

## Divisional Council & Young Surveyors Group Reports



# Divisional Council & Young Surveyors Group Reports

## Building Surveying Division



**Sr Robin Leung**  
BSD Council Chairman

I am delighted to report the following during my term of Building Surveying Division Chairman in 2012-13.

### 1. Increase in membership

In 2013, the increase in the different grades of membership of Building Surveying Division (BSD) was as follows:

Grade	2012	2013	Increase	(%)
Fellow	84	92	8	9.52
Member	898	976	78	8.69
Associate Member	0	0	0	0
<b>Sub-Total</b>	<b>982</b>	<b>1068</b>	<b>86</b>	<b>8.76</b>
Probationer	714	683	-31	-4.34
Student	30	66	36	120
<b>Total</b>	<b>1725</b>	<b>1816</b>	<b>91</b>	<b>5.28</b>

The year 2013 marked the breakthrough of a thousand professional Building Surveyors. The significant increase in the number of student members indicated that building surveying as a subject was well received by university undergraduates. In this regard, it is anticipated that the number of probationers would increase in the coming years.

### 2. Keeping up with the Qianhai Development to utilize BS's expertise

We are actively involved in discussions with the Qianhai Authority, both directly or jointly with the Shenzhen Project Management Engineers Association ( 深圳市監理工程師協會 ). We signed a framework agreement on 9 December 2012 with the association to promote the joint implementation of professional services for the

development of Qianhai District offered by both organizations.

Several meetings with the Authority and the association were also held to discuss the future mode of project management for building projects in the Qianhai District. It is understood that the Authority will appoint a local General Practice Surveyor firm to deal with the land disposal matters in order to ensure cooperation between Hong Kong professionals and their counterparts in Shenzhen.

### 3. Implementation of Assessment of Professional Competence Reform for AMHKIS

Although no AMHKIS candidate sat for the Practical Task in 2013, the task has been designed to cater for the technical assessment and professional assessment. With the experience gained this year, the task will be further fine-tuned to suit the first batch of AMHKIS candidates to be assessed in 2014.

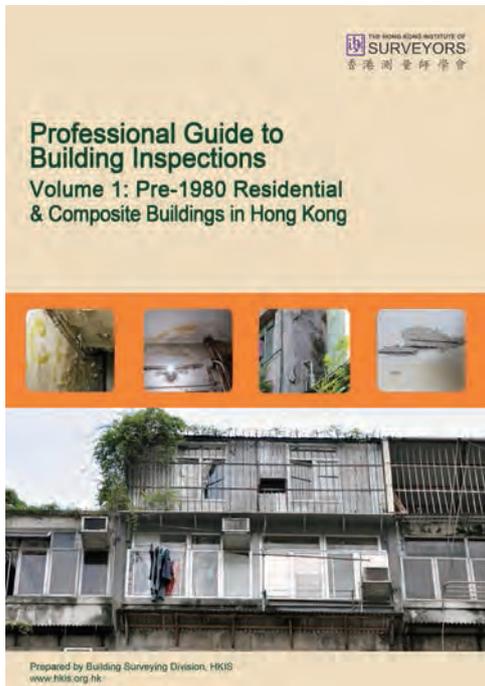
### 4. Launch of the Professional Guide for Detection and Diagnosis of Water Leakage in Residential Buildings

The main contents of the research have been completed. The steering committee of the study is now reviewing the presentation of the guide which would be launched in the near future.

### 5. Finalization of the Professional Guide for Building Inspection

With the dedicated efforts of the research team and the steering committee, the **Professional Guide to Building Inspection Volume 1: Pre-1980 Residential and Composite Buildings in**

**Hong Kong** was published in September and Corporate Members of HKIS in BSD can get a free copy from our administration office.



## 6. HKIS Building Surveying Scholarship and Eddie Lee Memorial Education Foundation for Secondary School Student

Out of the 10 awardees of the Scholarship 2012, one is now studying the undergraduate course in the University of Hong Kong in pursuit of a degree in surveying. In this regard, the 2nd stage scholarship to this awardee is being arranged. The Scholarship 2013 received another record-breaking number of applications and the working group is now conducting the necessary assessments. We hope that the presentation of the scholarship can be arranged in end December 2013 or early January 2014.



## 7. The List of Experts (Water Leakage)

The Panel worked very hard to make the list of experts (water leakage) and the list was finalized in October 2013. Pending the finalisation of the recommended fee scale, the list and the fee scale will be uploaded to the HKIS Website.

## 8. Promotional activities via our appointed Public Relations consultant

With the arrangement of our PR consultant, we have a regular column in the "Capital Weekly". The PR consultant also helped us arrange a workshop in June 2013 for secondary school students to draw their attention on the problem of unauthorized building work (UBW), in particular sub-divided units. The service agreement of the PR consultant will soon expire and the BSD Council will review its effectiveness for consideration on the way forward for our future promotional activities.

## 9. Monitoring of the renovation work of the new HKIS Beijing Office

Apart from contributing to the monitoring the renovation work of our new office in Sheung Wan, our fellow building surveyors stationed in Beijing helped a great deal in the renovation work of HKIS's Beijing Office which opened on 12 November 2013.

## 10. Regular gatherings with BSs and Discussion Forum

Although the first gathering in February 2013 received a very good response, the proposed second one in August was cancelled in view of

the low number of enrollments. On the other hand, we arranged a free CPD seminar on 6 August 2013 to facilitate a discussion on the handling of UBWs and on topics included in a Discussion Forum convened by the Buildings Department.

### 11. Enhancing BS's expertise in the area of Heritage and Fire Safety

A series of CPD seminars and visits have been arranged to enhance members' knowledge in heritage buildings and their conservation. A working group has also been formed to promote the maintenance of heritage buildings. For fire safety aspects, a panel has also been formed after a CPD seminar was held on fire safety assessment. We hope that our expertise in these areas can be enhanced with the effective operation of the working group and panel.

### 12. Press Conference and Press Release

We held two press conferences in January and June 2013 on the UBW related issue. We proposed a long-term strategy in handling UBW in January and a short & medium term strategy in handling sub-divided units in June. Apart from the two press conferences, we issued press releases to announce the publication of the "Guide to Prospective Homebuyers Care on Purchase, Take Over & Fit-out (Second Edition - 2013)" on 22 May 2013. Another press release was issued on 25 September 2013 to express our concern on the new tendering arrangement proposed by the URA.



### 13. Voluntary Services

The BSD will participate in the Voluntary Service for Housing Society Elderly Safe Living Scheme. We will provide voluntary professional advice on the feasibility and design as well as the supervision/monitoring of improvement works in elderly people's homes.

The BSD will also participate in the Pilot Scheme on Provision of Professional Advice on Appointment of Authorised Persons (AP) offered by the Home Affairs Department. The Hong Kong Institute of Architects is the other organization joining this scheme. We hope that we can assist those Owners' Corporations on the appointment of AP for the refurbishment work of their building.

### 14. China's Overseas Aid Projects

The BSD has met the officers of the Ministry of Commerce of the Mainland Government. It is understood that pilot projects will soon be offered to Hong Kong professionals in providing project management cum supervision services to their overseas aid projects.

# Divisional Council & Young Surveyors Group Reports

## General Practice Division



**Sr Francis Ng**  
*GPD Council Chairman*

This year, the General Practice Division (GPD) Council was successful in promoting the valuation professional standards. Highlights of work by the Council during 2013 are as follows:

### 1. HKIS Land Policy Panel

Convenor of the Land Policy Panel Sr C K Lau attended the LegCo's Development Panel meeting on the Northeast New Territories (NENT) New Development Areas on 8 December 2012. A written submission was also made.

About Public Engagement on Reclamation and Rock Cavern Development, a CPD was held on 23 May for the CEDD to brief our members on government proposals. Sr CK Lau also attended the Legco Development Panel meeting on this topic on 1 June 2013.

Stage 2 Community Engagement (CE) for Hung Shui Kiu New Development Planning and Engineering Study (the Study) commenced on 15 July 2013. The Study was intended to solicit public views on the preliminary Outline Development Plan to facilitate formulation of the Recommended Outline Development Plan in the next stage of the Study. To facilitate exchange of views, a briefing on the Study and related issues was arranged on 9 October 2013.

Other items being considered are: lifting of moratorium in Mid-Levels and Pokfulam and the New Development Area in Yuen Long South.

### 2. Development Cost Pro-forma and Cost Index

Residual method of valuation is commonly used

by practitioners when assessing the market value of development land. Construction cost is one of the major components in the residual model.

HKIS is pleased to promulgate a Development Cost Pro-forma ("Pro-forma") after consultation with practitioners. Members are encouraged to adopt such a Pro-forma when engaging in such assessments.

The Pro-forma covers five types of asset class: 1) office, 2) residential, 3) hotel, 4) shopping centre, and 5) industrial development. Items will include construction cost of the building, site formation, slope work, additional foundation cost, external work, car parks (above ground and at basements), extra tall building and costs for complying with the land grant requirements such as road formation, footbridge, green building features, etc. As construction cost has increased rapidly in recent years, a time factor which reflects adjustments to be made, from publication of relevant cost information to the date of assessment, has also been included.

The Pro-forma has been uploaded to the HKIS website.

### 3. HKIS/RICS(HK) Joint Guidance Notes for Commercial Rent Reviews in Hong Kong

The working group has circulated the draft document to the appointed experts for comment. It is intended that the Guidance Notes will come into effect in 2014. There may be some changes to the Practical Guide on the appointment process, as necessary.

#### 4. New Assessment of Professional Competence (“APC”) Rules and Guide and New Arrangements

Members may recall that after the EGM on 18 July 2011, a new APC scheme (“the New Scheme”) took effect on the same date. The New Scheme recognized the importance of professional knowledge in some specific areas and, as such, probationers undergoing the APC will have to attain the requisite standard. The GPD Education Committee convened by Sr Louie Chan with members Sr Edward Au, Joseph Ho, Thomas Chan and Lawrence Pang had re-vamped the GPD APC Rules and Guide in accordance with the resolution.

There are two parts under the New Scheme. Part 1 is a combination of (a) 12-month experience; (b) 20 hours pre-qualification structured learning (“PQSL”) for cognate degree holders [40 hours PQSL for non-degree holders] to be done within 12 months after a probationer completes part 1 of the written assessment; and (c) written assessments on four papers. Probationers who have passed Part 1 may proceed to Part 2 if they have accumulated a minimum of 24 months structured training. Part 2 is for submission of a critical analysis followed by an oral assessment.

The GPD Education Committee held a briefing session with some 50 GPD APC Assessors on 5 December 2012. The session was intended to promote the new APC scheme and, at the same time, briefed assessors about its operations. Under the new APC Scheme, only two projects (including a “Critical Analysis”) shall be included in the final submission. Candidates would have more preparation time comparing with the arrangements of previous years.

#### 5. APC and Structural Learning event

To help candidates preparing for the APC written examinations, the Education Committee convened by Sr Louie Chan with members Sr Edward Au, Joseph Ho and Thomas Chan had arranged 17 sessions (51 hours) APC SLP Revision Workshops to cover the entire syllabus of Part 1 of APC written examination.

The Learning Programme included: Valuation (15 hours), Agency Practice and Asset Management and Property Management (12 hours), Laws (12 hours) and Urban Land Economics and Analysis (12 hours). Candidates were required to complete at least 40 hours out of a total of 51 hours. At the same time, this SLP also served as CPD events for members. The lectures were delivered between May and September 2013.

#### 6. Valuation Standards Panel

The GPD set up a Valuation Standards Panel (the “Panel”) in 2010 to conduct a comprehensive review on the valuation standards. The intention was to maintain the best professional standards when preparing valuation reports. Convened by Sr Joseph Ho with members Andrew Chan, Charles Chan, Chiu Kam Kuen, Russell Austin, David Faulkner, Lau Chun Kong, Simon Lynch, Lawrence Pang, Tony Wan and Samuel Young, the Panel had reviewed the two HKIS valuation standards existing at that time – the HKIS Valuation Standards on Trade related Business Assets and Business Enterprises and the HKIS Valuation Standards on Properties. Both were first published in 2005.

The Panel proposed that a unified and concise set of valuation standards, which was mandatory for members to comply with, should be prepared to cope with changes in business valuations and financial reporting. Since publication of the two existing standards, there had been significant changes in the International Valuation Standards (IVS) published by the International Valuation Standards Committee (IVSC). The Panel had completely revamped the two existing standards and finished updating the draft document in November 2011, followed by several rounds of panel and GPD Council discussions, consultations with members and regulatory and professional bodies.

A new version of the valuation standards, “The HKIS Valuation Standards 2012 Edition” (the new “Standards”), was eventually endorsed by the HKIS General Council in October 2012. The new document was published on 1 January 2013 with a grace period of three

months. The new Standards superseded the aforementioned two valuation standards after publication. Hard copies of the new Standards are available for sale at the HKIS Secretariat. A free downloadable web version is also available at the HKIS Website (www.hkis.org.hk). With effect from 1 April 2013, all HKIS general practice practitioners are bound by the new Standards. Members must adopt and abide by the new standards when preparing their valuation reports.

Two CPD events for the revised valuation standards were held on 26 February and 20 March 2013. The DVD version was also distributed to regulatory bodies and other professional institutes. Members are requested to note that it is mandatory to comply with the updated standards.

The Valuation Standards Panel held a round table meeting with several major surveying firms in June 2013 to discuss compliance with the mandatory inspection requirement. The meeting was convened by Sr Joseph Ho and during the meeting the principles concerning compliance with the mandatory inspection requirement were agreed. The HKIS GPD published an addendum to the existing HKIS Valuation Standards on 27 June 2013.

## **7. Roundtable Meeting on Intellectual Property Valuation (IP Valuation)**

HKIS was invited by the Director of Intellectual Property to attend a Roundtable Meeting on IP Valuation on 26 August 2013 (the Meeting). Represented by Sr Edward Au and Joseph Ho, HKIS joined the Meeting and presented our views. The IP Trading WG was set up, in accordance with the Chief Executive's announcement in his Policy Address 2013, to advise on the overall strategies to promote development of Hong Kong as an Intellectual Property (IP) Trading Hub, to identify policy and other support measures to facilitate IP trading in Hong Kong

The Working Group is now setting up a Sub-Group to study one of the specialized professional services under strategic area 3

- IP valuation. To facilitate setting up of the Sub-Group, the Working Group has engaged relevant stakeholders through the Roundtable meeting to gather and exchange views on how IP valuation could strengthen Hong Kong's position as an IP trading hub. The Meeting noted that HKIS GP surveyors possess the relevant professional skill and knowledge in carrying out IP valuation, and that IP valuation has been one of the core competences of GP surveyors in recent years. Besides, HKIS has also set up a mandatory valuation standard to govern its members when undertaking intangible asset valuation.

As briefed at the Meeting, Hong Kong is one of the innovative and creative economic leaders in the region and is currently a services-driven economy. As an established international financial and trading centre, Hong Kong possesses the potential infrastructure for trading intellectual property. Common challenges for the IP trading include the lack of capacity to capitalize the real value of their IP portfolios. Such trading must be supported by a range of IP intermediaries that add value to the transactions. In addition to IP valuers, other examples of IP intermediaries include related consultants, brokers, conference organizers, financiers, agents, lawyers, mediators and arbitrators.

## **8. Board of Education (BoE)**

The Accreditation working group of BoE vetted an Associated Degree course at the City University of Hong Kong and a High Diploma course at the Polytechnic University. Represented by Sr Edward Au, the working group had reviewed curricula and syllabus of these courses and visited the universities. They also interviewed the teaching staff and students to get better understanding of these courses and the teaching environment. Both associated degree courses were subsequently accredited by the GPD council for admission to associate membership application.

## **9. CIREA Subscription/Regulation**

Arrangement for collection of future membership fees was concluded with CIREA.

A MOU to that effect was executed by both institutes. GPD Council at its meeting on 18 April 2013 endorsed the principles for off-setting fees collected by the two institutes. Both institutes would collect subscriptions from their members direct with effect from 1 April 2013.

Collection of annual subscriptions and checking of the registration forms of the 2nd batch CIREA members were completed and the same was sent to CIREA for processing. For the 1st batch CIREA members, the annual subscriptions received were also remitted to CIREA.

#### **10. Revised Supplement to the Code of Measuring Practice**

The HKIS Standing Committee on Code of Measuring Practice, which was chaired by Sr Lawrence Poon with members from other divisions, met on 17 June 2013 to discuss problems in relation to operation of the new rules and the HKIS Code of Measurement. Thereafter, two ad-hoc meetings with the Sales of First-hand Residential Properties Authority were held to discuss the problems in hand.

The Standing Committee later met the Director of Sales of First-hand Residential Properties Authority (SRPA) on 9 July 2013. Issues related to saleable area based on the Residential Properties (First-hand Sales) Ordinance (Cap 621) and our Supplement to the Code of Measuring Practice were discussed. HKIS had identified the problems encountered (such as interpretation of the ordinance requirement, HKIS's Code, our views on conflicts between current practices and operation of our Code and the ordinance etc).

#### **11. CPD Events**

Our CPD conveners (Sr CW Jason Chan, KM Chau and Simon Poon) had actively arranged events for members had organized over 34 CPD and seminars including 17 sessions of SLP which also counted as CPD. It covered a wide range of topics from the Hong Kong property market, court decisions on land matters, Sale of First Hand Residential Properties Ordinance, Competition Ordinance, IT Related Legal

Issues, sale of properties through to transfer of company shares, PRC laws and regulations, etc. All events were well attended.

#### **12. Research paper on land supply**

GPD Council had agreed to carry out a research project on "Meeting 10 years forecast on land supply". Sr Jim Lam of the Research Committee would follow up action on this matter.

#### **13. Project Management**

The GPD Council noted that GP members also acted as project managers. In fact, some GP members were providing project management services to their clients for various development projects, corporate real estate services and cross-border valuation assignments. As such, the GPD Council had agreed to support preparation and publication of a list in the HKIS website on GP surveying firms which were providing project management services for development projects (including sales and letting and property management) and corporate real estate services.

#### **14. Guide to Establishing and Developing a Valuation Professional Organisation**

IVSC intends to provide guidance to new and developing bodies for them to eventually apply for Valuation Professional Organisation membership status of the IVSC at a later stage.

As discussed with IVSC, they would like HKIS (and others) to consider their thoughts on challenges confronting the profession in three aspects (some of which may overlap) namely: valuation profession globally; local valuation discipline and organisation both globally and nationally.

#### **15. Progress on Qianhai Development Meeting**

Sr Joseph Ho on behalf of the GPD had attended a brainstorming workshop on Qianhai Development on 8 January 2013. The meeting was to consider the government's action plan on how to promote local construction stakeholders to operate their business in

Qianhai. HKIS would propose to the Qianhai Development Bureau to allow local GP firms to set up its offices there free of any limitation / restriction; and to permit HK GP surveyors to provide services without any limitation / restriction on qualifications.

#### **16. Formation of Working Group on “Consultation Paper on Adverse Possession”**

A working group had been formed. It was convened by Sr Louie Chan with members Sr Jim Lam, Edward Au, Ringo Lam and Patrick Lee. Recommendations on Adverse Possession were sent to The Law Reform Commission in March 2013.

### **External Affairs**

#### **1. IVSC Board of Trustees Chairman visited the HKIS on 14 March 2013**

Sir David Tweedie, Chairman of the IVSC Board of Trustees, paid a private visit to HKIS on 14 March 2013. HKIS President Sr Stephen Lai together with GPD Chairman Sr Francis Ng and Council Members Sr Edward Au and Elsa Ng met Tweedie and others at a lunch meeting. HKIS GPD was delighted to exchange views with IVSC.

#### **2. World Association of Valuation Organizations International Conference on Valuation Innovation & Development 10 May 2013 Yichang, Hubei Province, China**

The World Association of Valuation Organizations (WAVO) had held its 2013 Annual General Meeting (AGM) and International Valuation Conference (Conference) in Yichang, Hubei Province, China. As a member association of WAVO, HKIS, represented by Sr Edward Au, attended the WAVO AGM and delivered a keynote speech at the Conference.

#### **3. Conference on Transforming Property, Queenstown 9-11 July 2013**

The New Zealand Property Institute (NZPI) and The Australia Property Institute (API) had

held a joint conference from 9 to 11 July 2013. Sr Edward Au and Francis Ng were the representatives from HKIS. To strengthen ties and enhance co-operation with the institutes (which have reciprocity agreements with HKIS), we held discussion with NZPI President Mr Blue Hancock and API President Mr Tony Gorman after the conference. Discussions were mainly on education and training aspects.

#### **4. The Appraisal Institute visited the HKIS on 9 September 2013**

A delegation from The Appraisal Institute led by Mr Richard Borges, President-elect 2014 accompanied by Mr Lance Coyle, Vice President, Mr Steven Roach, Chair of International Committee and Steven Basart, Director China of Appraisal Institute visited HKIS on 9 September 2013.

During the meeting, we exchanged opinion on possible cooperation on the online education platform provided by The Appraisal Institute and their various publications and research papers. HKIS agreed that we would further investigate how the two institutes could cooperate in different aspects.

#### **5. Visit of Hunan Appraisal Association on 25 October 2013**

A delegation from the Hunan Appraisal Association (湖南省房地產業協會) visited HKIS on 25 October 2013. The delegation was led by Ms Lín Lán-zhēn (林兰珍) with 35 members from different property valuation organizations / companies in Hunan Province. A meeting was held in the HKIS Surveyor Learning Centre to exchange experience and views.

The GPD Council consisted of the following members:

Name	Post	Name	Post
Sr Ng Hang-kwong, Francis	Chairman	Sr Fung Kin-shing, Stanley	Council Member
Sr Chiu Kam-kuen	Vice-chairman (External Affairs)	Sr Lam Chun Chiu, Ringo	Council Member
Sr Fok Eugina	Vice-chairman (Internal Affairs)	Sr Lam Yam On, Jim	Council Member
Sr Ho Chin-choi, Joseph	Vice-chairman (Professional Standards)	Sr Lau Chun-kong	Council Member
Sr Pang Ho-chuen, Lawrence	Vice-chairman (Local Affairs)	Sr Lee Tat King, Patrick	Council Member
Sr Wan Wai-ming, Tony	Honorary Secretary	Sr Tang Chiu-man, Thomas	Council Member
Sr Chan Chak Wa, Jason	Honorary Treasurer	Sr Tse Wai-hung, Cliff	Council Member
Sr Poon Wing-cheung, Lawrence	Council Member	Sr Cheung Kason	YSG Representative
Sr Au Sing-hei, Edward	Council Member	Sr Yeung Alfred	YSG Representative
Sr Chan Chiu-kwok, Charles	Council Member	Sr Poon Kai Man, Simon	Co-opt Member
Sr Chan Chak-sum, Jason	Council Member	Sr Ng Elsa	Co-opt Member
Sr Chan Hon Kwong, Louie	Council Member	Sr Hung Wing-yee, Connie	Co-opt Member
Sr Chau King Man	Council Member		

My thanks also extend to all panel and committee members. To cope with the heavy workload of the division, we adopted the working panel structure as the last Council. The following panels and their respective Conveners were endorsed as follows:

Name of Committee/Working Group	GPD representative
Annual Conference Organizing Committee	Sr Eugina Fok/Sr Cliff Tse
HKIS 30th Anniversary Organizing Committee	Sr Eugina Fok/Sr Edward Au
CEPA Committee	Sr Charles Chan/Sr KK Chiu
Community and Charity Services Committee	Sr Cliff Tse/Sr Slayman Chan
Dispute Resolution Committee (Mediation Training Working Group)	Sr Lawrence Pang/Sr Louie Chan
Editorial Board	Sr Edward Au
IT Committee	Sr Cliff Tse
Mainland Affairs Committee	Sr Lawrence Poon/Sr KK Chiu
Finance Committee	Sr Edward Au
Members Welfare Committee	Sr Kason Cheung
Project Management Committee	Sr Joseph Ho
Public and Social Affairs Committee	Sr Thomas Tang/Sr Ringo Lam
Strategic Planning Committee	Sr Francis Ng/Sr Jason Chan Chak-sum
Housing Policy Panel	Sr Francis Ng/Sr Thomas Tang
Research Committee	Sr Jim Lam/Sr SK Pang
HKIS/RICS Liaison Committee	Sr Joseph Ho
Administration Committee	Sr Eugina Fok

<b>Standing Committee on Code of Measuring Practice (PS)</b>	Sr Stanley Fung Kin-shing/Sr Ringo Lam
<b>HKIS Office Premises Working Group</b>	Sr Jason Chan Chak-sum/Sr Cliff Tse

<b>Name of Working Panel</b>	<b>GPD representative</b>
<b>Business and Property Valuation Standards</b>	Sr Joseph Ho (Convener)
<b>CPD Panel</b>	Sr Chan Chak Wa/Sr KM Chau/Sr Louie Chan/Sr Jim Lam/ Sr Simon Poon (Co-conveners)
<b>Education Committee</b>	Sr Thomas Tang/Sr Louie Chan (Co-conveners)
<b>External Affairs Panel</b>	Sr KK Chiu (Convener)
<b>Professional Practice Panel</b>	Sr Tony Wan (Convener)

In addition to the above, we had nominated the following members to act as GPD Representatives on the various HKIS Boards:

<b>Name of Board</b>	<b>GPD representative</b>
<b>Board of Education</b>	Sr Lawrence Poon/Sr Louie Chan
<b>Board of Membership</b>	Sr Eugina Fok/Sr Augustine Wong
<b>Board of Professional Development</b>	Sr Patrick Lee/Sr Charles Chan
<b>Surveyors Registration Board</b>	Sr Lawrence Poon/Sr Tony Wan/ Sr CK Lau

### **Hon Treasurer Report – by Sr Jason CW Chan**

Over the past year (from November 2012 to October 2013), the GPD generated a total income of \$691,600.00, while the total expenses for the same period were \$223,740.64. That resulted in a net income of \$467,859.36 for fiscal year 2013.

The GPD's income came mainly from PQSL, CPD and social events, while expenses were primarily from venue charges, overseas events, and meal expenses for Council activities. The unaudited "Accumulative Balance of GPD" was \$1,284,434.12 as at 31 October 2013 (compared to a balance of \$816,574.76 as at the end of October 2012). Details of the breakdown of the GPD's account are annexed hereof.

**THE HONG KONG INSTITUTE OF SURVEYORS - GENERAL PRACTICE DIVISION**  
**INCOME AND EXPENDITURE STATEMENT**  
**FOR THE ACCOUNT PERIOD NOV 2012 TO OCT 2013 (Provisional And Unaudited)**

	Nov 12 to Oct 13
<b>Revenues</b>	<b>HK\$</b>
CPD Income - GPD	675,025.00
Social Event Income - GPD	16,575.00
<b>Total Revenues</b>	<b>691,600.00</b>
<b>Expenses</b>	<b>HK\$</b>
Insurance - GPD	-
Postage - GPD	2,734.20
Bulk mailing services - GPD	539.00
Advertising expenses - GPD	-
Venue charges - GPD	123,400.00
Travelling expenses-GPD	-
Transportation expenses - GPD	-
Bank charges - GPD	2,227.57
Sundry expenses - GPD	6,447.00
Office stationery - GPD	84.00
Printing expenses - GPD	5,790.61
Souvenir expenses - GPD	4,000.00
Structured Learning (APC) - GPD	18,000.00
Meal expenses - GPD	49,686.50
PR reception expenses - GPD	4,210.80
Entertainment expenses - GPD	-
HKIS AGM - GPD	5,530.96
Annual Dinner - GPD	-
AVA Congress - GPD	-
FIG WW 2012 - GPD	-
Cross-Strait-Four-P Land C-GPD	1,090.00
SISV Singapore - GPD	-
Reciprocal PQualTraining-CIREA - GPD	-
Overseas Visits - GPD	-
<b>Total Expenses</b>	<b>223,740.64</b>
<b>Net Income</b>	<b>467,859.36</b>
<b>Accumulative Balance as at 1 November 2012</b>	<b>816,574.76</b>
<b>Balance for the period 1 Nov 2012 to 31 Oct 2013</b>	<b>467,859.36</b>
<b>Accumulative Balance as at 31 October 2013</b>	<b>1,284,434.12</b>



GPD Spring Reception 2013



From left to right Mr Gabriel Lee (CEM Ambassador), Prof Francis Ng, Dr Ann Heywood (CEM Principal), Dr Lawrence Poon



Senior GP members Sr Edward AU and Simon POON received their diplomas as fellows of the Institute from the President



Souvenir Presentation to NPIV Mr Terry Naylor



Australian Property Institute and Property Institute of New Zealand visited the HKIS

## Divisional Council & Young Surveyors Group Reports

# Land Surveying Division



**Sr Koo Tak Ming**  
*LSD Council Chairman*

First of all, I wish to express my sincere gratitude to all Council members and Office Bearers for their dedication to the work of the Land Surveying Division (LSD) this year. I truly appreciate the hard work from all committee/working group chairmen and members for their contribution to keep the business of the Division so successful.

### Serving the community

With the mission of contributing our professional expertise to serve the community, LSD has been working closely with the HKIS Office Bearers and Divisions to express our views in various areas for development of public policies. We have submitted our views to the Chief Executive and Financial Secretary in relation to the 2012 - 2013 Policy Address, in particular on (a) Determination of land boundaries and (b) Establishment of Cadastre system for engaging the public to participate in the management of land resources of Hong Kong.

We are glad to learn that the Government is working on a revised proposal for the amendment of the Land Survey Bill for enactment of legislation for determination of land boundaries for both old and new land. We shall further liaise with the relevant policy bureau to provide our views on the matters as far as possible. The standard and control of relevant professionals should be applied to all land boundary surveys instead of the limited scope as required in the Land Survey Ordinance today. We shall also urge the Government to consider establishing a public-accessible cadastre system in Hong Kong in facilitating efficient access of relevant land boundary information by the public.

On December 2012, the Adverse Possession Sub-committee of the Law Reform Commission released a Consultation Paper (the Paper) making preliminary

proposals for the reform of the law on adverse possession. The preliminary recommendations of the Sub-committee were made against a background of a deeds registration system (which is a register of documents) as still used in Hong Kong as opposed to a title registration system of land conveyancing.

A reply, jointly prepared by LSD and General Practice Division, was sent to the Adverse Possession Sub-committee on 15 March 2013 to express our views to the Paper and its recommendations. We opine that adverse possession has long been in practice historically and is legally sound in terms of the Common Law and the Basic Law in Hong Kong. We urge the Government to enact legislation for determination of land boundaries which will enable identification of the extent of land parcels with certainty. We strongly believe that good land governance requires the support of an effective land boundary system. The legislation for implementation of determination of land boundaries is necessary for bringing certainty to the location of land parcels. We opine that it is of vital importance for the Administration to take the lead to implement a legal framework for quality Determination of Boundaries through the Land Survey Ordinance.

### Activities in 2012 - 2013

1. The 8th Beijing Hong Kong Macao Geomatics Conference 第八屆京港澳測繪技術交流會. The one-and-half-day Conference was held successfully on 23 May 2013 on a sunny day despite the rainstorms (Black rainstorm warning) a day earlier. Our President, Sr Stephen Lai, welcomed the 140-plus delegates from Beijing, Hong Kong and Macau at the biennial conference which carried the theme:

## 第八屆京港澳測繪技術交流會 香港23 - 24/5/2013



*Group Photo in the Conference Hall*

「測繪新科技與智慧城市建設」。 We held one keynote session and four presentation sessions with a total of 20 papers submitted. The Conference provided a forum for practitioners, scholars, vendors from the regions to exchange knowledge and experience on the subjects through seminars, lunch and dinner.

2. In the 7th Hong Kong Building Information Modeling Appreciation Awards (HK BIM Awards) on 24 July 2013, BIM applications from building industry professionals as well as professionals for civil engineering projects were reported. They included a range of accomplishments of innovative use of BIM in building design decision-making, green and sustainable design decision-making, creative use of information in BIM, and business practice transformation in building and civils projects. BIM is a tool for professionals to enhance our productivity in all these projects. As a land surveyor, I regard BIM as a successor to the tools of computer-aided drafting (CAD) as well as the Geographical Information System (GIS) in the evolution of computer technologies over the past three decades. BIM enables us

to view the drawings in 3D with interactivity. The change in one view will automatically be reflected in other views to gain model data integrity with the advent of BIM.



*Hon Sr Tony Tse delivered the keynote speech on BIM*

3. HKIS conducted a technical Visit to Liaoning from 28 July to 1 August 2013. Liaoning Province has a total area of 148,000 square kilometers with total population standing at 43.89 million in 2012 and is the largest economy of Northeast China. We met representatives from government, including the

Liaoning Provincial Department of Housing and Urban-rural Development (遼寧省住房和城乡建设廳) and Liaoning Provincial Department of Land and Resources (遼寧省國土資源廳), to understand the latest updates from our counterparts in Liaoning. We introduced the work of land surveyors in Hong Kong and our plan to join in the examination of Registered Surveyors in Mainland during our meeting with officials from the Liaoning Bureau of Surveying and Mapping (遼寧省測繪地理信息局). We also learned the latest situation on their work in digital city, small and medium scale national mapping as well as their different level of map information sharing strategy for confidential use, government use and public use.



*Meeting Mainland counter-parts*



*Meeting with officials from the Liaoning Provincial Department of Land and Resources (遼寧省國土資源廳) and the Liaoning Bureau of Surveying and Mapping (遼寧省測繪地理信息局)*

4. On 9 August 2013, LSD co-organised the SDI 2013 Conference jointly with ICES, LSGI of HKPU and HKIES to explore the use of Building Information Modeling (BIM) in the context of SDI. BIM surely will become a must for all types of tools and technologies for

innovative applications. The BIM technology creates new intelligent platform in promoting new working relationship among professionals of architects, surveyors, planners and landscape architects who participate at different stages and with different degree of involvement in a development project. BIM technology allows professionals to create and manage projects faster, with members of the team working more closely with each other throughout the cycle. There was the challenge to build an architectural and legal environment allowing the users of spatial data to easily interact with the Internet, and with a common and reliable platform to facilitate the accessibility and exchange of spatial data. The 2013 Conference has been successful in promoting BIM to build a wider user group of users from the government, the developers, the mainstream professions, Small and Medium Enterprises (SME) and young people.



*Group Photo of Co-organisers of the SDI 2013 Conference and Hon Sr Tony Tse*

5. HKIS Annual Conference 2013 Evolving Hong Kong – Infrastructure & Property Development was held on 14 September 2013 (Saturday) at the Grand Ballroom, Conrad Hotel, Hong Kong. The Conference aimed to provide a unique opportunity for real estate and construction professionals to review and explore the challenges and opportunities arising from infrastructure and property development in Hong Kong and also served as an important platform for industry stakeholders to exchange their experiences and views. Prof Ding Xiaoli, Chair Professor and Head of Department of the Department of Land Surveying and Geo-Informatics (LSGI) of the Hong Kong Polytechnic University, gave a talk on SDI, jointly prepared by Sr Dr Conrad Tang and

Prof Ding, at the Conference 2013. Prof Ding remarked that Hong Kong needed more land as land determined the well-being and future of Hong Kong. He expressed that we need much better information on our land and much better technology to manage the information.



*Prof Ding Xiaoli, Chair Professor and Head of Department of LSGI*

6. The 7th Cross-Strait Geomatics Conference (第7屆海峽兩岸測繪發展研討會), jointly organised by the Lands Department, the HKIS, the Hong Kong Polytechnic University and the Hong Kong Institution of Engineering Surveyors, was held from 21 to 23 November 2013 at the L’hotel Nina et Convention Centre. We had the honour to have Secretary for Development Mr Paul Chan Mo-po as our guest of honour to deliver the opening speech. We had over 240

delegates from Mainland, Taiwan, Macau and Hong Kong at this conference. The theme of the Conference was “測繪地理信息、服務美好生活”.



第一次指導委員會會議於 2013 年 2 月 26 日在深圳市南山區南海大道 3688 號深圳大學國際會議廳舉行，兩岸四地的專家在深圳大學國際會議廳前合照



*Mr Paul Chan Mo-po, Secretary for Development, delivers the opening speech*



*Group Photo of the Conference Delegates*

## Education

7. We have maintained good cooperation with academia and have attended the regular liaison meeting and the Advisory Committee Meeting of the Department of Land Surveying and Geo-Informatics (LSGI) of the Hong Kong Polytechnic University (PolyU). We also participated in the Orientation Programme for newly enrolled students on 31 August 2013 at the new LSGI venue. At the event, we gave a brief introduction of HKIS to the students regarding routes to HKIS membership and all the assistance we can offer to facilitate their professional development.
8. We also helped to promote the industry to students through the Hong Kong Polytechnic University Education Information Day organized by LSGI on 5 October 2013. Our team explained in detail the education, training and career choices as well as developing skills in the industry to those prospective students who have a keen interest about the courses offered by LSGI. As members of HKIS, we look forward to welcoming future graduates on geomatics technology to strengthen our industry and to cope with future land development as well as construction work in Hong Kong. The LSD will endeavor to arrange and be involved in more events for young professionals and students to assist in developing their career and network with industry professionals.



*Sr Kenneth So gave a brief introduction of HKIS to the students.*

## Membership

9. As at 1 October 2013, the numbers of LSD members are as follows:

Type of Membership	Number of members	Change compared to 10 Oct 2012
Fellow	44	+2.3%
Member	208	+4.8%
Technical Associate	37	0.0%
Probationer	128	+5.4%
Technical Trainee	0	-
Student	32	-9.4%
<b>Total</b>	<b>449</b>	<b>+3.3%</b>

## Continuous Professional Development

10. Apart from hosting various conferences and seminars that would be counted for CPD hours, LSD also designed a series of Continuous Professional Development (CPD) sessions for surveyors at all levels to update members' knowledge and share our knowledge with counterparts.

CPD events organized this year were:

Topic	Speaker	Date
Land Surveyors and the Law	Sr Edmond Cheung	7 March 2013
Satellite Positioning Infrastructure and its Application	Sr Simon Kwok	13 May 2013
Introduction of Underground Utility Surveying – as a Nondestructive Testing and Evaluation Method	Dr Wallace Lai	29 August 2013
Technical Visit to Hong Kong-Zhuhai-Macao Bridge – Hong Kong Link Road (HKLR)	Rep. from Consultant	14 September 2013

## Assessment of Professional Competence /ATC Reform and New LSD APC RULES AND GUIDE

11. The APC is a training and assessment scheme. Its purpose is to provide a path for those with recognized qualifications to seek for admission as a Member of the Institute. Through the Professional Training as required for the APC, candidates are expected to develop a high standard of professional and ethical competences. The warrant of such competences is achieved by the requirements and assessments as set out in this Rules and Guide. Candidates who receive professional training should opt to take the Part I Assessment Interview if they want to obtain associate membership before becoming a Member. Candidates of the respective qualifications, depending on the nature of training they receive, are required to undergo the minimum period of training as specified. Having identified the assessment components and training period as necessary, candidates can pursue the APC by undergoing the following processes as necessary using the APC forms specified and to fulfill the relevant requirements as described in the specified sections in the Rules and Guide.

12. The Syllabus Part I Examination of APC of HKIS LSD was revised in March 2013. The revised Syllabus is published on our website for all candidates who plan to take the Part I Examination. A LSD APC Part I Workshop was held on 16 November 2013 to help candidates familiarize with skills in taking Part I Exam under the new LSD APC Rules & Guide.

### Social Function

13. The LSD Annual Dinner 2013 was held on Friday, 18 October 2013 at Royal Plaza Hotel on Prince Edward Road West, Kowloon. We had the honour to have Sr Hon Tse Wai-chuen, the Legislative Councillor for the Architectural, Surveying and Planning constituency, and Dr Fu Peng-peng of Liaison Office of the Central People's Government as our honourable guests with the presence of HKIS OBs, Division Chairs and Board Chairs. It was an important

occasion to meet friends in the trade and the academic institutes. We were also delighted to have Sr Siu Wai-ching JP, Deputy Director (Survey and Mapping) and Sr Cheng Wai-pun, Assistant Director (Survey and Mapping) of the Lands Department as our head table guests. Sr Vincent Ho, Vice President of HKIS, gave a welcome speech at the beginning of the dinner.



*Sr Gary Yeung, Sr Serena Lau, Sr TM Koo, Sr Tony Tse and Sr Lesly Lam*



*Toasting by LSD Council and OC*

### Way Forward

I look forward to meeting the new LSD Council in 2013-2014 to further promote our professional services to the public and society.

# Divisional Council & Young Surveyors Group Reports

## Planning & Development Division



**Sr Raymond Chan**  
PDD Council Chairman

### 1) PDD Council 2013-2015

PDD Annual General Meeting (AGM) 2013 was held on 8 November 2013 in the Surveyor Learning Centre. The Council Members for the term 2013-2015 were elected at the AGM.

The new PDD Council for 2013-2015 is composed of:

- Sr Dr Leung Ka Tung, Tony (Chairman)
- Sr So Chun Hin, Albert (Vice-Chairman)
- Sr Prof Pong Kam Keung, James (Vice-Chairman)
- Sr Chong Wing Hong, Ben (Hon. Secretary)
- Sr Mok York Yee, Cyrus (Hon. Treasurer)
- Sr Chan Yuk Ming, Raymond (Immediate Past Chairman)
- Sr Tsang Ching Lun, Edwin (Member)
- Sr Yu Kam Hung (Member)
- Sr Yew Yat Ming, Edmond (Member)
- Sr Chan Jing Yun, Stephen (Member)
- Sr Victor Ng (Co-opted Member)

### 2) Growth of the Division

The number of members of the Division increased from 63 to 67 this year. The allocation of the members including fellow, corporate, probationer and student members are as follows:-

	As at November 2013
Fellow	23
Member	38
Probationer	3
Student	3
<b>Total</b>	<b>67</b>

Such an increase in numbers of members demonstrated that there is a growing need for planning and development surveyors.

### 3) Recognition of HKU MSc(Urban Planning) Program

The Division has been working closely with universities to train up more P&D Surveyors. In early 2013, the Division agreed with the University of Hong Kong (HKU) that the 4-year Urban Studies Programme can be accepted as a cognate degree for admission to APC Examination. The Division also agreed that graduates of MSc (Urban Planning) Program will be eligible to sit for PDD APC upon the completion of top-up courses.

### 4) Technical Visit to Shanghai

The PDD Council visited Shanghai together with the HKIS's Mainland Committee during 10-12 April 2013. During the three-day visit, we met academics, government officials, and developers and made significant progress in: -

- i. Exploring the possibility of setting up courses in Shanghai to train up P&D Surveyors;

- ii. The promotion of P&D Surveyors' services; and
- iii. Liaising with HKIS members who are working in Shanghai.

The visit successfully opened up opportunities for cooperation and for the further development of P&D Surveyors' professional services in China.

#### 5) Learning opportunities and liaison with the mainland and international organizations.

- Our council members attended the 2013 Mainland and Hong Kong Construction Industry Forum "Developing Quality and Innovative Construction to Promote "Going

Global", jointly organized by Development Bureau and the Ministry of Housing and Urban Rural Development in October in Ningbo, China. This was an industry-wide platform for the Hong Kong and Mainland construction stakeholders to share knowledge and experience, as well as building networks.

- Our council members took part in Technical Visit to Liaoning, China in July 2013. We visited several construction and land related government departments, a university, and leading property developers and shared with them their insights on future growth. At the same time, we exchanged our views on sustainable development.



# Divisional Council & Young Surveyors Group Reports

## Property & Facility Management Division



**Sr Dick Kwok**  
PFMD Council Chairman

### Promoting Green Management and Green Buildings

This year, we put additional emphasis on the performance of green management operations and how they could be implemented innovatively. I attended meetings and conferences with other professionals (e.g. architects, engineers, landscape architects, surveyors, and town planners) who all shared the same passion for promoting green buildings in Hong Kong.

Collaboration among different stakeholders is the key to advancing the green building movement. As key stakeholders, we actively participate in and contribute to the cause to improve our environment and save our planet. Moreover, our Council has restarted the drafting of the Green Management Practice Guide with the assistance of a specialised consultant.

In view of the public's increasing green awareness and the implementation of more green initiatives for existing buildings, I have contributed to and shared my professional knowledge and experiences as a Property and Facility Management (PFM) surveyor for the BEAM Society during my tenure as the nominated director for the 2012-14 term. Moreover, the BEAM Plus Existing Building rating tool is now undergoing a full revamp. We need to place more emphasis on green management operations and energy efficiency rather than simply focusing on building designs and infrastructural aspects.

Due to my involvement in the various task forces and working panels, I have noticed a strong motivation and determination among a group of professionals to improve Hong Kong's carbon emissions record and achieve a sustainable environment.



### Involvement in the Government's Legislation and Publications

In January 2013, I attended a Joint Institute Forum co-organised by the six professional institutions in Hong Kong: the HKIA, HKIE, HKILA, HKIP, HKIS, and HKIUD. That was the first-ever collaboration among the six professional institutions in response to the Chief Executive's Policy Address. The main focus was on the economy, land and housing supply, and the environment. As we eagerly seek a solution to sky-high residential property prices, we must also find a way to strike a balance between developmental needs and environmental protection.

Concurrently, a joint collaboration with the BSD was initiated to provide professional services on a pro bono basis for the Home Affairs Department's

(HAD) “Proposed Pilot Scheme for the Provision of Professional Advice to Owners’ Corporations on the Appointment of APs for Building Maintenance Works”. This pilot scheme aims to advise and provide building owners with samples and basic documents relating to tenders and contracts, help them understand the proper and correct procedures for tendering exercises and procurements, and guide them on how to prepare for owners’ meetings in compliance with the meeting procedures, according to the Building Management Ordinance and Deed of Mutual Covenant.

This year, we produced a new publication called “Standard Property Management Agreement” in both English and Chinese. It is the second such publication to our last issue of the “HKIS Guide to Good Property Management Practice”. We wish to provide the property management industry with a standard document for reference and advocate its broad adoption by owners’ corporations.



## The 2012 Quality Property and Facility Management Award (QPFMA)

The evening of 26 April 2013 marked a perfect ending to the 2012 QPFMA ceremony. The Award Presentation Banquet was officiated by our Guest of Honour, Mr Wong Kam Sing, JP, Secretary for the Environment. This year, we placed additional emphasis on the performance of green management operations and how they can be implemented innovatively. To cope with calls to expand the award categories, we extended the coverage in the residential/non-residential category. As a result, a total of 174 nominations were received. The Jury Panel finally shortlisted 34 winners. I am proud to announce that every award-winning project represented a high standard of quality services and excellence in teamwork. This reflects a wide recognition of the awards and demonstrates the eagerness of practitioners to pursue excellence, professionalism, and service quality. It also echoes our main theme of “Championing innovative service through quality management 服務顯創意 管理尚優質”.

The QPFMA is a biennial award jointly organised by the HKIS and the Hong Kong Association of Property Management Companies (HKAPMC). The award also honours and stimulates greater public recognition of the outstanding projects in the property and facility management industry. All of the award-winning projects delivered contemplative performances in terms of bringing comfort, safety, and security to their users and occupiers, whilst complying with the law and respecting the environment.





### CEPA

Our division has been maintaining close contact with the China Property Management Institutes. In March 2013, I joined a reception led by the HKIS's Planning and Development Division (PDD) with guests from the Shanghai Committee of the Chinese Communist Party and the Hong Kong-Shanghai Economic Development Association. I took this opportunity to express our intention to meet with our counterpart institutions in Shanghai and seek their assistance in arranging our first official visit to Shanghai. Later, in November 2013, we joined the CEPA Committee to visit Beijing in order to establish a closer relationship and ties with our Mainland counterparts.

### Membership Growth

Membership growth is always our division's concern. In 2013, five new members joined our division, so total membership has now increased to 745. In addition, we welcomed four new probationers bringing the total to 44 as at November 2013. With efforts made to publicise ourselves to undergraduates, we expect more young graduates to join our division after being informed of the bright career prospects for PFM Surveyors.

### CPD Event and Seminars

A total of 22 hours of events, including seminars, conferences, and site visits, were arranged. These included a CPD event on "Facility Management for the Elderly in Public and Subsidising Housing" and a tour to Mei Ho House, which is now designated

a Grade 2 Historical Building. The events received an overwhelming response from members.

Furthermore, I represented the HKIS in presenting a paper on "Asset Appreciation through Life Cycle Management" in a seminar on "Sustainability in Asset Management". The seminar was organised by The Hong Kong Quality Assurance Agency for practitioners such as property developers, facility managers, and asset managers. The talk was well-received by participants.

Our CPD work group organised a number of CPD events for the second half of 2013. These included a site visit to the Grand Award Winners of QPFMA 2012, a hotel management talk, a Mandatory Building and Window Inspection Scheme that focused on the property management aspect, and a tour to the Yau Ma Tei Theatre, etc.



### The Way Forward

Our Council has been making every effort to forward members' concerns to the HAD regarding the legislation to license property management companies and practitioners. The coming year will be challenging - the draft bill was put before LegCo in late 2013 and we expect to see the introduction of the aforementioned legislation.

Finally, I wish to thank Council members for their valuable contributions to and unfailing support for the growth and development of the division. Without your efforts, the Council would not have achieved so much. Also, thank you for supporting your fellow members and I look forward to the continued success of our division in the coming year.

# Divisional Council & Young Surveyors Group Reports

## Quantity Surveying Division



**Sr Keith Yim**  
QSD Council Chairman

### 1. Introduction

Time is flying. With one blink of the eyes the tenure of the chairmanship of the Quantity Surveying Division (QSD) for the Council Year 2012/13 is about to finish. It is time to review what the Council has done during the last 12 months. This Report will highlight the various activities and events that the Council has accomplished over the past 12 months.

### 2. Mainland Affairs

#### 2.1 Presentation Ceremony for Certificates and Stamps for Registered Cost Engineers (PRC-Hong Kong Region)

The Ceremony was held at the Crowne Plaza Suite Hotel, Shenzhen, on 12 December 2012. The guests from the Mainland included:

Ms Xu Hui Qin 徐惠琴理事長	中國建設工程造價管理協會 (CECA)
Ms Tan Hua 譚華處長	住房城鄉建設部 (MoHURD)
Mr Wu Zuo Min 吳佐民秘書長	CECA
Ms Kong Xian Zhen 孔憲珍主任	CECA

The guests from Hong Kong included:

Sr Serena Lau	President of the Institute
Sr Stephen Lai	Senior Vice President of the Institute
Dr Fu Peng Peng	Liaison Office of the Central People's Government in the HKSAR

Sr Kenneth Poon	Association of Consultant Quantity Surveyors
Sr Michael Yu	Association of Consultant Quantity Surveyors
Sr C C Lai	Association of Consultant Quantity Surveyors

A total of 65 members have been approved by MoHURD as Registered Cost Engineers. At present, there are altogether 144 members who have successfully registered with the Mainland Authority as Cost Engineers. The certificates and stamps were presented by our guests from the Mainland.

#### 2.2 Technical Visit to Shenyang, Liaoning Province

A delegation of 11 members of the Institute led by the President, Sr Stephen Lai, paid a visit to Shenyang, Liaoning Province from 28 July to 1 August 2013. The Immediate Past Chairman, Sr Thomas Ho, represented the QSD on this visit. The purpose of the visit was to introduce the Institute and the surveying profession to various government departments and related organizations in Liaoning Province and to explore possible cooperation between the surveying professions in the two places.

During the visit, the delegation met representatives from the Department of Housing and Urban-Rural Development of Liaoning Province; the Liaoning Provincial Department and Land and Resources; the Liaoning Provincial Department and Land and Resources;

the Liaoning Bureau of Surveying and Mapping; the Liaoning Provincial Office of Overseas Chinese Affairs; the Overseas Chinese Affairs Office of Shenyang Municipality; the Shenyang City Urban and Rural Construction Committee; and Shenyang Jianzhu University.



### 2.3 Mainland and Hong Kong Construction Industry Forum 2013

I represented the Council to attend the Mainland and Hong Kong Construction Forum 2013 organized by the Ministry of Housing and Urban-Rural Development, the Ningbo Municipal People's Government, and the Development Bureau of the HKSAR Government, from 20-22 October 2013 in Ningbo, Zhejiang Province. The delegation from the Institute was led by our President, Sr Stephen Lai, who also delivered a talk on "How to Improve the Current Practice of Cost Management on Construction Projects". At the forum, which carried the theme "發展高質創新建造、推動企業「走出去」", distinguished speakers from the Mainland and Hong Kong shared their experiences on this topic.



### 2.4 Foshan Engineering Cost Association (FSECA), Mainland China 佛山市工程造價協會



A delegation comprising over 30 members from the Foshan Engineering Cost Association 佛山市工程造價協會 led by 余建平站長 of 廣東省佛山建設工程造價站 and 嚴偉鋒會長 visited the Institute on 19 November 2013. The delegation was received by Sr T.T.

Cheung, Sr Dr Paul Ho, Sr Thomas Ho and myself. We held a panel discussion with the delegation to compare the full scope of services (全過程工料測量服務) provided by Consultant Quantity Surveying firms in Hong Kong and the local consultant firms in the Mainland. Members may be aware that Consultant Quantity Surveying firms from Hong Kong would normally provide full scope of services to clients in Hong Kong and the Mainland while our counter-parts would only provide partial services due to the restriction on the scope of services imposed by the qualification certificate (資質證書). Another reason may be the fact that our counterparts have never been requested to provide such extensive services by their clients. As a matter of fact it is uncommon for Mainland clients in the Pearl River Delta Region to request consultants to provide a full scope of quantity surveying services for their projects.

The panel discussion was well received by the delegation. For their closing remarks, 余建平站長 and 嚴偉鋒會長 invited the Council to visit them and organize a seminar for their members in the future.

### **2.5 Third Batch of the Assessment Exercise for CECA Qualification**

The Mainland Sub-committee conducted two meetings with CECA in May 2013 and November 2013 which were held in Xian and Beijing respectively. Some of the major criteria for signing the Supplemental Agreement have been tabled and discussed. Upon the approval of the Council and the Institute, we are then in a position to execute the Supplemental Agreement with CECA. Further meetings with them are required in order to finalise the details. The Council will be working hard to achieve this result.

## **3. International Affairs**

### **3.1 Signing of the Reciprocity Agreement between the HKIS and the Chartered Institution of Civil Engineering Surveyors (ICES)**

The Reciprocity Agreement between the HKIS (QSD) and ICES has been renewed for three more years. The Agreement was signed by the respective Presidents of the Institute at the Annual Dinner of the Hong Kong Region of ICES. The signing ceremony was witnessed by Mr Enoch Lam, the Deputy Secretary for Development (Works) and other guests.

### **3.2 Meetings with International Organisations**

#### **3.2.1 Meeting with the President of the Chartered Institution of Civil Engineering Surveyors**

The President of ICES, Mr Alan Barrow, visited the Institute on 21 March 2013. Mr Barrow was accompanied by a delegation of nine persons from their Hong Kong Region. The QSD had the pleasure of attending the meeting with the presence of Sr Stephen Lai (President), Sr Gary Yeung (Hon. Treasurer) and Sr T. M. Koo (Chairman of LSD). Other members, including Sr K. L. Wong, Sr Thomas Ho, Sr Daniel Ho, Sr Sunny Chan, and Sr Franki Yeung also kindly spent some of their precious time to join the meeting.

Mr Barrow mentioned that ICES had signed a Memorandum of Understanding (MoU) with the RICS. He briefed us on the background of the MoU, which essentially deals with the recognition of the professional standing of the ICES and RICS in their respective sectors of the industry. During the meeting, we also took the opportunity to introduce the latest developments of our Institute in the Region. After the meeting, ICES kindly hosted a dinner for the Institute.

### 3.2.2 Meeting with The Association for the Advancement of Cost Engineering International (AACEI)

Dr Alexia Nalewalk, the Vice Chairperson of the International Cost Engineering Council (ICEC) and Director of External Affairs of The Association for the Advancement of Cost Engineering International (AACEI), visited the Institute on 26 September 2013. The Office Bearers of the Institute, Sr Simon Kwok, Senior Vice President, and Sr Edward Au, the Hon Secretary, took time out from their busy schedules to receive the guest, who had come all the way from the United States.

During the meeting, we explored the possibility of collaboration between the two Institutes. Both Institutes considered that the provision of training to members is one area in which the AACEI and HKIS could collaborate. In addition, each Institute could help the other promote its Continuing Professional Development (CPD) events, seminars, conferences, etc., for the mutual benefits of both Institutes' members. The Council opined that there are new areas of knowledge in which the AACEI was strong and into which the HKIS could tap.

Both Institutes intended to explore the possibility of signing a Memorandum of Understanding for further collaboration on the aforementioned matters. Council Members, Sr T. T. Cheung, Sr Daniel Ho, Sr Thomas Ho, Sr Antony Man, Sr K. L. Wong, Sr S. C. Tse, Sr Dr Sandy Tang, and Sr Evelyn Kwok had kindly spared the time to attend the meeting with Dr Nalewaik.



### 3.3 Attending International Conferences

#### 3.3.1 The 17th Pacific Association of Quantity Surveyors (PAQS) Congress 2013, Xian

##### 3.3.1.1 Theme and Delegates

The 17th PAQS Congress 2013 was held from 18 to 21 May 2013 at Sofitel Hotel of Renmin Square, Xian, Shanxi Province. The organizer of the congress was the China Engineering Cost Association (中國建設工程造價管理協會). The theme of the congress was "Construction Information – Cornerstone of the Valuation Management". There was a parallel session on Building Information Modelling (BIM) in view of the advancements of the technology. A total of 450 delegates (300

delegates from the Mainland and 150 from overseas) attended the congress – an attendance record.



### 3.3.1.2 Official Posts in the PAQS by Hong Kong Delegates

Our members had major involvement in this international organization. They included : -

<b>Sr T. T. Cheung</b>	- Convenor, Council of Advisors
<b>Sr Prof Anita Liu</b>	- Secretary of the Accreditation & Education Committee
<b>Sr Daniel Ho</b>	- Secretary of the Sustainability Committee
<b>Sr Raymond Kam</b>	- Member of the Accreditation and Education Committee
<b>Sr Dr Ellen Lau</b>	- Secretary of the Research Committee
<b>Sr Dr Mei-yung Leung</b>	- Member of the Research Committee
<b>Sr Joseph Chong</b>	- Chairman of the Young QS Group

The leader of the Institute delegates was our President, Sr Stephen Lai. Other members who attended the congress included Sr K. L. Wong, Sr Jesse Wong, Sr Thomas Ho, Sr Francis Leung, Sr Dr Paul Ho, Sr Antony Man and Sr K. C. Tang. Apart from attending official Committee's meetings, Sr Prof Anita, Sr Dr Ellen, and Sr Dr Mei-yung presented their research papers at the congress. Another member who presented a paper was Sr Dr Paul Ho.

The titles of the papers presented at the Congress were:-

- Value co-creation in Construction by Prof Dr Anita Liu
- Forecasting the Manpower of Quantity Surveyors in Hong Kong by Dr Paul Ho
- Empirical Findings of the Involvement of Quantity Surveyors in performing the cost management functions: A comparative perspective for Building and Engineering projects by Dr Ellen Lau
- Impact of VM techniques on Workshop Outcomes by Dr Mei-yung Leung

### 3.3.1.3 Board Meeting

The Board Meeting was held on 19 May 2013, Sunday. Our President, Sr Stephen Lai; Past Presidents, Sr T.T. Cheung and Sr Francis Leung; QSD Vice Chairman, Sr K. L. Wong and myself were in attendance. It was a whole-day meeting that covered reports from the Chairman, Officers and Committees as well as from member countries. I had the pleasure to represent the Institute by reporting our major activities including a brief comment on the state of the construction industry since the previous Board Meeting in Brunei.

During the meeting, the following officers for the Year 2013-2015 were elected:

- Chairperson	- Ms Xu Huiqin (徐惠琴) of the CECA, Mainland China
- 1st Vice Chairman	- Mr Ian Duncan of the CIQS, Canada
- 2nd Vice Chairman	- Sr Francis Leung of the HKIS, HKSAR

- Hon Secretary	- Mr James Sue of CECA, Mainland China
- Hon Treasurer	- Mr Trevor Main of the Australian Institute of Quantity Surveyor (AIQS), Australia

The following were some of the salient topics of the Board Meeting:-

- PAQS Medal Award 2013 went to Mr Trevor Main of AIQS.
- The PAQS – Iwata Travelling Scholarship Award went to Ms Grace Alexander from RISM.
- The Young QS Group successfully held its programme on 17 and 18 May 2013 with approximately 32 young members and students from nine member countries / region joining the event. Our Sr Joseph Chong was elected Chairman of Young QS Group for the Year 2013-2014.
- A new BIM Committee was formed. Mr Eugene Seah of SISV was elected as Chairman of the Committee. Our Sr K. C. Tang was elected as member of the Committee.
- The Chairman of the Organizing Committee for the 18th PAQS Congress 2014, Hong Kong, Sr Francis Leung represented the Institute in presenting a video for promoting the forthcoming Congress to all Board members. Promotional flyers were also distributed to them and all delegates who were attending the two-day Congress.
- The 19th PAQS Congress 2015 would be held in Yokohama, Japan.

### 3.3.1.4 Opening Ceremony

The opening ceremony was officiated by Mr Chen Zhong ( 陳重先生 ), the Chief Engineer of the MoHURD, 鄭建鋼先生 from Shanxi Province and Mr Gordon Cairney, PAQS Chairman. It started with the welcome speeches from Mr Chen Zhong, 鄭建鋼先生, Mr Gordon Cairney and Ms Xu Huiqin. The keynote speakers were Mr Wu Zuo Min of CECA and Mr Ong See Lian of RISM and Former President of Royal Institution of Chartered Surveyors.

### 3.3.1.5 Closing Ceremony

The closing ceremony was held on 21 May 2013 after presentation of papers. At the closing ceremony, a Memorandum of Understanding (MoU) was signed between PAQS and FIG for mutual co-operation in the quantity surveying profession in future. The incoming PAQS Chairperson, Ms Xu Huiqin signed the MoU on behalf of the PAQS.

The last event in the closing ceremony was the Handover Ceremony. A representative of CECA officially handed over the PAQS document to Sr Francis Leung, the Chairman of the Organizing Committee of the 18th PAQS Congress 2014, Hong Kong for hosting the Congress. The Institute has the honor of organizing the 18th PAQS Congress 2014 in Hong Kong. It will be held from 7 to 10 June 2014.

### 3.3.2 The 27th International Project Management Association (IPMA) World Congress 2013 in parallel with 2nd ICEC/IPMA Global Congress

Sr T. T. Cheung, the Past President of the Institute, and I represented the QSD Council

in attending the above congress, which was co-organised by the IPMA and International Cost Engineering Council. It was held from 30 September to 3 October 2013 in Dubrovnik, Croatia. The theme of the Congress was “Finding Balance & Moving Forward”. More than 700 delegates from all over the world were in attendance. In order to cater for the large number of delegates and parallel sessions, the congress was held at three different hotels, namely the Hotel Valamar Lacroma (the Main Conference Hotel), Hotel Valamar President, and Hotel Royal Princess. There were six keynote speakers and 12 parallel sessions, some of which were related to quantity surveying / cost engineering. In addition, there were several workshops and panel discussions on interesting topics in respect of project management and cost engineering.

Sr T. T. Cheung presented a paper entitled, “Planning and Control of Construction Cost for Public Rental Housing Development in Hong Kong”. Apart from being a presenter, he also acted as facilitator for a parallel session on cost engineering. Delegates from other ICEC member countries, such as Australia, Egypt, the United States, Denmark, Norway, Brazil, Hungary, the Netherlands, Turkey, Bosnia, and the United Kingdom, also shared their experience on cost management of construction projects.

During the congress, Sr Samson Wong, Chairman of Project Management Committee of the Institute, Sr T. T. Cheung, and I took the opportunity to meet the President of the IPMA, Professor Mladen Radujkovic, to understand more about the organisation’s structure. Similar to ICEC, the IPMA comprises members from association of different countries and regions. It was noted that more and more professional quantity surveyors have taken up the role of project managers in the Mainland and Hong Kong. The opportunities are there for the Institute to explore if we need an international platform for our members to keep abreast with international project management practices and trends as well

as sharing our unique experiences in managing complex and fast-tracked projects that are common in Hong Kong.





#### 4. Cocktail Reception cum Diploma Presentation for Hon. Fellow, Mr Ong See Lian



At the last Annual General Meeting of the Institute in December 2012, it was decided that the Council's recommendation of conferring the title of Hon. Fellow to Mr Ong See Lian be approved. The cocktail reception cum diploma presentation was eventually held on 29 October 2013 at the Surveyors Learning Centre (SLC) of the Institute.

We had the honor to invite the Senior Vice President of the Institute, Sr Simon Kwok to present the membership diploma to Mr Ong See Lian. The ceremony was well attended by some of the Institute's Past Presidents and Divisional Chairmen including Sr T.T. Cheung, Sr Prof Anita Liu, Sr Nelson Cheng, Sr Dr Paul Ho and Sr Thomas Ho. The Office Bearers and members of the Council also joined the event to share in the festivities.

After his acceptance speech, Mr Ong delivered a CPD talk entitled "Sustaining Growth Through Economic Turbulence" for the Council. He drew the audience's attention to how professionals such as surveyors can face the full brunt of economic crisis and turn these challenges into opportunities. He highlighted six critical success factors and seven principles for growth. The advice advocated by Mr Ong would be very useful for us during the next recession. I am sure that everyone in the audience left the SLC with valuable advice under their belts.

The Council is very proud to have such a prominent figure as Mr Ong as an Honorary Fellow of the Institute.

#### 5. Liaison with Bureau and Works Departments of Hong Kong Government

##### 5.1 Meeting with the Secretary for Development

With the kind assistance of our Past President, Sr T. T. Cheung, the QSD Council was able to meet Mr Paul Chan Mo-po, MH, JP, the Secretary for Development, to exchange views on a number of topics, for instance, the implementation of NEC 3 Contract on civil and building works projects. The meeting was held at the Central Government Offices on 3 May 2013. Members who attended the meeting included Sr T. T. Cheung, Sr Thomas Ho, Sr K. L. Wong, Sr Honby Chan, Sr Jesse Wong, Sr S.C. Tse, and myself. The meeting provided a platform to exchange views on issues of common interest. The

Council will endeavor to initiate more meetings with the Development Bureau should circumstances dictate it.

## 5.2 Meeting with the Electrical and Mechanical Services Department

The Council was delighted to meet the Electrical and Mechanical Services Department (EMSD) on 14 August 2013 at its headquarters in Kowloon Bay. The meeting was attended by Mr Alfred Sit, Deputy Director of Regulatory Services; Mr Tai Tak Him, Assistant Director; and Mr S. L. Tang, Contract Advisor. Representatives from the Council included Sr T. T. Cheung, Sr Spencer Kwan, Sr S. C. Tse, Sr Thomas Ho, Sr Raymond Kam, Sr Raymond Kong, and myself.

Various issues relating to QS involvement in M&E engineering installation works were discussed. We also spent time sharing our experiences in M&E maintenance works in the private and government sectors. It was apparent that the EMSD showed interest in what the QSD Council could offer in terms of enhancing cost control and contract management of its operations and maintenance and repair works. In closing the meeting, we agreed that more meetings should be held to provide further opportunities for exchanging views and exploring the possibility to initiate an innovative approach on contract management. Once the EMSD's Management Board agrees, it plans to set up a working group with the QSD to work towards this end.

## 6. International Quantity Surveying Building Information Modelling (BIM) Conference 2013, Hong Kong

The one-day conference was successfully held on 9 November 2013 at the Chiang Chen Studio Theatre of the Hong Kong Polytechnic University with a full house of approximately 250 attendees. We were pleased to have

Mr Paul Chan Mo-po, the Secretary for Development, as our Guest of Honor and Ms Ada Fung, the Deputy Director of the Hong Kong Housing Authority (Development & Construction), as our keynote speaker. The Council was very pleased to have invited some of prominent figures in this specialized area on the application of the BIM technology in quantity surveying - particularly in the areas of cost, contract and commercial management of construction projects from the Asia Pacific Region - to deliver talks for us.



The conference was truly international with speakers from Australia, Malaysia, Singapore and Sri Lanka. The audience enthusiastically raised questions to speakers to resolve their misconceptions about Building Information Modelling. Members who did not attend the conference, but who remain interested in these topical issues, can download the conference papers and proceeding at: <http://www.hkis.org.hk/hkis/general/events/bimconf-2013S.pdf>

I would like to take this opportunity to thank the conference co-organizer, the Hong Kong Polytechnic University, Department of Building and Real Estate, all sponsors, supporting organizations, speakers and helpers for their earnest support for this conference.

Finally may I extend my sincere thanks to the Organizing Committee of the Conference under the chairmanship of Sr K C Tang for its unfailing efforts in organizing such a well-received and unprecedented event in such a short period of time without the assistance of professional event organizing company.

## 7. Assessment of Professional Competence (APC)

### 7.1 Assessment of Professional Competence (APC) 2012

The Assessment of Professional Competence (APC) 2012 has been completed. There were a total of 261 attempts at the old APC System with 82 candidates satisfying the assessment requirements and thus were eligible for membership in the Institute in due course.

Last year marked the first attempt on Part 1 APC under the new APC Reforms, which were implemented in 2011. A total of 70 out of 78 candidates passed the written assessment. Among those who passed, 18 candidates applied for Associate Membership of the Institute. All candidates were notified of the results.

I would like to take this opportunity to congratulate those candidates who passed

the APC (the old system) and the Part 1 APC (the new system) and to welcome them as our Members and Associate Members.

### 7.2 Assessment of Professional Competence (APC) 2013

The Assessment of Professional Competence 2013 was held from 16 to 18 September 2013 at the Kowloon International Trade and Exhibition Centre (KITEC), Kowloon Bay. Sixty-nine candidates sat for the Part 1 Paper while another five candidates attempted both the Part 1 and Part II Papers of the new Assessment of Professional Competence (APC) Scheme. As far as the old APC Scheme was concerned, approximately 230 candidates sat for the assessment papers. All of the papers were distributed to assessors for marking. To ensure fairness to all candidates, all papers would be marked by at least three assessors. There were, altogether, over 300 members who are on the panel of assessors.

It should be noted that those candidates who pass the written papers are required to attend an interview with a panel of three interviewers. The Divisional Education Committee (DEC) has tentatively fixed a date for conducting interviews on 18 January 2014 (Saturday). Last year all interviews were completed in one day. By adopting this practice, the Sub-committee should be able to reduce the assessment time and, hence, allow us to announce the results earlier. Every year there is tremendous demand for interviewers to interview candidates. This is the moment for fellow members to have face-to-face discussions with the new blood of the profession.

### 7.3 APC Assessors' Briefing Session

The Council organized a briefing session for Assessors of the APC on 11 October 2013 at the World Trade Centre Club. More than 110 Assessors and Council Members attended the briefing session,

which aimed at discussing the marking scheme, suggested answers, common mistakes, and frequently asked questions. Following the briefing session, a buffet dinner was served to the Assessors.

## 8. Training and Continuing Professional Development (CPD)

### 8.1 Continuing Professional Development (CPD)

The CPD Sub-committee successfully organized 55 CPD events during the Council Year. The events include delivering talks by guest speakers, conducting training sessions and workshops and carrying out site / factory visits. Judging from the overwhelming response of our members, we consider that the quality and contents of the CPD events satisfied our members. Members would note that many site / factory visits had been organized by the Sub-committee over the past few years. We believe that members would gain more knowledge of the latest developments in construction technology through site / factory visits than from reading or lectures. This would further enhance members' continuing education and, indeed, has been proved useful in the workplace.

It is a pity that only a handful of members had the opportunity to join the site / factory visits. The following is a list of the visits that the CPD Sub-committee had successfully carried out: -

- Site visit to the Hong Kong-Zhuhai-Macau Bridge
- Site visit to Mei Ho House (Grade II Historic Building)
- Visit to factory with a gypsum block wall system production line in Guangzhou
- Visit to a glass factory in Huizhou and aluminium window / door / curtain wall factory in Shenzhen

- Visit to a factory that made pre-cast concrete elements, steel moulds, Starfon, GRC and GRG, and to the BIM Centre in Huizhou



Many thanks to the CPD Sub-committee under the chairmanship of Sr K. L. Wong for its great efforts in organizing so many CPD events for members to attend. The CPD Sub-committee would keep working hard to organize more high quality / level CPD events in future.

### 8.2 Pre-qualification Structural Learning Programme (PQSL)

The Training Sub-committee successfully organized 15 sessions of PQSL programme for probationers to attend during the Council Year. It covered various aspects of quantity surveying practice for which the probationers should be acquainted with prior to attempting the Assessment of Professional Competence.

The Training Sub-committee would organize similar events in the next Council Year as per the core competence requirements of the APC for probationers to attend.

## 9. Research Projects

The research project entitled “Case Studies and a Survey of BIM Applications in Hong Kong Quantity Surveying Profession” had been submitted by the Research Team. Upon incorporating the comments given by the Education & Research Sub-committee, the research project would be submitted to the Council for approval. It is hoped that the research project would be endorsed by the Council in due course.

Another research project led by Sr Leung Hing Fung, the Associate Professor of the Department of Real Estate and Construction, the University of Hong Kong, had been approved by the General Council. The project title is called “A Feasibility Study in the Use of New Engineering Contract in Hong Kong”. The research project would take two years to complete.

## 10. Publications

### 10.1 The Standard Form of Maintenance Contract (Buildings)

The QSD Council has been collaborating with the Building Surveying Divisional Council to draft a new Standard Form of Maintenance Contract (Buildings) over the past few years. The final draft has been approved by the Institute and has been forwarded to the publisher for printing. The new Maintenance Contract will be on sale very soon. The Contract Sub-committee will determine a suitable time to officially launch it. The Maintenance Contract should be well-received by the general public and industry. The drafter is now working on the Chinese translation of the Contract.

### 10.2 Hong Kong Standard Method of Measurement for Building Works, Fourth Edition 2005 (SMM4)

The corrigenda to amend the typographic errors of the SMM4 had been agreed by all the stakeholders of the standard documents. Hard copy of the fully amended version of the SMM4 would be available for sale at the Institute by the end of December 2013.

### 10.3 Standard Form of Building Contract 2005 Edition

The Contract Sub-committee is now working on the amendment for Nominated Sub-contract and nominated supply contract. It is hoped that the exercise could be completed in the next Council Year.

## 11. Promotion

### 11.1 HKIS QSD Scholarship Presentation Ceremony 2013

The HKIS QSD Scholarship Presentation Ceremony 2013 was successfully held on 31 May 2013 at the Institute’s Surveyors Learning Centre. This is the third year in a row that the QSD has organized the event. The scholarship will enhance the status of Quantity Surveying as a highly-valued profession in the construction industry. This initiative is also in line with the key objectives of the Institute, which are to nurture and encourage more young people to join the surveying profession.

The industry has witnessed a shortage of surveying professionals over the past 6-12 months, according to a survey conducted by the Institute. In order to sustain the surveying profession, the Council considers that a well-planned and organized succession scheme is necessary. The scholarship, along with other related promotional activities, will put the Council at the forefront of attracting more young people to the profession.

Fifteen scholarships were awarded to students this Council year for their outstanding performances in key quantity surveying subjects in bachelor degree, associate degree, and higher diploma courses. The awards are as follows: -

#### 11.1.1. The City University of Hong Kong – BSc(Hons) in Surveying

	Name of the Award	Awardee
11.1.1.1	HKIS QSD – KC Tang Consultants Limited Scholarship	Koh Yin Hei
11.1.1.2	HKIS QSD – Rider Levett Bucknall Limited Scholarship	Niu Yuhan
11.1.1.3	HKIS QSD – Sweett (China) Limited Scholarship	Lee Tsz Wing

#### 11.1.2. The City University of Hong Kong – Associate of Science in Surveying

	Name of the Award	Awardee
11.1.2.1	HKIS QSD – Langdon & Seah Hong Kong Limited Scholarship	Tang Pui Shan
11.1.2.2	HKIS QSD – Rider Levett Bucknall Limited Scholarship	Chin Wai Ho
11.1.2.3	HKIS QSD – WT Partnership (HK) Limited Scholarship	Fung Nga Yu

#### 11.1.3. The Hong Kong Polytechnic University – BSc(Hons) in Surveying

	Name of the Award	Awardee
11.1.3.1	HKIS QSD – NQS Limited Scholarship	Wong Hang Kwan
11.1.3.2	HKIS QSD – Rider Levett Bucknall Limited Scholarship	Nimaga Mariam
11.1.3.3	HKIS QSD – Sweett (China) Limited Scholarship	Sze Chung Yuen

#### 11.1.4. The Hong Kong Polytechnic University – Higher Diploma in Building Technology and Management

	Name of the Award	Awardee
11.1.4.1	HKIS QSD – Northcroft Hong Kong Limited Scholarship HK	Chung Pui Wa
11.1.4.2	HKIS QSD – Sweett (China) Limited Scholarship	Chan Kit San
11.1.4.3	HKIS QSD – TLS & Associates Limited Scholarship	Tam Hou Chon

#### 11.1.5. The University of Hong Kong – BSc(Hons) in Surveying

	Name of the Award	Awardee
11.1.5.1	HKIS QSD – Beria Consultants Limited Scholarship HK	Chan Yee Kiu, Gloria

11.1.5.2	HKIS QSD – EC Harris (Hong Kong) Limited Scholarship	Wong Kwai Yiu
11.1.5.3	HKIS QSD – Rider Levett Bucknall Limited Scholarship	Cheung Fuk Lan



HKIS QSD – KC Tang Consultants Limited Scholarship (Koh Yin Hei)



HKIS QSD – Rider LevettBucknall Limited Scholarship (Niu Yuhun)



HKIS QSD – Sweett (China) Limited Scholarship (Lee Tsz Wing)



HKIS QSD – Langdon & Seah Hong Kong Limited Scholarship (Tang Pui Shan)



HKIS QSD – Rider LevettBucknall Limited Scholarship (Chin Wai Ho)



HKIS QSD – WT Partnership (HK) Limited Scholarship (Fung Nga Yu)



HKIS QSD – NQS Limited Scholarship (Wong Hang Kwan)



HKIS QSD – Rider LevettBucknall Limited Scholarship (Nimaga Mariam)



HKIS QSD – Sweett (China) Limited Scholarship (Sze Chung Yuen)



HKIS QSD – Northcroft Hong Kong Limited Scholarship (Chung Pui Wa)



HKIS QSD – Sweett (China) Limited Scholarship (Chan Kit San)



HKIS QSD – TLS & Associates Limited Scholarship (Tam Hou Chon)



HKIS QSD – Beria Consultants Limited Scholarship (Chan Yee Kiu, Gloria)



HKIS QSD – EC Harris (Hong Kong) Limited Scholarship (Wong Kwai Yiu)



HKIS QSD – Rider LevettBucknall Limited Scholarship (Cheung Fuk Lan)



The prizes were presented to the awardees by the President of the Institute, Sr Stephen Lai, donors of the scholarship and myself.

## 11.2 Visit to the Universities

### 11.2.1 Visit to the City University of Hong Kong

#### 11.2.1.1 Bachelor Degree Programme

The Promotion Sub-committee organized a visit to the City University of Hong Kong on 5 April 2013. More than 40 Final Year students reading for the Bachelor of Science in Surveying attended the event. In order to let students gain a more thorough understanding of what Quantity Surveyors do, we spared some time to share our experiences at a session that was hosted by a number of QSD Council Members from different backgrounds. The students were actively involved in the session and tremendously enjoyed our visit. It is also encouraging to note that nearly all the Final Year students already have job offers.

#### 11.2.1.2 Associate Degree Programme

Our Immediate Past Chairman, Sr Thomas Ho, and Vice Chairman, Sr K. L. Wong, visited students who were reading for the Associate Degree at the City University of Hong Kong on 22 April 2013. The QSD's representative briefed them on how to be admitted as Associate and Full members of the Institute. An experience-sharing session was also held so as to encourage students to pursue the quantity surveying profession.



### 11.2.2 Visit to the Hong Kong Polytechnic University

The Promotion Sub-committee, along with the Building and Real Estate Students' Society (BRESS) of the Hong Kong Polytechnic University, organized a visit to the University on 24 April 2013.

The visit was well-organized by the BRESS with two students acting as Masters of Ceremony for the event. Apart from showing the QSD video and outlining the career development of a professional quantity surveyor, Council Members led group discussions and shared their experiences with students so as to enable them to gain a thorough understanding of what it takes to become a professional quantity surveyor. The students were avid listeners and actively participated in the group discussions. This kind of interactive promotional activity would effectively deliver the Institute's message to young people.





### 11.2.3 Visit to the University of Hong Kong

#### 11.2.3.1 Master Degree Programme

On 7 September 2013, Sr Joseph Chong represented the QSD at a session to introduce professional organizations to MSc students at the University of Hong Kong. This was part of the first lecture to MSc(RE) and MSc(CPM) students held in the Knowles Building. Joseph briefed the students on the structure of the Institute and on how to become a qualified quantity surveyor. He mentioned to them that there was a huge demand for quantity surveyors due to the recent implementation of infrastructure and housing projects. According to a recent survey conducted by the Institute, there was a shortage of surveyors in the market. Some students were interested in knowing if their current work experiences could count as professional experience towards the APC. Other students expressed that they would consider joining the Quantity Surveying profession after graduation because of its attractive remuneration.

#### 11.2.3.2 Bachelor Degree Programme

This was the final visit to universities during the Council Year 2012/13. Approximately 30 students

attended the briefing session, which was held in the Knowles Building of the University of Hong Kong on 5 November 2013. Sr Thomas Ho introduced some of the Institute's background information, as well as that of the Quantity Surveying Divisional Council. Students were very enthusiastic about their career prospects as professional surveyors after graduation. We also shared our experiences in respect of the work of surveyors in different sectors of the industry. All in all, the visit was well-received by the students.



### 11.3 Visit to the Hong Kong Institute of Vocational Education (IVE)



#### 11.3.1 Tsing Yi Campus

The Office Bearers of the Council, namely Sr K. L. Wong (Vice Chairman), Sr Thomas Ho (Immediate Past Chairman) and I visited the Hong Kong Institute

of Vocational Education, Tsing Yi Campus on 24 November 2013. The audience was mainly students studying for the Higher Diploma in Building Studies / Surveying. During the briefing session, we highlighted the route for a student member to qualify as a professional member via associate member's route. Not only were the students curious about this route, but also they showed a keen interest in their career prospects after graduation. Hence, they appreciated this experience sharing session.

### 11.3.2 Morrison Hill Campus



The Office Bearers and Council Members comprising Sr K. L. Wong, Sr Jesse Wong, Sr Thomas Ho, Sr Raymond Kam and I visited the Hong Kong Institute of Vocational Education, Morrison Hill Campus as the final activity organized by the Promotion Sub-Committee for the Council Year 2012/13. Over 100 students studying for the Higher Diploma in Surveying attended the session. They were very eager to know the route leading to a professional qualification. Fortunately the

Chairman of Board of Education of the Institute, Sr Raymond Kam was present and thoroughly answered all the queries raised by the students. At the end of the session, we encouraged the students to join the Institute as student members so that they could enjoy the benefits offered by the Institute

## 11.4 Visit to the Secondary Schools

The Council has always considered that arousing youngsters, particularly senior year secondary school students, to gain an interest in the surveying profession is the foremost task it can carry out in order to attract more of them to join the profession. In this connection, the Promotion Sub-committee has organized a series of school visits to introduce the surveying profession to students. We hope that students will gain an interest in the profession after going through a series of interactive activities during the visits. They can then select surveying as their course of study when they enroll in university.

### 11.4.1 Munsang College

Over the past 12 months, the Council arranged three visits to secondary schools to promote our profession. On 21 June 2013, Sr Thomas Ho (Immediate Past Chairman), Sr Steven Tang (Member of the Promotion Sub-committee), and Sr William Lai (YSG) visited Munsang College. There were approximately 300 students from Forms 4 and 5 attending the talk. Sr Ho delivered an interesting speech, which included an introduction to the Institute, the roles of our six surveying professions, and the routes to membership. Sr Tang and Sr Lai conducted a quiz. All of the students enjoyed the presentations and received souvenirs.



#### 11.4.2 St Paul's College

Sr K. C. Chang and Sr Francis Au, both of them old boys of St Paul's College, were invited by their alma mater to deliver a career talk on the surveying profession on 24 June 2013. Once again, the talk was well-received by the students and the school. The visit was the third in a row conducted by the Council. We hope to continue this exercise next year.

#### 11.4.3 Po Leung Kuk Choi Kai Yau School

Our Vice Chairman, Sr Paul Wong, and Sr Raymond Kam (Chairman of BoE) visited Po Leung Kuk Choi Kai Yau School on its Career Day on 2 July 2013. This was the second year we were invited by the school to participate in the event. Besides introducing the Institute and its routes to membership, Sr Wong and Sr Kam shared their experiences and rewards gained in their careers with the students.

#### 11.4.4 Pui Ching Middle School

On 9 July 2013, Sr Thomas Ho, Sr Gilbert Kwok (Past Chairman), Sr Jesse Wong (Hon. Treasurer), and Sr Steven Tang visited Pui Ching Middle School. We were delighted to see the students jump up to answer our questions to get a prize – a QSD umbrella. The School thanked us for delivering an enjoyable presentation for

the students and teachers while introducing our profession.



### 12. Networking

#### 12.1 Newly Qualified Members' Welcoming Party

The party was held on 8 March 2013 at the Surveyors Learning Centre of the Institute

We had the honor of having our President, Sr Stephen Lai, who took time from his hectic schedule, to attend this party and deliver a great speech to our newly qualified members. Other guests included the Vice Chairman and Council Members of the Land Surveying Divisional Council.

The party has become one of the major events of the QSD Council of each council year. It provides an opportunity for the Past Chairmen and QSD Council Members to meet our younger surveyors and see new faces. In addition, the event has proven to be a good platform for the Council to introduce the function of the various sub-committees to our newly qualified members in the hope of nurturing more young surveyors to participate in the busy activities of the various sub-committees. New blood is absolutely required to sustain the Council.

The party was well-received by members and guests. They had a great time

participating in all sorts of games organized by the Committee. The highlight of the event was, of course, the lucky draw with the grand prize being an iPad Mini.



Organizing Committee also arranged a series of fabulous programmes, interesting games, and lucky draws, so as to boost the atmosphere of the event. The event was very enjoyable, as guests and members acknowledged.

To recognize the outstanding performance of our newly elected member, Ms Lai Ka Wing, in her Assessment of Professional Competence, we presented her with the 2012 APC Best Performance Award. We hope that she will keep up the good work in the work place.

My sincere thanks go to the Organizing Committee of the event. Indeed, they spent a lot of valuable time and tremendous effort to make the event a success. I would also like to thank all the sponsors of this Annual Dinner for their unflinching support throughout these years, without which the event would not have been so successful.

### 12.2 HKIS QSD Annual Dinner 2013

The HKIS QSD Annual Dinner was held on 7 June 2013 at the Junior Ballroom of the Royal Plaza Hotel, Kowloon. The Annual Dinner is one the major events of the QSD's 2012/2013 Year Plan. We had the honor of greeting guests from government bureau / departments, the Legislative Council, educational institutes, other professional institutes, and the Liaison Office of the Central People's Government in the HKSAR. Other guests included the President, Office Bearers of the General Council, Divisional Chairmen / Vice Chairmen, Past Presidents, and Past QSD Chairpersons of the Institute.

As last year we had three TV artists as Masters of Ceremony and singers. The



### 12.3 BBQ Buffet Party cum Experience Sharing

The Social and Welfare Sub-committee organized a BBQ Buffet party on 7 September 2013, Saturday at the United Services Recreation Club, 1, Gascoigne

Road, Kowloon. Over 150 members attended the event. The Council considers that this kind of event would create a platform for members to get to know each other under a relaxing atmosphere.

### 13. Consultation on Government's Policy

#### 13.1 Security of Payment Legislation

The QSD's representative at the Working Group is Sr Dr Paul Ho with Sr Gilbert Kwok as alternate member. It is the Government's intention to submit the Bill to Legislative Council for examination in 2015 after completing the consultation process with all stakeholders of the industry.

The Council has expressed our opinions and comments on some of the controversial issues all along the consultation process. A meeting was held with the Development Bureau on 10 October 2013 in the presence of our members, namely, Sr Dr Paul Ho, Sr Thomas Ho, Sr Francis Au and myself to discuss the matter further with them. It is expected that the consultation process will be continued in 2014/15.

#### 13.2 New Engineering Contract 3 (NEC 3)

Members may note that the Development Bureau has been actively promoting NEC 3 in the past years, particularly in civil engineering works. Now the Bureau would like to have a trial of the NEC 3 on building and term maintenance works. One capital works and one term maintenance project have been awarded using the NEC 3 form. It should be noted that the QSD's stance has never changed. It is vital that the independent role of Quantity Surveyor must be maintained.

The Council will seek to reflect our concern on the implementation of NEC 3 in building works to the Bureau by means of different channels.

### 14. Conclusions

I am pleased to report that the Council has accomplished most of the tasks set out in the Year Plan 2013 with the unfailing effort of the Office Bearers, Council Members, Co-opted members, Sub-committee Chairmen and members, Advisors and the secretariat of the Institute.

My sincere thanks go to the various Organizing Committees for organizing well received events such as the "Newly Qualified Members' Welcoming Party, "HKIS QSD Annual Dinner 2013" and "International Quantity Surveying BIM Conference, 2013 Hong Kong". I also like to extend my heartfelt thanks to the CPD Sub-committee for its tremendous efforts in organizing so many high quality and well received CPD events with a total of 55 events successfully held during the Council Year 2012/13 which is another record in the history of the QSD Council and the Institute as well.

I would also like to take this opportunity to thank all members of the Quantity Surveying Division for your continuous support and active participation in various activities and events organized by the Council. Without your support and participation, the Council could not have been able to achieve the tasks set out in the Year Plan.

Finally may I express my sincere gratitude to all members of the Quantity Surveying Division and the Divisional Council for giving me the opportunity to serve the Council as Chairman for the Council Year 2012/13. It has been my great honor to serve as the Chairman of the Quantity Surveying Division for the Council Year 2012/13. With this Council tenure approaching its end, the new Council tenure will commence very soon. I wholeheartedly request your continuous support to the next Council for Council Year 2013/14.

# Divisional Council & Young Surveyors Group Reports

## Young Surveyors Group



**Sr Michelle Chung**  
YSG Chairman

<b>Chairman</b>	Sr Michelle Chung
<b>Vice-Chairman</b>	Sr Kason Cheung
	Sr Steve Yu
<b>Honorary Treasurer</b>	Sr Joanmi Li
<b>Honorary Secretary</b>	Sr Lizzy To
	Sr Billy Mak
<b>Committee Members</b>	Sr Rex Ying
	Sr Alfred Yeung
	Sr Alison Lo
	Sr Anthea Shum
	Sr Bessie Liu
	Sr Chris Mook
	Sr Christina Wong
	Sr Colin Wong
	Ms Gigi Mok
	Ms Iris Chau
	Ms Jenny Yuen
	Mr Johnny Yeung
	Mr Kenneth Wan
	Sr Mark Chan
	Mr Refeal Leung
	Mr Ryan Wong
	Sr Simon Wong
	Sr Sylvia Leung
	Mr William Lai
<b>Immediate Past Chairman</b>	Sr Kenny Chan



I am very delighted to have such a great team comprising our Immediate Past Chairman Sr Kenny Chan, the 25 committee members, 18 co-opted members and student representatives from the three universities during my term of 2012/2013. Our team delivered our effort and commitment to provide a diversified platform for our young members.

### Continuous Professional Development (CPD)



We organised a total of 15 CPD events including seminars, forums, site visits and study tours. They provided updated information of the profession and market insights to consolidate the professional development of members to match with our industry needs. Some of the events also touched on the hot topics of the market, such as the high land price, and provided a platform for members to discuss the future development of the profession. Besides, site visits to Holiday Inn Express, Innocentre and Caritas Lok Mo Integrated Vocational Training Centre were held to allow the members to have real experience of the latest developments and some special areas related to the surveying profession.

### Study Tour

With 26 members including some senior members and 11 student members, we completed on a very successful tour to Xiamen from 10 to 13 October 2013. We visited the Bureau of Planning, the University of Xiamen and a private residential development managed by mainland developer Vanke. With the help of the Hong Kong and Macau Affairs Office of Xiamen Municipal Government (港澳辦), we arranged a dinner gathering with our surveying counterparts at Xiamen who shared with our different divisions of the HKIS their experience on their professional development and contributions. Apart from those formal events, we also visited the heritage sites at Tolou (土樓) and Gulangyu Island (鼓浪嶼).

## Pre-Qualification Structural Learning (PQSL) and APC Workshop

Apart from the CPD, we also worked with other HKIS divisions to provide pre-qualification learning and development for the probationers, which included the Building Surveying Assessment of Professional Competence (APC) Workshops with the Building Surveying Division and a series of PQSL seminars with Quantity Surveying Division and Land Surveying Division. There were in total 23 events in which experienced speakers shared their knowledge and experience on different aspects and areas related to the APC and helped the probationers to keep on the right track to become professional surveyors. Every event recorded a near-full house in attendance and the success should be attributed to all the speakers, helpers and all the participants.

## Big Brothers & Big Sisters Scheme



One of the biggest projects organized by the Young Surveyors Group (YSG) this year would be the “Big Brother and Big Sister Scheme”. We initiated this scheme based on the similar one used in secondary schools, which provides another casual platform to allow probationers and young qualified members to come together. We were very happy to successfully pair up over 160 members and each “big brother or sister” would take care of one to three probationers to share their experience on preparation of the APC, career development, technical knowledge and even personal development.

## Social Events

Work Hard, Play Hard. We always encourage our young members to actively participate in our social events to reduce pressure and meet new friends. We successfully held events such as the Surveyors League, Chocolate Tasting, Macaroon Making, Oyster Shucking & Wine Tasting. Our Dragon Boat team also trained hard from February to September

2013 and participated in three major competitions with good results.



## Institutional Events



As YSG consists of members coming from different divisions, we are always the core members for every institutional function of the HKIS. Our committee and volunteers actively served the HKIS in many events such as Career Expo, Diploma Presentation Annual Dinner, Annual Conference and Divisional Conferences. This year, our Honorary Secretary Joanmi Li and I represented the YSG in the Beijing visit cum National Reception Dinner at the Great Hall of The People. The event was co-organized by Sr Tony Tse Wai-chuen, LegCo Member of Architectural, Surveying and Planning Functional Constituency and by the Liaison Office of the Central People’s Government in HKSAR.

## University Events

The first step to becoming a professional surveyor is holding a surveying or related degree. YSG spends a lot of time and effort to support and sponsor university events, such as career talk, seminars, study tours and social events every year. This year,

we were invited by four students' societies from three universities to deliver seminars and hold sharing sessions regarding career prospects, routes to membership, our professional development and also introduce the HKIS and its six divisions and YSG. Apart from these, YSG also sponsored the four societies to co-organize a Joint University Party to provide a chance for students from different universities to meet and have an enjoyable night.

### Joint Professional Events



To provide all rounded professional and social development for our members, YSG closely works with various professional bodies and their young members groups to provide a variety of seminars, forums and social events for our members. This year, we worked with three different groups of professionals: the Coalition of Young Professional Group (YCPG) under Hong Kong Coalition of Professional Services (HKCPS); One Day Seminar Working Group; and the Legislative Council's Architectural, Surveying and Planning Functional Constituency. The constituency consists of organisations such as the Hong Kong Institute of Architects, Hong Kong Institute of Planners, and the Hong Kong Institution of Engineers. Throughout the year, the YSG co-organized over 10 events and we were also the supporting organization to the events held by these professional young groups. These

events offered a great opportunity for our members to be update with the current developments in different professions, our society and even their own social network.

The significant events held included the Youth Forum, One Day Seminar on Contract Management, site visits to the Zero Carbon Building, Revitalisation project at Mallory Street, study tours to Zhuhai and Guangzhou, visit to the ethnic minorities, drinks parties and a charity band show. Worth particular mention was the "Youth Forum" by the YCPG. At the forum, over 500 young professionals had a chance to join in dialogue with the HKSAR Chief Executive Leung Chun Ying and the three reputable speakers from the health, financial and construction sectors on the topic of "Opportunities and Challenges of the Young Professionals".

### YSG Annual Dinner 2013

We were excited to note over-subscription for the YSG Annual Dinner this year with over 160 members and friends joining the funny Animal Party held at The Harbourview hotel. We were honored to have the presence of our President Sr Stephen Lai at the party while the Office Bearers included Sr Simon Kwok and Sr Edward Au, BSD Chairman Sr Robin Leung, Legco member and HKIS Past President Sr Tony Tse, representatives from the China Liaison Office of the Central People's Government in HKSAR and young professional groups and many of our past YSG chairmen. That memorable night is shared with you with the event photos on the separate page. I would like to give thanks to all the sponsors for their generous support and the efforts of the working group led by our Jenny Tang.

Serving the Junior Organization (JO) and now the YSG for about 10 years from student representative to YSG Chairman, it has been my great honour and privilege to work with all the past chairmen and energetic young members. Without their contributions and continuous support, all the above events could not be held so successfully. All the precious and fruitful moments were brought about by the team and all the participants.

With your continuous support, I believe that our incoming Chairman and Committee can continue the YSG spirit to strive for greater success. I wish YSG all the best.