



*Divisional Council &
JO Reports* 



To start with, I must express my sincere thanks to all divisional council members and the co-opt members for their support throughout the council year. We have done a lot of work and I am going to summarize those major ones for members' information.

Mutual Recognition of Qualification with Supervision Engineers in Mainland

In order to have better understanding on the practices of building surveyors in HKSAR and supervision engineers in the Mainland, delegates from BSD and the China Association of Engineering Consultants (中國建設監理協會) (CAEC) had visited each other in March and April 2005. Both parties shared that mutual recognition between the two professionals was appropriate and feasible. CAEC had then completed their study report. In December 2005, we had submitted our draft on the framework and criteria of mutual



recognition to CAEC for further negotiation. Hopefully we could sign the mutual recognition agreement in 2006.

In August 2005, delegates from Shenzhen Association of Engineering Consultants visited us in order to know more about the building surveying practice.

Proposal on Building Affairs Tribunal (BAT)

We formulated such proposal in mid 2004 and had met with the Housing, Planning and Lands Bureau (HPLB) several times in 2005 to exchange views. In general, they found the proposal constructive but uncertainties rested with legislative issues. The result of the consultation on Mandatory Building Inspection Scheme (MBIS) might have bearing as well.

Although the BAT proposal had come to general public's attention along with the consultation on MBIS, it was not our original intention to propose BAT as a supportive measure to the MBIS. We simply looked for an alternative mechanism to resolve building management and maintenance disputes in a more efficient and affordable manner. We had briefed HKIA, HKIE and HKIHL on our proposal and they were supportive. Depending on the nature of the dispute, building professionals of various institutes would be called upon to provide service. We would pursue the proposal irrespective of the result of the consultation on MBIS would be.

Consultation Paper on Mandatory Building Inspection Scheme (MBIS)

In fact, we had taken an active role in discussing with the HPLB prior to the consultation. Upon the announcement of the consultation paper in October 2005, most BS members were annoyed because of being excluded from the “qualified inspector”. HKIS had therefore held a Press Conference on 25 October 2005 to voice our concern. We also took the opportunities to promulgate our estimate on the likely inspection cost and introduced the essences of the proposed BAT.

A working group was formed to organize discussion forum to solicit members’ views and formulate response to the consultation. We would closely monitor the development of such scheme and give appropriate response as necessary.

WOBO Governors Meeting and Conference 2005

On behalf of HKIS, BSD hosted the WOBO Governors Meeting in November 2005. We had also organized a Conference titled “Design of Buildings Against Natural Disasters”, apart from visits to Shenzhen, Guangzhou and locally.



BS Conference and CPD Events

BS Conference is an important annual event of our division. This year, our conference was on “Anatomy of Licensed Premises and Professional Practice”. It was successfully held on 15 October 2005 and received more than 200 delegates. Thanks to the organizing committee for their efforts.



Due to the low response rate of CPD events in early 2005, we had organized fewer CPD events to reduce the deficit. It might take time for members to get used to the new format in announcing CPD in the Surveyors Times.

BSD APC Review Working Group

The growth rate of BS membership had been very low in recent years. We knew that the reasons were many folds and therefore set up a Working Group to review the APC rules and guides. Discussion forums would be convened later.

Technical Membership

We had not formally started promoting the technical membership under BSD. However, we were negotiating with the Buildings Department on the possibility of including our technical associates as one of the acceptable qualifications for Technically Competent Person Grade 3 (T3). We were also working on the requirements for TAHKIS for enrolling APC for MHKIS under our division.

Publications

BSD and QSD were in collaboration to prepare a new Standard Form of Maintenance Contract and Standard Specifications for Maintenance Works. The consultant for drafting the Maintenance Contract has been working hard and hopefully the contract would be available in 2006. The Working Group for the Standard Specifications has been drafting the tender brief.

We also formed a Publication Panel in mid 2005 to look into publication matters. Our mission was to publish guidance notes for members to enhance our professional status and layman guides for educating the public in connection with our practice.

Mainland Activities

In the course of liaison work on the mutual recognition of qualification with CAEC, we also took the opportunities to promote our expertise in the Mainland. For instance, the Shanghai Construction Consultants Association (上海市建設工程諮詢行業協會) (SCCA) had indicated their intention to know more about our services.

Three senior BS members had delivered speeches/submissions at the "China Construction Project Management Forum 2005" organized by CAEC and SCCA at Shanghai in December. They had certainly promoted our project management expertise on new development, A&A, renovation and maintenance projects.



Building Surveying Division Council 2004/2005

Chairman

Tang Hoi-kwan Edwin

Vice-chairperson

Wong Loi-fat Alex

Hon Secretary

Wong Kam-wah

Hon Treasurer

Leung Chi-tim Robin

Council Members

Chan Kwok-hung Kenny

Dy Wai-fung Peter

Fu Chi-kwong Edward

Ho Kui-yip Vincent

Li Kwok Wah Edgar

Lo MT Rebecca

Suen Wai-cheung, Kenny

Tse Chi-ming Philip

Wong Pui-yee Cecilia

Yun Ying-kit Kenneth

Immediate Past Chairman

Chan Yuk-ming Raymond

General Practice Division



Yu Kam Hung



Time flies. The Council has served the General Practice Division since our Annual General Meeting election on 21 November 2003 and our term of office expired in November 2005.

In the past two years, with your support, we have enjoyed a lot in our work. We truly believe that our concerted efforts have realized a number of goals that we set at the beginning. We also hope that we have already paved the way for the success of subsequent GPD Councils by laying a foundation with an established structure and operational traditions.

We have emphasized on **Concerns, Communications and Commitments**. In our Council, we have Council members, co-opted members forming different types of work groups and 16 different strategic panels. Altogether, we have more than 80 active members who have been continuously participating in various areas. We are pleased to share with you some of our achievements.

The Assessment of Professional Competence ("APC") continues to be the qualification regime for probationers. Similar to previous years, a workshop session has been organized to assist probationers in achieving the best results and to enhance the transparency of the assessment. Coping with the development of Business Valuation, we have introduced the same in the APC starting from 2005.

Following the publication of the Business Valuation Standard in August 2004, we have continued to work with other professional institutes in promoting and improving the Standard. A Memorandum of Understanding among the HKIS, the Royal Institution of Chartered Surveyors and the Hong Kong Society of Financial Analysts was signed in September 2005 to record the mutual understanding and agreement among the member institutes on the formation of the Hong Kong Business Valuation Forum. It is a recognition of our effort, and has gained support from the Securities and Futures Commission, The HK Stock Exchange and other relevant professional and government organisations.

Regarding the valuation standards, the new HKIS Valuation Standards on Properties and the Guidance Notes on Valuation of Properties for Mortgage Purpose (Second Edition) were in effect from January 2005 and July 2005 respectively. We expect these new tailor-made standards to be able to meet the latest requirements in respect of listing rules, accounting principles and investment analysis, and for us to keep pace with the rapid rate of change in the new era.

In response to the concern of the Hong Kong Stock Exchange and Securities and Futures Commission, we have introduced a list on "the Valuers for undertaking Valuations for Incorporation or Reference in Listing Particulars and Circulars, and Valuations in connection with Takeovers and Mergers", which shows the valuers suitably qualified for undertaking valuations relating to listing exercises. We expect the listing procedure can reinforce the regulations in respect of valuations published in IPO prospectuses, and strengthen the confidence of the public.

Regular communication has been kept with various Government Departments and quasi-governmental organisations such as the Urban Renewal Authority, Lands Department, Housing Department and

Rating and Valuation Department. As a gesture of the Institute's commitment to the community, we have been actively expressing our opinion on various government policies and ordinances from the viewpoint of general practice surveyors in the past years. The publication of our position paper on the Land (Compulsory Sale for Redevelopment) Ordinance in August 2005 is a good example.

We have made continuous efforts in promoting our profession to both the public and private sectors. Luncheon meetings with private developers, government departments and companies of other professions have been organized, and our profession has been introduced to some famous names including Lands, Planning, R&V, KCRC, MTRC, URA, HKICPA, Cheung Kong, SHK, Henderson, Hang Lung, Wharf, Heng Sang Bank, Deloitte, PriceWaterHouse, KPMG, Baker & McKenzie and Linklaters, etc.

Regarding mainland affairs, communication with the China Institute of Real Estate Appraisers (CIREA), the China Real Estate Valuer Association (CREVA) and the China Appraisal Society (CAS) has been regularly maintained. In October 2005, a conference jointly organized by the CIREA, the International Federation of Surveyors Commission 9: Valuation and Management of Real Estate (FIG Commission 9) and our Institute were held in Xian with success. Visits from the mainland institutes and exchange activities with government authorities and private real estate developers in the mainland have also been arranged.

In respect of international affairs, we have visited the Japan Association of Real Estate Appraisal in March. We have also participated in the Conference on International Valuation Standards held in Rio de Janeiro by the International Valuation Standards Committee.

Membership matters are always our concern. We are grateful to share that we have 57 newly-qualified GP Surveyors in 2005. To advance our professional development, we have arranged 12 CPD events on different topics. With the formation of the Property and Facility Management division, relevant members of GP division have been encouraged to join this newly-formed division in support of the long-term development of the Institute. The response was satisfactory.

Last but not the least, the yearly ceremony of HKIS Property Marketing Award was held on 6 December 2005. We have introduced this yearly campaign to recognize the outstanding performers in marketing new real estate developments, and it has attracted huge popularity from the press and the general public. The participants in the Awards were all of high quality, showing that private developers are becoming more customer-oriented in designing and marketing their property developments nowadays.

Before saying goodbye, in my position as Council Chairman, I would like to take this opportunity to thank all our Council members, co-opted members and Panel members for their enthusiasm and valuable contribution to the future of our industry. In particular, special thanks are sincerely sent to six of them for their outstanding performance which has consistently been accomplished throughout the two years' term.

Simon Wang – Further innovation in Assessment of Professional Competence

Sapphire Lo – Our Hon Secretary

Ronald Cheung – the great success on the yearly "HKIS Property Marketing Award"

CK Lau – Continuous contributions to the Government Practices and Local Affairs

Lawrence Pang – First Draft of our Property Valuation Standards

Joseph Ho – First Draft of our Business Valuation Standards

Land Surveying Division



Dominic Siu



This is certainly one of the busiest years of LSD. I am really amazed at the huge amount of tasks that LSD council has accomplished since I took up the job a year ago. I must give my heartfelt thanks to all council members who have supported me throughout my term as Chairman, particularly, Kwok Chi-wo, Vice-Chairman; Rina Tsoi, Hon Secretary; Victor Ng, Hon Treasurer and the chairmen and members of the various Committees and Working Groups. Their concerted efforts have successfully helped to accomplish so much within this council year.

International Affairs

FIG Working Week 2005 in Cairo, Egypt

There were altogether 8 HKIS members participating in the FIG Working Week in Cairo. Our President TT Cheung together with T N Wong (Vice President of FIG), Stephen Yip (FIG Commission 9 Chairman) and myself had a lengthy discussion with Prof Ing Holger Magel (President of FIG) on HKIS's application on 21 April 2005. Both parties agreed that the case should not be dragged on indefinitely and should be settled as soon as possible. A letter signed by our President had been sent to the President of FIG in August together with a summary of events on the efforts by HKIS in organising FIG Forums and in successfully creating a technical grade membership to accommodate those who were not eligible to become professional members of HKIS. We expect the case to be included in the Agenda of the next General Assembly of FIG in Munich and to be successfully settled, if necessary, by voting.

South East Asian Survey Congress in Brunei 21 – 25 November 2005

LSD council has sent a delegation of 3 members to participate in the conference.

Mainland Affairs

4th Beijing-Hong Kong-Macau Geomatics Conference

TT Cheung, the President; C H Wong, the Senior Vice President and myself led a twenty strong HKIS delegation, including 3 past presidents of HKIS, SC Leung, TN Wong and Hak Chan, to attend the Beijing-Hong Kong-Macau Geomatics Conference held in Macau between 7 to 9 September. It was a very successful conference with around 50 technical papers submitted. The Organising Committee, in a meeting held on 8 September, decided that it would be Hong Kong's turn to organise the conference in 2007.

Visit to Guangdong Province

Both HKIS and the Surveying Institute in Guangdong agreed to cancel the annual visit to a city in the province this year. Our Guangdong counterpart instead proposed inviting us to participate in a conference which would be held in early 2006. Experts from survey organizations and institutes in the southern provinces of China would be invited to share with us their knowledge and experience.

Meeting with the Ministry of Construction on the issue of Mutual Recognition

I had attended the 5th Joint meeting on 14 January and another one on 9 November 2005 in Beijing to follow up the pending issue of reciprocal recognition under CEPA arrangement. Zhang Wenhui, Chief

Division of Education Department of Personnel Surveying and Mapping, had indicated in the last meeting that the drafting of legislation recognising the professional qualification of surveyors would be in place at the end of this year. Accordingly, it would now be a suitable and convenient time to review the progress and development of the drafted bill and to decide on the way forward. At the appropriate time, LSD council will set up the CEPA working group again to critically examine the issue.

Technical Functions

There were altogether 5 CPD events organised by LSD council in the year 2004/2005. Thanks to Mr K W Leung, CPD convener and his team members Ms Maris Lo, Dr Conrad Tang, and all other members who had assisted in the smooth running of CPD events. Amongst the five events, the CPD on Hong Kong Boundary Survey Future Development and Career Aspects was extremely well attended with about 130 participants.

HKIS was also co-organiser of the following events, apart from organising CPD functions:

- The 4th Beijing-Hong Kong-Macao Geomatics Conference held 7- 9 September 2005 in Macau
- The 8th Urban GIS Forum, on 28-29 November 2005 in Hong Kong
- The International Symposium on GPS/GNSS, on 8-10 December 2005 in Hong Kong

Reciprocity Agreement

RICS

The President, TT Cheung, had met Carolyn Slater on 12 January 2005. In brief, a consensus was reached between both parties that Working Group on HKIS/RICS relationship would revisit the existing co-operation agreement signed between HKIS and RICS on 30 November 1988. In the meantime, the APC candidates' structure of one examination leading to two qualifications will not be affected. In processing applications to HKIS by RICS members who had obtained their qualification via RICS co-operative agreement with ICES, HKIS may consider imposing conditions, aside from interviewing such applicants, that they have to also satisfy the requirements of the respective receiving divisions of HKIS.

ICES

And on 3 October, the President, TT Cheung, signed a Memorandum of Agreement with ICES without formally seeking the view of LSD. It should be noted that this MOA does not have any substantial agreement which merely anticipates the mutual recognition of qualifications and the future reciprocity of memberships. Future reciprocity with ICES will be on divisional basis subject to consent of individual division.

Land and Institutional Affairs

Visit to Department of Land Surveying and Geo-informatics (LSGI) of HKPolyU

LSD council members visited LSGI of HKPolyU on 18 March 2005 and met the academic staff headed by Professor YQ Chen. Views on various issues concerning the interests of both parties were exchanged. The meeting was very constructive and enabled us to have a better understanding with each other and to cultivate closer working relationship towards the goal of educating quality land surveyors in our profession.

Proposed Degree Courses in HKPolyU FT BSc(Hons) in Geomatics with specialisms in Land Surveying and Geo-information Technology

The Department of Land Surveying and Geo-Informatics of HKPolyU was seeking the views of HKIS and

professionals in the industry on the proposed FT BSc (Hons) in Geomatics with specialisms in Land Surveying and Geo-information Technology. For students taking Geo-information Technology (Geo-IT) Stream, they might have the opportunity of taking a Double-Degree route in the 4th year to obtain another BSc Degree in Computing.

MSc in Geographical Information System (GIS)

HKPolyU jointly with Peking University were planning to organize a two year MSc Degree course in GIS. The programme would be offered at Shenzhen Graduate School of Peking University. I supported the programme which aimed to offer practicing professionals in Mainland China an opportunity for continuous education, so as to upgrade their qualifications and skills.

Boundary Survey Advisory Committee

Letters to HPLB and LSA

Letters were sent respectively to Permanent Secretary for Housing, Planning and Lands (Planning and Lands), Housing, Planning and Lands Bureau proposing amendments to Land Registration Ordinance on 17 June and to Secretary of Land Survey Authority expressing our views on the proposed revision of Code of Practice on 20 June.

Determination of lot boundaries under Land Registration Ordinance (LRO) as proposed by HKIS

The Institute urges Housing, Planning and Lands Bureau (HPLB) that provisions should be introduced under LRO for the owner of land registered under that ordinance to apply to Director of Lands (D of L) for a determination of the lot boundaries. The introduction of such provisions would also pave the way for a smooth transition in the implementation of Section 94 of Land Titles Ordinance (LTO) to avoid any confusion created by mass application upon daylight conversion to title registration.

Briefly speaking, the Institute was also proposing amendments to LRO such that the lot/title registers should mirror all title information and facts including any determination of lot boundaries by the D of L and that upon any such determination, the registration of the relevant land boundary plan in the Land Registry should have the curtain effect of superseding all previously registered plans. In commenting on Section 94 of LTO, it was our view that minor deviations from previous boundary dimensions as a result of present day survey should be tolerated, and that it should not prevent a determination of lot boundaries by the D of L. If there were large discrepancies from previous surveys as a result of present day survey, then relevant land administration actions such as land exchange might be triggered in which case, it would be beyond the ambit of Section 94.

Comments on proposed revision of Code of Practice (C of P) issued under Land Survey Ordinance

The comments to Land Survey Authority were summarised as below:

- The Institute welcomes the proposal to include the establishment of GPS Control Station in the COP, and has requested an extension time of two months to study the matter in detail before submission of comments.
- Our members particularly those in the Private Practice are unsure of the reasons behind some of the General Principles on establishment of lot boundaries.

Meeting with Hon Prof Patrick Lau, Legco member

Five LSD members, SC Leung (Ex-President), TN Wong (Ex-President), Lam Li-wah (Hon Treasurer of HKIS), Henry Chan, LSD Council Member and myself had a meeting with the Hon Prof Patrick Lau on 13 September 2005 in his office in Central. The issue on the proposed amendment of Land Registration Ordinance as reported in earlier paragraphs was discussed, and he kindly offered to bring up the issue with the Hon Michael Suen, Secretary of HPLB and to arrange a follow up meeting. SC Leung, Chairman of BSAC, agreed to provide a brief of the case to Hon Prof Lau.

Technical Associates (TA) Working Group

A TA working group had been set up to strengthen communication among TA members and to look after their interests. CK Fung and Terry Sham were nominated to be the chairman and co-ordinator of the working group respectively.

Social Functions

Golf Day

Despite heavy rainstorm in June, Henry Chan, LSD Golf Convenor, managed to organise a golf day on 21 June at Lotus Hill Golf Club, and it was an enjoyable outing. Thanks to Henry, and to all the keen and brave golfers including the President, TT Cheung, and all the sponsors who had contributed to the success of the event.

Annual Dinner

The Annual Dinner was held in the Jockey Club, Happy Valley on 28 October, with presence by our Legco representative the Hon Patrick Lau and the President, TT Cheung.. Thanks to Maris Lo and her team for organising the function.

Education and Membership

Membership Statistics for LSD

Grades	Numbers (As at 31 Oct 05)	New Members for 2005
Fellow	36	0
Member	157	2
Technical Associates	27	1
Probationer	104	16
Technical Trainee	1	1
Student	6	2
TOTAL	331	22

Technical Membership Application

There were about 100 applicants who were eligible for ATC submission after 1 April 2005. Letters had been issued to all qualified applicants. Separate letters were sent to applicants who had failed to become Technician Trainees (TT) and those who were required to acquire more experience. The

Institute had received a few complaint letters from TA applicants, complaining that technicians with 20-30 years of survey experience were required to be trainees. The interpretation of existing constitutions on admission of Technical Grade membership was far too stringent and inflexible. The case was brought up in Excom/HKIS meeting on 8 June. The issue was satisfactorily resolved in the following Executive Committee meeting with the Chairman of BOM and Representative from BOE in attendance. The vast majority of TA applicants would no longer be required to join as TT before Submission of Training Records and ATC tasks, provided that the training records and written assessments were submitted to HKIS within six months from the date of the Institute's letter to them clarifying their application of TA membership.

Open discussion forum on proposed changes in Rules and Guide to APC of LSD

The proposed change to Rules and Guide was initiated by the Land Surveying Division Education Committee (LSDEC) and was agreed unanimously in previous LSD Council Meeting. An open discussion forum was arranged on 12 September at 6:30 pm in the Surveyors Learning Centre of HKIS. The proposed change would be in line with other divisions which would only require one specialised area of work. The change was considered reasonable by the majority of LSD council members. It is not practicable requiring probationers to quit their current job and work in another specialised field taking into account of recent economic climate. The proposed change to Rules and Guide would be voted in the coming LSD AGM on 17 November 2005.

Scale of Professional Charges

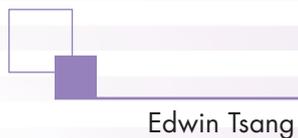
The final draft on the revised Scale of Professional Charges was circulated to LSD council members for comment and subsequently endorsed by LSD council in its meeting on 10 October 2005. Thanks to WL Tang and George Leung for their efforts in making the revisions.

Conclusion

LSD council has organised many CPD events and, as co-organiser, facilitated various conference/seminar/symposium, providing ample opportunity for our members to acquire state-of-art knowledge in GPS, GIS, remote sensing etc.

LSD has been most successful amongst other divisions of HKIS in inviting TA applications, though we encountered a lot of problems in the early stage of processing them (e.g. recognised qualification, years of experience, constitution requirements etc). Fortunately, we got over this hurdle and I hope the ATC assessment can be handled very smoothly by the LSDEC. Seriously, everyone in the LSD council/working groups/committees is great and working harmoniously with each other. I sincerely hope that those who can afford the time should stay, assisting LSD forming an even stronger team to meeting challenges lying ahead of us in the new LSD council.

Planning & Development Division



Edwin Tsang

Planning & Development surveyors are real estate professionals specializing in development property, development planning and town planning. They work in both government and private sectors. At present membership in the Planning & Development Division is small but continues to grow in a steady pace by admission of surveyors through multiple membership arrangement. Notable new members included Francis Lam, Albert So and Yu Kam Hung.

During the year, the Division had representatives to take active part in the Institute's Board and committee meetings. The Division had also held CPD Planning & development courses during the year.

To encourage young professionals to enroll as Planning & Development surveyors, APC examinations are available to probationers. The Division is investigating to reduce requirement of relevant professional experience from a minimum 3 years to 2 years. Details will be announced in due course.

The recognized APC Counsellors included Professor William Seabrooke, Francis Lam, Kempis Lam, Edwin Tsang, Francis Lau, Eureka Cheng, Markus Li, Norman Ngai, Yu Kam Hung, Albert So, William Yip and Kenny Kong.

Planning & Development Division Council 2004/2005

Chairman	Edwin Tsang
Vice Chairman / Hon Secretary	Francis Lau
Council Members	Professor William Seabrooke Eureka Cheng Kempis Lam Norman Ngai Markus Li
Membership Committee	Francis Lau (Convenor)
Education Committee	Kempis Lam (Convenor)

Quantity Surveying Division



Sam Cheng



2005 has been a milestone for several QS activities.

Local

Standard Form of Building Contract

The launch in April 2005 officiated by the Hon Henry Tang, Financial Secretary of the HKSARG, is the result of many years of hard work. The local standard form of building contracts was first published in 1968 and with the passage of time, there have been important decisions made by the courts pointing to the inadequacy of the contracts.

In 1996, a draft new standard form of building contract was prepared by a committee comprising members from the Hong Kong Institute of Surveyors, Hong Kong Institute of Architects and the Hong Kong Institute of Construction Managers. The draft, however, did not receive universal acceptance within the industry and a brief was given to a new Joint Contracts Committee with Lam Wo Hei, a prominent architect in Hong Kong, as its chairman and Dennis Levett, a prominent quantity surveyor in Hong Kong, as the major drafter, to prepare a new standard form. A decade later, the Standard Form of Building Contract comprising the Contract Form for Main Building Works (With Quantities), Nominated Sub-contract Works and Nominated Supply Works were launched. At the time of writing, the Contract Form for Main Building Works (Without Quantities) is still in progress.

Thanks must be given to Daniel Ho and HF Leung, council members of the QSD, for their devotion to the project by way of their presence in the Joint Contract Working Committee.

Standard Method of Measurement 4

The re-drafting of this new standard is undoubtedly very important document because it is the basis for cost management and pricing of building works in Hong Kong. The launch took place on 25 November and was officiated by the Hon Rafael Hui, Chief Secretary for Administration of the HKSARG.

Among the many gentlemen who have spent more than a decade on this project is Ken Goodbourn, Chairman of the SMM Standing Drafting Committee, who deserves our salute to his dedication.

International

Pacific Association of Quantity Surveyors (PAQS)

The 9th PAQS Congress was held in Dalian from 27 to 28 June 2005 and the theme was Culture of Quality construction. The host of the Congress was the China Engineering Cost Association (CECA). Three HKIS members were invited to be honorary advisor for the event and they are: TT Cheung, Dr Anita Liu and myself. The 1st PAQS Golf Tournament took place in the morning of 25 June and TT Cheung was the Best Net Winner, Nelson Cheng was the 1st runner up.

Reciprocity Agreement with CECA

The CEPA which came into effect in 2003 has at last made its impact on the quantity surveyors. After much hard work and thorough discussions by this divisional Council, the signing of the Reciprocity Agreement with the China Engineering Cost Association (CECA) took place in Beijing on 24 May 2005, witnessed by Liu zhi-feng, Deputy Director of the Ministry of Construction of the Central Government and Lo Yiu-ching JP, Permanent Secretary for the Environment, Transport & Works (Works) of the HKSARG. The assessment has been scheduled for spring 2006.

Views on the reciprocity arrangement may have been different but the one thing that quantity surveyors have all come to grip with is that the Mainland and all that comes with it is now part of our daily life.

Quantity Surveying Division Council 2004/2005

Chairman	Sam Cheng						
Vice Chairman	Paul Ho						
Honorary Secretary	Spencer Kwan						
Honorary Treasurer	Daniel Ho						
Council members							
Cheung	Tat Tong	Man	Chi Chuen, Antony	Yim	Keith		
Kwok	Gilbert	Lai	Stephen	O'Neill	Patrick		
Yeung	Kai Yu, Franki	Tang	Ki Cheung	Kwan	Ken, Kenneth		
Chan	Chi Ho, Sunny	Chung	Stephen	Yam	Kwan Sum		
Wong	Keith	Kwok	Evenlyn	Tung	Yau Ming, Gregory		
Tang	Sandy	Lau	Chun Yip, Anthony	Chan	Chi Kit, Jervis		
Co-opt Members							
Cheng	Nelson	Wong	Donald	Lee	Kenny	Tsang	Fred
Yim	Tommy	Suen	MH	Lau	Victor	Yuen	Escode
Liu	Anita	Ho	Peter	Lee	Gilbert	Nip	George
Wong	Mickey	Wu	Bernard	Lee	YM	Poon	Kenneth
Longbottom	James	Yew	Edmond	Lam	Jacob		
Tse	Thomas	Wu	Joe	Wong	Chung Fat		
Lau	Ellen	Chan	Honby	NG	Thomas		
JO Representatives	Victor Lau, Keith Wong, Joseph Chong						

The above mentioned members have organized many divisional activities in 2005 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

Junior Organization



Lam Lik-shan Lesly



After having served the JO for ten years, it is very pleasing to become Chairman and see the excellent work that young members/probationers/students have done for the HKIS and the profession.

The JO has grown into a fusion of various surveying disciplines. I have personally seen what young people are capable of doing. I would like to thank once again all senior members, all the JO office bearers, council members, event conveners, co-opted members, student representatives, General Council, Divisions, Board of Membership, Board of Education, Board of Professional Development for their warmest support in the year.

I am glad to say that we broke a new JO record of having more than 80 JO Committee Members this year including the Immediate Past Chairmen, 4 office bearers, 20 council members, more than 40 co-opted members as well as student representatives from Student Unions of HKU, PolyU and CityU. All of them had done their best to contribute to the JO in order to organize such brilliant events for HKIS members. Their commitment has turned JO into what it is today. Once again thank you to everybody for making our JO dreams come true!

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CPD / PQSL

For CPD/PQSL events, we ran a total number of 20 CPD and a total of 11 PQSL organized this year. I would like to express my deepest sincere thanks to the esteemed guest speakers, CPD / PQSL convenors, participants, organizers, helpers including Joseph Chong, Kelvin Ng, Kenny Chan, Vincent Lim, George Leung, Joanna Kwok, Sylvia Mok, Jeffrey Wong, Martin Leung, especially Joseph Chong and Kelvin Ng, these two gentlemen have done a great job in arranging a tremendous amount of useful CPDs and PQSLs for us. (Details please see Annex 1)

Social Events

A variety of social events had been organized and many of them were new such as Wine Tasting, Pool Side party as the Summer Rhapsody and All Professionals Cup – Soccer Competition. Many social events are jointly organized with various organizations and professional institutions, e.g. HKMA, HKDA, HKIA, HKIE, HKILA, HKICPA, Law Society, HKIP, HKBA, JCI, HK Stanley Dragon Boat Association, etc. The professional image of HKIS is broadening to the community by JO. We not only serve HKIS members but also build up a relationship with the undergraduates surveying and other construction professional institutes.

The First Dragon in Stanley (赤柱的第一條龍)



華籍男子乙組盃賽
— 40 隊當中的第 6 名

女子組碟賽
— 9 隊當中的第 4 名



Wine Tasting



All Professionals Cup 專業超霸盃



JO Annual Dinner 2005



Bachelor Auction

Mr Surveyor and Ms Surveyor

Community Services

The JO continued to provide auctioneers for the Auction of Vehicle Registration Mark (VRM). JO members were assigned to man the booth of HKIS with senior members for the annual Education and Careers Expo in February 2005, organized by the Hong Kong Trade and Development Council. Furthermore, HKIS JO was invited again to demarcate the racing course in Stanley Dragon Boat Championship by the Global Positioning System (GPS) technology.

Surveying Student Relationship

JUPUS, Orientation and Career Talks: JO Committee Members were invited by HKU, HKPU and CUHK to conduct a brief of the surveying profession to Year 1 and Form 7 students who had selected surveying degree courses.

Like in previous years, JO sponsored surveying undergraduates of the HKU, HKPU and CUHK for their orientation programme and overseas study tours to encourage them to achieve wider surveying and construction knowledge from all over the world.

Goodwill visit to the Hong Kong Macao Affairs Office 港澳辦

Myself and the JO(QS) CPD Convenor – Joseph Chong joined the HKIS delegation team to visit Beijing for (1) a goodwill visit to the Hong Kong Macao Affairs Office 港澳辦 and (2) the signing ceremony of the QS reciprocity agreement with the Mainland Counterpart in May. It has been useful to meet with Mr Qian Li-jun, Director-General of the Department of Exchange & Co-operation, the Hong Kong Macao Affairs Office and Mr Lo Yiu Ching, JP the Permanent Secretary for the Environment, Transportation and Works (Works), HKSAR Government. These two important officials recognized the importance of JO for the sustainable success of HKIS.

HKIS Corporate Video

Through extremely hard work, the corporate video was completed and the Gala Premiere was on 14

November 2005 at the HKIS Annual Dinner. This video has given the Chief Executive, Guest of Honour, the Hon Donald Tsang Yam-kuen, an extremely good impression on the HKIS, apart from the many congratulations from various guests present. The JO must upkeep this spirit and wholeheartedly share the responsibility in introducing the HKIS to the community.



Past JO Chairmen and JO Contributions in HKIS Annual Dinner



JO Contributions appreciated by Senior Members



Historical Photo: Past JO Chairmen

JO members contributed a lot in organizing a fabulous HKIS annual dinner on 14 November 2005. The organizing committees included Billy Wong, Joseph Wong, Jeffrey Wong .

To show the appreciation on the hard work of all past JO Chairmen, JO invited them to join this annual dinner in order to share the success of JO nowadays. Without their efforts in before, we never would have today.

Revision of JO Age Limit to 40

In line with the general definition of youth in the community and by other professional institutions, the JO age limit was revised to 40. This was endorsed by the General Council on 11 August 2005.

New Name & Logo for JO

Our selection panel comprising past and present JO Chairmen, had chosen an innovative, meaningful and representative name and logo for JO in this new era. The result had been announced in the HKIS Annual Dinner on 14 November. We are going through the procedures to formally adopt the new name.

Fruitful Year for JO 充滿成果的一年

JO is all-the-way striving to be ferociously competitive, learn new skills and sharpen up our edge. We pamper an innovative and creative culture in our JO community. We are unlocking our unlimited potential, talents and powers. The JO representatives in various Divisions, Boards, Working Groups, Committees, community are expressing our views from a young people perspective. Keep it up. See you all in the JO functions in the many years to come.



Annex 1

Date	Event	Speaker(s)
14 Jan	Pre-Qualification Structured Learning (PQSLs) Series-January 2005	Wong Yung Shing
17 Feb	Pre-Qualification Structured Learning (PQSLs) Series-Feb & Mar 2005	
09 Mar	Property Price in The Eyes of The User	Arthur Shek
26 Feb	2005 年深圳商場及百貨業考察團	
16 Jun	Application of Navigation System by using GIS and GPS	Eric Ma, Sandra Au
23 Mar	Review on Construction Law Cases 2004	Timothy Hill, Terence Wong
02 Apr	Assessment, Mitigation and Management of Risks in Construction Projects	T T Cheung
31 Mar	Construction Safety Regulations	Wycliffe Ho, Danny Li
08 Apr	Latent Defects of Building	Jo Lau
14 Apr	Leasing Strategy for a New Shopping Centre	Martin Leung
21 Apr	Insight into Roads (Works, Use and Compensation) Ordinance (Cap. 370)	Loi Wai Chuen Peter
11 Apr	The 3D Presentation System	Herbert Lee
15 Apr	China's Property Boom or Bubble?	Chi Lo
05 May	Being a Real Estate Writer	Stepten Chung
28 Apr	The History of Rates in Hong Kong	Kenneth Pang
26 Apr	Professional Indemnity Insurance and CAR	Craig Shepherd, Kenneth Mach
10 May	Foreign Investment in Asian Real Estate – Obstacles and Opportunities	Andrew Moore
28 Jul	Gaining an Insight of Contract Administration to typical Conditions of Contract for Civil Projects	Michael Yu
21 Jul	QS Consultancy Practice Sharing – Interim Payment	Doris Wong
23 May	REIT	Paul Hart
12 Jul	A Review on Government Land Sale by Application	Chan T N Tony
11 Aug	History of Land subdivision in Hong Kong	George C Y Leung
18 Jun	One Day APC (Quantity Surveying) Seminar Demarcating the Racing Tracks by Global Positioning System (GPS) for the Stanley Dragon Boat Championships 2005 全球衛星定位系統 (GPS)	Experienced & practised QSs & Solicitors
29 May	—為龍舟賽事精確測定賽道範圍及距離	Lesly Lam, Joseph Wong
08 Sep	Land Acquisition for Railway Projects – A Land Surveyor's Perspective	Ken S T Ching
13 Aug	Site Visit to Deep Bay Link Northern Section	Daniel Chow
14 Sep	The Latest Development of Legislation relating to Construction Industry	Ir Dr the Hon Raymond Ho Chung-tai
20 Sep	Beijing Olympic Projects CPD Series	Jacob Lam, See Wing Lo Ir Andrew Luong, George Nip
13 Oct	書評「胡雪巖」— 論盡古今企業管人	香樹輝
17 Oct	Risks and opportunities for HK property	Chi LO
16 Dec	CPD on History, Growth and Future of RMB (人民幣) Banking in HK	Li Siu-kei
21 Jan	Half Day Technical Visit – Central Reclamation Phase III (Date Changed)	Stephen Cheng