

# SURVEYING

測量師導報 VOLUME 6 ISSUE 6, JULY/AUGUST 1997

## 香港測量師學會就《長遠房屋策略評議諮詢文件》 發表的意見《撮要》

### (I) 有關《長遠房屋策略》的意見

1. 香港測量師學會（以下簡稱學會）基本上贊同政府在《長遠房屋策略評議諮詢文件》（以下簡稱長策文件）中提出的未來房屋政策方向及策略總綱。

#### 2. 自置居所及房屋楷梯

學會贊成政府鼓勵更多市民自置居所，致使社會能邁向安居樂業，這是迎合市民大眾普遍渴望自置居所的要求。

但是，對自置居所的需求是會因樓價的升降而產生變化。當樓價上升至不能負擔的水平時，便會有很多買家不能購買所需的房屋。

以目前高企的住宅樓價水平，相信已非一般初次置業人仕可以負擔得來。因此，學會支持《長策文件》中提議擴大現時的居者有其屋計劃、夾心階層住屋計劃及出售公屋租住單位給予住戶。

作為即時措施，學會提議政府增加發放優惠貸款給現租住私人樓宇的合資格家庭，幫助他們購買私人樓宇或二手居屋單位作自住之用。

學會建議政府考慮我們提出的新出售公屋租住單位計劃—「雙贏方案」，方案詳情見於本文的附件。

如果學會提議的出售公屋租住單位計劃可以成功推行，市場上將會產生一個「自置公屋」二手市場，由於自置公屋的平均價格較低，相信可以滿足很多較低收入家庭的置業自住需求。這是對於

租住在私人樓宇的家庭增添一個選擇，間接可能幫助減少公屋輪候冊上的戶數。

另一方面，如果公屋租戶可以選擇購買其單位，學會認為房屋委員會可以考慮相應地提高現時居者有其屋計劃中「白表申請人」的單位分配比例。



倘若市場上出現多個不同價格水平的房屋次市場，舉例有低價格的「自置公屋」次市場、中價格的「居屋」與「夾屋」次市場、高價格的「私人房屋」次市場同時供應，相信可以滿足到不同收入水平的置業人仕的需求，由此亦可產生一個所謂「房屋楷梯」，置業者可以先購入低價格房屋，以樓換樓方式向高價房屋邁進，大大增了置業人仕的選擇及流動性。

此外，有關老人及獨居人仕的房屋問題，學會認

為政府需要再作全面性的研究。

3. 學會認為《長策文件》還不足以為香港的未來房屋問題訂下較全面及具遠見的政策方向。我們發覺《長策文件》並未涉及以下的重要課題：

- (a) 改善整體房屋質素；
- (b) 爭取在目前的房屋資源裏發揮最大效益；
- (c) 分析與統計社會上不同收入水平及類別人士的房屋需求與供應方案；
- (d) 制訂應變計劃以應付未來的房屋供求轉變；
- (e) 制訂有關自置居所與租住居所、政府資助房屋與非政府資助房屋的比例目標。

4. 因此，學會希望政府在制訂其房屋政策時考慮我們提出以下的建議：

- (a) 要確保有足夠不同種類的房屋供應，以應付社會上不同收入水平及類別人士的住屋需求。為達到上述目的，學會提議政府需要定期展開市民房屋需求和各區樓宇情況調查，從而獲得全面的資料及意見，來幫助制訂政策工作。
- (b) 要解決目前私人住屋的擠逼問題、保養欠佳與失修問題和環境衛生惡劣等問題，學會建議政府必須首先制訂有關住屋質素的各項標準，例如人均居住面積、屋宇維修指標等，以作量度及研究相應措施之用。
- (c) 爭取把現有的房屋資源發揮最大效益。
  - (i) 加速舊區樓宇重建及木房區清拆。
  - (ii) 鼓勵私人大廈業主進行定時大廈維修及翻新工作。  
學會於1997年3月已提出一個方案，名為《香港私人樓宇保養新紀元》，給政府考慮。
  - (iii) 重新檢視各項有關管制房屋建設的規例與措施，以求提高住宅用地的發展容量。





SURVEYING is the newsletter of the HKIS & the RICS, HK branch. It is distributed to members, students and friends of the surveying profession free of charge. Anyone wishing to receive a copy may contact the Joint office of the Institutes.

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#### Editorial Contributions

Surveying encourages article queries and submissions. Article submissions should include both hard (printed) copy and a diskette in Word format. Contributions should reach the editor Mr. S W Fong at the Joint office of the Institutes one month before the publication date.

#### Information & Contents

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#### Advertising

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(d) 制訂應變計劃來應付未來房屋供求的轉變

### 5. 建造業的應付能力

學會關注到以目前香港建造業的人力資源未必可以應付在《長策文件》中提出每年建造八萬個住單位的需求。因此，我們促請政府要盡快諮詢建造業諮詢委員會、業界團體和建築業訓練局，及早採取措施，紓緩可能出現的樽頸問題。

## (II) 其他相關的意見

### 1. 入境政策

根據政府的人口增長預測，至公元 2016 年香人口將會增至八百萬人，其中 57% 增幅是來自中國大陸的移民。新增人口將對房屋要求產生很大壓力，土地供應相對性有限的情況下，香港的房屋問題便只會愈加嚴重，因此，學會認為政府必須重新評估其入境政策。

### 2. 重組房屋委員會、房屋署及房屋科的相互架構

根據目前的架構，房屋委員會是財政獨立的公營房屋決策機構，它屬下的執行機構卻是一個政府部門—房屋署 (有 15,000 名員工)，另外統管全港房屋政策的是政府房屋科，這個架構體系下自然難免產生官僚化、效率低、溝通難等弊病。

因此，學會促請政府考慮改善方法，其中可行的方案是把房委會與房屋署合併成為一個公營機構，由此可減少不必要的內部組織層面，加強決策階層與執行部門員工的整合性與溝通，具體模式可以參考地下鐵路公司及九廣鐵路公司等成功例子。

### 3. 系統性全面檢討政府內部協調與程序

學會建議政府聘請管理顧問公司，針對現時有關房地產的所有審批控制程序與及各政府部門間的協調，作系統性全面檢討，並提供改善方案。

### 4. 增加人力資源

由於涉及房地產的政府部門多年來奉行零增長的員工編制，致令出現專業人仕員工嚴重不足的情況，直接影響批核發展項目申請的速度，學會認為政府應該立即更改政策，多聘專業人員以應付日益增加的工作量。

### 5. 加強對交通及基本建設的投資

學會認為政府只預算在未來五年內投資 80 億元在有關房屋發展的基建項目實在不足夠，理應加倍作出投資，才可以配合《長策文件》中預計的建屋量。

### 附件 - 香港測量師學會建議

「雙贏方案」一出售公屋租住單位給與住戶本方案的基本精神是：

- 以租戶經濟上可負擔的售價，把公屋單位出售

給住戶。

- 日後住戶所需承擔的按揭每月還款額大約相等於現時他們的每月租金。
- 不設轉售限制，容讓出現「自住公屋」單位二手市場，為低收入家庭提供可負擔的置業選擇。

### 方案具體內容

1. 房委會以重置成本價格為基本售價，再加上因地點、樓高及座向而異的調整來訂出售價。
2. 只出售自 1987 年 1 月 1 日及以後落成的公屋單位給住戶 (估計約有 256,000 單位，佔公屋總數 40%)。
3. 由按揭證券公司向公屋住戶提供優惠按揭貸款。
4. 建議購屋付款方式
  - 樓價的百分之五須於簽訂買賣合約時繳付
  - 餘款 (樓價的 95%) 於簽訂樓契時付清，由按揭證券公司提供按揭，條件如下：
    - 貸款額最高為房委會所訂樓價的 95%
    - 定息率至年息 5 厘
    - 還款期長達 30 年
    - 如有還款失誤時，房委會保證購回單位

### 5. 不設轉售限制，但轉售時必須向按揭證券公司繳付一項轉售費用，收費為轉售時賺取的差價中佔有一個百分比，按年遞減：

轉售時間	轉售費用百分比
未滿 2 年	100%
2 年	90%
3 年	80%
4 年	70%
5 年	60%
6 年及以後	50%

### 6. 房委會需要做的事件

#### 出售前

- 派員檢查及負責修葺出售單位及大廈公共地方
- 設置基本保安及防火設備裝置
- 向承建商取得大廈外牆、天台、電梯、水管等屋宇設備的保養證書
- 訂定大廈公契

#### 出售後

- 協助業主們成立業主委員會 (業委會)
- 向業委會提供一筆足夠的大廈維修基金
- 房委會須為大廈內未出售單位繳付管理費，並參加業委會工作
- 替業委會以合理價錢取得優質大廈管理、清潔及保安合約
- 提高業主們對物業管理及維修的認識

(See page 14 for English version.)

# NEWS FROM THE SECRETARIAT

## DATES FOR YOUR DIARY

14/8/1997

JO CPD - An Introduction to the Procedure and Practice of Land Resumption

Time : 7 pm - 8:30 pm.

Venue : Chiang Chen Studio Theatre, HKPU

Guest Speaker : Miss Grace Chung, MBA BSc FHKIS FRICS, DLO/ Islands(Acting), LD

Reservation details from the Secretariat.

30/8/1997

APC Workshop 1997 - BS, GP, LS and QS candidates

Time : 2 pm - 6 pm.

Venue : Lee Wai Lee Technical Institute, Kowloon Tong

Reservation forms in the post or details from the Secretariat.

1/9/1997

JO CPD-Processing Development Submission under the Lease Conditions

Time : 6:45pm - 8:30pm

Venue : HKPU

Speaker : Mr C.M. Mo, Principal Govt. Land Agent

Reservation details from the Secretariat.

2/9/1997

HKPU Symposium on Construction Procurement & Contract Administration in China Mainland & Hong Kong

Time : 9 am - 5 pm

Venue : TU201, HKPU

All enquiries to Ms Vivien KAM, HKPU. Tel : 2766 5809.

16 - 18/9/1997

The Asian Property Market - Exhibition & Conference

Venue : Singapore International Convention & Exhibition Centre, Suntec City

All enquiries to Christine LAM, Reed Midem Organisation, Hong Kong. Tel : 2965 1613.

16 - 20/9/1997

Building & Construction Indonesia

Venue : Jakarta International Exhibition Centre

See June 1997 Surveying for details.

22 - 23/9/1997

QS APC - Final Assessment

27/9 - 6/10/1997

HKTDC High Level Mission to South America on Infrastructure Development

Venue : Sao Paulo, Brazil and Santiago, Chile

All enquiries to Stephen LIANG on 2584 4421 or K K CHAN on 2584 4236, HKTDC.

23 - 27/10/1997

HKIS Beijing and Shanghai Visit

All members and their families are welcome. Details to be announced in the next issue of Surveying.

21/11/1997

Surveyors Annual Dinner

Time : 6:45 pm.

Venue : Regent Hotel, Tsimshatsui, Kowloon.

Guest Speaker : Mr Tung Chee-Hwa, Chief Executive, HKSAR

## ANNUAL SUBSCRIPTIONS FOR THE HKIS AND THE RICS (HONG KONG BRANCH)

The Hon Treasurer would appreciate your early response to the annual subscription demands despatched to your last known address at the beginning of July 1997. Payments to both the HKIS and the Branch can be made by a single payment, drawn on one cheque, made payable to 'The Hong Kong Institute of Surveyors'.

## CHANGE OF ADDRESS - WHAT ACTION YOU SHOULD TAKE

You must notify the Secretariat immediately every time you change address. This would take no more than a few minutes of your time, and would save us lots of hassle, not to mention the wasted postage.

For HKIS members who are also members of the RICS, you must notify any change of address to the RICS in the UK, even though you have advised the HKIS/RICS(Hong Kong Branch) Secretariat. The address to write to is :

Members Services - Records

The Royal Institution of Chartered Surveyors

Surveyors Court, Westwood Way

Coventry CV4 8JE

United Kingdom

Tel : +44 1203 694757

Fax: +44 171 334 3800



## NEWS FROM THE SECRETARIAT

### NEW STYLE HKIS NECK TIES

A new stock of the ever popular HKIS neck ties, in blue or maroon, are now available from the Secretariat. Whilst the basic design has been kept unchanged, the width has however been revised to present a more fashionable look. As an introductory offer, you can have one of these ties at a special price of \$70, against the normal price of \$80. The offer will end on 29th November 1997 or while stocks last.



### THE HKIS/RICS(HKB) SURVEYORS LUNCH, 8TH JULY 1997

An informative speech on "The Western Corridor Railway Project, Phase I", was given by the guest speaker, Mr K Y Yeung, Chairman of KCRC, at a Surveyors Lunch held on 8th July at the Sheraton Hotel. A copy of the speech in English or Chinese is available from the Secretariat Office on a first come first served basis. Pick up a copy in person or make a request by sending an A5 stamped and self addressed envelope (postage HK\$2.10).



## GOVERNMENT CIRCULARS

The following are available for inspection at the Secretariat Office.

### BUILDINGS DEPARTMENT

Practice Note for Authorised Persons and Registered Structural Engineers [208]

Buildings Ordinance section 18(6) - Authority to Enter Buildings

### LEGISLATION SECTION, SURVEY & MAPPING OFFICE, LANDS DEPARTMENT

LSA Circular No. 2/97 - Amendments to the Code of Practice, Section (E) (26) and Para 5.2 of Appendix B

### WORKS BRANCH

Circular No. 9/97 - Rules for the Administration of the List of Approved Contractors for Public Works

This circular supersedes WBTC No. 2/90, 20/93 and 37/93 which are hereby cancelled.



香港國際仲裁中心

Hong Kong International Arbitration Centre

### invites applications for Secretary-General

Hong Kong International Arbitration Centre (HKIAC) is a non-profit organisation created to promote and provide service to settlement of disputes through arbitration and alternative dispute resolution. It was established in 1985 and has been running successfully and is recognised internationally. Under the Arbitration (Amendment) Ordinance 1996 HKIAC has certain statutory powers and duties.

Applications are invited for the position of Secretary-General who reports to the Council of HKIAC to run the HKIAC and to promote HKIAC within and outside Hong Kong.

Candidates below 35 years of age are unlikely to have the expected experience. He/she should have good command of English and preferably Chinese (ability to communicate in Mandarin). The candidate should possess good management and presentation skills and have knowledge of the Hong Kong arbitration law and practice and be prepared to travel.

An attractive remuneration package will be offered to the suitable candidate which is expected to be not less than HK\$1 million per annum.

Please send your application with details of CV to Mr Daniel C Lam, Chairman of Selection Committee of HKIAC, at Room 803 Bangkok Bank Building, 18 Bonham Strand West, Sheung Wan, Hong Kong or fax (852) 2565 9890.



# JUNIOR ORGANISATION



## NEWS FROM THE JUNIOR ORGANISATION

### HK Dragon Boat Festival - International Race 1997

*By Kempis C M LAM, Chairman*

On behalf of HKIS, the JO organized a team to take part in the annual event of the Hong Kong Dragon Boat Festival, which is organized by Hong Kong Tourist Association. After seven training and practice sessions, our team comprising 1 land surveyor, 1 planning & development surveyor and 19 building surveyors, had participated in the Professional Cup Championship on 14th & 15th June 1997 at Shing Mun River, Shatin. It was a 500 metres long event. Despite the rainy weather, our team had successfully passed through the heat event on the first day. The final event was held on the second day, with HKIS becoming eighth out of the nine teams. The champion was HKIA.

Being the JO Chairman, I had taken the opportunity to join the team in the various practice sessions, and of course, in the discussions held afterwards. Overall, I give my sincere thanks to the team leader, Mr. Terry TANG (McDonald's Restaurant), and our drummer, Miss Annie LAW (Buildings Department), for their leadership and support given to the team. No doubt, the JO will organize another team next year and we look forward to your support, either joining in the team or the cheering group.



### APC Workshop 1997

As in previous years, the JO will organize an APC Workshop to be held at the end of August. It is hoped that the probationers and students will be given some guidance at this workshop in preparing for the Assessment of Professional Competence this autumn. A circular with details of the workshop and application form will be released soon.

Some past examination papers are available for members' inspection at the Secretariat Office during office hours, and may be borrowed. Please contact the Secretariat Office for further details.





THE HONG KONG  
POLYTECHNIC UNIVERSITY

香港理工大學

The Department of Building and Real Estate will be offering 2 series of **Structured Learning / CPD programme**. They are designed for candidates of the Test of Professional Competence (TPC) of the Hong Kong Institute of Surveyors (HKIS) and are also suitable for practitioners in Building & Real Estate.

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### Construction & Real Estate Law Up-date Series (Code G-934)

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**Mr. Paul Kent, LLB, LLM**

**Mr. Edwin Chan, BA, MA, LLB, Barrister, PgDip, MBEng, ACI Arb, HKIA, AP(I)**

This series contains 6 courses as follows:

<u>Course No.</u>	<u>Title</u>	<u>Date</u>
1	Building Management Law	4 October 1997 (Sat)
2	Resumption & Compensation Cases	11 October 1997 (Sat)
3	Landlord & Tenant Law	18 October 1997 (Sat)
4	The Roles of Experts in Litigation	25 October 1997 (Sat)
5	Construction Contract Claims	1 November 1997(Sat)
6	Dispute Resolution	8 November 1997(Sat)

Course Organizer	:	Mr. M.W. Chan , Department of Building and Real Estate
Time	:	2:30 pm - 5:30 pm
Venue	:	To be announced
Medium	:	English
Fee	:	\$300 per course (Students enrolling on all 6 courses can enjoy a package fee of \$1,500. If any of the courses is cancelled due to an insufficient number of applicants, the package fee will not apply.)
Remark	:	Closing date for applications is <b>13 September 1997</b>

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### Development Application & Approval Series (Code G-935)

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**Mr. Raymond Cheng, MSc, FHKIS, FRICS, R. Cheng Property Consultants Ltd.**

**Mr. Tsui Ho, BSc, FHKIS, FRICS, Buildings Department**

**Mr. M.W. Chan, BSc, MSc, FHKIS, FRICS, PQS, ACI Arb, AP (III)**

**Mr. Edwin Chan, BA, MA, LLB, Barrister, PgDip, MBEng, ACI Arb, HKIA, AP(I)**

**Mr. B. S. Tang, MSc, MBA, MSocSc, MRTPI, MHKIP, RPP**

This series contains 3 courses as follows:

<u>Course No.</u>	<u>Title</u>	<u>Dates</u>
1	Professional Practice of Authorized Person	15 & 22 November 1997 (Sat)
2	Town Planning Applications	29 November 1997 (Sat)
3	Development Application & Approval Workshops	6 & 13 December 1997 (Sat)

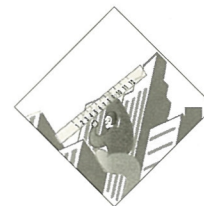
Course Organizer	:	Mr. M.W. Chan , Department of Building and Real Estate
Time	:	2:30 pm - 5:30 pm
Venue	:	To be announced
Medium	:	English
Fee	:	\$1,250 for 3 courses of 5 lectures (Students must enrol on all the 3 courses)
Remark	:	Closing date for applications is <b>25 October 1997</b> .

#### Enquiries & Application Forms:

Please write to Centre for Professional and Continuing Education, Room BC311, The Hong Kong Polytechnic University, Hung Hom, Kowloon with a self-addressed envelope and \$1.3 stamp (with course code specified). For enquiries, please call 2766 5388 during office hours.



# QUANTITY SURVEYING



## NEWS FROM THE QUANTITY SURVEYING DIVISION

By Tommy YIM, Chairman

### Dinner Gathering with the Quantity Surveyors Association (QSA) of the Architectural Services Department (ArchSD)

The Divisional Council initiated a dinner gathering with the Executive Committee of the QSA of ArchSD, with a view to strengthening communication with this Association which has about 80 QS members.

The gathering was held on 16th June, attended by all Office Bearers of the Committee and the Council, and other Committee/Council members. We informed each other of what we were recently working on, followed by a valuable exchange of views on how the quantity surveying profession could be promoted and the recent development of cost engineering in China. The attendees agreed that there were areas where both the Committee and the Council could work together for the benefit of the profession, and follow up actions should be taken. The Council wishes to thank Mr Rocky Fok, Chairman of QSA, and his Committee members in supporting this initiative.

This is the beginning of a series of gatherings, which will include the QSA of the Housing Department and other major QS employers in Hong Kong. The objective is to enhance links between the Council and the 900+ QSD members, hoping that more can be achieved for the profession by the joint effort of more members.

There is no priority in which association/organisation to meet first. The determining

factors are dates and venues convenient to the participants. Expenses are paid by the participants themselves, no reimbursement is made by the HKIS.

### Membership of the China Association for the Management of Construction Costs (CAMCC), China

Enquiries from members have been received by the Joint Office on the procedure to apply for individual membership of the CAMCC.

As I reported in the last Newsletter, the membership was offered to HKIS as an organisation. CAMCC only offer membership to organisations, it does NOT offer membership to individuals. However, it has been understood that once there are qualified cost engineers in China, CAMCC may consider offering membership to individuals. But even if it does, it does not mean that HKIS QSD members will automatically be eligible to become its members. Entry requirements have yet to be set.

### Report on the AGM and the First Annual Congress of The Pacific Association of Quantity Surveyors (PAQS)

[This Report was prepared by Mr Adrian Smith. The Divisional Council welcomes suggestions from members relating to HKIS involvement in PAQS. ]

The PAQS held its AGM and First Annual Congress in Singapore from 12th-16th May 1997. HKIS was represented by Mr Adrian Smith and Ms Ellen Lau. The PAQS was founded in 1994 to bring together associations of quantity surveyors practising in the Asia Pacific region. HKIS was a founding member, together with the Australia and New Zealand

Institutes of Quantity Surveying (AIQS and NZIQS), the Building Surveyors Institute of Japan (BSIJ) who are actually quantity surveyors, and the Singapore Institute of Surveyors and Valuers (SISV).

### The AGM

Professor Dennis Lenard (AIQS) came to the end of his two year term as Chair of the Association this year, and Mr Edward Tang, President of SISV took over the chair for the next two years. Mr Peter Beddek (NZIQS) was elected vice chairman and will take over the chair in 1999. Mr Adrian Smith (HKIS) was elected second vice chairman, and HKIS can therefore expect to take over the chair in 2001. The application for membership submitted by the Institute of Surveyors Malaysia was accepted and they were warmly welcomed as the latest PAQS member.

Key issues discussed at this year's AGM included:-

#### 1. Promotion of the quantity surveying profession in the region

Members noted that quantity surveying was now established in a number of developing countries in the region, but that no new local professional institution(s) had yet emerged. It was suggested that PAQS may attempt to work towards encouraging the formation of such groups, perhaps by working together with the larger quantity surveying practices in the region.







# QUANTITY SURVEYING

## 2. The relationship between quantity surveying and cost engineering

One session was devoted to a meeting of the International Cost Engineering Council (ICEC) Region 4 Group, of which HKIS is also a member. A number of issues of common interest were discussed. Prior to the meeting, the ICEC representatives had visited Beijing and Shanghai to deliver seminars on cost engineering. Two representatives of the First Surveying Company of Shanghai, Mr Xu Sheng Mo and Mr Jimmy Wu, attended this part of the meeting as observers. It was agreed that representatives from China would be invited to attend next year's PAQS meeting as observers.

## 3. The desirability of common standards of education and professional competence between member bodies

Members felt that portability of qualifications around the region will become increasingly important. A "competence based" approach was suggested. Discussions were also held between HKIS and SISV about the possibility of establishing a reciprocity agreement.

## 4. The need for a review of existing Codes of Conduct to reflect the needs of members working in countries where no professional institutions presently exist

Cultural and business practices in developing countries in the region may be very different from those pertaining elsewhere. Mr Adrian Smith presented a background paper arguing for a review of existing Codes of Conduct with a view to developing a new ethical code which would be generally acceptable throughout the region. Members agreed with the principle and will discuss the issue with their own organisations with a view to raising the necessary funding for an in-depth study.

**The next PAQS meeting will be held in New Zealand in June 1998.**

## The First Annual Congress

The Congress was attended by 113 representatives from many countries including Singapore, Hong Kong, China, Brunei, Japan, Australia, New Zealand, Korea, India, USA and the United Kingdom. A wide range of high quality papers was presented, including papers by HKIS members Ellen Lau, Tommy Yim, Adrian Smith and Dr Anita Liu. The whole event was flawlessly organised by SISV.

## CPD event on 'Law Update', Guest Speaker Mr Mark Lloyd-Williams held on 30th May 1997

It is encouraging to note that the above event, organised by Mr Eric Chung, the Vice Chairman, was attended by 180 members. It indicates that law is probably the most popular subject - the Council will respond accordingly in planning its future CPD events.



*Ms Ellen Lau presents her paper at the Congress.*



*The PAQS Board (left to right) : Prof Ryoichi Shimada (BSIJ), Mr Peter Beddek (President NZIQS), Mr Adrian Smith (HKIS), Prof Dennis Lenard (Outgoing Chair of PAQS), Mr Edward Tang (President SISV), Mr Paul Lonsdale (President AIQS)*