

Divisional Council & Young Surveyors Group Reports

Building Surveying Division



Alex WONG
Chairman

Mutual recognition agreement on professional qualification with China Association of Engineering Consultants (中國建設監理協會)



The agreement was signed in Beijing on 27 June 2006 under the benefit of CEPA arrangement. The training and assessment for



both HKIS BS members and CAEC members from the Mainland was held in Shenzhen in July 2007. Out of 241 qualified applications, 228 BS members met the prescribed requirements. The certificate presentation ceremony took place on 8 December 2007 in Beijing. 37 members attended the ceremony. Another certification presentation ceremony will be held on 30 January 2008 in Hong Kong. There will certainly be more opportunities for members of both organisations to cooperate and exchange professional knowledge in the coming years.

Building Surveyors Conference & CPD Events



The annual conference was successfully held on 29 September 2007 at the Hong Kong Science & Technology Park. We were the first organisation to hold a conference

in its Auditorium. The theme this year was **“Future Development in Hong Kong - Foresight, Innovation & Sustainability”**. Similar to other developed cities, both public and private sectors in the territory have made great efforts in recent years to work for a better and sustainable future, taking into account of economic, environmental and social aspects in every dimension. The conference provided a platform for us to look at issues including intelligent buildings, environmental initiatives, advanced construction technology and innovative building designs.

Equally important and in line with the initiatives of the Board of Professional Development and the Board of Education, we have organised 16 CPD events throughout the year and many of our members were able to develop their professional knowledge continuously.

Award of Distinguished Building Surveyor

The Award of Distinguished Building Surveyor in 2007 went to Dr Chan Man Wai. Dr Chan has been contributing to HKIS, the Building Surveying Division as well as the BS profession for almost 30 years. He has been a devoted member since the formation of HKIS, being a council member in the early 80s, as well as the BSD Vice-Chairman for several terms of office.

With his expert and extensive experience in building surveying, he has worked in very senior positions in various BS related companies and institutions and he is now the Vice-President (Projects & Facilities) at

Hong Kong Science & Technology Park.

On the other hand, Dr Chan has set an example for the building surveyors. His outstanding performance and contribution was so impressive that all his successors in his previous employments like the Hospital Authority, Hong Kong Institute of Education, and Hong Kong Baptist University were also building surveyors.

Mandatory Building Inspection Scheme

In June 2007, the Government published a report on the 2nd stage public consultation on Mandatory Building Inspection. We were glad to know that there would be an enactment for new legislature on Mandatory Building Inspection. We have been urging the Government for this new initiative since way back in 1997. We would continue to put forward constructive ideas to the Government. In this connection, we have commented on two documents:

- 1 Proposed Guidelines for Building Inspection, Assessment and Rectification Works
- 2 Proposed Requirements for Registered Inspectors

We have also commented to other policies or schemes as follows:-

- Voluntary Building Classification Scheme by the Hong Kong Housing Society
- Consultancy Report on Disability Access issued by Buildings Department

Initiatives on Planned Building Maintenance

Court cases in recent years have revealed the importance of building safety and the liability of building owners in case of accident. In order to promote and facilitate the implementation of planned building maintenance, we have started to prepare a series of publications which would help:-

- 1 To promote the culture of planned building maintenance among private building owners;
- 2 To set relevant guidelines for our members;
- 3 To streamline the process and to lower the administrative cost associated with maintenance works by means of model contract conditions;
- 4 To set standard for maintenance works;
- 5 To prepare standardized conditions of engagement and fee scale for consultancy agreements.

As an on-going process to promote Planned Building Maintenance, we have been working closely with the Quantity Surveying Division and other organisations including the Hong Kong Housing Society and the University of Hong Kong. We have recently secured

sponsorship from the Hong Kong Housing Society for our promotional activities. We have also commissioned the University of Hong Kong to develop Practice Guidelines for preparing a Maintenance Manual. The following are publications which have been completed or are in the process of drafting:-

- Practice Guidelines for the Survey of Residential Property
- Flat Inspection Guide
- Video for promotion of planned maintenance
- General Specification for Maintenance Works
- Standard Form of Contract for Decoration, Repair and Maintenance Works*
- Standard Form of Contract for Maintenance and Renovation Works*
- Practice Guidelines for preparing a Maintenance Manual

* in collaboration with Quantity Surveying Division

Amendments on APC Rules and Guide

To encourage more APC candidates to pursue their qualifications in a timely manner, the APC rules and guide have been revised to set a time frame for the candidates for submission of application for Practical Task, Summary of Experience and Critical Analysis. The result of the change was positive and the passing rate was encouraging.

Participation in Government and HKIS Committees and Working Groups

We continue to nominate our BS members to sit in various government and HKIS committees and working groups to provide professional input and express our views. It is important to voice out our concern through these channels so that the policy makers would know the skills and knowledge of professional building surveyors.

Vote of thanks

With the help and support from Office Bearers, Council members, Co-opt members, YSG, and an increasing number of active young members; we have completed some of the above tasks successfully this year. I have to express my sincere gratitude to all of them who have devoted a lot of their time in the Council for the betterment of the Building Surveying Profession.



Divisional Council & Young Surveyors Group Reports

General Practice Division



Serena LAU
Chairman

Opportunities and Challenges

We are all glad to see the continuing flourishing of our economy since the downturn during the SARS period and we note that there is strong demand for competent members/surveyors. Major public sector employers such as Lands Department, Rating and Valuation Department etc have expressed their interest through their persisting advertisements to recruit GP surveyors. Employers from the private sector are also tracing candidates to fit in their fast growing business in the Asia market. We should however keep in mind of the lessons we learnt from the past. Hong Kong has a competitive and fluid job market due to the large amount of highly educated labour. Whenever there is a downward adjustment of the economy, those members who have a narrow scope of knowledge may be disadvantaged. Besides, Hong Kong is an international finance centre and our focus must be more diversified to maintain our competitive edge. The introduction of REITs instruments, the change in international accounting standards to adopt Fair Value Model, the flooding of global funds via Hong Kong and other channels to mainland China etc offers huge opportunities but also challenges to our professions. Continuous professional development and life-long studying is now a must to us. If we cannot catch up with the market changes, we are the one to be phased out.

Without further ado, I thank you for giving me the opportunity to chair the Council during the past two years. I would like to commend my fellow council, panel members and representatives being appointed to various Boards and working groups, who have contributed their expertise and delivered high level guidance to the operation of the Council.

On behalf of the General Practice Division Council, I am pleased to report on the Council's operation and achievements during 2006/2007.

The past one year has been one of consolidation and continuous development.

Growth of Membership

Statistically the number of members has slightly increased in the past year with the current number of members as shown in the following table:-

Class	Members (at end of 2006)	Members (at end of 2007)
Fellow	148	148
Member	1312	1356
Technical Associate	1	1
Probationer	447	455
Technical Trainee	1	1
Student	87	110

The continuous growth of quality members is important for the future prosperity of our Division and the Institute. The introduction of Technical Associate membership would offer us the opportunity to expand our coverage and quality control on the related industry, and it is an area this Council has made a start and shall leave it to the forthcoming Council to follow up.

APC

The APC experience sharing workshop was an excellent introduction by the APC panel. Together with the pre-assessment workshops, these workshops have assisted our candidates to pass the APC without lowering the entry level. Special thanks to Susanna Kwan, our APC Convenor, and the active panel



members such as Louie Chan, Lawrence Pang and various panel members who have spent a lot of time to prepare the APC and arranging the workshops.

Written Assessment 2007 was finished in October and results are expected to be available in late November. The summary of the Assessment for the year 2006 is as follows:

Written Assessment 2006

The results of the APC written assessment held on 12 October 2006 are as follows:

Number of candidates enrolled	94	
Number of candidates attended	92	
Number of candidates passed	52	
Number of candidates failed	40	
Number of candidates absent	2	
Passing rate of written assessment	5%	(enrolment)
Passing rate of written assessment	57%	(attempt)

Oral Assessment 2006

The results of the APC oral assessment held from 11 to 14 December 2006 are as follows:

Number of candidates enrolled	80
Number of candidates attended	69
Number of candidates passed	37
Number of candidates failed	32
Number of candidates withdrawn/absent	8

Number of candidates passing written assessment in 2006 but without report submitted	3	
Passing rate of oral assessment	46%	(enrolment)
Passing rate of oral assessment	54%	(attempt)
Total number of candidates:	122	(enrolled);
	112	(attended)
Number of candidates passing the oral assessment	37	
Overall passing rate	30.3%	(enrolled)
	33%	(attended)

Referred Oral Assessment 2007

The results of the APC referred oral assessment held on 6 and 7 June 2007 are as follows:

Number of candidates attended	20
Number of candidates passed	11
Number of candidates failed	9
Passing rate of referred oral assessment	55%

We hope the passing rate in the coming future could be increased by helping the candidates to uplift their knowledge and professional competence.

CPD

With the implementation of Mandatory Continuing Professional Development, all corporate and technical members are required to complete a minimum requirement of 60 hours over a three-year period. Even without the mandatory requirement, members should already know that life long learning is a must to survive and succeed in the fast changing environment. The CPD panel, with Tony Wan being the convenor, has arranged twelve CPD events in the past year, covering a wide range of topics concerning local and Mainland practices and touching the area of valuation, asset management, development, legal and APC related topics as follows:

- Real Estate Developments along Railway lines
- APC Workshop - Discussion on Written Assessment 2006
- How surveyors can capture opportunities available with the mass influx of foreign

property funds into the Hong Kong and Mainland China market

- 深圳及全國房地產市場動向前瞻
- Legal Update - Chinese Customary Trusts - Tsos / Tongs & related issues
- Application of Interest Rate Swap in REITs
- Valuation in litigation cases
- Development Scheme Plan for URA Project K7
- GPD APC Workshop 2007
- Legal Review of the PRC Real Estate Market
- 深圳房地產考察團
- Valuation for Listing and Public Disclosure Purpose



The Business Valuation Forum has also issued a letter regarding the fulfillment of mandatory CPD this year and members are required to take sufficient CPD points on business valuation topics.

External Affairs

To keep our exposure in the international level, KK Chiu, our Convenor on the External Affairs Panel, has represented GPD and the Institute to participate in various conferences and board meetings of international bodies such as International Valuation Standards Committee (IVSC), World Association of Valuation Organizations (WAVO) etc.



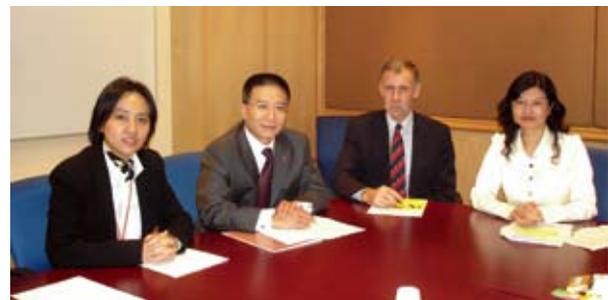
GP members who are also members of the China Institute of Real Estate Appraisers & Agents via a



Reciprocity Arrangement must fulfill the CIREA's CPD requirement and pay their membership fee. A Memorandum of Understanding regarding the recognition of CPD events organised and collection of memberships by the counterparts has been finalized and now waits for the signatures of both Institutes. Although some members may view the reciprocity arrangement a possible negative move, it was an entry key for members, particularly for younger members, who may be able to capture the vast opportunity in the Mainland to practice. Regrettably there is no clear agenda for the next round of arrangement and the topics rely on the coming Council to consider.

GPD together with the Planning and Development Division arranged a visit to Shenzhen with over forty members in October. We were able to learn the fast development of our neighbour city. With the formation of Beijing, Shanghai and Guangdong Forums by the Institute, we expect to have more contacts with Mainland counterparts. In fact, we have renewed our cooperation agreement with the Shenzhen Institute of Property Appraisers. The Shanghai Institute of Real Estate Appraisers has also confirmed the renewal of the cooperation agreement. More CPD and social activities may be arranged under such agreements.

Government Practices and Local Affairs



The research paper concerning the s.12(c) of Lands Resumption Ordinance was completed and endorsed by the Council. Arrangement of public circulation, future lobbying and actions were suggested by the Government Practices and Local Affairs Panel, with CK

Lau as the Convenor.

Other active topics being considered and discussed within the panel were premium assessment, waiver fee assessment, review of premium valuation process, heritage etc. Many panel members have spent their valuable time to offer comments on the topics and some members also represented the Council in various liaison group / advisory committees outside. For example, Andrew Fung represented us to attend meetings of the Land Sub-Committee of the Land and Building Advisory Committee and brought back important information for the panel to discuss and provide feedback to government.

Revision of the Code of Measuring Practice has raised big concerns to GP members. Further meetings with market stakeholders shall be arranged by the Working Group.

Independent Valuers

The appointment of IV was one of the most frequent agenda of the Council. Clearer guidelines have been made and a fee reference mechanism was still on the agenda of the Council for discussion. Meanwhile, the Council has also considered that the annual review of the list of IV may be subject to a declaration that the member is covered by Professional Indemnity Insurance.

Internal Communication

With the support of the Secretariat's IT Department and Internal Communication Panel of the GPD, with Ivan Ng being the Convenor, members may now view and download the various Standards, guidance notes and forms from the website. This Council has adopted a paper-free policy and offer members free of charge e-copies of various documents via the web site.

Promotion of General Practice Surveyors

Council Members, Charles Chan, Simon Cheng, and Lawrence Pang participated in various career talks in high schools and universities to promote our profession. Meanwhile, a funding has been granted by the Surveyors Registration Board to explore our position in asset valuation.

Property Marketing Award

HKIS Property Marketing Award has become one of the respectable awards in the industry. To maintain the quality and meaning of the award, the Council has

resolved that the Award would not be held this year because of insufficient projects on the market in 2006. We would expect the award to be the talk of the town again next year. Convenor of Sales and Letting Panel, Ronald Cheung, shall again seek members' support on this event later.

Revision of Regulations

The 2007 edition of the Regulations for General Practice Division was endorsed by the General Council on 31 May. The latest version aims at reflecting the recent amendments of the HKIS Constitution & Bye-Laws only.

Valuation Standards

The Chinese versions of the HKIS Valuation Standards on Properties (2005 1st Edition) and the Hong Kong Business Valuation Forum Business Valuation Standards (2005) were published this year and can be obtained from the website. Working panel members led by Lawrence Pang and Joseph Ho have paid a lot of time to monitor the translation works. Meanwhile, members should be aware that the valuation standards may be subject to amendment in the coming future.

Vetting Works

The Council had received and considered applicants who apply to be listed under List of Property Valuers undertaking Valuations for Incorporation or Reference in Listing Particular and Valuations in Connection with takeovers and mergers or the List of Firms providing professional consultancy services of General Practice Surveyors. Clear guidelines are now available in the website.

Building our community - Contributing our professionalism can only be achieved with member involvement and support. We are looking forward to seeing more members' participation in Council work.

Divisional Council & Young Surveyors Group Reports

Land Surveying Division



SUNG Hon Kwong
Chairman

I wish to thank all Land Surveying Division Council Members and Office Bearers, who have all along been very supportive to the work of the Council. We have accomplished a lot during the past year. I also wish to thank all committee/working group chairmen and members for their dedicated work to keep the business of the Council ever so successful.

Geomatics Conferences

Year 2007 was a fruitful year of geomatics conferences for Hong Kong as we had organised/ co-organised five geomatics conferences during the year.

With much pride, we hosted the XXX FIG General Assembly and FIG Working Week 2007 in Hong Kong from 13 to 17 May 2007. The event was a huge success, thanks to the devoted effort of Mr Hak CHAN, the Organising Committee Chairman, Ms Winnie SHIU, the Congress Director and Mr SIU Wai-Ching, the Honorary Secretary, plus many others who had contributed. Some 500 delegates from all over the world attended the Conference. A lot of letters and emails were received from them to express their thankfulness and appreciation of the effort of the Organising Committee in making the event so successful.



We also hosted the 5th Beijing, Hong Kong and Macao Geomatics Conference in the Hong Kong Polytechnic University on 26 to 27 October 2007. 120 participants attended the biannual conference. The Director of Lands, Ms Annie Tam, was the Guest of Honour. Other VIPs from the three places were our President, Mr Raymond Chan, the Director of the Cartography and Cadastre Bureau of Macao, Mr Cheong Sio Kei, the officials of the Chinese Society for Geodesy, Photogrammetry and Cartography (北京測繪學會), Mr Hung Ibo, and representatives of the Beijing Association for Science and Technology (北京科學技術協會).

As one of the participating organisations, HKIS assisted and participated in the 5th Across-the-Strait Geomatics Conference, which was held between 18 to 21 November 2007 in Hsin Chu (新竹市), Taiwan. The next Conference is planned for November 2009 in Macao. A preparatory meeting would be held in October 2008.

HKIS was also one of the supporting organisations of the 4th International Symposium on Location Base Services and TeleCartography, which was organised

by the Hong Kong Polytechnic University and was held from 8 to 10 November 2007.

The GIS Development of India, a publisher, organised the International Conference and Exhibition on Positioning, Navigation and Timing on 13 to 14 September 2007 in Hong Kong. HKIS was also one of the supporting organisations of the event.

CPD Events



We organised seven CPD events in 2007. The first CPD event held on 28 March 2007 was a joint CPD with the Institution of Highways and Transportation. The title of the CPD was “Design and Construction of Lai Chi Kok Viaduct (Route 8)”. The second CPD titled “RED NET” was held on 30 May 2007. The innovative title of the CPD was the idea of Prof. S C Leung. It was the reverse form of the word “TENDER”. The third CPD was a technical visit to Macao on 18 May 2007. The tour included visiting the Macao Cartography and Cadastre Bureau (DSCC) and some scenic spots of Macao. The fourth CPD was a technical visit to T3 Road Project and Shatin Heights Tunnel



and Approaches of Route 8 on 23 June 2007. The fifth CPD titled “3D spatial data in Hong Kong” was held on 23 October 2007. The sixth CPD titled “The professional communication process of surveyors in Hong Kong” was held on 14 November 2007. The last CPD titled “Geographic Profiling: Predicting Where the Serial Criminal Will Strike Next” was held on 28 November 2007.

Alignment of APC scheme with RICS

To reinforce the co-operation between RICS and HKIS, a joint liaison meeting had been held regularly to discuss the matters that were of mutual interest. LSD of HKIS and the Geomatics Faculty of RICS had also held a number of meetings to align the APC schemes of both parties. Under the hard work of Mr MO Sun-yuen, Chairman of the Divisional Education Committee and his members, it would not be long before their work came to fruition.

Reciprocal Recognition with Mainland Land Surveyors

Though there was no meeting after the last one held in March 2006 in Beijing, the Mainland have already established the Registered Surveyor (測繪師) qualification under the <註冊測繪師制度暫行規定> and <註冊測繪師資格考核認定辦法>. When the Mainland Counterpart starts to have their first batch of Registered Surveyors by the end of 2007, it could be the right time to start a new round of discussion.

Press Conference

LSD had arranged a press conference on 19 January 2007 under the theme of “How Surveyors use 3D Laser Scanning Technology in digital recording of

structures". Our spokesman Henry Chan, Council Member Lesly Lam and myself were present to introduce to the media the use of 3D Laser Scanning technology as a means to preserve the heritage buildings. The press conference was well received and 8 newspapers reported the issue.



Revision of the LSD Regulations

Our LSD Regulations was redrafted to align with the QSD version, which had been updated and commented by legal experts. The draft revised regulations was circulated for comment by LSD Council Members. The agreed version was approved by the General Council and uploaded to the HKIS website for general reference.

Revision of the APC Rules and Guide

The Land Surveying Divisional Education Committee has revised the Rules and Guide to the Assessment of Professional Competence (APC) and the final draft was under circulation for comments. This proposed revision introduced some major changes compared with the current version. The contents were re-structured and largely rewritten for better readability and ease of reference. Although the basic form of assessments was retained, changes were made in the requirements of training and the mechanism of applications with a view to improving the following aspects:

- Explicitness in ruling the APC requirements and guiding the candidates.
- Adaptability to the practice environment.

- Flexibility for candidates in arranging their professional training and preparation of training.
- Records and applying for assessments.
- Operability in managing and processing the APC applications by the Institute.

The final version will be posted on the HKIS website for general reference when ready.

Mentorship Scheme for Authorised Land Surveyor (ALS)

The Boundary Survey Advisory Committee was working on how to implement the Mentorship scheme for ALS as suggested and supported by the Land Surveying Authority.

The Way Forward

The challenge ahead of us would be the development of our Technical Associate strength, which I could see the membership grow significantly when Government recognises the qualification as one of the options for employment, though such recognition is still forthcoming. The Board of Membership is working hard on this. Hope there will be good news soon.

Divisional Council & Young Surveyors Group Reports

Planning & Development Division



Edwin TSANG
Chairman

Planning & Development Division is within the 1984 HKIS Constitution. Year 2007 is the second year of the 2006-2007 Planning & Development Division.

Education

The Chairman was appointed, in his personal capacity, by the HKIS Board of Education as the Chairman of the Panel of Reaccreditation of BS GP & QS and accreditation of the P&D and PFM Division of the Hong Kong University in March 2007. The Panel Report recommends that the Basic Principles of Town and Country Planning should be included in the Syllabus of GP and P&D Division before the respective Divisions can be reaccredited and accredited.

Since the principles of Town and Country Planning / Theory & Practice of Planning have been missed out in the undergraduate course, it is not surprising that the graduated students so far have not opted for the stream of P&D. The University has agreed to amend the syllabus accordingly.

Thus, it may be some time before the fresh graduates would take the APC examinations.

Membership

The Division saw a modest start with 7 members in 2006 and has now grown to 21 members. The members grew mainly through multi-membership arrangement. New members include Stephen MW Yip and Dr Tony KT Leung and Pong Kam Keung. Membership comprises original Planning & Development members and members of other Divisions such as Professional Town Planners, GP, BS, QS & PFM.

Although the P&D APC examination started in 2004, application for P&D APC is not strong. Perhaps the

scope of work of P&D is not yet generally familiar to the students. The probationers may not have sufficient experience in the P&D stream to take part in P&D APC examinations.

Council Activities

Representatives of the Division took active part in the respective committees such as Board of Membership, Board of Education, Board of Professional Development, Surveyors Registration Board and HKIS Annual Dinner Organising Committee.

CPD Events

Site Visit to MegaBox



Planning & Development Division organised a site visit to the MegaBox, a newly developed Commercial Centre in Kowloon Bay on 4 August.

The visit was attended by some 35 members of various disciplines including probationers. The visit demonstrated a good example of how surveyors can contribute towards innovative planning and development of projects.

It involved the development process from site selection, development contents, retail viability study, catchment areas, concept design, development and

retail mix, space segregation, internal circulation and car parking spaces located to where they serve. It involves building and structural concept, innovative fire compartmentations and fire fighting system solutions. It involves planned future external vehicular and pedestrian transport links to the MTR Station.

It is a good case study for surveyors in various disciplines, from Planning & Development Surveyors, General Practice Surveyors, Building Surveyors, Quantity Surveyors to Property & Facility Management Surveyors.

Review of the China Real Estate Planning & Development Process and its phenomena

Dr Tony KT Leung, an experienced P&D and GP member, gave a CPD lecture on 6 September on Real Estate Development and Trend in China at the Surveyors Learning Centre. The lecture was attended by about 100 members.



He talked about real estate historical development models, profit earning models, development process, approval process and government departments involved, and advantages to local real estate development companies in China.

He encouraged the young professionals, particularly GP and P&D members to work in China where professionals with China experience is in great demand.

Visit to Shenzhen with GP Division

A CPD visit was arranged with GP Division to visit Shenzhen on 26 October 2007. 40 members participated. The programme included a visit to the Shenzhen Planning Institute, Shenzhen Institute of Real Estate Appraisers and Research Centre at the Shenzhen Municipal Bureau of Land Resources and Housing Management. There were visits to new developments in the afternoon.

Way Forward

It is unlikely that there will be a substantial increase in the numbers of members through APC in the next

two years.

Members of other Divisions with wide experience in P&D work are encouraged to join us through multi-membership arrangement. In addition to strengthen membership, we will be investigating reciprocal recognition with other professional institutes such as planners, architects and engineers, who have already acquired adequate experience in P&D work, provided they have attended a recognised top up course.

Property & Facility Management Division



Michael PRICE
Chairman

It gives me great pleasure to give my report as Chairman of the Property and Facility Management Division, for the last time. As a Division, we have made steady progress since our formation in November 2005, and I look forward to the Division going from strength to strength under the incoming committee led by Kenneth Chan. As your Chairman, I give whole hearted thanks to all those who have worked so hard to make the Division a success, and pinpoint our actions made over the last 12 months.

CPD

Alan Wong, our Divisional Councillor, has worked hard in finalizing our programme of structured CPD learning, which I consider very successful and I would propose that it is renewed in the coming term.

With the assistance of the Hong Kong Polytechnic University the following eight seminars provided 24 CPD hours to our members in 2006/07:-

- 1 Renovation of Shopping Centre Mall in the Link Reits
- 2 Regulatory Accounting Framework in Hong Kong
- 3 Revisit Drafting and Administration of Deed of Mutual Covenants
- 4 A Successful Building Manager & a Forward-Looking Approach on Resolving Building Management and Maintenance Disputes
- 5 Conflict or Appreciation in Major Renovation Projects is all your Choice
- 6 Financial Planning and Forecasting for Investment Property and the Performance of Retail Markets and Retail REITs
- 7 Green Building and Facility Management
- 8 The Shaping of a Great Shopping Mall



(From right to left) Prof. Eddie Hui of the PolyU, PFMD Chairman, Mr Michael Price, Guest Speaker, Mr Jimmy Wong and CPD Convener, Mr Alan Wong



Our PFMD Chairman, Mr Michael Price presented the CPD Certificates to our enthusiastic members

Conference

A conference on Asset Management in Real Estate – Strategic or Tactical, a joint collaboration with

the RICS, proved to be a great success and was well supported by members and industry practitioners. It needs to be a regular event. We will follow up on this.



APC

In principle, we have agreed the basis of a joint assessment of professional competence to be run with the RICS. RICS have accepted our methodology, which will ensure standards of candidates. What we need to do at this stage is to deal with the details of issues, and satisfy both the Executive Committee and General Council, and other Divisions of the institute that this is the beneficial move that we as a Division feel it is. We will be talking to both the Boards of Education and Membership. We look forward to our first candidates graduating from our APC within the next 12 months. Well done to those involved.

Education

During the year, we have recognized degrees within the University of Hong Kong and Hong Kong Polytechnic University, for access to our APC. This will provide a ready supply of graduates for the Division in coming years. There is also a talk on MSc in Asset Management to be provided by one of the universities. Education will continue to be a vital area for us. I thank Kenny Chan for his continued contribution in this area.

Building Management

Dick Kwok, our Secretary, has always kept a very good relationship with the Home Affairs Department, which is continuing. This has enabled us to comment proactively on the recent changes in building management legislation. We see good relationship with the Government is a core requirement going forward.

RICS

Our Council has run jointly with the RICS Facility Management Faculty during 2007, and we cooperate well for the benefit of surveyors in Hong Kong. This will be continued.

Voluntary Building Classification Scheme

As you know, maintenance of buildings is a hot topic within Hong Kong, and this scheme is being put forward, as an alternative to Mandatory Building Inspections. We need to be fully involved within this process. Alan Wong has been working on the issue. Council members have seen recent developments.

PFM Involvement in Housing Department Contracts

This is an issue now being followed up, and your new Council has met with the Housing Department, to the benefit of surveyors working in this area.

On a personal note, I would say I have been proud to serve as the Founding Chairman of the PFM Division, and I look forward to the new Council taking us to greater heights of achievement. The opportunities and needs ahead are many and include heritage work, corporate real estate, high level property asset management, better marketing of the Division, and of course how to deal with the China market. The new Council must grasp the issues and deal with them decisively.

Lastly, may I appeal to all members to become fully involved within the Division and support. There are many tasks that need to be dealt with and they can not fall on the broad shoulders of a few volunteers, forever. If you work in property management, asset management and corporate real estate fields, you need to be a member of the Property and Facility Management Division. Join now.

I thank all those in the Council, and all who have worked together as a team for their efforts over the past year.

Quantity Surveying Division



Spencer KWAN
Chairman

In 2006/2007, with the concerted effort of Council and co-opt members, the QSD Council has accomplished tasks, which as a whole helped to upkeep and promote the standard of the profession, and I am indebted to Council Members who have contributed valuable time to these meaningful tasks. At the beginning of the council year, I have set myself some directions and targets, which are specifically:

- Unify members towards a meaningful target
- Maintain status and quality of the profession
- Promote the image of the surveying profession
- Extend membership base
- Strive for the benefit of members

Targets

- On the Mainland, to enable members to become registered as cost engineer
- On the Mainland, organise a workshop for QS members to understand more on China system
- Carry out official visits to major cities and China forums
- Internationally, attend PAQS forum in New Zealand
- Reach reciprocity agreement with the Building Surveyors Institute of Japan (BSIJ), Australian Institute of Quantity Surveyors (AIQS), New Zealand Institute of Quantity Surveyors (NZIQS) and Institute of Civil Engineering Surveyors (ICES)
- Maintain the Standard Form of Building Contract and SMM4
- Test run the new APC system and review results
- Organising interesting CPDs
- Code of good professional practice
- Devise means to promote QS perspective to public and major clients - railways operators
- Collaboration with fellow professions
- Visit students in educational institutions on topics that may affect their career path and expectation.

These tasks and directions progressed and if they

were not completed fully, I strongly believe the forthcoming Chairman and members are able to perfect them.

Increased candidate intakes

The choice of university graduates going into the QS stream has been slow. The low entry salaries and the hard professional assessment deterred their desires to be QS. The former is market driven and there are administrative measures to resolve the latter without sacrificing the quality of the overall QS profession as a whole.

APC revised Rules and Guide

The current trend of assessment of professional standard is by interview and it is fair for candidates to face interviewers to present true knowledge to interviewers. In this regard, there are 2 changes to the existing APC rules. Firstly, by lowering the passing marks so that more candidates can have opportunities to sit for interviews. Secondly, to separate the topics of examination papers into 2 papers, one on pre-contract and the other on post-contract and candidates who failed one but pass the other do not need to repeat that paper that has passed.

For candidates who pass both papers and for those who are borderline cases, they are required to sit for interviews. It is hoped this arrangement will bring interactive dialogue at interviews, and guidelines from interviewers can dig the best out from the candidates. There is more demand on interviewers and this is the area in which the Council needs senior members support.

Coupled with changes is the reduction of training period to allow candidates to sit for assessment earlier. This is to reduce the minimum training period from 36 months to 24 months comprising not less than

440 working days and 96 hours of Pre-qualification Structured Learning (as contrast with the old scheme of 40 hours). This increase of PQSL supplements the effect in the reduction of training period and correspondingly, there is a greater demand for lecturers to conduct these PQSL and it is planned for professional firms to lend their help by nominating senior staff to conducting these PQSL lectures organised by a "APC revision course sub-committee".

These PQSL can be organised in-house by professional firms and subject to reasonable scrutiny by HKIS or assigned assessors, these in-house courses does not need prior approval from the Council.

This year, 309 candidates applied for APC and the passing rate was 25% as last year.

Revised ATC arrangement

This change is to avoid a possible clash with the APC in September. The time frame is mid May of each year and the results to be published in around August of the same year. This year there were 6 applicants and all passed in the written examination in May and at interview in June.

Recognition of non-cognate degrees

In order to encourage candidates' entries, the Council approved and recommended to the Board of Education a list of non-surveying but cognate degree courses to be accredited for student entries and this review is still ongoing.

Caring members on the Mainland

Following the formation of forums in Beijing, Shanghai and Guangzhou, QSD proposed Iris Lee to be chairlady of the Shanghai forum for the organisation of CPD and local activities for the benefit of members in Shanghai and have successfully sought an annual budget of HK\$60,000 from HKIS General Council.

Publicity at external institutions

- **HKIAC** nominated Bernard Wu to the Appointment Advisory Board in November.
- **VTC Training Board** nominated KC Tang to the VTC Training Board in November.
- **Construction Industry Council** nominated TT Cheung as one of the board members in February and further proposed TT Cheung and Stephen Liu

to the same Council for 2007-2008.

- **Construction Industry Training Board** nominated Spencer Kwan to sit in the Board in October.
- **Surveyors Registration Board** nominated Gilbert Kwok, Sam Cheng and Stephen Chung to sit in the Board.

Publicity by giving independent advice to Government and fellow institutions

- **Security of Payment** Hong Kong Contractors Association pressed for the legislation of security of payment to contractors and wrote to lobby support from HKIS. This Council studied the paper and will give opinion as needed.
- **Professional Indemnity paper** ETWB has prepared a draft paper etwb(ps)106/15/4 on Professional Indemnity for comment and this Council gave corresponding reply (please see February 2007 issue of the Surveyors Times).
- **Bar benders on strike** At the time of prolonged strike of steel benders, an article was issued to comment on the pros and cons of the strike.

International participation

- At the PAQS Conference in New Zealand, the Council invited 11 papers and was presented at the Conference. Furthermore, the Council nominated Dr Paul Ho for the PAQS Academic Excellence Award with success.





- At the FIG Working Week 2007 organised in May, the Council sponsored academia Dr Thomas Ng in the presentation of paper.

Maintaining existing publication and publishing of new standard forms

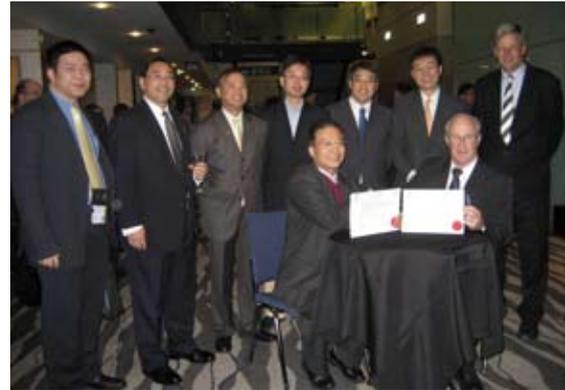
- **Standard Form of Contract for Maintenance**
The principal draft has been sent for legal vetting and the first round was completed in November, and subject to further refinement it is expected the new form can be released early 2008.
- **Standard Form of Contract for Decoration, Repair and Maintenance** This standard form is meant for simpler works of minor sums to be used by the layman. Thanks to Dr Paul Ho in providing the first draft which is now under legal vetting and this may be released together with the Standard Form of Contract for Maintenance.
- **SMM4** It is pleasing to learn that Architectural Services Department has stipulated to consultants on the use of this new SMM from 1 January 2008 onwards.

New Reciprocity Agreements

- **AIQS and NZIQS** The Council arranged for the President Raymond Chan in executing two reciprocity agreements, one with the Australian Institute of Quantity Surveyors and the other with



the New Zealand Institute of Quantity Surveyors on 9 June in New Zealand.



Ever since, about 20 candidates have applied for the assessment interview and 4 out of 6 eligible applications passed in the last round and this round there were 9 applications and the passing number is to be ascertained.

- **BSIJ** The reciprocity agreement with Building Surveyors Institute of Japan (BSIJ) has been endorsed for execution. A signing ceremony is expected to take place early next year in Japan.

Cost Engineers on the Mainland

The Council has since January strived to enable all who passed the reciprocity assessment to be registered as cost engineer but failed and has officially written to Development Bureau in November accepting the current offer by CECA. The registration will be carried out collectively through the HKIS Administration Office and the first batch of candidates could be registered in early 2008. The Council will follow up to clarify the status of those who did not qualify for registration this round, and will continue looking after their interest.

Educational Research

- The Council supported the research by Dr Leung Mei Yung to apply for funding under the Professional Services Development Assistance Scheme (PSDAS) on the topic Enhancement of QS performance via deep learning approaches of QS students.
- The Council also endorsed Dr Leung for research work on a cross-cultural stress management study for enhancing the performance of Hong Kong construction professionals in China.

QS profession video

The last Council endorsed the production of a

video promoting QS professionals and this Council will execute the plan. Tender document has been prepared and will be issued in January 2008 for the works to be completed in July.

Visits and Receptions

The Council made 5 outgoing visits to the Mainland and had 6 receptions of the delegates from Xiamen, Shanghai, Shenzhen and Guangzhou. These gatherings were helpful in maintaining relationships with counterparts and building up a platform for future communication.

Government Schemes

- **MIS** Buildings Department will implement mandatory inspection of old buildings, and called for consultation from various professional bodies. This Council insisted on including those eligible QS to be qualified as building inspector. The requirement however is very stringent and it is considered easier for those QS members who had maintenance/inspection experience to get through this threshold by applying multi-discipline qualification with the Building Surveying Division.
- **Entry point for TAHKIS** Upon the emergence of the Technical Associate, this Council is investigating the entry grade for this new qualification in the government structure and the investigation is in progress.

University Visits

Due to a tight schedule, only one visit was made to University of Hong Kong and the coming Council shall catch up with these visits to other Universities.

CPD

There were 25 CPD lectures on various topics and with mandatory CPD in June 2007, there should be more CPDs coming next year.

There was a motion during the year for the rental rate of the CPD venue to be increased and the Council had raised objection with success for the rate to be maintained.

HKIS Annual Conference 2007

Heritage has been the key topic of the Institute this year and this Council has contributed valuable advice for the conference held in October.

IT Sub-committee

The IT platform of the QS Division has been revamped and latest information on APC statistics, CPD reports and powerpoints, job opportunities, QS technology, QS firm lists has been updated. The trend is to further include E-learning into the web.

Exploration of areas for QS expertise

The Council provided unsolicited comments of the new civil engineering handbook, and ETWB expressed to invite HKIS to join a forum for discussion of the concerns on the handbook. Running in parallel, our government liaison would channel the work of the Civil Engineering Working Group which is emerging.

Statistics

Fellows	181
Members	1,801
Technical Associates	12
Probationers	1,073
Students	50

Young Surveyors Group



Victor LAU
Chairman

2007 was a year of significant change for the Young Surveyors Group. In particular, we have extended our network with other professional bodies including the Hong Kong Institute of Architects (HKIA), Hong Kong Institute of Planners (HKIP), Hong Kong Institute of Landscape Architects (HKILA), Chartered Institute of Arbitrators (CIArb), Hong Kong Institution of Engineers (HKIE) and Law Society of Hong Kong (LSHK), besides enhancing our internal links within the Institute. The professional image of the Institute has been extended to the community through a variety of voluntary work and joint Institution activities.

We have successfully held over 60 events including CPD, PQSL, social events, study tour and visits and joint professional activities and have helped to introduce the diversified range of work of professional surveyors during external visits; thus maintained a close tie with surveying undergraduates and graduates. This is in line with our aim to promote and enrich the professional, educational, social and cultural life among the young members.

Professional & education development

- 12-29 【表達創意】工作坊
- 01-25 Latest Information Technology for Surveyors
- 03-22 APC (BS) Workshop 2007 - Techniques and Strategies for Written Assessment
- 04-18 Project Management - A Developer's Perspective with Case Study of IFC
- 05-19 Discussion Forum on the Tamar Site
- 05-23 Concrete Repair or Concrete Repair Strategies?
- 06-08 Managing rising rental costs in Corporate Real Estate in Hong Kong
- 06-23 APC (BS) Workshop 2007: APC Camp - Mock Assessment
- 08-28 Construction Law Update
- 09-17 Collective Sales in Hong Kong
- 09-27 How to build up professional image

Study tour and site visits

- 12-23 Site Visit to Redevelopment of 440-450 Prince Edward Road West
- 03-10 Site Visit to International Commerce Centre (ICC) at Kowloon Station
- 03-17 Site Visit to The Beverly Hills Residential Development
- 03-24 Technical Visit to Precast Facade Factory at Shenzhen
- 05-12 Site Visit to Queen's Garden - Mast climbing working platform
- 08-25 Site visit to Olympic equestrian venue in Shatin
- 09-12 Dalian Study Tour 大連學習交流團2007

Social and community events

- 01-12 Starry Sky Astronomical Centre Tour
- 01-26 YSG Launch at Members' Happy Hour
- 02-03 Cake Bakery Class
- 03-18 Hong Kong Open Indoor Rowing Championships
- 03-25 YSG Mens 5-aside Soccer Cup 2007
- 04-15 Hong Kong - Shenzhen Western Corridor Walk for Millions
- 06-19 AIA Stanley Dragon Boat Championship 2007
- 09-10 Surveying Graduates Drink Session
- 10-21 Joint University Surveying Students Barbeque

External activities

- 05-13 International Federation of Surveyors (FIG) Week 2007: Young group meeting
- 06-09 The Pacific Association of Quantity Surveyors Conference in New Zealand
- 07-28 Queens Pier Open Forum
- 10-05 Wine tasting with young professional HKIE, CIArb, ICE & CIBSE

- 10-10 Visit to HK Polytechnic University Surveying students
- 10-14 Building Safety Carnival at Victoria Park
- 10-27 HKU Open day and Introduction of YSG
- 11-10 廣東省中山市青年專業人士學習交流團

I would like to thank all those who sincerely contributed to the young group. My thanks also go to the President and General Council members who have worked together to ensure a real contribution to developing our profession locally and regionally.

In the new Council year, a new committee will be formed under the leadership of Joseph Wong, hopefully with even more members to meet the new challenges. As always, we shall rely on more help and welcome any support that you may provide.

