



**HKIS 20<sup>th</sup> Anniversary Photo Competition**  
**Theme Prize**  
*"In the City of Surveying"*  
 Life Through the Eyes of a Surveyor

George Leung

**Divisional Council Reports**





Raymond Chan

## Building Surveying Division

Here we are, at the end of another council year. I like to report on some of the things we did.

### Counterpart in Mainland

We are waiting for the confirmation of re-positioning of the Supervision Engineers. Further talks will be commenced in beginning of 2005.

### AIBS Visit to us

The President & CEO of AIBS visited us, gave us a talk, visited the Buildings Department and visited a building surveying practice in July.

### Attendance of AIBS Conference in Tasmania

I attended their conference with two delegates from the Buildings Department. We established better link and are trying to learn from them their experience in the implementation of private certificate.

### Visit to Singapore & Malaysia

Mr Edwin Tang & Mr Kenny Suen represented BSD to visit Singapore & Malaysia. We all feel that we need to establish a closer link in this region.

### WOBO meeting in Japan

I and Kenneth Yun attended the WOBO meeting in Japan in April. The next WOBO meeting is expected to be held in Hong Kong in 2005.

### FIG Conference & Exhibition

I attended the FIG exhibition in Greece in May.

### CPD & Annual Conference

We held a number of CPD talks covering licensing, Amoy Garden Project E, site visits locally & site visit to Shenzhen, etc. Most of the events were well attended and highly rated by participants.

### Proposed Building Affairs Tribunal

Our council has worked on this proposal. HPLB appears to be really interested and we are following it up actively.

### Surveyors Learning Centre

I acted as Project Manager for the fitting out of the Surveyors Learning Centre.

### My Future Move

I shall take up the position of Vice President of the HKIS for the year 2004-2005.





Yu Kam-hung

## General Practice Division

Since its first meeting in November 2003, the new GPD council has been working towards "Excelling Profession Standards" and "Strengthening Industry Position". With the help of our immediate past Chairman and four co-opted members, we have formed 16 working panels for the development of general practice surveying, and we are happy that members are now enjoying the fruits of those labours.

The Assessment of Professional Competence has long been a good qualification regime for probationers. We have improved the consistency, transparency and quality of the assessment over the past year, which has enabled probationers to be better prepared for the assessment.

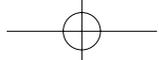
The Business Valuation Standard was published in June 2004 and circulated to members for comments. This paved the way for members to participate and promote business valuation services in Hong Kong. Cooperation with the Hong Kong Society of Financial Analysts and the Royal Institution of Chartered Surveyors on business valuation matters has been realised through the establishment of the Business Valuation Forum. The Forum has gained support from the Securities and Futures Commission and other relevant government organisations.

From 1 January 2005, the new property valuation standards would have taken effect. The new property valuation standards are tailor-made to accommodate updated requirements on listing rules, accounting principles and investment analysis. A scrupulous public consultation has been under way, and relevant government departments or organisations have already recognised the valuation standards. We will continue participating in the development of business valuation and will begin with the preparation of relevant guidelines and manuals. Meanwhile, further improvements on the upcoming valuation standards are expected.

The GPD Council has set up a more efficient and effective communication channel with various Government Departments and quasi-governmental organisations including the Urban Renewal Authority, Lands Department, Housing Department and Rating and Valuation Department. We have also been actively commenting on various government policies from the general practice surveyors' point of view, strengthening the Institute's commitment to the community.

We have been working hard to promote our profession to both the public and private sectors. During the past months, we have had luncheon meetings with private developers and government departments such as Cheung Kong, Sun Hung Kai, Hang Lung, MTR, Henderson, Wharf and Lands Department.

It has been a fruitful year in the development of mainland affairs. A remarkable professional reciprocity agreement with the China Institute of Real Estate Appraisers (CIREA) was reached in November 2003. Today, 97 GP members have gained the CIREA's recognition under this agreement and 111 CIREA members have qualified to join our Institute. We have served different professional entities from mainland to promote our general practice surveying services, and we have organised various exchange activities with government authorities and private real estate developers on the mainland. In fact, bilateral connections have never been discontinued.



With regard to international affairs, we have organised visits to Singapore and Malaysia, further reinforcing our connections with professionals in these two important South East Asian countries. APC, CPD and professional advancement are always important tasks for the GPD Council. In 2004, 50 new GP Surveyors have been successfully qualified, 11 in June and 39 in December. To advance our professional development, we have arranged 13 CPD events on different topics. We have begun with a survey to consult members on the development directions of our industry. At the same time, we are in the process of reviewing the definition and the list of "General Practice Surveying Firm", so as to gain more acknowledgements from the general public of our profession.

We are now seriously determining our position on the formation of a new division in property and facility management, in which some opinion suggest a split from the existing General Practice Division. This is, however, part of the long-term development of HKIS and careful discussions with all members within the Institute will be necessary. Whilst there are still many issues to be resolved, we have been working closely with the Property and Facility Management Forum and conducting further studies on this matter.

The GPD has keenly participated in two important conferences concerning Public Private Partnerships and conservation policies. We have also actively co-operated with academic units on the Professional Services Development Assistance Scheme (PSDAS) to improve the efficiency of the professional services.

On 26 November 2004, we organised the HKIS Property Marketing Award to recognise outstanding performers in marketing new real estate developments. We believe that the provision of The Best Marketing Award, The Best Flat Layout Award and The Best Property Brochure Award have stimulated private developers to be more customer-oriented in designing and marketing their property developments. The campaign attracted huge popularity from the press and the general public, and further proved the significance of general practice surveyors in the real estate industry.

We expect 2005 will be a harvesting year. We look forward to further professional advancement, so that we will maintain our position as a leading professional organisation in the world.

Apart from having more commitment to the community and remaining attentive to various government policies and their impacts, we will be actively engaging in a research project in collaboration with the Polytechnic University on the potential impact upon the Hong Kong property market of the Hong Kong – Macau – Zhuhai bridge.

With regard to international affairs and mainland affairs, the HKIS GPD, the FIG and the China Institute of Real Estate Appraisers will jointly organise an international conference in Beijing in October 2005. We have also actively negotiated with the China Real Estate Valuation Association (中國土地評估師協會) on another reciprocity agreement, and a working committee will be formed. At the same time, there will be visits to Korea and Japan.

The role of the Registered Professional Surveyor is a bit unclear and vague at the moment. We will seek to persuade Government to give more recognition to the registered members of the Surveying Registration Board. Moreover, we will seek for further development of the Technical Associate membership through the enhancement of Assessment of Technical Competence.

The Independent Valuer/ Surveyor mechanism is in need of review. We will begin with a complete evaluation of the mechanisms and determine the possible ways to improve them such as with the list of valuers, the appointment system and the criteria for an independent valuer to qualify.

Last but not least, young members are the future pillars of the GPD and the Institute. We have been investing greater effort to expand the numbers of young members by increasing the frequency of CPDs and trainings. We have also spent much time to communicate with the youngsters and to hear their concerns on the Division's and the Institute's development.

I would like to end by thanking all GPD council members for the contribution they have made during the year.





Lam Li-wah

## Land Surveying Division

To celebrate the 20th anniversary of HKIS, the LSD council has organized more CPD events, technical visits and social functions than before. The council, respective committees and working groups have been contributing their dedication and hard work in making every event successful. At the same time, the council continues to face challenges from the rapid changing environment and to upkeep the land surveying professional from time to time. The council appreciates deeply members' participation, comments and suggestions in the past. Their feedbacks are essential to the council for future planning and development. In this report, I summarize herewith the development on the following major issues.

### International Affairs

#### FIG Working Week 2004 in Athens

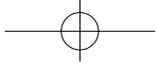
The president, Tony TSE, led the HKIS delegation to attend the event on 22-27 May 2004 in Athens. In the General Assembly, our past president, Mr Hak CHAN, was nominated to stand for election of the FIG vice president for the term of 2005-2008. Unfortunately, there were 4 other candidates competing for the post. After voting, Mr Chan failed to secure the required percentage of votes. At the same event, HKIS promoted actively the FIG Working Week 2007 to be held in Hong Kong 2007. In addition, HKIS sponsored a LSD member to attend a Symposium on Modern Land Consolidation organized by FIG Commission 7 held in France from 8-14 September 2004.

#### Reciprocity Agreement

The president, Tony TSE, led a delegation consisting of members of the Executive Committee and Chairman of the International Committee, Mr Stephen LIU, visited Singapore Institute of Surveyors and Valuers (SISV), the Institute of Surveyors, Malaysia (ISM) on 31 July and 2 August 2004 respectively. In the meetings, HKIS proposed to form an Alliance of professional institutes for strengthening the relationship and promoting the surveying professionalism and standard in the Asian region. The three professional bodies became founding members of the Alliance and signed an agreement in November. In addition, the possibility of reciprocal recognition of professional members is being examined. A working group will be set up to look into the details soon.

#### HKIS/RICS Relationship

Following its globalization policy, the Royal Institution of Chartered Surveyors (RICS) set up its Hong Kong Chapter recently and announced to run her own APC on Properties and Facilities Management. Early this year, RICS proposed to ICES of merging the institutes. The proposal was rejected by ICES. Later, RICS changed to offer membership to ICES member. On 30 June, LSD held a forum on this issue. Members' views, comments and concerns were noted and reflected to HKIS ExCom for consideration. On 23 September, HKIS organized an open forum on the same subject. A report from Chairman of the Working Group on HKIS/RICS Relationship



was published in the October issue of Surveyors Times. In conclusion, the Working Group does not see any benefit to members of HKIS for the RICS return to Hong Kong. A review of the Co-operation Agreement with RICS is also recommended.

#### Institute of Civil Engineering Surveyors visited HKIS

On 11 March, Mr John Wilding, President of the Institution of Civil Engineering Surveyors, together with their three Hong Kong Regional Committee members visited HKIS. Mr TT Cheung, SVP; Mr Wong Chung-hang, JVP; Mr Alex Wong, Hon Treasurer and I welcomed them and had a friendly discussion on the organization and the role to be played by the institutes both locally and internationally. We also exchanged views on the development of the profession and the collaboration between the two institutions in the near future.

### Mainland Affairs

Since the SARS outbreak in 2003, many Mainland conferences have been postponed to this year. HKIS has sent delegates to the following conferences:-

- Beijing, HK & Macau Geomatics Conference, 7-9 Jan 04 in Beijing
- 4th Across-the-Strait Surveying and Mapping Conference, 16-18 Aug 04 in Changchun, Jilin
- Mainland-Hong Kong-Macau-Taiwan Land Administration Conference 14-17 Sep 04 in Macau

#### Close Economic Partnership Arrangement (CEPA)

Last year, the LSD council endorsed the formation of a CEPA working group to study and explore business opportunities in Mainland under CEPA. One of the items was the mutual recognition of professional qualification. Through the arrangement of the Environmental, Transport and Works Bureau (ETWB) and the Ministry of Construction (MOC), Mr Hak Chan, Chairman of the CEPA working group, had two meetings with Mr Liu Xiaobao and Ms Zhang Wenhui, representatives of the State Bureau of Survey and Mapping (SBSM) of the Ministry of Land and Resources. Mr Chan introduced the professional surveying qualification system in Hong Kong for their reference. As SBSM is still in the process of formulating a professional qualification for land surveying practitioners, the council decided to dissolve the CEPA working group for the time being.

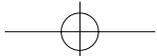
### Local and Institutional Affairs

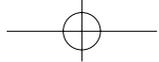
#### Liaison Meeting with Hong Kong Polytechnic University

On 13 January, LSD council met the staff of the Department of Land Surveying and Geoinformatics of HKPolyU to discuss issues on long term training needs; career development and job opportunities for land surveying graduates; cooperation between HKIS and HKPU in organizing CPD events and other survey related activities; we also discussed the possibility of partnership arrangement between HKIS and HKPolyU. We also agreed to arrange HKIS members to present talks to HKPolyU students in the near future. HKIS accredited the full time and part-time degree courses in land surveying and geo-informatics in the middle of this year.

#### Land Titles Ordinance

The Land Titles Bill was eventually passed in LegCo on 7 July 2004 after years of debate. Since the Administration changed the overnight conversion into daylight conversion which





would last for 12 years, the LSD wrote to the Bills Committee in May again expressing that land boundary plan was one of the essential elements to describe the land titles and there would be plenty of time for boundary survey during the conversion. At the same time, we reflected that the clause 92(2)(b) "the Director shall not determine the boundaries of lots held under Block Government Lease" should be removed based on:-

- Technically feasible to determine the boundaries of old schedule lots and government is performing such duties in land resumption exercise;
- Implied a less good titles and subsequently of lower land value than urban area;
- Unequal treatment to rural landowners.

With the support of the Hon PC Lau, Mr SC Leung, Chairman of the Boundary Survey Advisory Committee, represented HKIS to present the views to Bills Committee members on 8 June. The above clause was eventually removed. Although registration of a land boundary plan is not a mandatory requirement under the ordinance, it is clearly spelt out that in clause 94(3)(d), owner to appoint authorized land surveyor (ALS) to conduct the survey in accordance with the code of practice under the Land Survey Ordinance. It is the time for LSD council to formulate training strategy for more ALS to meet the foreseeable demand.

#### Rules and Guides to Assessment of Technical Competence

After amendments to the HKIS constitution and bye-laws, LSD Education Committee had drafted the rules and guides to Assessment of Technical Competence (ATC) and had been endorsed by General Council. The processing of all the TA applications is being dealt with by the Board of Membership and the Board of Education.

#### Proposed Amendments of Regulations for Land Surveying Division

A working group has reviewed the regulations and proposed some amendments necessary to tally with the HKIS Constitutions and Bye-laws. The major change is the creation of two additional seats for TA members in the LSD Council. These proposed amendments have been sent to members and the resolutions would be voted in the AGM held on 18 November 2004.

#### FIG Hong Kong Forum

A total of 3 forums were held in the past. The last one was on 25 November 2003. It is anticipated that another one would be held in the near future.

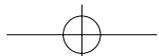
#### Technical Functions

Up to the writing of this report, the CPD committee has organized a total of 9 CPD events this year including conference, seminars and talks. Amongst all, the most successful is the one day conference **A New Era of Land Tenure in the New Territories** jointly organized with HKPolyU. The Conference attracted about 150 participants and well known speakers from various sectors to present their viewpoints.

The LSD CPD committee will organize more events in the coming years to meet members' need particularly the anticipated increasing TA members.

#### Social Functions

The LSD annual dinner was held successfully on 29 October and LSD Golf Day was held on 23 November.

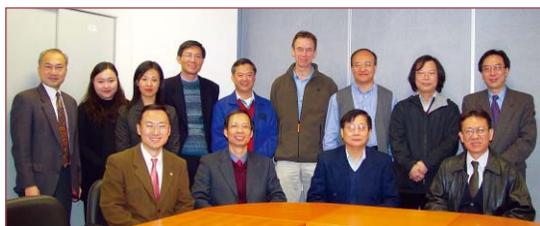


## Education and Membership

Four probationers were elected as member this year. 10 applied for Assessment of Professional Competence. Up to the end of September 2004, LSD has 36 fellows, 155 members, 28 Technical Associates, 88 Probationers and 4 Students, giving a total of 311 members.

## Conclusion

In this year of the 20th anniversary, the LSD council endeavored to conduct more functions; to formulate rules and guides for the assessment of technical competence; to propose necessary amendments to the rules of Land Surveying Division. The above work could not be made possible without the dedication and commitment of council members, committee and working group members. I must take this opportunity to express my deep gratitude for their hard work and hope they would continue to serve the council in the coming years.





Edwin Tsang

# Planning & Development Division

Planning & Development surveyors are real estate professionals specializing in development property and town planning. They work in both government and private sectors. At present there are not many Planning & Development surveyors in Hong Kong. Job opportunities for Planning & Development Surveyors in Hong Kong and particularly in mainland China is promising.

To encourage young professionals to enroll as Planning & Development surveyors, APC examinations are available to probationers. Application forms can be downloaded from the HKIS website.

This year the Division is planning to hold a series of CPD lectures in planning and development fields for students and young professionals. A well conceived P&D Assessment of Professional Competence (APC) system has been prepared for graduates of accredited educational institutions (including HKU and HK PolyU in Hong Kong). It sets out the major requirements for becoming a qualified P&D surveyor. Amongst other things, the major requirement is a minimum 3 years of relevant professional experience. For details, please refer to the relevant APC Rules and Guide which are obtainable from the HKIS Secretariat. Interested candidates are invited to submit their applications via the HKIS.

## Recognized APC Counsellors

- Professor William Seabrooke
- Kempis Lam
- Edwin Tsang
- Francis Lau
- Eureka Cheng
- Michael Cheung
- Julian Wyatt

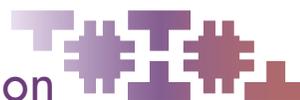
## The Planning & Development Divisional Council 2003/2004

Chairman	Edwin Tsang
Hon Secretary	Francis Lau
Council Members	William Seabrooke
	Eureka Cheng
	Kempis Lam
	Norman Ngai
	Marcus Li
Education Committee	Kempis Lam (Convenor)
Membership Committee	Francis Lau (Convenor)
Representative to SRB	Francis Lau



Gilbert Kwok

## Quantity Surveying Division



While the property market started to recover in 2004 and most if not all of the Divisional Council members were quite busy, the Divisional Council was still trying its best to and did arrange as many activities as possible and further strengthen its tie with its members and other organizations.



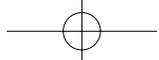
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### Members of the Divisional Council

Chairman	Kwok Ching Wa Gilbert
Vice Chairman	Sam Cheng
Honorary Secretary	Paul Ho
Honorary Treasurer	Daniel Ho
Members	KC Tang, Evelyn Kwok, Stephen Chung, KS Tam, Keith Yim, James Longbottom, Patrick O'Neill, Sandy Tang, Sunny Chan, Antony Man, Frederick Tsang, Paulina Yip, Escode Yuen, Spencer Kwan, Gregory Tung and Jervis Chan
Co-opt Members	TT Cheung, Nelson Cheng, Tommy Yim, Derek Mackay, Anita Liu, HF Leung, Thomas Tse, Mickey Wong, Ellen Lau, Donald Wong, MH Suen, Calvin Cheung, Monique Leung, Peter Ho, Bernard Wu, Ricky Chan, Hornby Chan, Edmond Yiu, Patrick Wan, Franki Yeung and Edmond Lin
J O Representatives	Victor Lau, Keith Wong

The above-mentioned members have organized many divisional activities in 2004 through the following sub-committees:-

- Mainland Sub-Committee
- International Sub-Committee
- Conditions of Contract Sub-Committee
- Assessment of Professional Competence (APC) Sub-Committee
- Continuing Professional Development (CPD) Sub-Committee
- SMM (building and building services) Sub-Committee
- Education Sub-Committee
- New Member Liaison Sub-Committee



## International

### International Costs Engineering Council (ICEC)

Our Senior Vice President at the time, TT Cheung who is also one of our past Chairmen was elected as a director of Region 4 for a further term of two years from 2004. A delegation of Divisional Council members attended the 4th World Congress of ICEC held in Cape Town from 17 to 24 April 2004. That Congress was well received.

### Pacific Association of Quantity Surveyors (PAQS)

The 8th PAQS Congress was also held in Cape Town from 17 to 24 April 2004. I am sure frequent meetings and discussions with these international organizations and by taking part in the above-mentioned conferences, we are kept informed on quantity surveying developments in other parts of the world. In addition, the Senior Vice President at the time, TT Cheung was awarded by ICEC the Distinguished International Fellow Award, the highest award of that association.

### Reciprocity Agreement between HKIS and China Engineering Costs Association (CECA)

The Mainland Sub-Committee members had several meetings and discussions with CECA about reciprocity arrangements in 2004. On 23 June, the Division had a forum on reciprocity. Before the forum, the latest draft Reciprocity Agreement had been put on the website of the Institute. Those attended the forum raised a number of queries and suggestions. For instance, the then latest draft Reciprocity Agreement required each HKIS applicant to possess a degree certificate. Some members queried why there should be such a requirement. At a further meeting between the Division and CECA in Guangzhou in August, those concerns of members were raised. CECA accepted all proposed changes suggested by Divisional members. The terms of the Agreement were in principle agreed by the two associations in August subject to approval of relevant authorities. It could be the case that by the time you receive this Directory and Annual Report, the reciprocity agreement has already been signed.

## Domestic

### New Conditions of Contract

The Division formed a working group in 2004 with the Hong Kong Institute of Architects and the Hong Kong Institute of Construction Managers to arrange the formal launching of the new Conditions of Contract. Various details for the launching were discussed by the working group including the assignment of copyright to the three Institutes, printing arrangements. The formal launching ceremony for the new Conditions of Contract has been scheduled for April 2005.

### SMM4

The SMM Sub-Committee had been waiting for the completion of the Chinese translation of SMM4 before arranging a formal launching of SMM4. It would be better if both the English and Chinese versions of the new SMM4 would be launched at the same time. Arrangements in this regard were made in 2004.

## CPD Events

Date	Topic	Speaker
04-02-11	Paving the way to become a Construction Mediator	Mr H F Leung Dr Edwin Chan Mr James Kenneth Pong Mr James Lee
04-02-22 & 29; 04-03-07 & 14	QS APC Case Study Seminars	QSD Experienced APC Assessors
04-03-16	Legal Principles on EOT, LD and Time at Large	Mr Christopher Tung Ms May Ng
04-03-30	Managing the Arbitration	Mr Harold Crowter
04-06-03	Construction Insurance	Mr Dennis Barnes
04-06-10	Health, Safety & Environment Innovations towards the Success of a Construction Project – a Case Study on Pacific Place 3	Dr Ben Chi-wai Ho
04-06-24	Construction Insurance Compensation	Mr T T Cheung
04-06-25	內地有關工程造價的立法與及提供諮詢服務應注意的法律問題	朱樹英先生
04-06-26	建設工程工程量清單計價規範簡介	徐佩清女士
04-07-15	Construction Insurance Compensation (2nd seminar)	Mr T T Cheung
04-07-21	Common Causes and Resolutions of Disputes in the Construction Industry	Mr Steven Yip Ms Mary Chan
04-08-05	Independent QS Role in Infrastructure Works Projects	The Hon P C Lau
04-08-06	Construction Insolvency & Liquidation – What Actions need to be taken by the Liquidators?	Mr Derek Lai
04-08-26	Sensitive Zones for Construction Professionals – Their Personal Liabilities	Mr Gregory Tung
04-09-04	Site Visit to Langham Place, the heart of Mongkok	Mr C W Tong
04-09-10	Public Private Partnerships (PPP) – Development Potentials in HK	Mr Francis Leung Dr Paul Ho
04-10-07	QS's Prospect in Specializing in Construction Dispute Resolution	Mr Joseph Lee
04-10-14	A New Proactive Way to Control the Cost of Variations	Mr Keith Ng
04-11-12	Some Thoughts on the Use of Expert Evidence in Construction Litigation	The Hon Justice Reyes
04-11-17	Alternative Procurement Methods – Construction Management & Macau	Mr Julian Hill Ms Janette van Kernebeek



The most popular seminar was the one presented by Mr Dennis Barnes on "construction insurance". The number of people attended that seminar was 286. Another popular seminar was given by the Honourable Mr Justice Reyes, the Judge in charge of the Construction List of the High Court of Hong Kong. He gave a step-by-step explanation of what he would expect from experts as to how expert evidence would need to be prepared and presented in Court.

#### Public Private Partnerships

Our Immediate Past Chairman (2002-2003), Mr Francis Leung and our then Honorary Secretary, Dr Paul Ho arranged a very successful and high profile PPP conference in May 2004. The conference, officiated by Dr Sarah Liao, Secretary for ETWB, was very well received. I am sure for those who attended the conference, they left with the impression that quantity surveyors are able to participate and contribute significantly in PPP projects.

#### Dispute Resolution

In addition to the fact that we had our Council member Mr H F Leung chairing the Dispute Resolution Committee of the Institute and making a number of reforms and suggestions in 2004, the Division had proposed Mr Justice Burrell, a High Court Judge who decided a lot of construction cases, to be awarded an honorary fellow membership. The Board of Membership and the General Council both approved the nomination in 2004. That nomination was put to vote at the Institute's AGM on 13 December 2004 and was approved. We hope that in addition to the Honorary Mr Justice Reyes who gave a useful seminar to QS members in 2004, Mr Justice Burrell will actively participate in the Division's activities and will strengthen QS expertise in dispute resolution.

#### New Members

Thanks for the arrangements made by the New Member Liaison Sub-Committee chaired by Ms Sandy Tang, a welcoming dinner was held to welcome those newly qualified members to the Division. I trust that those newly qualified members enjoyed that evening and would participate actively in divisional activities.

#### An Evening with Assessors

Our Co-opt member, Mr Franki Yeung arranged a gathering with APC Assessors who were briefed by Mr Yeung and other members of the APC team the requirements of marking APC papers. I am sure that those attended the event also enjoyed a wonderful evening with other fellow members.

#### Visitors from the Mainland

During 2004, many Mainland visitors including cost engineers visited the Division. Thanks for the arrangements made by the Mainland Sub-Committee, the visitors were briefed on the Institute and quantity surveying practice in Hong Kong. The last visit in 2004 was made by the cost engineers association in Xinjiang. Mr Spencer Kwan, one of our Council members, made all necessary arrangements. I believe those visitors from Xinjiang were impressed by the presentations made on that day by the Division.

