD/GP/YSG/2008052

APC Workshop - discussions on written assessment 2007



Speakers Examiners of General Practice Division 2007

Date & Venue 2:00 pm - 6:00 pm Saturdays 19 and 26 July 2008 SLC, HKIS

Details The speakers will share their profound professional experiences on the proper approach to answer questions in the Written Assessment 2007 for professional development purposes, with updating in specific areas.

Language English **Fee** HK\$200 for 2 sessions
Deadline 5 July 2008 **Priority** GPD Probationers and Students

CPD/LS/2008054

Available Categories of Satellite Remote Sensing Data and Applications using Synthetic Aperture Radar data?



Speaker Eugene Tam HDip, BSc(Hons), MSc, MHKIS, MRICS, MBCS, Chief Operating Officer of Spatial Data Technologies Limited

Mr. Tam has more than fifteen years of experience in the Geomatics industry with specialism in GIS and remote sensing. He has been working for different organizations including governmental offices, universities, consultants, software and service providers. Currently, he is leading a company in providing geospatial data and professional services on remotely sensed imagery for development and environment management.

Date & Venue 7:00 pm - 8:30 pm Wednesday 23 July 2008 SLC, HKIS

Details With fast urban development and distressing environmental degradation in China, remote sensing technology becomes a capable tool for continuous monitoring of large geographical coverage. The speaker will share with us the available categories of satellite remote sensing data for development and environment management. Considering the Pearl River Delta is in the cloud-prone and rainy region, Synthetic Aperture Radar data and the associated applications will be introduced with case studies.

Language English **Fee** HK\$100 per person
Deadline 9 July 2008 **Priority** LSD Members

CPD/YSG/2008056

Application of Value Management in the Briefing Process



Jointly organised with Hong Kong Institute of Value Management

Speaker Dr. Ann T.W. Yu, BSc, MSc, PhD, MAIB, MHKIVM, Assistant Professor, Department of Building & Real Estate, Hong Kong Polytechnic University

Date & Venue 7:00 pm - 8:30 pm Tuesday 29 July 2008 SLC, HKIS

Details Ann has a BSc degree in Building from University of Brighton, UK and a MSc degree in Construction Management from City University of Hong Kong. She has obtained PhD from the Department of Building and Real Estate, The Hong Kong Polytechnic University in 2007. She started her profession as an Assistant Architect and worked for a number of different professional firms including architectural firms, quantity surveying practice as well as the Hong Kong Housing Authority.

Dr Yu has been appointed as an Assistant Professor in Value Management and Construction Management by the Department of Building and Real Estate of The Hong Kong Polytechnic University since September 2007. She has published over 30 research papers on the broad theme of project management in leading construction management journals and international conference proceedings.

Her research interests include value management, construction project briefing, requirements management, design management, strategic management, change management, project and post-occupancy evaluations and project procurement systems.

The brief outline is as follows:

- Definition of Briefing
- Methods of Briefing
- Stages of Briefing
- Problems of Briefing Practices
- What is Value Management?
- Why use Value Management for Briefing?
- A practical Value Management Framework for Briefing

Language	English	Fee	HK\$100 per person; HK\$150 for non-member HK\$20 walk in surcharge for all pricing listed.
Deadline	15 July 2008	Priority	Probationers and Students

CPD/PDD/2008044

Conception and Practice of Health Management in the Workspace of Architects / Landscape Architects / Planners / Surveyors

Speakers Dr. Regina Ching, Assistant Director (Health Promotion), Department of Health
Dr. Chan Chi Wing, Pathologist
Mr Spencer Tong, Past President, HK Nutrition Association
Mr Edwin C L Tsang, FHKIS, HKIA, HKIP

Date & Venue 7:00 pm - 9:00 pm Thursday 7 August 2008 SLC, HKIS

Details Health Management is one of the hottest topics and becomes a management skill in incorporating into our daily works. Health is of paramount importance to every one. Professionals are constantly under working pressure, long hours of work and over indulgence in sumptuous and fatty meals which may give rise to substandard health conditions such as over weight. Persistent substandard health conditions may lead to high blood pressure, high cholesterol levels, heart disease, diabetes or even cancer. Poor health, physical or mental, causes low productivity in work and may in turn cause economic strain for professionals, their families and their employers.

Beside covering a general knowledge on health awareness and health building, this CPD will introduce you the concept and practice of incorporating health management approach within our workspace to professionals.

Doctors and Registered Nutritionist working within the above aspects will be our speakers. This will benefit your working productivity and efficiency as well as the management skills.

Language	English	Fee	HK\$50 per person
Deadline	24 July 2008	Priority	First-come-first-served

Building Surveying Division Chairman's Message



Alex Wong BSD Council Chairman

Planned Building Maintenance Conference

The above conference at Mongkok Community Hall was successfully held on 19 April 2008. More than 100 representatives from Owners Incorporations and Property Management Companies were present. A more detailed report can be found under 'HKIS News'.

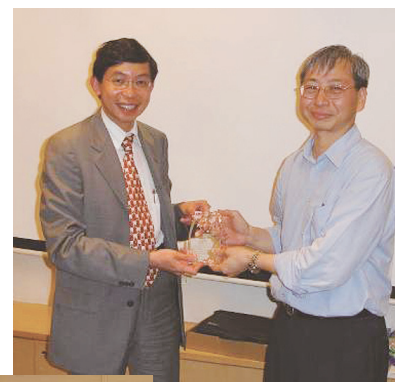
Experience Sharing of Surveyor in Practicing as Authorized Person

Three sessions of experience sharing were held on 11 April, 18 April and 2 May 2008. Mr Vincent Ho, Mr John Yip, Mr Tsui Ho, Mr Raymond Chan and Mr Y Y Ip were invited as the speakers. All of them are building surveyors practicing as Authorized Persons (AP). They shared their experience as an AP and also highlighted the entry requirements, attitude and professional knowledge that an AP should possess. Since only a few number of surveyors have registered as AP in the past few years, it is hoped that more surveyors would acquire the AP qualification after this course.

Consultation on Total Water Management Strategy in Hong Kong

Water Supplies Department (WSD) has commissioned a review study for formulating a TWM strategy that would serve Hong Kong's needs in the long term and to prepare Hong Kong for uncertainties such as acute climate changes. An information paper on the outcome of the study was prepared and WSD aimed to integrate community inputs in the formulation of the TWM strategy through an open and collaborative consultation process.

A consultation forum for exchanging views on the TWM strategy was arranged by WSD on 13 May. BSD was invited to attend the forum together with trade experts and academics from the Hong Kong Institution of Engineers, Chartered Institution of Water and Environmental Management, and local universities. WSD will fine tune the report and release the same for public consultation purpose. Members are invited to express their views and suggestions.



General Practice Division Chairman's Message

Dr Lawrence Poon GPD Council Chairman



The Fifth Land Symposium

Since 2000, Department of Land and Real Estate Management of Renmin University of China, Department of Land Economics of National Chengchi University (Tai Wan), Macao Cartography and Cadastre Bureau of Macao SAR Government and HKIS have been jointly organising the Land Symposium every alternate year. This year, the symposium will be held on 5 - 6 July 2008 at Kunming, Yunnan Province and the theme is Economic Growth and Land Use. It is a good opportunity for us to meet and exchange views with academics, senior government officials and practitioners from the Mainland, Taiwan, Macao and Hong Kong. If GP members would like to attend the symposium and/or present a paper, please contact Dr Lawrence Poon at bspoonwc@cityu.edu.hk for details.

Property Marketing Award 2008

The Executive Committee has endorsed the organisation of the HKIS Property Marketing Award 2008. This year, two new awards, namely Best Environmental Friendly Award and Best Clubhouse Facilities Award, have been created in addition to the Best Project Marketing Award, Best Layout Award and Best Brochure Award for previous years. An organising committee chaired by Mr Ronald Cheung has been set up for the follow-up works.

CPD Events

We had two successful CPD talks concerning the hot topics of regional investment opportunities. One was delivered by our senior member, Mr Wyatt Choy, about Real Estate Fund Management. He has kindly provided members with a very detailed presentation on the China property market. Members can download his well prepared PowerPoint presentation from HKIS web-site for reference. Another CPD talk was delivered by Mr Phemey Pon on global real estate investment. Mr. Pon had demonstrated a number of ways

to finance mainland projects and also touched on the market situation of Vietnam. In the coming months, we will turn back to local topics. On 26 June, we will have a CPD talk on "The Principles and Practice of Rating in Hong Kong" by Mr Richard Aldridge from Rating and Valuation Department. Other events in the pipeline include rental review and valuation by Mr Simon Lynch in August.

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測量師研習中心

For reservation, please call the Secretariat on
2526 3679 or email: slcbooking@hkis.org.hk

歡迎預定設施，請電 2526 3679 或
電郵 slcbooking@hkis.org.hk



Land Surveying Division Chairman's Message



Sung Hon Kwong LSD Council Chairman

Call for APC Assessors

A review had been conducted by the Divisional Education Committee on the current list of APC assessors and it was found that the list was pretty out-of-date. The Committee is therefore launching a campaign to solicit more experienced LSD members to become APC assessors. Invitation letters have been sent to suitable members on 22 April 2008 seeking their agreement to join the list of assessors. If you are in receipt of the letter, please make every endeavour to reply before the deadline. Your support is crucial to the success of the Division in admitting new members and your contribution will be counted as your personal development in terms of CPD hours. A workshop for new assessors is now being arranged and the details will be released soon. I am looking forward to your favourable reply and support of the work of the Division.

Revision of the Rules and Guides to the Assessment of Professional Competence (APC)

The LS Divisional Education Committee has finalised the 3rd draft of the Rules and Guides to the APC and will be put up to the Board of Education for approval in May 2008. The revision aims to streamline the assessment process, remove the ambiguities, and touch up on the whole document. A briefing session will be arranged in due course to introduce the members to the changes and answer any questions that might be put forth to the Divisional Education Committee. I will keep you informed of the development.

Planning & Development Division Chairman's Message



Edwin Tsang PDD Council Chairman

5th Land Conference in China among 4 regions / cross straits (第五次兩岸四地土地學術研討會)

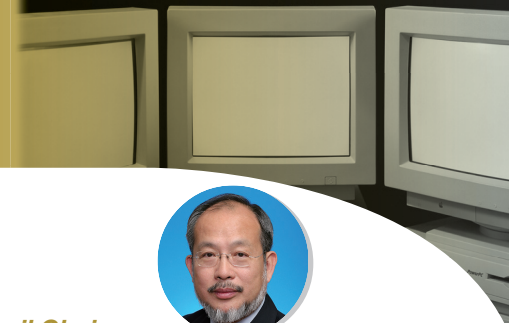
The 5th Land Conference among 4 regions / cross straits will be held on 5 - 6 July 2008 in Kunming, China.

Members are invited to attend and to present papers. Dr Tony Leung representing the P&D Division has agreed to present a paper. It is part of the activities of the Mainland Committee.

Health Planning

The Division has organised a CPD Event on Conception and Practice of Health Management in the Workspace of Architects/ Landscape Architects/ Planners/ Surveyors on 7 August 2008. For details, please refer to the CPD events section of this newsletter.

Erratum in Chairman's Message in April –
"17 August 2008" should read "17 April 2008".



Property & Facility Management Division

Chairman's Message



Kenneth Chan Jor Kin PFMD Council Chairman

Green Property Management

Vice Chairman Gary Yeung and I were interviewed by Hong Kong Economic Times in April and the content was published in the newspaper on 30 April 2008. For those of you who have missed the publication, I would like to recap some of the issues discussed in the interview.

It is essential that an organisation intending to embark on green property management should first familiarise themselves with the international quality management system on environmental management practices, namely: ISO 14000. By adopting ISO 14001, clear environmental objectives and plans could then be drawn up and steps to collect data information to measure and evaluate performance could then follow. Involvement of owners and tenants at large will enable success of introducing environmental schemes.

Some of the areas that a property manager can venture into in green property management includes: energy and water saving, environmental hygiene, control noise and air pollution, greening, recycling and waste management, environmental education and publicity, participation in green management campaigns and awards, etc. It would seem that this is a demanding task to embark on green management but I stressed that anyone can do it. It should also start from oneself.

As this has becoming an increasingly important issue in property and facility management, the Division has set up the Green Management Practice to promote the awareness of the Green Management Practices being applied to property and facility management and to provide technical advice on all matters arising therefrom. Charles HUNG is the chairman with Eddie HUI, Alan WONG, Dick KWOK and I as members. The following outline for the **Green Management Practice Guidelines** has been endorsed by the Council and members have been assigned to provide input. Anyone interested to help or have any suggestions are most welcome to contact Charles.

Waste Management

- Promote domestic waste recovery for aluminium cans/ paper/ plastic bottles/ used clothes/ computers/ television sets etc.
- Provide domestic waste separation at source
- Reduce overall domestic waste (e.g. reduce the use of plastic bags)
- Encourage construction waste separation at source
- Organise secondary markets for goods exchange

Green Environment

- Improve soft landscaping

- Organise tree planting days
- Encourage thematic gardens
- Carry out green treatment to slopes
- Provide small farmlands for residents

Energy Saving Management

- Use energy saving light bulbs
- Improve the efficiency of lift installation
- Minimise lighting in common areas (e.g. use solar control or time switch)
- Employ computerised "energy management system" for the whole portfolio
- Use solar control panels for lighting power in common areas
- Shorten the operation hours in air-conditioning

Water Consumption Saving

- Use self-stopping water taps
- Use of automatic sensor taps, urinals and flushing system (e.g. dynamo system or electrically operated, etc.)
- Use rainwater for watering plants and cleansing of common areas
- Install water leakage detection system
- Use dual flushing cisterns
- Re-use waste water for flushing toilets

Education/ Publicity

- Participate in the Green Property Award
- Construct Green Corners for publicity
- Appoint Green Ambassadors in the estates
- Arrange Green Competition among different blocks
- Organise courses for management companies /incorporated owners, etc.
- Promote green concepts in Schools/Colleges
- Prepare leaflets, promotion videos and newsletters for promoting green awareness
- Encourage stakeholders to obtain ISO 14001 Green Management Certificate

Environmentally Friendly Designs

- Use of re-cycled plastic timber
- Use of photo-catalytic tiles for toilets to kill smell/bacteria
- Use of noise reduction pumps
- Use of self cleansing coating to external wall finishes
- Use of solar control glazing
- Adopt sunshade features to external walls (e.g. fins or projecting eaves, etc.)
- Use re-cycled aggregate pavers
- Use re-cycled plastic manhole covers and grating in gardens
- Provision of construction dumping points at common areas
- Construction of green roofs/ walls to enhance environment

We plan to complete the drafting of the guidelines by the end of this year for promulgation early next year.

"Old Habits + New Technology = Dramatically Altered Consequences" (An Inconvenient Truth by Al Gore)

Quantity Surveying Division Chairman's Message



Stephen Lai QSD Council Chairman

Standard Form of Building Contract for Decoration, Repair and Maintenance Works

The Contracts Committee of QS Division would like to announce that a new Standard Form of Building Contract for Decoration, Repair and Maintenance Works drafted by Dr Paul Ho, past QSD Chairman, was completed. The translation of this Contract into the Chinese version was also completed and is now undergoing the legal vetting process. It is expected that this Contract will be launched very soon.

This Contract is designed for use in decoration, repair and maintenance works with a small contract sum. If the work is of a complex nature or the contract sum is larger than \$400,000 (at 2008 prices), the Minor Work Contract or even the Main Building Contract should be used.

This Contract is expected to be administrated directly by a layman, i.e. the building owner without appointing any building professional consultant. Thus, we have tried to make this Contract easy to understand by using plain English and without much technical or legal jargon (like variation, extension of time, valuation of variation, liquidated damages, etc.).

We have also considered how to protect the customer who has no knowledge about building construction and legal contract, bearing in mind that an experienced contractor is normally in an advantageous position. This is also one of the reasons why we wish to publish this Contract – a layman customer will not need to sign a one-sided contract produced by the contractor.

Position paper of the Hong Kong Institute of Surveyors on Security of Payment

In response to a request from Mr T T Cheung, our representative in the Construction Industry Council (CIC), a Working Group of QS Division led by Mr Daniel Ho, including Mr

T T Cheung, Mr K C Tang, Mr Bernard Wu and Mr Gregory Tung was set up to look into the matter in April 2008. A position paper was prepared after a series of meetings among the members. An extract of the position paper is as follows:

The following sets out the views of the Hong Kong Institute of Surveyors (HKIS) in response to requests from some stakeholders in the construction industry for legislation for security of payment which subject has been raised in the Committee on Sub-Contracting of the Construction Industry Council ("CIC").

1. We, being a professional institute of surveyors comprising building surveyors who manage projects and take care of the quality of works, quantity surveyors who look after the costs and contracts of projects, and other surveyors who take part in different aspects of the development and construction activities, should give our stance on the topic of "Security of Payment" for the consideration of the CIC, which is now a common platform for different stakeholders in the construction industry to resolve differences and further the betterment of the construction industry.
2. In essence, we support a free market economy whereby the contract parties can freely negotiate and agree their contracts. However, due to different bargaining powers of the contract parties, the following situations have arisen:
 - (a) Long established payment practice in the standard forms of contract such as pay-when-paid arrangement cannot be easily changed.
 - (b) Equitable payment terms in standard forms of contract have been contracted out as instructed by the clients against the recommendation of their consultants.
 - (c) Equitable payment terms are not included in ad-hoc contracts.

- (d) There are no independent certifiers (like the Architect and the QS under the standard Main Contract and Nominated Sub-Contract forms) under the domestic sub-contracts to give an independent opinion as to the proper amounts of payments.
 - (e) Agreed payment terms are not followed, in spite of payment certification by independent certifiers and valuers.
 - (f) Contra-charges are unreasonably imposed.
 - (g) The redress for breaches of agreed terms is not quick enough to resolve the cash flow problem so created.
3. It is a common scenario in the construction industry in Hong Kong, especially in the recent economic downturn climate, that Employers are having better bargaining power in their negotiations with Main Contractors. In turn, Main Contractors are having better bargaining power than Subcontractors in subletting packages of works. Hence, it is of primary importance that contracts and sub-contracts should be agreed on equitable terms supported by legislation.
 4. It is also common for Main Contractors to contra-charge Subcontractors sometimes based on subcontract terms not equitably agreed and sometimes even disregarding subcontract terms. While labour is protected by legislation, Subcontractors are not effectively protected by law which leads to the recent reported cases of Subcontractors committing suicides. Those Subcontractors were unpaid by Main Contractors on one hand, but were forced to pay labours on the other. Worse still, Subcontractors are not able to instruct their workers to continue working when they are not paid by Main Contractors and hence the subcontracts may easily be terminated by Main Contractors, with a result that Subcontractors are liable to Main Contractors for damages under the subcontracts.
 5. It follows that legislation should be the proper way to promote "Security of Payment". Intervention by legislation is therefore necessary to:
 - (a) prevent contracting out from the minimum equitable terms; and
 - (b) provide quick redress for non-compliance with the agreed terms.
 6. Any security of payment legislation should deal with not just the relationship between the Employer and the Main Contractor but should also cover the same between the Main Contractor and the Sub-Contractor because the contract values of the sub-contracts can represent more than 80% of the construction value of the industry.
 7. "Contra-charges" are the real threats to Subcontractors in Hong Kong and should be given a priority in any discussion on security of payment.
 8. The Dispute Resolution Adviser ("DR Ad") system currently adopted in some Government funded projects could be extended to domestic subcontracts.
 9. While the legislation could deal with the minimum equitable terms and the time of payment, a third party certifier should be employed to look into the validity and quantum of payment dispute and have a temporary ruling of the amount payable on an interim basis before it is overruled by arbitration. However, the ruling/decision of the third party certifier, whether it should be named as adjudicator or expert determination, should be supported by legislation so that Employers/Main Contractors will pay according to such ruling.
 10. The legislation may compel disputed retentions or contra-charges to be deposited into a joint-account pending any temporary ruling or resolution of the disputes to create disincentive to withholding money for self gain.

Visit to IVE (Morrison Hill)

Mr Ricky Chan and Mr Raymond Kam visited the IVE (Morrison Hill) on behalf of HKIS QS Division, together with Mr Jeffrey Wong representing the Young Surveyors Group, on 22 April 2008. They met about 50 students who are studying the Higher Diploma in Surveying there. Graduates from this four-year full time course (also accepting entry to Year 2 of Study) are aiming to work either in Quantity Surveying or Building Surveying fields.

The students were briefed about the organisation structure and activities of the Hong Kong Institute of Surveyors as well as the Quantity Surveying Division. They were also encouraged to become our student members in order to get more familiar with the professional and institutional matters, which can have substantial benefit on their development of career in future.



QSD APC Final Assessment 2008

Monday, 29 and Tuesday, 30 September 2008

Hong Kong International Trade & Exhibition Centre (HITEC)

Application to take the APC Final Assessment has commenced and application forms are now available from the HKIS Office. You may also download the application form from www.hkis.org.hk.

Completed forms must be submitted to HKIS no later than 5.30 pm, Monday, 30 June 2008. Late submissions will not be accepted.

Young Surveyors Group Chairman's Message

Welcome Drinks for all our newly qualified members on 25 April 2008

The 'Welcome drinks to our newly qualified surveyors' was successfully held on 25 April 2008 at the Surveyors Learning Centre. We introduced YSG to those new members and invited them to be our co-opt members in the future. Besides that, during the event, the Charity and Community Services Committee acknowledged several members who have provided more than 50 hours of community services. We also took this opportunity to celebrate the 24th birthday of the HKIS with our President, Mr YU Kam-hung and our HKIS Secretariat staff members.



Dragon Boat Race at Stanley on 8 June 2008

Our Dragon Boat team has been practicing in full gear. We have one boat joining the Men Class B Race and two boats joining the Mixed Race. Our target this year is to achieve a good result as in previous years and we have a good chance to win the championship this time. All HKIS members are welcome to come and be our cheering team on the race day. Moreover, I am excited to announce that our President, Mr YU Kam-hung was invited by the Stanley Dragon Boat Association to be a VIP guest of the 龍舟賽事



Joseph Wong YSG Chairman

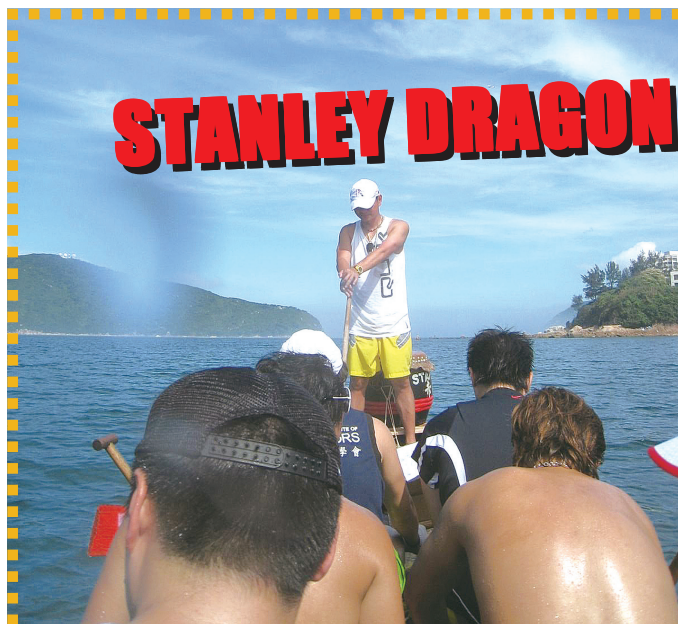
之點睛及剪綵儀式。 The ceremony will take place at Stanley Main Beach around noon time. Let's go and share this joyful moment with us!

香港專業人士中山大學國情研討班 on 17-18 May 2008

I am going to join the 香港專業人士中山大學國情研討班 with 55 YSG members from 17 to 18 May. The purpose of this CPD course is to let our members have a better understanding of the current situation of the Mainland. The course will go through the following topics: 第一講：《當前國際形勢和我國外交政策》，第二講：《粵港澳基礎設施的協調與發展》 and 第三講：《領導集團關注問題與執政理念》. I hope this course will give our young members some ideas of the future development of the Mainland, which will be helpful towards their future career in the Mainland.

香港測量師青年組與廣東省房地產行業協會同樂日 on 22 June 2008

I am going to lead one hundred HKIS members in a social event with 廣東省工程造價協會, 廣東省監理協會 及 廣東省房地產評估與經紀人協會. The event will include a visit to a Lychee Farm and a football match between the HKIS football team and the Mainland counterpart. Moreover, a one-hour CPD will be granted for the lunch sharing session given by the representatives of the above associations. We are going to have plenty of time to socialise with the Mainland Surveyors in this event. Although we have paid several visits to Mainland's Government Authority, we have never visited private practicing Surveyors. I believe it's a good opportunity to get to know what practicing surveyors do in our home country. So don't miss this golden chance and come and join in this event! Please refer to the event announcement for details.



STANLEY DRAGON BOAT RACE 2008

Can you see our intensive training?

Let's JOIN and SUPPORT our HKIS Team in the STANLEY DRAGON BOAT RACE on TUEN NG FESTIVAL, 8 June 2008 (Sunday)

See you all at Stanley Main Beach~!

A pre-Dragon Boat party will be held on 31 May 2008 (Saturday) at Cenna, 23/F, Continental Diamond Plaza, 525 Hennessy Road, Causeway Bay (next to Sogo), starting from 6.30 pm till late. It's FREE for all paddlers and drummers. Members and friends are also welcomed to join at HK\$150 per person. For enquiries, please contact Mr William Lai at 9667 6410.

KARAOKE FUN DAY (HKIS/S/200805)

- Event Date:** 21 June 2008 (Sat)
- Event Time:** 2.00 pm to 6.00 pm
- Venue:** CEO Neway at Causeway Bay
- Details:** To provide a chance for those members interested in singing, to gather and get to know each other. A karaoke/music interest group could be formed to hold regular functions afterwards. Members with great voice or good singing talent may be chosen to represent our institute to join the Joint Professionals Singing Contest with other professional bodies including HKCPA, HKDA, HKMA and HKLS on 24 August 2008.
- Registration Fee:** HK\$120 per person (including 2 drinks, snack and service charges)
- Quota:** 50 (First-come-first-served)
- Application deadline:** 14 June 2008

Interested parties please make reservation by using the standard CPD reservation form. For enquiries, please contact Ms Donna Yu at 2526 3679 (E-mail: cpd@hkis.org.hk) or Ms Michelle Chung via michellechung@hkis.org.hk.

YSG Social Event 一級運動攀登課程 (YSG/S/200803) 課程更改通知

- 教練:** 廖嘉華先生 (香港攀山總會教練)
- 日期:** 2008年6月22日(星期日) 改為2008年6月29日 (星期日)
- 時間:** 早上九時至下午六時
- 地點:** 油塘鯉魚門體育館
- 費用:** 港幣360元正 (費用包括場地, 導師, 器材及保險)
- 名額:** 尚有少量餘額, 歡迎報名
- 截止日期:** 2008年6月14日

內容: 本課程為一天全日課程, 結合理論課及實習課。上半部份為理論課, 簡介攀登歷史、教授安全守則、攀登器材、繩結使用及攀登要訣。下半部份為實習課, 教練將講解攀登及保護注意事項並示範攀登及保護手法, 隨後學員便可在教練導下練習繩結、保護手法及嘗試攀登。完成課程及合格後, 學員獲取由香港攀山總會發出的《一級運動攀登訓練證書》(證書費為港幣360元), 與朋友一同在有教練的場所內練習攀登。其後, 可考二級攀登, 獲發證書後則可自行租用場所享受個人攀登樂趣。

授課語言: 中文(輔以英文)

備註:

- 1) 參加者請用CPD Standard Reservation Form填好個人資料並連同劃線支票交回
- 2) 查詢請致電2526 3679予余小姐, 或電郵致 michellechung@hkis.org.hk 向Michelle Chung查詢



Asia Hotel Valuation Index 2008

Thomas Leung BSc(Hons), MRICS, MHKIS
 Co-Head of Valuation Services, Asia, HVS Global Hospitality Services



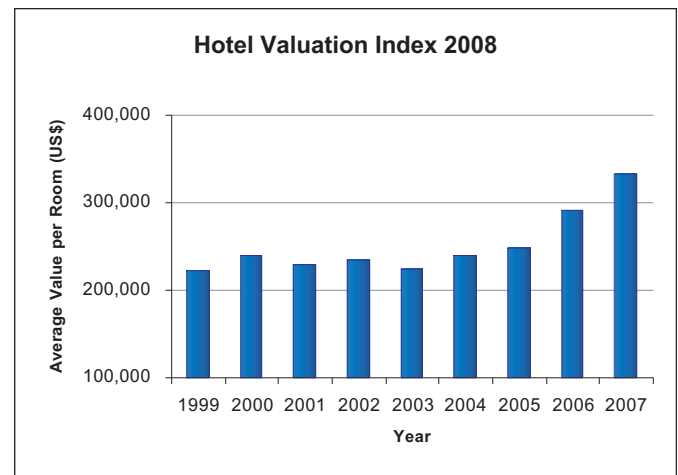
2007 was a bumper year for the tourism and hospitality industries in Asia. According to statistics from the United Nations World Tourism Organisation (UNWTO), international tourism in the world grew by 6% last year, with international arrivals growing above average growth rates at 10% for the Asia Pacific region. Driven by the strong global economic growth, climate change and growing recognition of tourism's contribution to the local economy, most Asian destinations, including Japan (+14%), Malaysia (+20%), Cambodia (+19%), Vietnam (+16%), Indonesia (+15%), India (+13%) and China (+10%), booked historical record arrivals and double-digit arrival growth. This growth of the tourism industry in Asia Pacific, which translated into higher occupancies and room rates in Asian hotels and resorts in 2007, has been phenomenal, given several isolated negative events taking place including the sub-prime crisis during the second half of the year and political transition taking place in several countries.

In the midst of this robust state of the tourism industry, the Asia Pacific region also saw record levels of investment and development activity in the hospitality industry. Notably, the largest hotel transaction in Asia was concluded in April 2007 between Morgan Stanley and All Nippon Airways Company Limited for its portfolio of ANA hotels and two property management units for US\$2.4 billion. Hilton Hotels Corporation, which included eight of its hotels in Asia Pacific, was also acquired by US private equity firm, Blackstone Group, for an aggregate US\$26 billion in the last year.

The value of a hotel property is the present worth of its future economic and other benefits. Knowledgeable hotel investors, whilst concerned with cashflow in progress, will take into consideration future risk and return profiles. The value of a hotel tends to fluctuate in line with market conditions, investor sentiment and performance outlook.

The Hotel Valuation Index (HVI) is a hotel valuation benchmark developed by HVS. It provides an indication of the average percentage change in the values of five-star ho-

tels across 13 markets in Asia. The HVI also reports the estimated average value per room, allowing the ranking of each market relative to an average of the markets reviewed.



The HVI 2008 shows that, on average, values of five-star hotels across selected key markets in Asia experienced a growth of 14% in 2007 as compared to a 17% increase in 2006. All of the markets reviewed in this year's Asia HVI recorded an increase in hotel values while ten of the 13 markets reviewed experienced double-digit growth. Tokyo and Hong Kong remained as the market leaders among the cities reviewed, averaging at 5% and 11% growth rates, respectively. Singapore continued to grow 26% in 2007, while Shanghai hotel values surged a further 26% in 2007 on the back of 2006's growth of 27%. This resulted in both cities to leapfrog Seoul, whose hotel values increased 2% in 2007. With preparations for the much awaited Olympic Games underway and the influx of new generation five-star hotels, Beijing hotel values increased 29% in 2007 - the highest growth rate among all cities. Although Thailand is undergoing a period of political transition since end-2006, its tourism sector has remained resilient, translating into an increase of 15% and 10% in hotel values (US dollar terms) in Bangkok and Phuket, respectively. Bali, Kuala Lumpur and Jakarta also benefitted from the buoyant regional tourism conditions to book significant growth in hotel values.



Average Value per Room for Five-Star Hotels in Asia, 1999–07 (US\$)

	1999	2000	% Change	2001	% Change	2002	% Change	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change
Tokyo	683,000	697,000	2%	665,000	-5%	683,000	3%	671,000	-2%	698,000	4%	725,000	4%	831,000	15%	871,000	5%
Hong Kong	398,000	477,000	20%	441,000	-8%	469,000	6%	445,000	-5%	496,000	11%	546,000	10%	624,000	14%	695,000	11%
Singapore	256,000	281,000	10%	256,000	-9%	260,000	2%	245,000	-6%	259,000	6%	285,000	10%	384,000	35%	483,000	26%
Shanghai	177,000	196,000	11%	201,000	3%	219,000	9%	218,000	0%	238,000	9%	249,000	5%	315,000	27%	396,000	26%
Seoul	310,000	326,000	5%	308,000	-6%	330,000	7%	317,000	-4%	321,000	1%	333,000	4%	387,000	16%	393,000	2%
Average	223,000	240,000	8%	229,000	-5%	235,000	3%	225,000	-4%	239,000	6%	249,000	4%	292,000	17%	332,000	14%
Beijing	140,000	147,000	5%	151,000	3%	159,000	5%	150,000	-6%	170,000	13%	184,000	8%	229,000	24%	296,000	29%
Bangkok	154,000	167,000	8%	173,000	4%	190,000	10%	184,000	-3%	194,000	5%	201,000	4%	195,000	-3%	225,000	15%
Phuket	202,000	220,000	9%	214,000	-3%	204,000	-5%	193,000	-5%	184,000	-5%	168,000	-9%	193,000	15%	212,000	10%
Taipei	182,000	184,000	1%	170,000	-8%	165,000	-3%	160,000	-3%	166,000	4%	171,000	3%	182,000	6%	186,000	2%
Bali	141,000	161,000	14%	156,000	-3%	133,000	-15%	125,000	-6%	143,000	14%	122,000	-15%	138,000	13%	169,000	22%
Kuala Lumpur	75,000	92,000	23%	90,000	-2%	92,000	2%	87,000	-5%	94,000	8%	99,000	5%	131,000	32%	166,000	27%
Jakarta	70,000	79,000	13%	74,000	-6%	65,000	-12%	61,000	-6%	72,000	18%	76,000	6%	94,000	24%	114,000	21%
Manila	116,000	97,000	-16%	84,000	-13%	81,000	-4%	75,000	-7%	75,000	0%	77,000	3%	96,000	25%	111,000	16%

Source: HVS

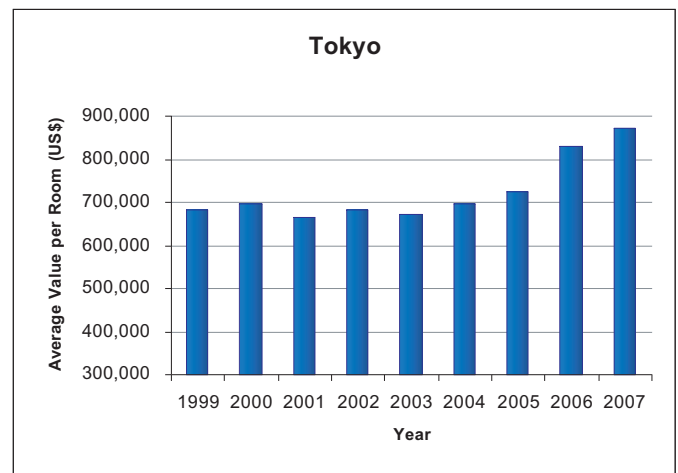
Performance in 2007

In the wake of healthy regional economic growth, the lodging industry in Asia thrived with increased tourism travels. The harsher-than-usual weather conditions experienced in Europe and North America due probably to the global climate change had also driven many travellers from temperate countries to tropical Asian countries such as Thailand, Malaysia, Singapore, the Maldives and Indonesia to avoid the winter season. Business travel also saw a significant increase in 2007 as participation in Asia's economic growth becomes more important.

The greater awareness of tourism being a significant contributor of economic progress among Asian governments has also led to a race to woo tourists from all over the world. This in turn brought about increased governmental investments in tourism infrastructure, marketing and promotion of domestic tourism markets, liberalisation of air transportation and greater regional cooperation. National airlines are aggressively upgrading their fleet of aircrafts, most notably, the Singapore Airlines rolled out the world's first technologically advanced commercial airplane, the Airbus A380, while budget airlines such as Air Asia, Tiger Airways and Jetstar are expanding their geographical routes. Airports in Asia are also being upgraded or expanded to meet the sustained surge in air travel to the region. Greater cooperation between Asian countries to liberalise air travel and travel documentation requirements had also contributed to the increased demand for accommodation.

Tokyo remained the most expensive city in Asia for hotel accommodation for yet another year. Hotel values in the

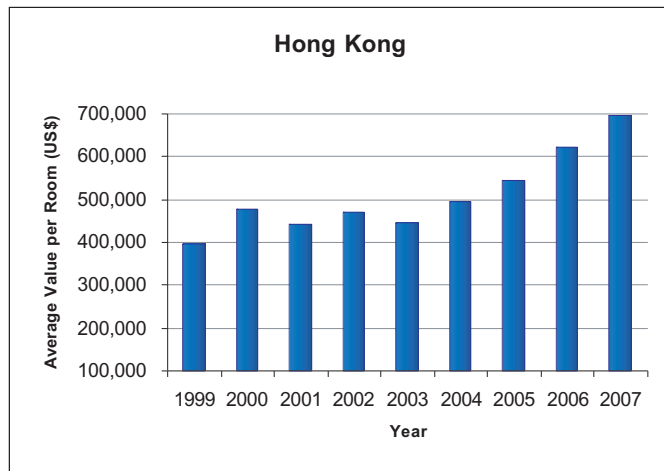
city increased by 5% over 2006 values to US\$871,000 in 2007. The continued disposal of non-core hotel assets by Japanese companies to foreign investors and the deregulation of office building density with the inclusion of a hotel component in mixed-use developments had resulted in the introduction of internationally branded five-star hotels which offer unprecedented luxury accommodation products in the market. This raised the benchmark for hotel standards in Tokyo and created upward pressures on room rates.



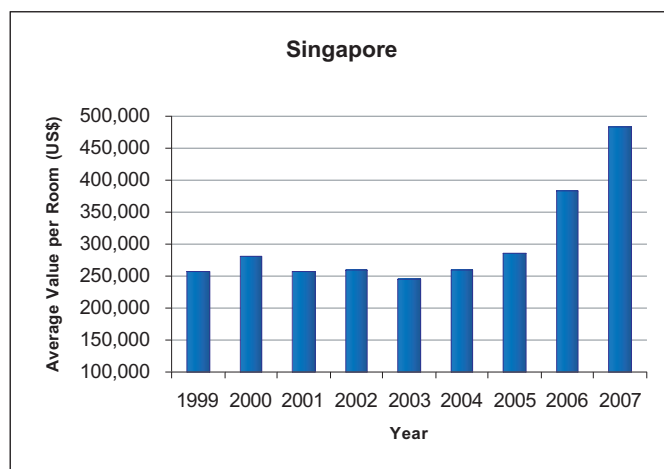
Hong Kong continued to reinvent its tourism drivers despite retaining its position as the city with the second highest hotel values in Asia. Upgrading programmes for its major retail areas are currently ongoing to attract shoppers from all over the world. One of such developments include the widening of the pavements along Mong Kok's famous Tung Choi Street. The Hong Kong government had also given approvals to extend the third phase of the Hong Kong



Convention and Exhibition Centre in order to protect its MICE industry from the emerging competition from Macau. Overall, Hong Kong attracted 28 million visitors in 2007, a 10% increase from 2006. This translated into an annual occupancy in the high 80s percentile with corresponding increases in room rates and hotel values.

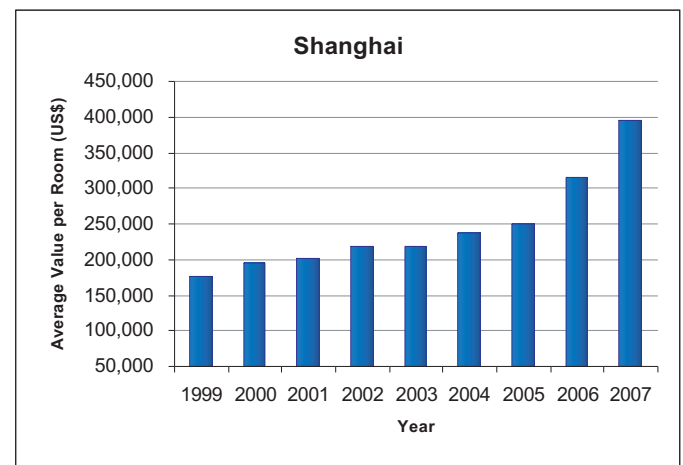


The operating performances of **Singapore** five-star hotels continued its bull run after a stellar 35% increase in hotel values in 2006. Against a strong economic landscape, significant growth in demand from the Corporate and Leisure segments resulted in hotel values increasing 26% to US\$483,000 in 2007, promoting the country to third place in this year's HVI rankings. With the surge in demand and the limited supply of hotel rooms, occupancies of hotels in Singapore hovered at the high 80s to low 90s range and caused upward pressures on room rates. According to official statistics, record-highs for average room rates have been broken thrice in the year 2007. Despite welcoming a record 10.3 million visitors in 2007, the country continued to hit headlines on the tourism front with the introduction of

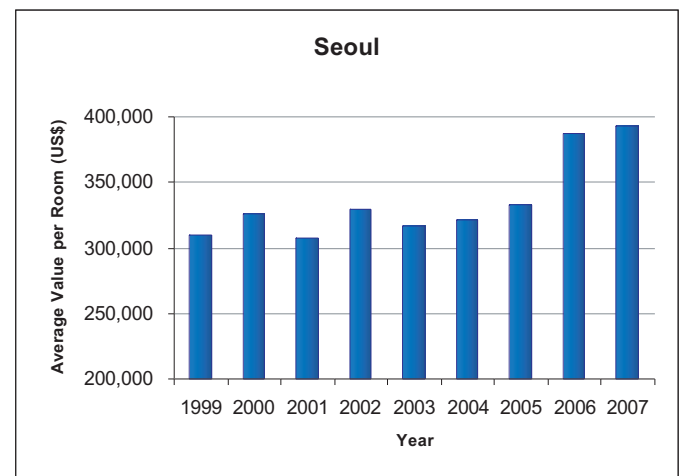


the world's first Formula One night race to be held in September 2008, the delivery of the world's first Airbus A380 'superjumbo' jet and the addition of more tourist attractions such as the Singapore Flyer.

Shanghai, being the economic and financial centre of one of Asia's fastest growing economies, has experienced exceptional progress in its economic development, which translated into increases in both lodging demand and room rates from the Corporate and Leisure segments in recent years, including the year 2007.



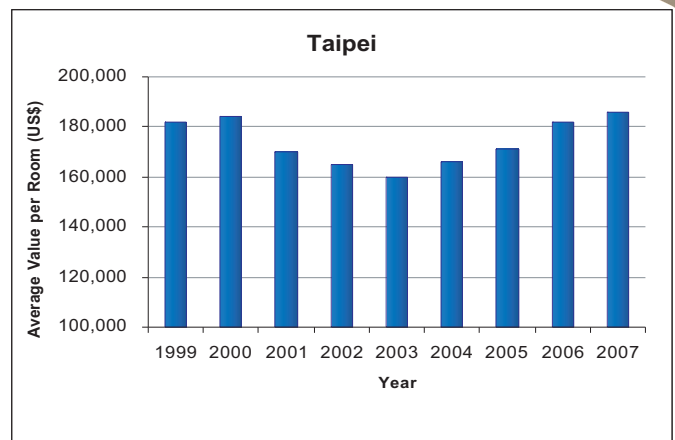
Five-star hotels in Seoul posted a marginal 2% increase in hotel values due to lingering but reduced tensions from its socialist counterpart after North Korea announced its decision to renounce its nuclear ambitions. Tourist arrivals grew approximately 3% from 2006 to 2007.



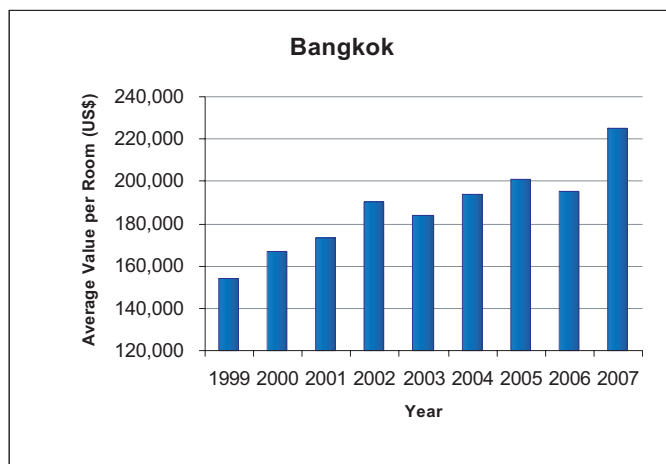
As the city gears up for the much anticipated XXIX Olympic Games in 2008, **Beijing** continues to see a plethora of new local and internationally branded hotels opening in the city

to capitalise on this prestigious global event. Despite the surge in new accommodation supply, visitor arrivals and demand for accommodation grew significantly to record a 29% increase in hotel values from 2006 - the highest recorded increase in hotel values in this year's HVI review. Existing hotels are also actively increasing room rates leading up to the 2008 Olympic Games. The central government's concerted efforts to invest in tourism facilities, public infrastructure and social/cultural education are aimed at creating a tourist-friendly and mature tourist destination after the world's largest sporting event, however, there is a potential risk of oversupply in the medium term, due to the current influx of new hotel developments.

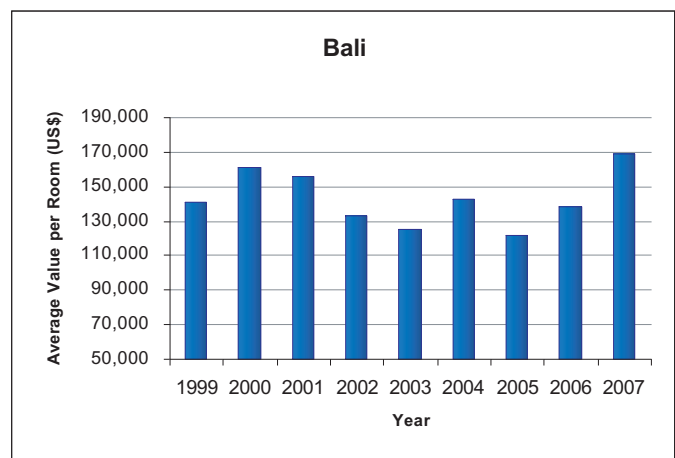
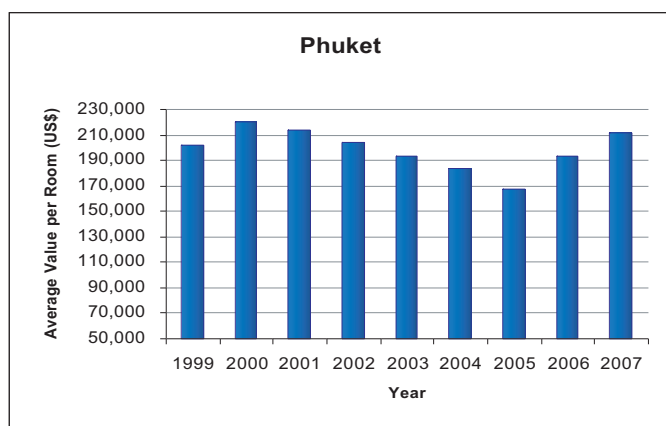
Thailand's tourism sector continues to prove its resilience in spite of an eventful 2007. According to official figures, despite the mixed tourism sentiments among tourists and investors in Thailand attributed to the political transition period and isolated events of social unrest, the country's tourist arrivals grew with increased flight frequencies. The anticipated entry of a new generation of five-star hotel developments, the attractiveness of **Bangkok** as a leisure



destination and the strengthening of the Thai Baht translated into an improved hotel value in US dollar terms in 2007. **Phuket**, being one of Asia's most established tourist resort destinations, remained popular. Despite the aviation incident in September 2007 involving budget airline One Two Go Flight 269, its tourist arrivals remain somewhat unaffected and several internationally branded resorts like the Jumeirah and the Shangri-La are slated to open in the medium-term.

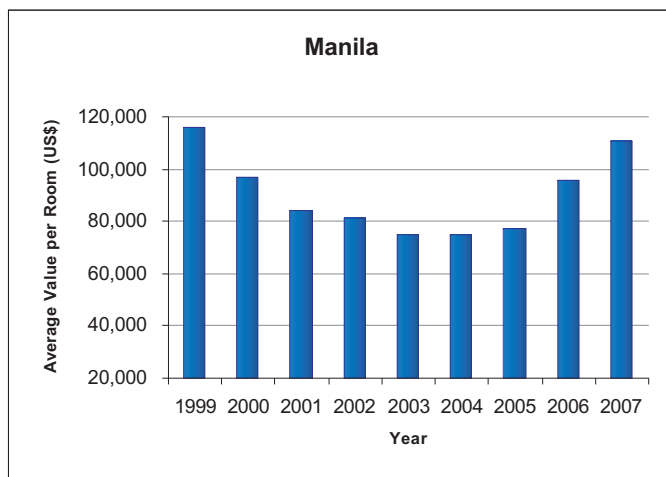


The recovery of the tourism market in Bali has been significant after the bombing incident in 2005, proving its popularity as one of Asia's leading resort destinations. Although several travel advisories were issued by Australia and several European countries over the year, visitor arrivals increased more than 30% in 2007, with Australians making up approximately 15% of total arrivals. Bali also hosted the UN Climate Change Conference in December 2007, which turned out a success and signalled the confidence given to the revamped security of the island. With this renewed interest and demand for accommodation, hotel values increased approximately 22% in 2007.



After a successful tourism campaign with the 'Visit Malaysia Year 2007', Kuala Lumpur is reaping the fruits of the efforts by the Malaysia Tourism Promotion Board. Coupled by the positive economic environment and expansion of its aviation industry, the hotel market experienced a boom with improved occupancies and room rates, increased hotel developments and strong investor interest for hotel assets. These factors have contributed to hotel values increasing by approximately 25% in 2007.

After years of political and social instability in the Philippines and Indonesia, hotel investors and developers are beginning to show interest in Jakarta and Manila, particularly in new key areas of development. Tourist arrivals and business travel have also edged upwards, fuelling the demand for accommodation, which in turn caused hotel values to appreciate by approximately 20% and 15%, respectively.



Conclusion

The year 2007 has been an exceptional year for the tourism and hotel industries in Asia, marked by the liberalisation of air travel, expanding aviation industry and increased travel into and within Asia, which translated into higher occupancies and room rates for hotels in most Asian cities, new hotel developments in untapped markets and a vibrant hotel investment arena. The growing affluence of travellers as a result of several years of economic progression regionally and internationally has contributed to the financial performance of Asian hotel properties, resulting in unprecedented growth levels in hotel values in several key cities reviewed.

Looking ahead for 2008, while the US - the largest economy in the world - is expecting to experience a slow down, Asia is expected to fare relatively better as the regional economies will continue to benefit from the growth of China and India. The sentiment in the hospitality industry in Asia is likely to remain cautiously optimistic as the Asian travel industry continues to expand. The political willpower to collaborate among Asian countries would be key in determining the growth of the region's tourism and hotel industries in years to come. Nevertheless, the upcoming global events to be held in Asia, particularly the Olympic Games and World Expo, and the deliberation of several countries such as Japan, Vietnam and Korea to legalise and expand gaming activities, following the success of the Macau and Singapore models, are likely to hold Asia's tourism industry in good stead in the short-to-medium term, barring any unforeseen events.

Disclaimer: The information provided has been gathered from various market sources. HVS has not independently verified the accuracy of the information provided. Readers should not rely on the information as statement of facts and are advised to make their own independent checks to verify the information provided. Any projections or value opinion presented herein should be considered as indicative only. In determining any opinion of value, readers are advised to rely on their own investigations and not upon any information as presented. No representation or warranty is made in relation to the accuracy, currency, completeness and suitability of the information contained herein.



2008 粵、港、澳測量師學術交流聯誼活動

廣東省中山市交流參觀團報告
盧海燕

土地測量組多年來多次舉辦粵、港、澳測量師學術交流聯誼活動，過去曾訪問廣州、潮汕、韶關及惠州等地，每次團員都口碑載道。今年聯誼活動在中山舉行。中山古稱香山，是一代偉人孫中山先生的故鄉。中山北臨廣州、南鄰珠海、澳門、東望香港、深圳，位於珠江三角洲旅遊熱線上，面積1800平方公里，人口142.3萬。中山是中國唯一以偉人名字命名的城市，以其優美的環境，悠久的歷史文化令到中山相繼獲得了多項國家級的城市殊榮，我們希望藉此交流聯誼活動能了解中山的發展，亦希望與中山市政府及中山市測繪協會建立及增進友誼，方便日後的往來及合作。



此次活動反應理想，我們一團三十多人由本學會前會長 黃仲衡先生、土地測量組主席 宋漢光先生及中國事務常設委員會主席 陳志端先生領團在4月10日早上乘豪華巴士經深港西部通道直達中山，下榻於中山滙泉酒店及午膳隨後便於中山市國土資源局會議廳進行座談交流會。此座談會參與單位眾多，包括廣東省國土資源廳、中山市政府、中山市國土資源局、廣東省測繪學會、澳門特別行政區地圖繪製暨地籍局、中山市測繪協會等各方代表。



座談會由中山市國土資源局房地產管理局總工程師 李民君先生主持並開始由廣東省測繪學會領導 楊林安先生致歡迎辭。承接著歡迎辭，中山市人民政府副秘書長 吳東玲先生首先向我們介紹中山市社會經濟發展情況。然後由中山市國土資源局副局長程國紳先生介紹中山市測繪及土地管理工作等情況。本學會前會長 黃仲衡先生亦向中山市領導們概括香港測量工作及地理資訊發展的狀況。澳門特別行政區資料處理處處長 惠程勇先生亦握要地向大家介紹澳門的發展及測量工作。



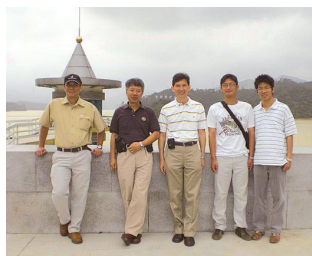
最後，就以上各方代表的發言及粵港澳三方的測繪、城市規劃、測量師專業考試等有關問題，大家進行了討論和交流。這對增進粵港澳測量界同仁的友誼等都將起到良好的作用。會後，我們參觀中山市國土資源局辦公窗口、交易中心及展覽廳等幫助我們對該局運作的認識。

4月11日，感激市政府的安排及介紹，讓我們參觀了中山一些精品樓盤和花園住宅小區包括凱茵新城及萬科城市風景開發區、會展中心及市區容貌。午飯後，我們參觀古鎮燈飾廣場 - 它舊址原來是已關閉的電鍍廠，今日已搖身一變成為一個佔地35000多

平方米、由古鎮鎮古一村投資1000多萬元建設的燈飾配件市場。2002年，古鎮通過國家輕工業聯合會和中國照明電器協會的檢查驗收，獲得“中國燈飾之都”的稱號。



4月12日我們兵分兩路，有打高爾夫球的，也有隨團遊歷長江水庫、孫中山先生故居紀念館及嶺南水鄉的。



長江水庫在1963年基本建成，集水面積三十六平方公里，庫容達五千萬立方米。往水庫區裏望，群山處處，一望無限樹木，無盡生機，倒映湖中，此乃長江疊翠美景之所在。



孫中山先生故居紀念館是以翠亨孫中山先生故居為主體的紀念性博物館。2000年被國家旅遊局評為全國首批AAA級旅遊景點。孫中山先生在1866年11月12日誕生於此。故居是中西結合、由磚木所建造的兩層樓房。外表仿照西方建築。正門上掛一副對聯，曰：“一椽得所，五桂安居。”據傳是樓宇落成後孫中山先生親筆撰寫的。

嶺南水鄉位於中山市民眾鎮。風光秀麗，居民兼漁兼農的生活方式極具特色，是嶺南一帶保存最完整、最具水鄉特色的自然景觀與人文生態的景區，享有“南國的周莊”、“中國的媚公河”等美譽。嶺南水鄉經過多年的經營，目前已成為一個具有典型水鄉特色，集旅遊、飲食、娛樂於一體的旅遊點。

午飯後，我們道別中山市政府及廣東省測繪學會代表，踏上回港路途，為今年粵、港、澳測量師中山學術交流聯誼活動正式畫上完美的句號。

這次活動能得到空前成功，除了多得中山市政府及廣東省測繪學會的熱情與細心招待外，我們不能不感激 陳達榮先生及 陳志端先生事前所作的大部份聯系及籌備工作。當然，會員們的積極參與及投入是不可缺少的！在此，我們熱切期待下一次的活動安排並約定您們齊來參與！





Seminar on Routes to HKIS Membership

Adam Yau

Assistant Officer, LSGI, HKPU

Accomplishing the Assessment of Professional Competence (APC) of the Hong Kong Institute of Surveyors (HKIS) is the principal route for BSc graduates in land surveying specialism of the Department of Land Surveying and Geo-Informatics, HKPolyU. The representative of the Land Surveying Divisional Education Committee (LSDEC) of HKIS, Mr Lai Lit-ki Ricky, was invited to HKPolyU to deliver a talk on the topic "To be a Member of HKIS" to the graduating class on 10 April 2008.

Mr Lai is a graduate of the survey program of HKPolyU (formally Centre of Land and Engineering Surveying, the Hong Kong Polytechnic) and joined the Survey and Mapping Office since then. He has served in LSDEC of HKIS for over 5 years. Relieved from being the Secretary of LSDEC recently, Mr Lai still continues to review the APC and to revise the related rules and guide.

In the seminar, Mr Lai first gave an introduction of the development history of professional land surveying in Hong Kong. After briefing on the composition and grades of memberships of the HKIS, he then focused on the new APC to be imple-

mented by HKIS in the near future. Learning from the talk, our students have come to understand the training arrangement, submission requirements and form of assessment of the APC. Finally, Mr Lai shared with the students the opportunities of professional training and how they should prepare themselves to face the challenges of APC. Mr Lai was glad to learn that most of our students are already Student members of HKIS and he looked forward to seeing them becoming professional members in the future.



Business Interiors: How can interdisciplinary design add value?

Kathy Cheung

Committee Member & CPD Convenor of YSG

Thanks to Mr Greg Pearce, co-founder of One Space Ltd, for giving HKIS members a talk on the topic 'Business Interiors: How can interdisciplinary design add value?' on 24 April 2008. Greg Pearce licensed as an architect in Hong Kong and the UK. His working career within and leading multi-disciplinary design teams has expanded his circle of knowledge and contributed to a collaborative work methodology and a consensus-building style of leadership. Greg is active in the academic arena, most recently at University of Hong Kong.

During the talk, Greg explored how soaring commercial rents and the simultaneous growth of the financial services industry in Hong Kong and Mainland. He demonstrated the business value of interdisciplinary teamwork on interiors projects,

including share lessons learned and showed illustrated project examples for discussion. For example, Greg illustrated how an office can have a quick and easy expansion by strategically locating the business equipment and services, such as server room and service ducts, as well as purposely reserving spare provisions, so that messy retro-fitting can be avoided. Also, he explained how the business process can be taken into account in the planning of the setting in order to enhance the efficiency of the operation. On the other hand, the setting of common facilities such as a rest room is also important that it can be tactically placed to enhance communications among colleagues. Lastly, Greg emphasized that communications with the technical and maintenance departments during the design stage are crucial as it always helps achieve higher efficiency and better utilization of space, which in turn adds value to the business. The event was a very impressive and successful one.

I would like to thank my colleagues from YSG committee members, including Joseph Chong and Astor Chu for their assistance in organising the event.



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Date	Event	Organiser	Location
2008			
Jun	12	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	14-18	12 th Pacific Association of Quantity Surveyors Congress	PAQS & CIQS, Edmonton, Canada
	14-19	FIG Working Week 2008	FIG & SLF, Stockholm, Sweden
	27	Surveyors Happy Hour	HKIS Library, HKIS
	27-28	Quality Building Award 2008 Conference	QBA OC, HK Polytechnic University, Hong Kong SAR
	29-2 (July)	AACE International 52 nd Annual Meeting & ICEC 6 th World Congress on Cost Engineering, Project Management and Quantity Surveying	ICEC & ACEC, Toronto, Canada
Jul	10	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	24	HKIS General Council Meeting	HKIS Board Room, HKIS
	25	Surveyors Happy Hour	HKIS Library, HKIS
	26	HKIS Annual Conference	HKIS Conrad Hong Kong SAR
Aug	14	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	29	Surveyors Happy Hour	HKIS Library, HKIS
Sep	11	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	21-25	World Sustainable Building Conference 2008	CSIRO, Melbourne, Australia
	25	HKIS General Council Meeting	HKIS Board Room, HKIS
	26	Surveyors Happy Hour	HKIS Library, HKIS
	27	BSD Annual Conference	HKIS Harbour Plaza Hong Kong SAR
Oct	9	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	31	Surveyors Happy Hour	HKIS Library, HKIS
Nov	3	HKIS Annual Dinner	HKIS Grand Hyatt Hong Kong SAR
	13	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	27	HKIS General Council Meeting	HKIS Board Room, HKIS
	28	Surveyors Happy Hour	HKIS Library, HKIS
Dec	12	HKIS Annual General Meeting	HKIS SLC, HKIS
	19	Surveyors Happy Hour	HKIS Library, HKIS

For details, please visit www.hkis.org.hk or contact the HKIS office on 2526 3679. Board Room, HKIS = 810 Jardine House, 1 Connaught Place, Central, Hong Kong. Library, HKIS = 801 Jardine House, 1 Connaught Place, Central, Hong Kong. SLC, HKIS = 811 Jardine House, 1 Connaught Place, Central, Hong Kong.

We are 24 going on 25!
25 April 2008



Surveyors Happy Hour in 2008 are on
27 June, 25 July, 29 August, 26 September,
31 October, 28 November, 19 December

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

