

A Milestone of the HKIS Secretariat Grand Opening of the New HKIS Office



Reported by Sr Edward AU, FHKIS
HKIS Hon Secretary



The Grand Opening: An official opening ceremony for the new HKIS Secretariat and Surveyors Learning Centre, which officiated a new era for the Institute, was conducted on 18 March 2013 in Rooms 1205-1207, 12/F, Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong.

101 guests, including the Secretary for Development, Mr. Paul Chan, government officials, heads of government departments, professional organizations and universities, past presidents of the HKIS, and members participated in the event. We were delighted to have Mr. Chan as the Guest of Honour at this opening. A ceremony to unveil a commemorative plaque in recognition of the HKIS's presidents of the past 29 years was also held.

Sr Stephen Lai, the President of the HKIS, said, "It gives me great pleasure to declare the Secretariat and Surveyors Learning Centre officially open. The relocation brings the Institute to a brand new start, while never forgetting the contributions made by past council members who formed and built the Institute as it is today. Next year will mark another significant milestone for the Institute as it celebrates its 30th anniversary. We hope the Institute will continue to prosper and thrive under the continuous support and contributions from members."



The Guest of Honour, Mr. Paul Chan, Secretary for Development, delivers a speech during the ceremony



Sr Stephen Lai and Mr. Paul Chan unveil the HKIS plaque at the new Surveyors Learning Centre



The HKIS President, Sr Stephen Lai, welcomes guests and members in his opening remarks



Sr Stephen Lai and Mr. Paul Chan unveil the HKIS's Past Presidents Plaque

The Housewarming Party



The HKIS President toasts the new HKIS Office with guests and members



Wine toasting with guests to the prosperity of Institute



Group photo with guests and members

It was a warm and wonderful evening with over 100 guests and members gathered at the new Surveyors Learning Centre. Besides the Honourable Guest, Mr. Paul Chan, we were also delighted to have the Under Secretary for Transport and Housing, Mr. SM Yau, the Permanent Secretary for Development, Ir CS Wai, and the directors of various government departments, presidents of professional institutions, and the HKIS's past presidents attend the party. Guests and members mingled with each other to celebrate the opening of the new HKIS office and the Year of the Snake. Led by HKIS President, Sr Stephen Lai, everyone toasted to the better future development of the Institute and to the health of everyone at the Opening Ceremony.

In order to acknowledge the achievements of the HKIS's past presidents, the Housewarming Party Organizing Committee¹ designed a commemorative plaque engraved with the names of all past presidents. The commemorative plaque will be permanently displayed in the HKIS's reception area.

The new office annotated a new era of the HKIS's history. Members welcomed this new facility while saying goodbye to the old Jardine House Office, where the HKIS Secretariat had been stationed for the past 14 years.



Layout of the new HKIS Office



The entrance to the new HKIS Office at Wing On Centre

¹ Convened by Sr Edward AU, the Housewarming Party Organizing Committee was formed by Sr Rebecca Lo, Sr Jason CW Chan, Sr Jenny Yuen, Sr Stephen Chan, Sr Rebecca Lee, Sr Tzena Wong, and Ms Margaret Yung, the HKIS Senior Manager. We are thankful for the contributions and efforts they made to organize this meaningful ceremony and party.

The HKIS Office Then and Now

The New HKIS Office

The HKIS Secretariat moved into its new office premises in Rooms 1205-07, 12/F, Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong, on 28 January 2013. Members may wish to note that save for the slightly smaller total floor area, the new Secretariat and Surveyors Learning Centre (SLC) is equipped with the same facilities as those found previously at Jardine House. The Secretariat includes a reception counter, President's Office, general office, pantry, printing room, and store room. Besides the Secretariat, the new premises also houses a Surveyors Learning Centre comprising a Board Room, two meeting rooms, a Library, and a Lecture Room with a seating capacity of 150.

Starting from now, members can enjoy CPD events and other activities at the new comfortable SLC and different meetings can be held concurrently in the new meeting rooms.

The New HKIS office at Wing On Centre



Reception Counter



Surveyors Learning Centre



Board Room



Surveyors Learning Centre



Meeting Room

Farewell to the Past – A history in time

The former HKIS Secretariat was located at Jardine House for over 14 years. The old office brought back lots of memories, including the hardships and efforts of members.

The HKIS Secretariat moved to Jardine House in 1998. In 2004, it expanded to accommodate the Surveyors Learning Centre. In 2005, new library facilities were officially opened by two past presidents, Sr TT Cheung and Sr CY Leung. A few old photos should bring back memories for members.

Old Photos from the Archive: the Library and SLC at the Jardine House Office



The HKIS Logo Mark at the old Jardine House Library



Opening of the new Library, 2005



Guests at the opening ceremony, 2005



Unveiling of the HKIS Logo by Sr CY Leung and Sr TT Cheung at the old Library, 2005



Wine toasting during the ceremony, 2005



The SLC at Jardine House, 2012



Old Library



Old Library



Main entrance to the old HKIS Secretariat at Jardine House

On 18 January 2013, a farewell party was held at the Jardine House SLC to annotate the official closing of the old HKIS Secretariat and SLC. Over 50 HKIS members

attended to bid farewell to this memorable place of achievement and happiness.

Farewell to the Jardine House Office



The Hong Kong Institute of Surveyors Comments to Consultation Paper on ADVERSE POSSESSION

The Adverse Possession Sub-committee of the Law Reform Commission released a Consultation Paper (the Paper) on 10 December 2012 making preliminary proposals for the reform of the law on adverse possession. The HKIS submitted response to the Law Commission of Hong Kong:-

1. HKIS has no objection to retain the law of adverse possession as it help protecting against stale claims; avoid land becoming undeveloped and neglected; prevent hardship when a squatter has incurred expenditure to improve the land under mistake as to ownership or boundary.
2. HKIS strongly urge the Administration to enact legislation for determination of land boundaries which will enable identification of the extent of land parcels with certainty. Knowing the exact boundaries of property is of utmost importance for protecting the rights and interests of property owners. Certainty of land boundaries is essential for the Government to carry out its duties to administer the leased and unleased land, to control land use and to plan land development. Good land governance needs the support of an effective land boundary system. The legislation for implementation of determination of land boundaries is necessary for bringing certainty to the location of land parcels.
3. HKIS agrees that the existing provisions on adverse possession can be retained but whether it can offer practical solution towards boundary problems is questionable not to mention it might invite more litigation. The Institute considers that the key to solving land boundary problems is to provide legal backing for determination of land boundaries. HKIS opines that it is of vital importance for the Administration to take the lead to implement a legal framework for Determination of Boundaries through Land Survey Ordinance.
4. HKIS supports that the law of adverse possession should be recast under the prospective registered land system. We would urge the Government for an early implementation of the land title registration system.
5. The Paper recommends the requirement that the squatter should register an application for adverse possession before he could acquire absolute title to the land. HKIS agrees that this would help to protect the rights and interests of the property owner in a sense that he would be notified of the squatter's intention to claim adverse possession and thus would have a chance to object to such application. We generally welcome this approach.
6. HKIS supports the implementation of the 10 year adverse possession plus 2 years notice requirements, it would prevent the squatters stealthily taking away title owner's land without alerting the title owner of such intention. HKIS is also of the view that the notice should be accompanied with an accurate plan of sufficient information to alert land owners involved about the extent of the land being occupied.
7. As to whether the case of 60 years' adverse possession against the Government land should be abolished, HKIS considers that this issue warrants further consideration as it would create adverse impact to land development. A claim of adverse possession on a piece of government land may delay the process of development especially in our times of scarce land resources in contrast to the high demand for development lands.
8. HKIS fully agrees that Government should be urged to step up its efforts to address the boundary problem in the New Territories. We consider that resurvey of the boundaries would resolve most, if not all, of the problem mentioned. Providing a legal framework for determination and ascertaining land boundaries are essential for protecting the rights and interests of property owners as well as to ensure the effectiveness of land management in Hong Kong.

香港測量師學會對《逆權管有》諮詢文件的意見

法律改革委員會轄下的逆權管有小組委員會於 2012 年 12 月 10 日發表諮詢文件，就改革逆權管有的法律提出初步建議。香港測量師學會向法律改革委員會提交以下意見。

1. 逆權管有應在特定的情況下予以保留，特別是要保障到一些陳舊的申索、避免土地不開發和荒廢，以及避免在有錯誤〔特別是當擅自佔地者因擁有權或界線問題的錯誤而花費開支於改善土地的事上〕時造成困苦。
2. 為確保清晰辨別地界及確定業權範圍，學會促請政府立法建立釐定土地界線的制度。這對保護業主的權利尤為重要，此舉亦有助政府管理已租賃及未批租的土地、管制土地用途和規劃土地的發展。良好的土地管理需要一套有效的土地界線制度，因此立法釐定土地界線以確定土地的位置是必要的。
3. 香港測量師學會認同委員會建議有關逆權管有的現有法律條文可予保留，但學會質疑該等條文是否足夠對土地界線問題提供切實可行的解決辦法，逆權管有甚致可能會造成更多的訴訟。學會認為，解決土地界線問題的關鍵是透過修改現時的《土地測量條例》，建立一個釐定土地界線的法律框架。
4. 香港測量師學會認為，逆權管有的法律應在原有的土地註冊制度之下重塑。學會促請政府儘快實行土地業權註冊的制度。
5. 諮詢文件建議，擅自佔地者需要提出逆權管有的申請，方可獲取該土地業權。而註冊擁有人會獲通知擅自佔地者的申請，並可對申請提出反對。學會對此表示支持，認為此舉實有效保障土地擁有人的權益。
6. 學會同意實施逆權管有土地 10 年後，須另加 2 年通知期，因為此安排可有效防止擅自佔地者在不通知的情況下奪取業權人的土地。學會認為有關的通知書必需附有準確和足夠資料的圖則，以提醒有關業權人其土地被佔用的情況。
7. 對於應否廢除在管有政府土地 60 年後可取得業權，學會認為此事值得詳細考慮，因為佔用政府土地對土地發展有負面影響。在現時土地供應短缺和需求甚高的情況下，逆權管有政府土地很可能拖延土地發展的進程。
8. 學會非常認同法律改革委員會的建議，政府應在解決新界的土地界線問題上加一把勁。我們認為重新測量土地界線並配合以法律確定土地界線的位置，便能解決大部份的地界問題，從而保障土地業權持有人的權益，並使土地管理有效地執行。



Message from the Chairman of the Board of Professional Development

Sr Daniel Hui

IMPLEMENTATION OF THE CPD ATTENDANCE SYSTEM

The Barcode electronic recording system for CPD attendance was developed in 2012. The HKIS's membership cards have a barcode feature that can record CPD attendance and include the date, the venue, the title, and the time in and time out for a particular CPD event. All members can bring their membership cards to register their attendance in CPD events held by the HKIS.

1. Benefit of the Barcode attendance system

- (a) Members' online CPD profiles can be updated by this Barcode Attendance System within three days after the completion of the event. This means that members are not required to update their own CPD profiles by themselves if they have attended CPD events held by the HKIS.
- (b) It can monitor each member's CPD attendance by recording late arrivals at and early departures from CPD events.

2. Schedule for implementation

- (a) April to May 2013: Grace period
 - (i) Members can register by signing in, as usual, or by scanning their membership cards at the barcode reader at the reception area.
- (b) June 2013: System launches
 - (i) All members should bring their membership cards to record their attendance at CPD events. The System will update their online CPD profiles within three days after the completion of an event.
 - (ii) Members who forget to bring their membership cards should record their attendance by signing in when they arrive and signing out when they leave the venue. They should manually update their CPD attendance records by themselves on their online CPD profiles after completing each event.
 - (iii) The barcode attendance system is not applicable to walk-in registrations. Members should record their attendance by signing in

when they arrive and signing out when they leave a venue. They should manually update their CPD attendance records themselves on their online CPD profiles after completing an event.

NEW CPD ATTENDANCE POLICY

It was noted that some members attended CPD events late and some left the venue before the scheduled/actual closing times. To avoid disturbing both speakers and fellow attendees, a new CPD attendance policy will be launched beginning on 1 June 2013:

- (a) Members will be asked to present their membership cards for scanning when they enter or exit the CPD venue.
- (b) A grace period of 20 minutes will be permitted for late arrivals.
- (c) Members who are late (i.e., arriving over 20 minutes after the CPD commences) will be permitted to attend the CPD event, but will not receive any CPD hours for that event.
- (d) No early departure will be permitted. Any member who departs before the scheduled/actual closing time (including the Q&A session) of the event will be treated as absent and will not receive any CPD hours for that event.
- (e) The attendance stamp/ticket will only be available after the completion of the event.
- (f) A specific attendance ticket will be issued to walk-in applicants and members who forget to bring their receipts. Attendance tickets will not be issued to walk-in applicants after the event.

MANDATORY CPD CHECK 2013

The Board randomly selected 490 members by computer for a check and found that they were not in compliance with the Mandatory CPD requirement of completing a minimum requirement of 60 hours CPD over a three-year period (i.e., from 2007 to 2010). Warning letters will be issued to request them to fulfill the requirements stipulated under the Guidance Notes for Mandatory CPD (June 2007).

Daniel Hui
Chairman
Board of Professional Development

Council Members Reaching Out

1 March 2013	Spring Dinner of Commercial Office, Economic Affairs Department, Liaison Office of the Central People's Government in the Hong Kong Special Administrative Region	Sr Simon Kwok
3 March 2013	"HK3030 Campaign" Activation Ceremony cum Press Conference organized by Hong Kong Green Building Council	Sr Stephen Lai
4 March 2013	Spring Cocktail Party of The Hong Kong Institute of Arbitrators	Sr Stephen Lai
5 March 2013	Spring Cocktail Reception of The Hong Kong Institute of Certified Public Accountants	Sr Stephen Lai
6 March 2013	Spring Dinner of The Hong Kong General Building Contractors Association Ltd	Sr Edward Au
8 March 2013	Spring Dinner of The Hong Kong Dental Association	Sr Stephen Lai
12 March 2013	The Hong Kong Institution of Engineers 38th Annual Dinner	Sr Stephen Lai
14 March 2013	RICS Hong Kong Annual Dinner 2013	Sr Stephen Lai
15 March 2013	Engagement session on Green Building organized by the Environment Bureau	Sr Dick Kwok Sr Kenneth Yun
16 March 2013	Cross-Strait Architectural Design Symposium & Awards & Dinner 2013 organized by The Hong Kong Institute of Architects	Sr Stephen Lai Sr Simon Kwok
21 March 2013	Hong Kong Institute of Volunteers Inauguration Ceremony cum Forum on "Building Impact in Volunteering – Productive partnership between the private sector and volunteer-involving organizations"	Sr Stephen Lai
23 March 2013	Briefing Session on the Proposed Establishment of Harbourfront Authority organized by Harbourfront Commission	Sr Stephen Chan
25 March 2013	Annual Dinner of The Chartered Institution of Civil Engineering Surveyors	Sr Stephen Lai Sr Simon Kwok Sr Koo Tak Ming Sr Lesly Lam Sr K L Wong
28 March 2013	The Institution of Fire Engineers 54th Annual Dinner	Sr Simon Kwok