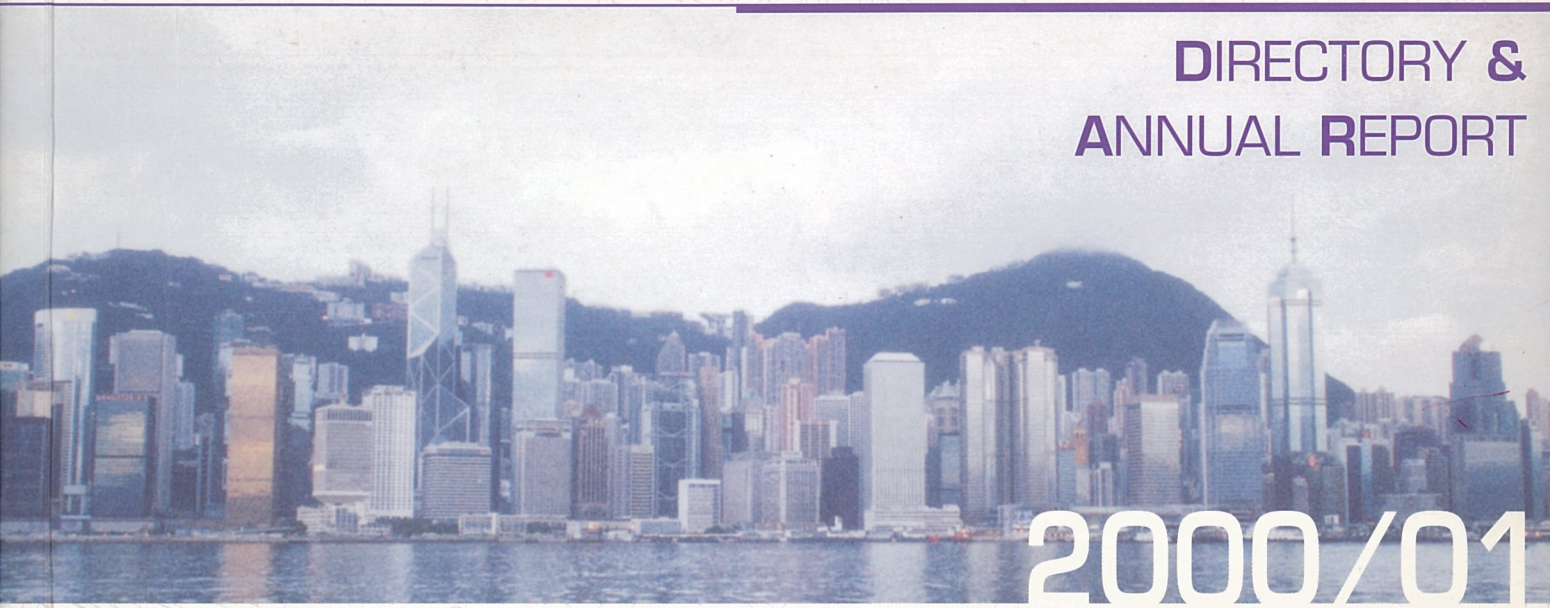


香港測量師學會
The Hong Kong Institute of Surveyors



**DIRECTORY &
ANNUAL REPORT**



2000/01

The Hong Kong Institute of Surveyors
Directory & Annual Report 2000/2001





A Publication of
The Hong Kong Institute of Surveyors

– HKIS Editorial Board 2000/2001

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– The Hong Kong Institute of Surveyors

香港測量師學會

Suite 801, Jardine House

1 Connaught Place

Central

Hong Kong

Tel: (852) 2526 3679

Fax: (852) 2868 4612

Website: <http://www.hkis.org.hk>

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MESSAGE FROM THE PRESIDENT



The Hong Kong Institute of Surveyors has developed and expanded exponentially in the past seventeen years. Surveying is now one of the most recognized and respectful professions in the Hong Kong property and building industry.

I am very proud to be the President of the Institute for the year 2000-2001. This has given me the opportunity to serve members of the Institute and to work on the best practices together with other professions.

The restructuring of global economy has changed many business practices, whereby Hong Kong, being an international city, cannot be isolated. The economic downturn in Hong Kong has affected a lot of our members and surveying companies in the industry. However, I am confident that the people in Hong Kong are resilient to challenges. In disregard of what has happened to Hong Kong, with the professional standards instituted, Hong Kong is still a place full of opportunities and creativities. In addition to the hard working and flexible mentalities, our members have kept enhancing their value by life-long learning; therefore, the ability to adapt and surpass to the evolving change would not be a problem in the long term. The criterion is to continue to maintain and enhance the professional reputation of surveyors.

This publication gives an overall review of our Institute and the works that the General Council conducted in year 2001. I would like to take this opportunity to sincerely thank the effort and contribution of the Editorial Board and the Secretariat in producing this Directory and Annual Report of 2000-2001.

Stephen Liu

President

The Hong Kong Institute of Surveyors

2000-2001

I The Hong Kong Institute of Surveyors



THE HONG KONG INSTITUTE OF SURVEYORS

The history of the surveying profession in Hong Kong goes back to 1843 with the arrival of the first Surveyor General from the United Kingdom. The first Government Land Auction then took place on 22 January 1844. Until the 1950s, most surveyors in Hong Kong were recruited from overseas, these surveyors being qualified chartered surveyors. Local educational institutes started diploma courses in surveying in the 1960s, and now there are three universities in Hong Kong offering degree courses in surveying.

The Hong Kong Institute of Surveyors (HKIS) has strong links with the Royal Institution of Chartered Surveyors (RICS). A Hong Kong Branch of the RICS (the Branch) has been in existence since 1929 (then known as The Surveyors Institution Hong Kong Branch). In 1978, the Branch set up a working group to examine the possibility of establishing a local institute of surveyors and the conclusion was positive. The Branch was only dissolved on 31 August 1997.

The HKIS was founded in 1984 and registered under the Societies Ordinance. It had 85 founder members, the number of members has now grown to around 3,111 as at November 2001 - Associates and Fellows - distinguished by the initials AHKIS and FHKIS. The HKIS is now incorporated by ordinance, with the passing of the Hong Kong Institute of Surveyors Ordinance in January 1990. In July 1991, there was also passed the Surveyors Registration Ordinance to set up a Registration Board to administer the registration of surveyors.

To qualify as a corporate member of the HKIS, surveyors must possess a recognised academic degree or similar qualification, followed by a minimum 2 years supervised professional experience within strict guidelines, followed by an Assessment of Professional Competence. HKIS members are also bound by a comprehensive Rules of Conduct.

The title of "Surveyor" embraces a number of disciplines involved with land and its development with buildings. Usually the first to be involved is the **Land Surveyor** who measures and sets out the site. Next follows the **Quantity Surveyor** who is concerned with the building contractual arrangements and cost control. The **General Practice Surveyor** is involved in the valuation, sale, leasing and management of the finished product, while the **Building Surveyor** is involved in the construction and maintenance of the fabric of the building.

The HKIS has reciprocal agreements with the following overseas surveying institutes:

The Royal Institution of Chartered Surveyors

The Australian Property Institute (formerly The Australian Institute of Valuers and Land Economists)

The New Zealand Institute of Valuers

The Singapore Institute of Surveyors and Valuers

The Divisions

Building Surveying Division

General Practice Division

Land Surveying Division

Quantity Surveying Division

Junior Organization



BUILDING SURVEYING DIVISION

The Building Surveyor

Building Surveyor is a profession who has the identity by his name as 'Surveyor of Buildings'. A Building Surveyor's core expertise is as described below:

Survey of New Buildings

- (a) Building control in Buildings Department;
- (b) Technical advice on legal restrictions - Buildings Ordinance, Town Planning and Land Leases, etc.;
- (c) Development consultancy and project monitoring in joint venture developments and on behalf of project financiers; and
- (d) Project management during development stage.

Survey of Existing Buildings

- (a) Building maintenance management (both in the private and public sectors);
- (b) Diagnosis of building defects as 'Building Doctor';
- (c) Building safety inspections;
- (d) Fire safety inspections;
- (e) Refurbishment and renovation;
- (f) Licence application;
- (g) Fire insurance valuation;
- (h) Measurement surveys;
- (i) Facilities management;
- (j) Building surveys prior to purchase or arising from building disputes;
- (k) Expert witness and arbitration;
- (l) Advice on occupational requirements and spatial planning; and
- (m) Management of fitting-out work for residential building, office, commercial building, etc.

Building Surveyors in private practice are involved in all stages of the development process from inception to completion. They are available to provide tailor-made services for Employers engaging in building development.

Professional Building Surveyors are qualified by examination and practical experience and must uphold the stringent professional standards of The Hong Kong Institute of Surveyors, which requires a high level of service and efficiency as well as compliance with a strict code of professional conduct.

Professional Building Surveyors deliver complete building solutions.

Site Acquisition Stage

The Building Surveyor acts as Project Manager in advising on the development potential with respect to technical and legal implications as follows:

- Any restrictions imposed by the Buildings Ordinance, the lease conditions and the Town Planning Ordinance and also on any construction difficulties likely to be encountered;
- Financial and economic considerations affected by the construction aspects;
- Joint venture terms and following through the drawing up and execution of the Agreement.

Development Stage (or Construction Stage)

The Building Surveyor acts as Project Manager (or Project Consultant) to monitor the construction process so that the buildings are constructed on time and within budget with the desired quality being achieved. The major functions of the Project Manager are as follows:

- Preparation of feasibility studies and Client brief;
- Preparation of budgets and master programme;
- Appointment of the project professional design team (i.e. Architects, Engineers, Quantity Surveyors, etc.);
- Management of the design of the buildings and selection of materials;
- Coordination of Government approvals;
- Procurement, tendering, award of contracts and sub-contracts, contract administration and co-ordinating the approval of shop drawings, samples, variations and claims;
- Construction monitoring - time, cost and quality;
- Communication and reporting;
- Undertaking financial control - cash flow, progress payments and final accounts.

Pre-Completion Stage

- The Building Surveyor in his capacity as Project Manager advise on capital costs and running costs (cost-in-use) and on replacement costs for fire insurance purposes.
- The Building Surveyor advise on maintenance strategy and arrange for the preparation of all maintenance manuals, as-built drawings and specialists handbooks so that buildings will be maintained in an efficient manner.
- On behalf of Employer, the Project Manager coordinates and approves alterations to the building and building services proposed by tenants and occupiers.

After Completion

Building Surveyors play a major role in the management and maintenance of buildings after their completion.

- Advising on construction and legal constraints prior to letting and arranging for the fitting out works for the Employer, leading to the issue of licences (e.g. restaurants, hotels, child care centres, kindergarten, old aged homes, etc.).
- Advising on planning and implementation of maintenance programmes both day-to-day and long term.
- The diagnosis of building defects and advising on remedial works and costs.
- Providing expert knowledge on design and materials performance.
- Alterations, additions and improvements to existing buildings. Conversion of existing dilapidated buildings to modern uses and upgrading their provisions to meet current legal, fire and building regulation requirements.
- Condition surveys of existing buildings and preparation of schedule of dilapidation.
- Inspections of older buildings in respect of building and fire safety under the Buildings Ordinance and Fire Safety (Commercial Premises) Ordinance respectively and supervision of subsequent works to bring the building in a state of good repair and complying with the requirements of the Ordinances.
- Condition Surveys of existing buildings prior to major construction activities and advising on effects and remedial actions including litigation and compensation.
- Acting as an expert witness in court and arbitrator in building and contract disputes.
- Advising on maintenance strategy, improvement and renovation works and administering the Deed of Mutual Covenant and Building Management Ordinance.

Profile of Employment

Building Surveyors are employed both in the private and public sectors or engaged in private practices serving Employers of different concerns.

Government Departments and Quasi-government Agencies:

- Buildings Department;
- Maintenance Branch, Housing Department;
- Property Services Branch, Architectural Services Department;
- Hospital Authority;
- Mass Transit Railway Corporation;
- Kowloon Canton Railway Corporation;
- Land Development Corporation; and others.

Developers and others:

- Major and other property developers,
- Others: Tung Wah Group of Hospitals, English School Foundation, Academy for Performing Arts, etc.

Private Practices:

Building Surveyors are employed in local private practices and major international property consultants offering comprehensive Building Surveying Services. A list of firms offering comprehensive Building Surveying Services could be obtained from the Hong Kong Institute of Surveyors.

Expertise of Building Surveyors

Expertise possessed by Professional Building Surveyors can be summarized and grouped in the following nine core areas of services undertaken on behalf of Employers:

- Project Planning and Design;
- Project Management and Monitoring;
- Project Supervision (as Technically Competent Persons required by Buildings Department to ensure construction safety);
- Project Revitalization (Alteration, Addition, Improvement, Refurbishment and Renovation);
- Building Management and Maintenance (Repairs and Maintenance);
- Building Measurements, Surveys and Fire Insurance Valuations;
- Building Safety and Fire Safety Inspections and Works Supervision;
- Facility Management; and
- Disputes Resolution (Expert Witness and Arbitration).

GENERAL PRACTICE DIVISION

The General Practice Surveyor

Land in most countries is in short supply, yet always in demand. Its use, therefore, needs careful planning. Property is bought and sold for residential, retail, office and industrial use; it is developed as an investment and if it is professionally managed, its value will be enhanced.

The General Practice Surveyor through his professional training, skill and knowledge is in a position to offer skilled and effective advice in connection with the development, use and management of these vital resources. He is concerned with the planning, development, use, management and valuation of lands and buildings; negotiation of sales and lettings by private treaty and sale by tender or auction; financial and economic aspects of investment in property.

The services offered are wide and varied. These include professional and agency services connected with the investigation, valuation, planning, development, acquisition, disposal and management of property. The major roles played by the General Practice Surveyors are as follows:

Valuation

The General Practice Surveyor values all types of properties for various purposes. The range of valuation services covers:

- (1) Valuations for sale, purchase, letting and mortgage purposes.
- (2) Statutory valuations relating to resumption, rent control, rating, stamp duty, estate duty, etc.
- (3) Valuations of company portfolios for balance sheet purposes, company floatation, takeovers and mergers.
- (4) Feasibility studies on all types of properties.
- (5) Acting as an expert witness, independent valuer or arbitrator in valuation disputes.

Development and Town Planning Consultancy

Real estate development is a complex process which needs professional expertise and judgement. The General Practice Surveyor provides a comprehensive range of professional services covering:

- (1) Market studies and evaluation of development.
- (2) Negotiation with Government on modification, surrender and regrant of land leases.
- (3) Applications and appeals to the Town Planning Board in respect of change of uses, etc.

- (4) Preparation of detailed financial assessments, cash flow studies and expenditure control systems throughout the development period.
- (5) Preparation of development and design briefs.
- (6) Constant monitoring of the development to ensure that it meets the client's requirements and reflects market needs.

Sales, Lettings and Auctions

The General Practice Surveyor, on behalf of clients, negotiates the purchase, sale or leasing of all types of lands and buildings. He acts as an auctioneer in disposal of properties or as owner's agent in selling properties by private treaty or tender. He also advises on marketing strategy and on the preparation of sale and lease documents.

Property Management

In a society of rising user expectations, good quality professional management services are an essential element to sustain and enhance the value of the property. The General Practice Surveyor undertakes the management of all types of properties and negotiates with tenants on rent review, lease renewal and re-letting of premises. He also advises on situations of refurbishment, renovation and redevelopment.

Apart from their work in the private practice, General Practice Surveyors are also employed by the Hong Kong Government in various departments such as the Lands Department, Rating and Valuation Department and Housing Department, to handle work including government land disposal, resumption, rating, taxation, public housing and home ownership scheme, etc.

LAND SURVEYING DIVISION

The Land Surveyor

Broadly speaking, land surveying is an art of position fixing. Surveyors involve themselves in all sorts of civil engineering works and land developments such as building houses, roads, bridges, canals, viaducts, defining property boundaries, preparing plans from various surveys and managing properties. Closely related to the development of civilisation of mankind throughout the world, the profession has contributed to the transformation of sparsely populated and undeveloped areas into modern industrial and commercial metropolises. Like other professions, advancement of technology has led to specialisation and land surveying is of no exception. In Hong Kong, land surveying involves the following activities:

- (a) Cadastral Surveying;
- (b) Engineering Surveying;
- (c) Geodetic Surveying;
- (d) Topographic Surveying and Digital Mapping;
- (e) Land Information Management;
- (f) Photogrammetric Surveying; and
- (g) Hydrographic Surveying.

Cadastral Surveying

Cadastral Surveying is concerned with the physical determination of boundaries and areas of land properties. It is always advisable for landowners and developers to ascertain the boundaries and area entitlements of their properties by land boundary surveys prior to any land development. There are at present two legislations in Hong Kong which provide for the control of professional services in this aspect. Registered Professional Surveyors of the Land Surveying Division [RPS(LS)] registered under the Surveyors Registration Ordinance and Authorised Land Surveyors [ALS] registered under the Land Survey Ordinance are well-qualified professionals to conduct land boundary surveys. Under the Land Survey Ordinance, any legal instrument effecting a subdivision of land must be accompanied by a land boundary plan prepared and certified by an ALS for registration with the Land Registry. The main services provided by RPS(LS) and ALS include:

- Re-establishment of land boundaries for valuation, land transaction and various land development purposes;
- Setting out of land boundaries; and
- Preparation of certified plans for subdivision of land parcels.

Engineering Surveying

This type of surveying relates closely to civil engineering projects. The preparation of initial survey plans for detail design, setting out of critical points for construction and the measurement of earthwork quantities for payment are types of works under this category. Land Surveyors are actively involved in the construction of roads, flyovers, bridges, seawalls, railways, tunnels and skyscrapers. Land surveying techniques are also being used in industries like shipbuilding, aircraft construction and fixing of machinery where high precision on position determination is required. Monitoring of unstable structures, reservoirs, bridges, slopes, and areas is part of the works that may not be familiar to the public but important in protecting lives and properties. Major services provided under this category are:

- Preparation of initial site survey plans;
- Preparation of photo mosaics superimposed with engineering layouts for planning of engineering projects;
- Computation of construction alignments for civil engineering works;
- Setting out pre-determined positions for construction;
- Measurement of earthwork quantities; and
- Monitoring of unstable structures, bridges, reservoirs, slopes and areas.

Geodetic Surveying

The purpose of Geodetic Surveying is to establish a very accurate main survey framework. It involves the establishment of a national network of horizontal and vertical reference points covering an entire territory. Land Surveyors use very precise equipment for taking measurement over a large area for establishment of accurate survey network. With the advancement of space technology, Land Surveyors often use a satellite system, called Global Positioning System (GPS), for measuring points which are many or even hundred kilometers apart.

In Hong Kong, the Lands Department of the Government establishes and maintains the main survey framework. Trigonometrical stations situated on hilltops, traverses installed along roadside and bench marks on bedrock constitute the geodetic control point system. By connecting to the network, any survey can be tied together with respect to a unique reference system. In fact, the position of many land boundaries, roads, railways, bridges and construction works are referred to this system. Major services provided under this category are:

- Taking precise observation and maintaining the monuments of networks of horizontal and vertical reference points;
- Establishment of a territorial common reference system; and
- Detecting and measuring the movement of the earth's crust for scientific research and reducing the impact of natural disaster.

Topographic Surveying and Digital Mapping

Mapping is a national service for security and development. Maps have been in use for thousands of years. Besides being a principal means of position locator, accurate maps are necessary for effective management of our environment.

With the use of emerging technology in the Topographic Surveying and map revision, the complete series of 1:1000 scale maps covering the whole territory of Hong Kong have been available in digital form. Digital topographic information is the basic building block to support the sustainable development, natural resources management, environmental protection, urban planning and utilities management. Additionally,

Digital Mapping forms the basic foundation for other information systems such as community services information systems, electronic street guide systems, natural disaster management systems, transport management systems and many others. It is foreseeable that many disciplines will benefit from Digital Mapping. As the advancement of technology has resulted in lower system costs and continual improvements in Digital Mapping, a much wider application of digital map data throughout government, business and industry can be achieved.

Land Information Management

In the Land Information Management aspects, Land Surveyors are engaged in the collection, integration and dissemination of a wide range of spatial information. With the use of geographic information system technology, Land Information Management is rapidly penetrating a number of application domains such as environmental conservation, urban planning, pollution control, transport management, emergency rescues and many others. Land surveying is the most basic activity to create and maintain building blocks for the setting up of geographic information systems and Land Surveyors are in a good position to make valuable contributions to these systems.

Photogrammetric Surveying

Photogrammetry is the science of measurement by means of photographs or digital imagery.

The photographs and digital imagery can be captured on ground, underwater and in air. Photogrammetric Surveying is the method of producing graphic plans, digital data, computer model from photographs or digital imagery. Major services/products provided under this category are:

- Digital mapping;
- Digital terrain model;
- Orthophoto/orthoimage;
- 3D digital map;
- Deformation monitoring;
- Landslide investigation; and
- Antiquities and heritage sites recording.

Hydrographic Surveying


Safe navigation and subaqueous construction require an accurate knowledge of the depth and topography of the seabed. Land Surveyors have used different techniques including the Differential Global Positioning System (DGPS) in the hydrographic survey for positioning. In harbours and their approaches, the depth has to be constantly monitored. As the seabed is hidden from the naked eyes, its profile is determined by echo sounder which sends sound waves down to the bottom of the sea and calculates the depth by measuring the time required for the signal to return to the surface.

In Hong Kong, the Government has taken over responsibilities from the British Admiralty for producing navigation charts for the Hong Kong Waters. Major services provided under this category are:

- Measurement of water current;
- Bottom sampling;
- Location of rocks, lights, buoys and wrecks;
- Determination of channel depths and preparation of charts;
- Determination of subaqueous excavation quantities; and
- Collection of any information relating to marine navigation.

QUANTITY SURVEYING DIVISION

The Quantity Surveyor

 Quantity Surveyors are professionals who have been trained as construction cost consultants. They have expert knowledge of costs, values, labour and material prices, finance, contractual arrangements and legal matters in the construction field.

Quantity Surveyors can provide appropriate services to suit various demands and their major employers include:

- (1) Private developers
- (2) Government departments and related bodies
- (3) Contractors
- (4) Mining and Petro-chemical companies
- (5) Insurance Companies

Principal Services of Quantity Surveyors

Building construction, civil and structural engineering, mechanical building and engineering services, petro-chemicals, mineral extraction, planning and urban development - all are areas in which Quantity Surveyors are equipped to provide advice.

The following are the principal services rendered by Quantity Surveyors:

- (1) Preliminary cost advice
- (2) Cost planning
- (3) Preparing tender documents and negotiating contract prices
- (4) Preparing contract documents and participating in contract administration
- (5) Preparing cashflow forecasts and exercising cost control over the project
- (6) Project management
- (7) Giving expert evidence in arbitrations and disputes
- (8) Assessing replacement values for insurance

Preliminary Cost Advice

From the outset, the Quantity Surveyor will give practical advice on the likely cost of a project. He will also prepare cost studies, and advise on alternative design solutions, structural forms, choice of materials, construction and maintenance cost. From that, a detailed cost plan can be developed for budgetary control.

Cost Planning

Cost planning is a specialist technique introduced by Quantity Surveyors. It aims to help all the members of the construction team - architects, engineering consultants, interior specialists - to arrive jointly at practical designs for a project and stay within the budget.

Effective cost planning will help to ensure that, once a realistic estimate is agreed, everything that follows is in accord with it, from the successful contractor's tender to the final project cost. In planning construction costs, maintenance and running costs are borne in mind, thus helping to achieve a project that is cost effective throughout its life.

When the client decides to change the plans and introduces variations, the Quantity Surveyor will assess the cost implications.

Cost planning means improved economy standards and so better value for money. Constant monitoring means that the risk of overspending can be spotted early and prompt corrective action taken.

Contracting Methods

No two projects are the same. Most major projects - and many smaller ones - are individual challenges and need individual solutions. Not surprisingly, therefore, the construction industry has evolved a range of procedures. The most common are summarised below.

Competitive tendering is the normal method, and can allow either for firm price tenders, or tenders which provide for cost fluctuations.

Negotiated tenders enable the whole project to be planned from the outset with a single contractor, chosen for a particular expertise or construction system, while in a package deal (or 'design and build') the contractor undertakes the whole task of design and construction.

The Quantity Surveyor will advise on the most appropriate form of contract for the project.

Tendering

Competitive tendering of one kind or another remains the usual basis for construction contracts, and bills of quantities are fundamental to this process.

Bills of quantities translate the drawings, plans and specifications produced by the designers to enable each contractor to calculate his tender prices fairly, on exactly the same basis as his competitors. During construction, they are also a crucial element in effective cost control.

Where other tendering procedures are appropriate, the Quantity Surveyor will recommend alternatives.

Valuation of Construction Work

In most construction contracts, the contractor is paid monthly. The Quantity Surveyor will value the work carried out each month on the project and submit a recommendation for certified payment.

The Quantity Surveyor will stay with the project right to the settlement of the accounts, when all necessary adjustments are dealt with.

He will also prepare any analysis of the final account, which may be required; prepare statements of expenditure for tax or accountancy purposes; and assess the project's replacement value for insurance.

Project Management

A successful project requires expert advice from all the building professionals. A Project Manager is necessary to co-ordinate the expert advice and manage the project to ensure its timely completion within the budget.

As Quantity Surveyors have been specially trained in the financial, legal and contractual aspects of construction, they are particularly well qualified for the role of Project Manager.

Training

Quantity Surveyors in Hong Kong are members of The Hong Kong Institute of Surveyors. Entry qualifications comprise a high level of education, extensive practical training, and the passing of an assessment of professional competence.

JUNIOR ORGANIZATION



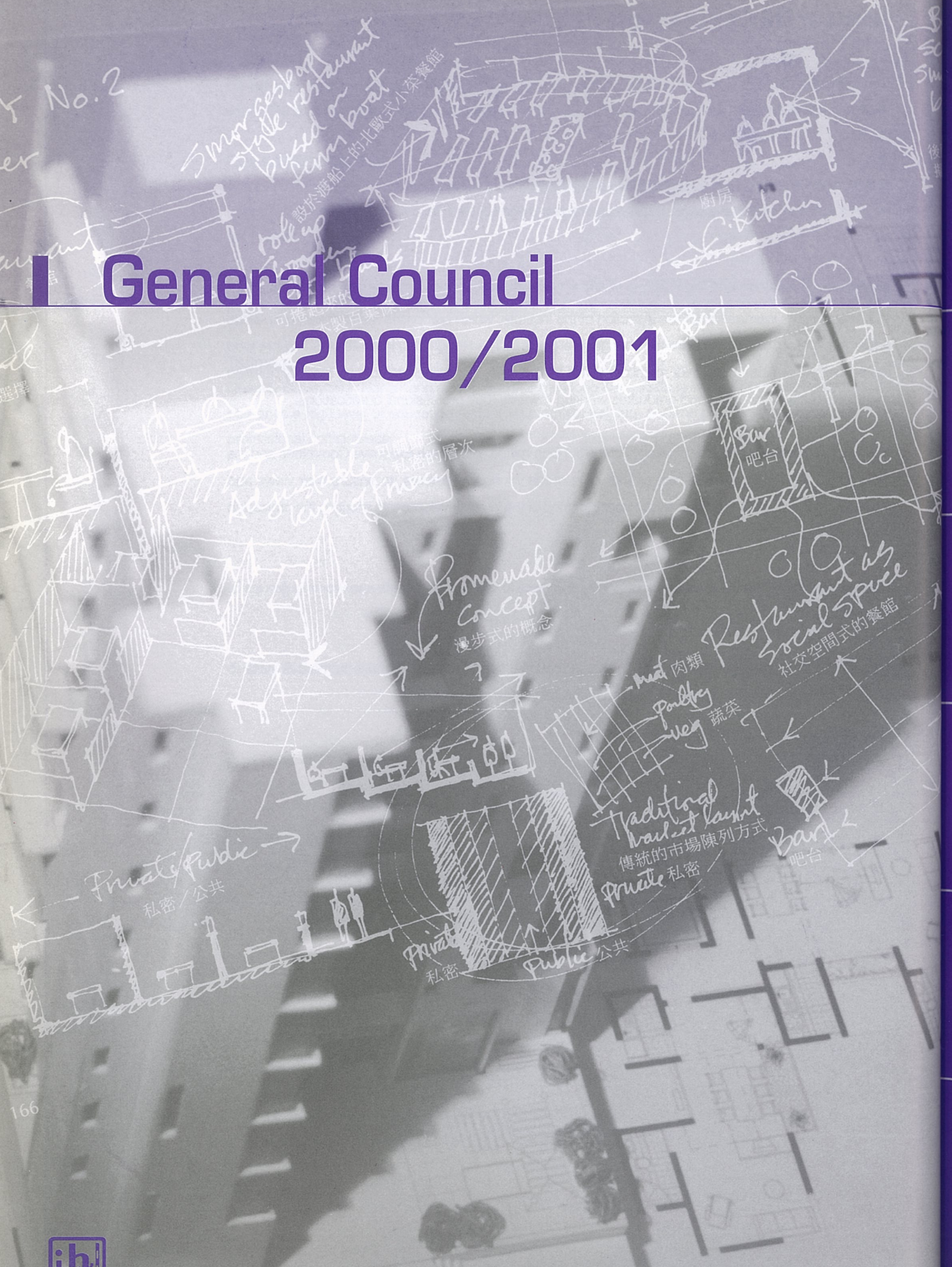
The Junior Organization (JO) is a section of the Institute, which comprises members of all divisions under the age of 33. The JO's are the younger members of The Hong Kong Institute of Surveyors who represent the interests of the junior members within the Institute. These include not only recently qualified members, but also students and graduates working towards their professional qualifications.

A JO representative, usually the Chairman of the JO Committee, sits on the Executive Committee and the General Council. He is there to act as the voice of the younger members, to ensure their views and interests are considered and that they are kept informed of the latest developments affecting the profession and the Institute.

Representatives of the JO also contribute and participate in the various panels and working groups of the Institute.

The JO members are actively involved on the educational front, where they make numerous visits to schools, colleges and universities to meet with and talk to the students.

General Council 2000/2001



HKIS GENERAL COUNCIL 2000/2001

23

Office
Bearers

2000-2001

HKIS Directory & Annual Report

President



LIU Ling Hong, Stephen 廖凌康
FHKIS, FRICS, MCI Arb, RPS(QS)

Director of Levett and Bailey Chartered Quantity Surveyors Limited
Senior Vice-President 1999-00
Junior Vice-President 1998-99
Chairman of Surveyors Registration Board 1999-00
Member of Quantity Surveying Division Council 1993-98

Senior Vice-President



CHAN Hak 陳克
FHKIS, FRICS, RPS(LS), Advisory Professor

Deputy Director of Lands Department, HKSAR
Junior Vice-President 1999-00
Chairman of Land Surveying Division 1994-96

Junior Vice-President



CHAN Jor Kin 陳佐堅
FHKIS, FRICS, MCI Arb, FBEng, CFM, F.PFM, AP, RPS(BS)

Managing Director, DTZ Debenham Tie Leung Project Services Limited
Chairman of Building Surveying Division 1997-99
General Council member 1995-99
Honorary Editor 1999-00

Honorary Secretary



SO Chun Hin, Albert 蘇振顯
BSc, FRICS, FHKIS, RPS(GP)

Managing Director of Albert So Surveyors Limited
Honorary Secretary 1999-01
Honorary Treasurer 1998-99
Chairman of General Practice Division 1985

Honorary Treasurer



T T CHEUNG 張達棠
BSc(Hons)(QS), MSc(Arch), FHKIS, FRICS, RPS(QS)

Managing Director of Prosperity Construction and Decoration Limited
Executive Committee Member
General Council Member since 1994
Chairman of Quantity Surveying Division 1998-00
Member of Disciplinary Panel
Member of Surveyors Registration Board
Member of Board of Education
Chairman of Pacific Association of Quantity Surveyors 2000-02
Director of China Engineering Cost Association
Director of Region IV of International Cost Engineers Council 2000-02

Building Surveying Division

Chairman

CHEUNG Kwok Ho, Richard 張國豪

BSc, FHKIS, MRICS, ACI Arb, F.PFM, RPS(BS), AP(Surveyors)

Director of Quintalinux
General Council member 1999-01
Chairman of Building Surveying Division 1999-01
Member of Board of Membership 1999-01
Member of Surveyors Registration Board 1999-01
Assessor for Building Surveying Division since 1992



Vice-Chairman

Dr. CHAN Man Wai 陳文偉

BSc, MSc, PhD, FHKIS, FRICS, RPS(BS), PQS, F.PFM, AP (Surveyors)

Head of Estates, The Hong Kong Institute of Education
Vice-Chairman of Building Surveying Division 1998-01



Council Member

TANG Hoi Kwan, Edwin 鄧海坤

FHKIS, MRICS

Senior Building Surveyor of the Hong Kong Housing Authority
Honorary Treasurer of Building Surveying Division 1992-99
Honorary Treasurer 1999-00
Council member of Building Surveying Division 1999-01
General Council member 2000-01



General Practice Division

Chairman

TSE Wai Chuen, Tony 謝偉銓

FHKIS, FRICS, RPS(GP)

Executive Director of Emperor International Holdings Limited
Council Member of General Practice Division 1989-90
Vice-Chairman of General Practice Division 1991-92
Member of Surveyors Registration Board 1997-99
Chairman of General Practice Division 1997-01
Member of Land and Building Advisory Committee 1999-2003
Member of Real Estate Services Training Board, VTC 1998-03



Senior Vice-Chairman

Mona WOO 吳月齡

FHKIS, MRICS, RPS(GP)

Chief Estate Surveyor of Lands Department, HKSAR
Chairman, Education, Membership, APC and CPD Affairs Panel of General Practice Division - present
Council Member of General Practice Division 1996-97



Honorary Secretary

POON Wing Cheung, Lawrence 潘永祥

BSc(Hons), M Land Econ, AHKIS, MRICS, RPS(GP)

Senior Lecturer of City University of Hong Kong
Council Member of General Practice Division since 1997
Honorary Secretary of General Practice Division 1999-01
Member of Research Committee 1999-00
Chairman of Research Committee 2000-01
General Council member since 1998



Land
Surveying
Division**Chairman**

WONG Chung Hang 黃仲衡

FHKIS, FRICS, MCIArb, AMBCS

Chief Land Surveyor of Highways Department, HKSAR
 Chairman of Land Surveying Division 1999-01
 Council Member of Land Surveying Division 1989-92
 Honorary Secretary of Land Surveying Division 1994-96
 Council Member of Land Surveying Division 1996-97

Vice-Chairman

LAM Li Wah 林利華

FHKIS, FRICS, BSc(Hons)

Senior Land Surveyor of Lands Department, HKSAR
 Vice Chairman of Land Surveying Division 1999-01

**Honorary Secretary**

CHEUNG Wai Man 張偉民

BSc(Hons), AHKIS, MRICS

Land Surveyor of Lands Department, HKSAR
 Honorary Secretary of Land Surveying Division 1999-01
 General Council member 1999-01

**Chairman**

CHENG Wai Hung, Nelson 鄭偉雄

FHKIS, MRICS, AAIQS, ACIArb, RPS(QS)

Director of Levett & Bailey Chartered Quantity Surveyors Limited
 Member of Surveyors Registration Board 1998-99
 PRC sub-committee Chairman of Quantity Surveying Division 1998-99
 Honorary Secretary of Quantity Surveying Division 1999-00
 Chairman of Quantity Surveying Division 2000-01

**Vice-Chairman**

LEUNG Lap Ki 梁立基

MSc(Distinction), AHKIS, MRICS, ACIArb

Senior Quantity Surveyor of Architectural Services Department, HKSAR
 Vice-Chairman of Quantity Surveying Division 2000-01
 Council member of Quantity Surveying Division 1995-97, 1999-01
 Member of Editorial Board 2000-01

**Honorary Secretary**

KWOK Ching Wa, Gilbert 郭靖華

BSc(QS), AHKIS, MRICS

Consultant, Simmons & Simmons
 Honorary Secretary of Quantity Surveying Division 2000-01
 Honorary Editor 2000-01
 General Council member 2000-01
 Member of Quantity Surveying Division 1998-01



Junior Organization

Chairman

WAN Chi Wei, David 尹子威

MBA, MSc in Urban Land Appraisal, MRICS, AHKIS, MCI Arb, RPS(GP)

Associate Director, Jones Lang LaSalle
 Chairman of Junior Organization 2000-01
 Committee member of FIG working group 2000-01
 Member of IT Committee 1999-01
 Vice-Chairman of Junior Organization 1999-00
 Honorary Treasurer of Junior Organization 1998-99



26 Ex-Officio Members

Immediate Past President

Francis H K NG 吳恆廣

FHKIS, FRICS, ACI Arb, RPS(GP)

Assistant Director of Lands Department, HKSAR
 Senior Vice-Chairman of General Practice Division 1998-99
 Vice-Chairman of Surveyors Registration Board 1999
 Member of Surveyors Registration Board 1994-00
 President 1999-00
 Chairman of Mainland Committee 2000-01
 Member of RICS Governing Council 2001



Chairman of Board of Education

Barnabas H K CHUNG 鐘鴻鈞

MSocSc, FHKIS, FRICS, FBEng, FFB, FRSH, F.PFM, MCMI, ACI Arb, Gov WOBO, AP, RPS(BS)

Visiting Professor of The Hong Kong Polytechnic University
 General Council member since 1985
 Member of Board of Education since 1986 (Chairman, 1998-91, 1997-01)
 Council Member of Building Surveying Division 1985-95
 Chairman of Surveyors Registration Board 1992-95



Chairman of Board of Membership

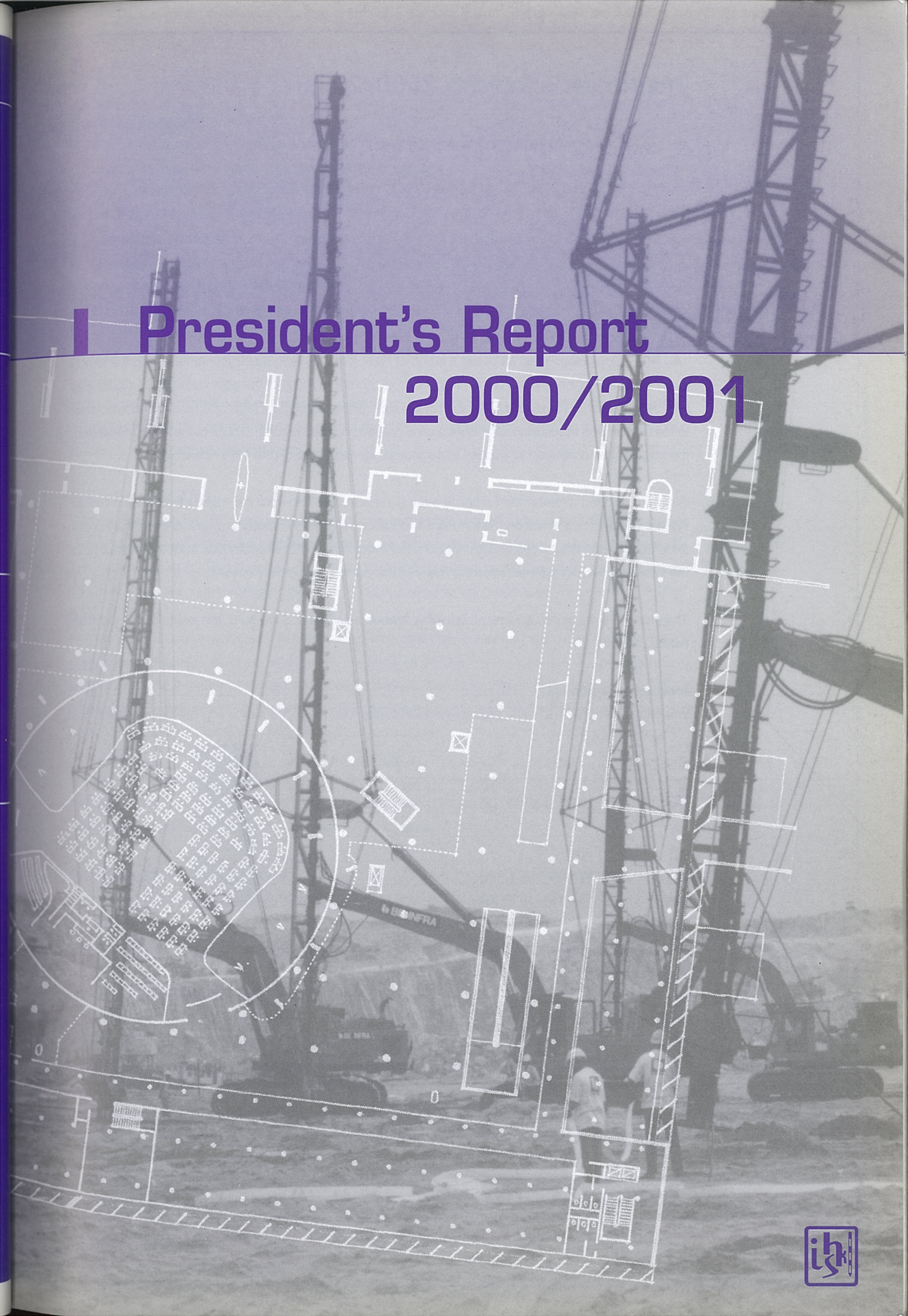
CHIU Kam Kuen 趙錦權

FHKIS, FRICS, FHKFA, RPS(GP)

Executive Director of DTZ Debenham Tie Leung Project Services Limited
 Chairman of Board of Membership 2000-01
 Vice-Chairman of Membership Committee 1997-99
 Junior Vice-Chairman of General Practice Division 1997-99
 Honorary Treasurer of General Practice Division 1995-97
 Council Member of General Practice Division 1988-95



I President's Report 2000/2001



PRESIDENT'S REPORT 2000/2001



As an outgoing President before the end of 2001, I would like to thank you for rendering the strong support in helping me and the General Council to accomplish many of the objectives set. I would also like to thank the hard work and dedication of the staff of the Secretariat Office who have contributed a lot to the smooth and successful administration and operation of the Institute. In spite of the many challenges, the Institute has continued to expand and successfully pass through the 17th Anniversary.

Without any need to elaborate further about the impacts resulting from the tragic events in the United States, following by the war on the terrorism and the looming global recession, obviously, there are many uncertainties and challenges ahead that demand even more focus and attention from the members of the Institute to work together to resolve many of the yet to accomplish missions.

Therefore, it is my pleasure to summarize the various activities and works of the Institutes for the past twelve months.

Membership Status

The total number of members, including students, has reached 5,700 by the end of November 2001.

| Division/Class | Student A | Student B | Fellow | Associate | Total |
|----------------|-----------|-----------|--------|-----------|-------|
| BS | 35 | 507 | 79 | 524 | 1145 |
| GP | 28 | 597 | 156 | 929 | 1710 |
| LS | 7 | 76 | 36 | 138 | 257 |
| PD | 0 | 1 | 1 | 4 | 6 |
| QS | 28 | 1313 | 160 | 1081 | 2582 |
| Total | 98 | 2494 | 432 | 2676 | 5700 |

There was an increase of 155 new corporate members and 100 new student members since December 2000, a total increase of (+) 4.6%.

New HKIS Office

On 7 May 2001, we moved into the new office at Jardine House, which occupies a larger floor area (250m²) with better facilities to cope with the membership growth and corresponding administrative workload of the Institute.

I hope that our Institute would have our own premises when our financial position permits.

Standing Committees

We have re-structured and streamlined the composition of the ten standing committees formed two years ago. We now have seven standing committees namely:

- Information Technology Committee
- International Committee
- Mainland Committee
- Professional Practice and Fees Committee
- Property Management Committee
- Research Committee
- Town Planning, Sustainable Development and Urban Renewal Committee

Most of the committees have achieved the goals and expected targets set. Some committees were extremely busy in the past year and I suggest the new Council to consider re-allocating the work assigned to have a well-balanced committee structure.

Education and APC

The passing rates for APC were not very satisfactory in the past year. In some cases, the passing rates were at record low. The number of student membership represents nearly 50% of the total of the Institute. The General Council is very concerned about the failed rates and has urged the various Divisions to look into the causes and recommend possible solutions by reviewing the existing APC rules and guidelines.

The Board of Education and Board of Membership were also busy in monitoring the standard of university graduates and applicants for admittance into our Institute. As one of the objectives of our Institute is to support life-long learning of student members, therefore, the accreditation process of any surveying course has to meet with the minimum academic requirements but with the flexibility of accepting hard working and talented students from part-time degree courses.

In the meantime, we are exploring the possibility of expanding our membership to the Mainland China. We may have to consider accepting membership from the graduates of Chinese universities and other relevant professional institutes through reciprocal recognition.

The requirement of Continued Professional Development (CPD) is also an important item for every member to observe. The Board of Education has proposed to the General Council to form a separate Board to monitor the mandatory CPD requirements. Details of the proposal are being finalized and will be discussed in the General Council Meeting next year.

Amendments to the Constitution and Bye-Laws

The Working Group for the review of the Institute's existing Constitution and Bye-Laws had finalized the proposal and submitted it to the General Council for endorsement. One of the most important amendments is to change the requirement of having "66% affirmative votes from all members for changing the Constitution". If we cannot streamline our Constitution, the Institute cannot move forward and to cope with the challenges in the 21st century.

An EGM will be called early next year for members to vote for the proposal to amend the existing Constitution and Bye-Laws. I urge all members to support this important event by participating and exercising your right to vote accordingly.



SISV President, Dr. Amy Khor (4th from right) and her fellow council members welcome HKIS President, Mr. Stephen Liu, Senior VP, Mr. Chan Hak, Junior VP, Mr. Kenneth Chan and Hon. Secretary, Mr. Albert So for visiting SISV (5th to 8th from right)



HKIS President, Mr. Stephen Liu (right) signed the Memorandum of Understanding with President of ISM, Mr. Mani Usilappaan (left)



President and Hon. Secretary met with RICS President, Mr. Peter Faulkner (5th from right), Chief Executive, Mr. Louis Armstrong (1st from right) and other RICS representatives in RICS Headquarters

Rules of Conduct and Disciplinary Action

In the last General Council meeting, our Institute for the first time expelled a member due to misconduct and commitment of a criminal offence of more than 12 months in prison. This was sad news for our Institute and I hope that this will not happen again in the future. Unfortunately, we are still receiving complaints on the conduct of our members occasionally and we will deal with it strictly by adhering to the Rules of Conduct to uphold the professional image and standard of our Institute.

A new Rules of Conduct and Guidance Notes had been approved in the last General Council meeting in November. It is aimed to clarify the procedures of investigation and disciplinary action. The new rules will be distributed to all members for guidance and reference.

International Relationship

The President and the Office Bearers visited the professional Institutes in Singapore, Malaysia and UK in August 2001. The visit had enhanced the relationship of HKIS with these Institutes and had fostered a stronger co-operation and trust amongst these professional Institutes.

It is proposed to form an Association of Asian Surveyors to join forces with China and to lead the professional surveyors into a new horizon. HKIS will take a lead in the formation of this association and it is hoped that it will be established sometime next year.

Our members have actively participated in various international conferences and organizations. HKIS is currently bidding to hold the FIG conference in year 2007 in Hong Kong. In addition, one of our past presidents is running for the post as Vice President of the FIG.

Relationship with the Mainland China

The General Council had endorsed the recommendation to enter into a reciprocity agreement with the Chinese Institute of Real Estates Appraisers. It is expected that the formal agreement will be finalized early next year. This will increase our Institute's influence and enhance our professional image in the Mainland China.

In addition, the General Council had accepted the recommendation by the Divisions in nominating two prominent persons in the Mainland China as Honorary Fellow Members. The motion will be put forward for members' endorsement in the AGM.

Government Consultation and Co-operation with other Professional Institutes

Our Institute has been working closely with various Government Bureaus and Departments, Public Bodies and Corporations on policy settings for members and public interest. We have maintained good relationship with these Bureaus and Public Bodies. However, we are still working hard to improve the understanding with the Housing Bureau on the issue of Real Estate Agent Licensing and Housing Manager Registration.

We have co-operated with other professional institutes relating to the building and real estates professions on various occasions. We are holding regular meetings with these institutes to foster our relationship, to jointly advise the Government on policy settings and administration.

The decreasing number of work together with the "below cost" fee competition has affected all our members in the private sector. We are working hard to suggest to the Government to adopt a more reasonable procurement method in the selection of professional consultancy services.

The Hong Kong Coalition of Professional Services

The Hong Kong Coalition of Professional Services Limited was formed on 8 November 2001. The main goal of the Coalition is to promote the professional services of Hong Kong to the Mainland China and overseas market.

HKIS is one of the ten founding members of the Coalition. The other founding members are:

- The Hong Kong Institute of Architects
- The Hong Kong Institution of Engineers
- The Hong Kong Institute of Planners
- The Hong Kong Institute of Landscape Architects
- The Hong Kong Society of Accountants
- The Law Society of Hong Kong
- The Hong Kong Bar Association
- The Hong Kong Medical Association
- The Hong Kong Dental Association

The HKSAR Chief Executive, Mr. Tung Chee Hwa, met with some of our members including five JO members on 24 November 2001. He encouraged the young professionals to look into the market of the Mainland China especially the Pearl River Delta after the accession of China into WTO.

Conclusion

Last, but not the least, once again, I would like to thank all the Office Bearers, General Council Members, Chairmen and members of the Standing Committees and all the staff of the Secretariat Office for their support and contribution to the Institute. Without them, I would not have accomplished my role of President so smoothly.

May I wish the new President and the Council Members every success in the coming year.

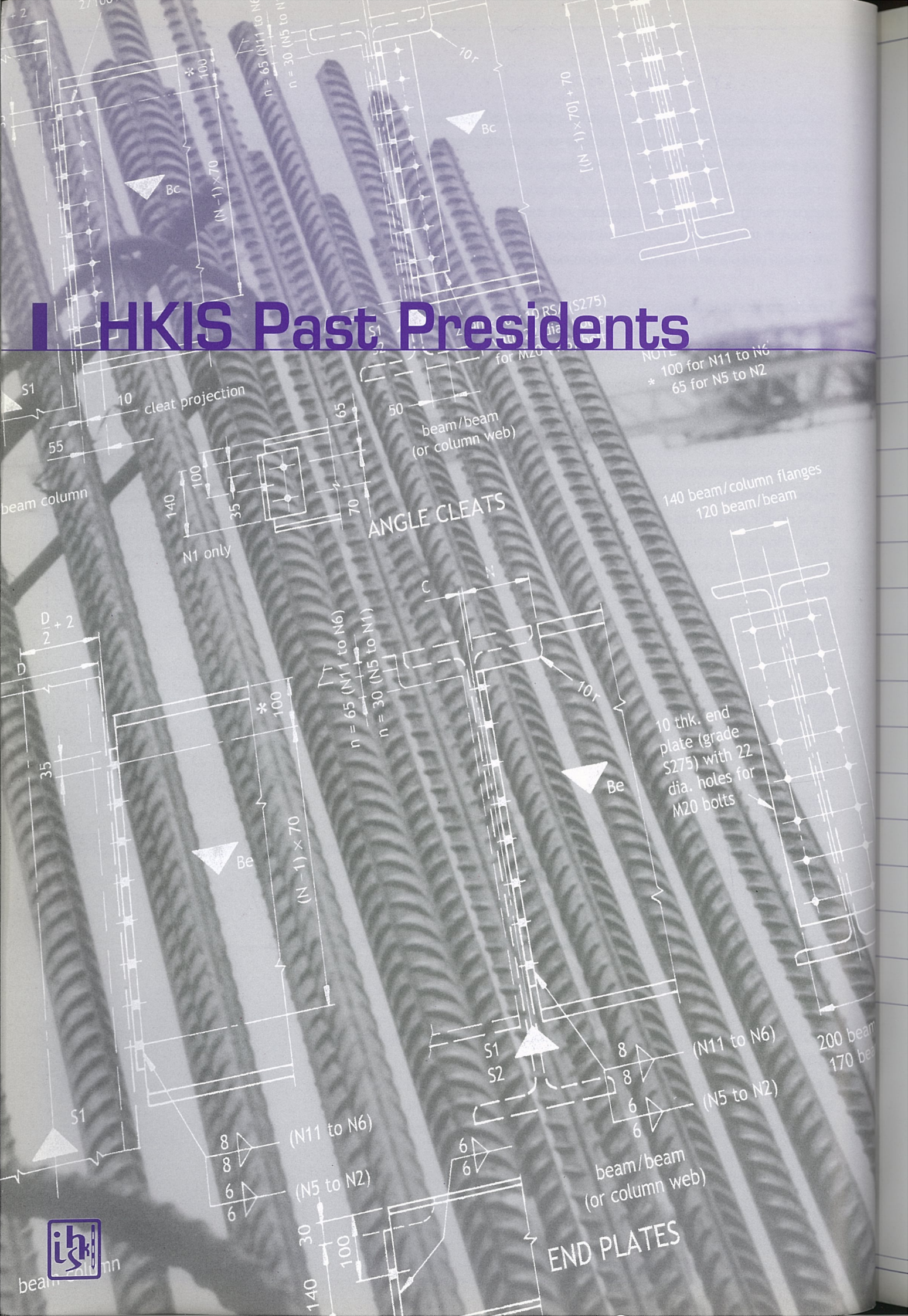
Stephen Liu

President

The Hong Kong Institute of Surveyors

December 2001

HKIS Past Presidents



beam column

HKIS PAST PRESIDENTS

| | |
|---------|----------------------------|
| 1984/85 | Mr. KAN Fook Yee |
| 1985/86 | Mr. KAN Fook Yee |
| 1986/87 | Mr. Daniel C LAM |
| 1987/89 | Mr. Francis S K LAU |
| 1989/90 | Mr. Raymond A BATES |
| 1990/91 | Mr. LEUNG Shou Chun |
| 1991/92 | Mr. Marco M H WU |
| 1992/93 | Mr. Albert H S CHEUNG |
| 1993/94 | Mr. Michael R MANN |
| 1994/95 | Mr. Michael R MANN |
| 1995/96 | Mr. LEUNG Chun Ying |
| 1996/97 | Mr. LAU Ping Cheung |
| 1997/98 | Mr. WONG Thien Nyen |
| 1998/99 | Mr. WONG San, Samson |
| 1999/00 | Mr. NG Hang Kwong, Francis |

Accounts and Financial Statements 2000/2001



PSA cleats - capacity in kN - lesser of bolt shear and bolt bearing to web. Value in italics is bolt bearing where less.
PSA cleats - capacity in kN - lesser of web shear or weld strength. Value in italics is weld strength where less.
PSA cleats - capacity in kN - lesser of bolt shear, bolt bearing to web, or bolt bearing to cleat. Value in

TREASURER'S REPORT FOR THE YEAR ENDING 31 JULY 2001



As at 31 July 2001, the Institute recorded a closing balance of HK\$12,158,628.00. There was a surplus of HK\$2,147,516.00 compared with the opening balance of HK\$10,011,112.00.

The surplus was due to:-

- Increase in income from annual subscription and entrance fees;
- Increase in income from examination fees;
- Increase in income from divisions' activities;
- Increase in interest income;
- More stringent control on expenditures; and
- Reduction in publication costs for newsletters and journals

The major expenditure in the year was the fitting out costs to the new Administrative Office (HK\$1,135,714.00). We have committed an operating lease of HK\$3,502,845.00 for a term of 3 years for renting of a larger office in Jardine House. We have also expended HK\$318,815.00 for upgrading the computer systems in the Administrative Office to provide better service to members.

The divisional financial position is as detailed. There is a total fund of HK\$1,850,504.00 belonging to divisions.

Generally, I am happy to report that the financial position of the Institute is healthy.

It is my pleasure to be the Honorary Treasurer of the Institute of the past year and I am happy to continue to serve the Institute for another term.

TT Cheung

FHKIS, FRICS, RPS(QS)

Honorary Treasurer 2000-2001

**Income and expenditure account
for the year ended 31 July 2001**
(Expressed in Hong Kong dollars)

| | 2001 \$ | 2000 \$ |
|--|--------------------------|--------------------------|
| Income | 11,779,800 | 10,764,384 |
| Other revenue | <u>972,417</u> | <u>1,008,861</u> |
| | 12,752,217 | 11,773,245 |
| Staff costs | (2,676,970) | (2,642,013) |
| Assets acquired during the year fully charged to income and expenditure account | (1,255,110) | (114,153) |
| Other operating expenses | <u>(6,672,621)</u> | <u>(6,726,645)</u> |
| Surplus for the year | 2,147,516 | 2,290,434 |
| Accumulated fund brought forward | <u>10,011,112</u> | <u>7,720,678</u> |
| Accumulated fund carried forward | <u><u>12,158,628</u></u> | <u><u>10,011,112</u></u> |

Detailed income and expenditure account
for the year ended 31 July 2001
(Expressed in Hong Kong dollars)

| | 2001 \$ | 2000 \$ |
|---|------------------|------------------|
| Income | | |
| Annual subscriptions | 5,739,384 | 5,377,764 |
| Entrance fees | 506,800 | 547,195 |
| Income from Institute's activities | 4,370,421 | 4,006,539 |
| Income from divisions' activities | 1,163,195 | 832,886 |
| Interest income | 517,989 | 455,205 |
| Rebate from RICS - UK | - | 1,498 |
| Management fees from the Surveyors Registration Board | 227,250 | 360,875 |
| Sundry income | <u>227,178</u> | <u>191,283</u> |
| | 12,752,217 | 11,773,245 |
| | ----- | ----- |
| Expenditure | | |
| Accountancy fee | 45,000 | 45,000 |
| Assets acquired during the year fully charged to income and expenditure account | 1,255,110 | 114,153 |
| Auditors' remuneration | 62,500 | 62,500 |
| Bank charges and interest | 2,167 | 1,389 |
| Cleaning expenses | 8,418 | 10,176 |
| Computer expenses | 318,815 | 103,556 |
| Electricity | 22,190 | 19,235 |
| Expenditure of Institute's activities | 2,611,530 | 3,031,373 |
| Expenditure of divisions' activities | 846,702 | 821,426 |
| Legal and professional expenses | 113,148 | 133,834 |
| Professional activities | 126,317 | 162,981 |
| Provident fund/MPF contributions | 196,324 | 173,518 |
| Postage and courier services | 400,911 | 410,571 |
| Printing and stationery | 214,334 | 211,823 |
| Public relations | 478,536 | 482,248 |
| Rates and air-conditioning | 296,778 | 207,239 |
| Rent of office premises under an operating lease | 895,590 | 803,520 |
| Repairs and maintenance | 8,293 | 13,166 |
| Salaries, bonus and allowances | 2,480,646 | 2,468,495 |
| Subscription receivables written off | 59,700 | 55,480 |
| Telecommunications | 15,579 | 13,243 |
| Sundry expenses | <u>146,113</u> | <u>137,885</u> |
| | 10,604,701 | 9,482,811 |
| | ----- | ----- |
| Net surplus for the year | <u>2,147,516</u> | <u>2,290,434</u> |



HKIS Divisional Councils and Reports 2000/2001



BUILDING SURVEYING DIVISION

I CHAIRMAN'S REPORT 2000/2001

RICHARD K H CHEUNG

I Members of the Building Surveying Divisional Council

| | |
|---------------------|-----------------------------|
| Chairman: | Richard K H CHEUNG |
| Vice-Chairman: | Dr. CHAN Man-wai |
| Honorary Secretary: | Nelson HO |
| Honorary Treasurer: | Catherine YIU |
| Members: | Kenneth CHAN Raymond CHAN |
| | Edwin TANG Ben CHONG |
| | Kenneth YUN Andrew IP |
| | Edgar LI Philip TSE |
| | Alex WONG Bishop CHUNG |
| Co-opted Members: | Gary YEUNG Philip KAM |
| | Robin LEUNG Vincent HO |
| | James PONG Jo LAU |
| | Gordon WONG Rebecca LO |

The Division presently has a total membership of 79 Fellows, 524 Associates, and 542 Students. This year 162 candidates attended the Assessment of Professional Competence and there were 55 passes, which represented a passing rate of 34%. The Divisional Council was made up of 14 members and 8 co-opted members and we met monthly to discuss matters concerning the Division. Based on a need basis the Council will evaluate the need to carry on or form skill panels, which will be assigned specific tasks of either a recurring or one-off nature. A communication network supported voluntarily by members had been established to ensure that dissemination of information and collection of opinion could be done effectively with maximum coverage. On top we continued to be represented either through invitation or nomination in the following statutory committees, panels and boards:-

- Advisory Committee on Barrier Free Access
- Authorized Person Registration Committee Panel
- Appeal Board under the Hotel & Guest House Accommodation
- Appeal Board under the Bedspace Apartments Ordinance
- Appeal Board under the Clubs (Safety of Premises) Ordinance
- Appeal Board under the Buildings Ordinance
- Building Sub-committee of the Land & Building Advisory Committee
- Contractors Registration Committee

FSD/Authorized Person Liaison Committee

Organizing Committee for the First Regional Conference on Private Building Management in Hong Kong

Surveyors Registration Board

Town Planning/Sustainable Development/Urban Renewal Committee

There was also a number of private, public and Institutional bodies in which our members contributed or attended:-

Consultation Board of Po Leung Kuk

FIG Congress 2002

Hong Kong Coalition of Professional Services Limited

RICS Governing Council

Our views had been sought on, among many subjects including:-

- Classification of Buildings in Hong Kong
- Comprehensive Environmental Performance Assessment Scheme for Buildings
- Royalty and Copyright of Maps for Business Use - Terms and Conditions
- Pamphlet on Land Resumption and Compensation in Urban Area
- Policy Objectives for Planning and Lands Bureau 2001
- Policy Objectives for Housing Bureau 2001
- Review of Registration Scheme for Fire Services Installation Contractors
- School Improvement Scheme - Self Delivery Mode
- Practice Notes for Authorized Persons and Registered Structural Engineers

On the community front we continued to contribute in different ways.

The Building Management Resources Centres, which has grown to four centres, continued to receive our support.

More and more Government Departments were organizing courses and seminars on 'Building Management and Maintenance' and our assistance had been well received.

Our involvement in the Education and Careers Expo organized by the Hong Trade Development Council had become a regular exercise. A working group had already been set up for the forthcoming Expo, which is to take place in February 2002.

The term visits to the Universities continued to take place and we also participated in the career exhibition staged by the Universities.

The Building Surveyors' Conference was a great success last year and this was followed by another successful if not more successful Conference this year. The well-selected theme and wide range of topics had attracted more than 230



The Master of Ceremony taking a group photo with the BSD Council Members at the BS Conference.



The BSD Chairman presenting a souvenir to the key-note speaker Mr. John Tsang, Secretary for Planning & Lands at the BSD Conference.

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The outgoing and incoming BSD Chairman at the AGM.

participants. Unlike in some previous occasions, most of them stayed until the last presentation, which showed the exemplary quality of the speakers and the attractiveness of the presentations.

Among all these work the Division had made some early moves which might not have been apparent to members. We had tried to create links with professional bodies and academia outside Hong Kong and this included the People's Republic of China. To give a few examples we had agreed to endorse and support a Conference on 'Building Pathology' in September 2002 organized by the University of Reading. Along the same line we had endorsed the Conference staged by the International Facilities Management Association (IFMA) which took place in September 2001 and the tour to study building control in Japan organized by the World Organization of Building Officials (WOBO). We had made contact with the students studying Building Surveying at the Malay Institute of Technology and extended an invitation for them to visit Hong Kong. We had visited Shanghai to meet the officials responsible for building control and maintenance. Another trip with similar purpose to Beijing was also made.

Locally, we also attempted to generate more exposure for the Building Surveyors. We are now regularly supplying articles to Wen Wui Po. We presented talks on the Metro Radio Programme. We were also in the process of creating our own website to supplement the one provided by the HKIS.

It was hoped that through these efforts that on the one hand we sustain the image of the Building Surveyors locally and on the international scene we are no longer looked at as a secluded professional group. As I have stated, it is premature to count the scores but we are certainly looking at the right directions.

Lastly and before I end my report, I would like to extend my heart-felt thanks to all the members of the Divisional Council, panels and committees without their relentless effort and devotion, things would not be the same. Equally, I would like to thank those members who had shown support and made contributions although I am not able to name them one by one. My best wishes for the new office bearers and the incoming council, and may the Division grow from strength to strength under their leadership.



Visit to a glass factory in the PRC.

GENERAL PRACTICE DIVISION

CHAIRMAN'S REPORT 2000/2001

TONY TSE

Members of the General Practice Divisional Council

| | |
|-----------------------|--|
| Chairman: | Tony TSE |
| Senior Vice-Chairman: | Mona WOO |
| Vice-Chairman: | CHIU Kam Kuen |
| Vice-Chairman: | LEUNG Kam Leung |
| Honorary Secretary: | Lawrence POON |
| Honorary Treasurer: | Francis LAM |
| Members: | Simon CHENG CHEUNG Ka Lok Alan HO |
| | LAU Chun Kong Francis LAU Daniel MAK |
| | Eric POON Wilson SIU TAM Shiu Hong |
| | Edwin TSANG Rock TSANG Peter TSANG |
| | Augustine WONG Christina YIM |

It has been almost four years since the financial crisis of 1997 and there seem still little improvements in the Hong Kong economy. Like most other professions, surveyors have to work much harder to maintain their competitive edge. To the General Practice Division (GPD) Council members, Year 2001 was also a difficult year with mounting pressures for means and ways to assist our members to respond to the challenges ahead and to overcome the adverse market conditions. Summarized below are some of the major issues and activities that the GPD Council had dealt with over the past year.

Assessment of Professional Competence (APC) & Continuing Professional Development (CPD)

The Year 2000 APC results were not encouraging, as the overall passing rate was below 10%. Whereas it is fully endorsed that the Institute should seek to satisfy itself to only those whom it would consider able to carry out competently the works of a professional qualified surveyor are admitted to corporate membership, the relatively low passing rate of the GPD may hinder the development of the profession. This aroused some members' concerns, and in January the GPD Council approved the formation of a Working Group, comprising practitioners and academics of GP surveyors from both the public and private sectors, to look into ways to assist the student members in enhancing the APC results, and also to establish the expectation of the industry and the Institute of a newly qualified GP surveyor.

In June, an interim report was submitted by the Working Group and most of the recommendations were endorsed by the Divisional Council. Some of the suggestions have, in fact, been implemented in the APC conducted in October. Moreover, it was also agreed that three sub-committees under the Working Group be formed to look into issues including the review of the existing training period and requirements

for student members, the APC rules and structure etc. It is expected that reports from these three sub-committees will be submitted to the GPD Council for consideration in the next few months.

To enhance the quality of the APC candidates, it is of equal importance that they be provided with sufficient structure training. In June, the Institute jointly with the School of Professional and Continuing Education (SPACE) of the University of Hong Kong organized a course of "Post-experience Programme in Real Estate Development and Valuation" mainly for the GP student members. This 40-hour course covered various areas that a GP surveyor would normally have to deal with daily and much emphasis was placed on the application of theory to the surveyor works. The course aimed to enhance student members' practical knowledge in areas including valuation, property management, compensation, town planning and property development. It was most encouraging that almost 20 senior GP surveyors, from both the public and private sectors agreed to be the tutors and to share their practical experience in the above-said areas with some 60 student members during the 7-week course period. The course was so well received that a second course will commence in late October.

The GPD Council will arrange to organize more courses but of shorter duration and on more specific areas in future.

Apart from organizing more training courses to the student members, emphasis was also placed on the provision of sufficient and appropriate CPD events to our professional members. CPD events covering various topics including rating, land title bill, application of IT, valuation standards and development controls etc. were organized. Visits to development sites in Hong Kong and the PRC were also arranged for our members. All these events were well attended.

External Affairs and Professional Practice

At the last AGM, there were suggestions that we should allocate more resources to promote our status and image both locally and internationally; and there should be more contacts with the valuation organizations in the Mainland China. To this end, the GPD Council had a very busy schedule as listed below in the past year.

- In December 2000, the Shanghai Real Estate Appraisers Association 上海市房地產估價師協會 visited the Institute and a seminar on "Property Market and Valuation Practice" was organized. Following the visit, a "Memorandum of Cooperation" was signed between the Institute and the Shanghai Real Estate Appraisers Association with a view to maintain regular contacts and communications between the organizations.
- In January 2001, 20 delegates from the 珠海市資產評估協會 visited the Institute and we exchanged views on the education, training and employment opportunity of the surveyors in the Mainland China.
- In March 2001, the Institute, as one of the three co-organizers, participated in the Hong Kong Real Estate Services Expo in Beijing, which was organized by the Hong



President, Mr. Stephen Liu (3rd from right) with GP Division Chairman, Mr. Tony Tse (1st from right) and speakers at the HKIS seminar in the Expo: Mr. Bernard Chan, Mr. Francis Ng, Mr. Alex Lam and Mr. K K Chiu (2nd, 4th, 5th & 6th from right)

Kong Trade Development Council aiming at promoting the real estate services of Hong Kong to the Mainland China. During the Expo, GPD also organized a seminar “測量師於房地產服務專業之新觀點” on 16 March 2001. The Expo was concluded in success with attendance of more than 8,000 trade visitors from all over the Mainland China and the seminar was also well attended by over 500 people. During our stay in Beijing, the President of the Institute and some GP Council members also visited some organizations including the China Institute of Real Estate Appraisers, the China Institute of the State-owned Property Administration. With the rapid development of the real estate industry in the Mainland China, there would be great demands for professional services of surveyors. It is therefore agreed that efforts should be made to enhance the contacts with the Mainland counterparts and to promote the status and services of GP surveyors.

- In May 2001, GPD sent a representative to attend the International Federation of Surveyors (FIG) held in Seoul, Korea. The Institute agreed that more resources should be allocated to international matters and the Institute should play a more active role in the international functions.
- In July and September 2001, a total of about 70 members visited the Shenzhen Real Estate Appraisers to acquire an updated knowledge about the land and building registration system, title transfer procedures and the latest developments there. The Shenzhen Real Estate Appraisers plan to visit Hong Kong in November and GPD agreed to organize a seminar on “Real Estate Valuation” during their stay in Hong Kong.
- In early October 2001, GPD sent representatives to attend the Year 2001 AGM of the International Valuation Standards Committee (IVSC) held in Bangkok. The presence and participation in the meeting and the valuation forum following thereafter would not only raise our international status but also arouse overseas interest in the role of Hong Kong on the global market.
- In late October 2001, GPD will visit Shanghai and participate in a national-wide seminar organized by Shanghai Real Estate Appraisers Association on “Real Estate Market and Valuation”. A total of five speakers from the GPD will be delivering speeches on valuation and development topics in the seminar.
- With the fast development in the real estate industry in the Mainland China, there will no doubt be increasing business opportunity for the GP surveyors. In this context, we had discussions with the China Institute of Real Estate Appraisers about the possibility and terms of reciprocal agreement on recognition of qualification in August 2001. As the matter has a far-reaching impact on the future development of GP surveyors in the PRC, an open forum was organized in September to gather comments and views from all GP members. Following the open forum, a proposal for the reciprocity agreement was put to members for voting at the EGM held on 31 October 2001. The proposed motion i.e. “That the General Practice Divisional Council should seek approval of the General Council on the reciprocity agreement between The Hong Kong Institute of Surveyors and The China Institute of Real Estate Appraisers



Group photo of HKIS delegates with the Deputy Director General of the Department of Housing & Real Estate Industry, MOC, Mr. LU Ke Hua 陸克華 (seated, 3rd from left) and Secretary-General of the China Institute of Real Estate Appraisers, Mr. CHAI Qiang 柴強 (Back row, 5th from left) and other representatives.



Group photo of HKIS delegates with Secretary General of the China Institute of State-owned Property Administration Mr. WANG Bao Ku 王寶庫 (6th from left) and others.



IVSC Annual General Meeting

based on the basic terms as shown in the attached table” was passed with 145 “FOR” and 27 “AGAINST”. Should the proposal be accepted by the majority, GPD Council would seek the Institute’s endorsement to the proposed agreement in November 2001.

Internal Affairs and Professional Practice

Apart from commenting on government bills, reports and policies affecting the profession and the real estate industry, the Divisional Council considered it was also very important to have regular contacts and communications with the Government departments to which our members have frequent dealings. In February 2001, it was decided that the GPD Council should organize meetings with the senior officials of the Lands Department, Rating and Valuation Department, Planning Department, Housing Department etc. In March, we met the Director of Lands and other senior officials of the Department. At the meeting, we exchanged views on matters including the attendance at the District Lands Conference and Valuation Conference and Committee, design, disposition and height approvals, presale consent etc. Some suggestions put forward have been adopted by the Lands Department. Since April, there have been regular meetings with the Lands Department to discuss matters of mutual interests.

Following the meeting with the Lands Department in March, we met the Commissioner of the Rating and Valuation Department and their senior staff in May. Whereas the meeting was informal, Council members were able to discuss with the Department on matters such as availability rental comparables, inspection of rateable value, property information provided by the Rating and Valuation Department, the role of GP surveyors in relation to rating. The meeting proved to be quite fruitful. In October, we met the Director of Planning and the senior official of the Planning Department to discuss matters about GP surveyor’s role in achieving a better utilization of land resources, pro-active planning system etc. The Council believes that with better communication with Government departments, views on matters affecting our profession could be voiced more effectively, which in turn will enable us to enhance the standard of our services.

Conclusion

With the rather gloomy market condition, which is unlikely to improve drastically in the next year or so, we must further enhance the quality of our services in order to maintain the competitive edge. It is therefore most important that the GPD Council could work hand-in-hand with our members to accomplish the challenges ahead.

Finally, I would conclude my report by expressing my sincere thanks to all members, in particular, the Council members for their support and hard works rendered in the past years and hope you all every success in the years to come.

LAND SURVEYING DIVISION

CHAIRMAN'S REPORT 2000/2001

WONG CHUNG HANG

Members of the Land Surveying Divisional Council

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|-------------------------|--|
| Chairman: | WONG Chung Hang |
| Vice-Chairman: | LAM Li Wah |
| Honorary Secretary: | CHEUNG Wai Man |
| Honorary Treasurer: | AU Chi Ho |
| Members: | Henry CHAN CHAN Tak Hing Marvin CHAU |
| | CHU Fei Man Lesly LAM Paul NG |
| | SIU Wai Ching Conrad TANG Eric TANG |
| | Rina TSOI Ian WOOTTEN |
| JO representative: | CHAN Yue-chun |
| Student representative: | CHOI Wai Man |

I was fortunate in my second year of office to have had so many hard working council members and other committee members to assist me in the heavy burden of chairing the LSD Council. All the achievements that have been realized were the results of their dedicated efforts.

On CPD events, we organized three talks and one technical visit. The talk on the Observations of the 20th Century Global Sea Level Rise by Dr. C. K. Shum of Ohio State University was held on 5 March at the Hong Kong Polytechnic University. On 24 April, I delivered another CPD talk on Spatial Data Infrastructure of Hong Kong at the Hong Kong Convention and Exhibition Centre. Mr. J. R. Smith, a renowned land surveyor from UK presented his study on Everest - the Man and the Mountain on 14 May at HKPU. We will continue to work with HKPU and other organizations in organizing CPD talks and other technical events when required. We paid a technical visit to Guangzhou between the period 17-19 May. Our thanks to the Guangdong Society for Geodesy, Photogrammetry and Cartography for hosting the visit. Many LSD senior members joined the visit and made use of the opportunity to meet their friends in Guangzhou. The visit was very fruitful in terms of both its technical and social contents. We visited various planning and land management organizations in Guangzhou. We had a very entertaining evening in watching the performance presented by the retired cadres.

In the last council year, only two student members applied for and passed the Assessment of Professional Competence. They were eventually elected to Associate members. The LSD Education Committee is working with HKPU on conducting a new examination entitled "Legal Framework and Land Boundary Survey in Hong Kong" for graduates other than those from HKPU. Eligible candidates include those graduates of overseas degree courses accredited by RICS or possessing qualifications equivalent to the



LSD Chairman (far right) and Siu Wai Ching (1st left) at 7th General Meeting of CSGPC



FIG Working Week - T.C.Ng and T.N.Wong



Visit to Wuhan and Shanghai (left to right) Ronald Chan, Francis Ng, Wong Chung Hang and Francis Lam.

finalist of RICS examination. At the same time, we would encourage more overseas professional land surveyors working in Hong Kong to sit for our examination to acquire the qualification for election to Associate membership without the need to go through the APC Scheme.

During 8-14 May, Mr. Siu Wai Ching and I attended the 7th General Meeting of the Chinese Society for Geodesy, Photogrammetry and Cartography (CSGPC) in Haikou, Hainan. LSD joined CSGPC as a group member in 1998. However, as agreed by the HKIS General Council, we decided not to continue our membership in CSGPC. HKIS should remain as an independent professional body. HKIS and any one of its four divisions should not be a member of any other institute or society. While we wish to continue our dialogue and cooperation with CSGPC, we will not renew our group membership in 2002. Mr. T. N. Wong and Mr. T.C. Ng attended the FIG Working Week 2001 in Seoul between 6-12 May. HKIS will be widely involved in many FIG activities in the coming years. As far as land surveying is concerned, the LSD Council will assist the HKIS International Committee to prepare the National Report to the FIG Congress to be held in Washington in April 2002 and to bid for the hosting of the FIG Working Week and General Assembly in Hong Kong in 2007. T. N. Wong as the Chairman of the HKIS International Committee has also been nominated by the Institute to stand for one of the FIG Vice-President posts in the coming General Assembly in Washington. To avoid ambiguity and confusion among member associations within FIG, HKIS is of the view that only HKIS should be recognized as the sole representative of Hong Kong in FIG. At the General Assembly in Washington, HKIS is going to present its comments on the application for membership to FIG by the Hong Kong Institution of Engineering Surveyors.

As LSD representatives to the HKIS Mainland Committee, Mr. Ronald Chan and I joined the delegation led by the committee's chairman Mr. Francis Ng to visit Wuhan and Shanghai between 22-27 October. The visit was to maintain our relationship with the relevant organizations in China, promote HKIS image and explore business opportunities for HKIS members. We visited Wuhan University, Wuhan City Planning Bureau, Wubei Province Survey and Mapping Bureau, Shanghai Tongji University, Shanghai Housing and Land Resource Management Bureau, Shanghai Land and Real Estate Appraisers Association.

At the HKIS Media Lunch held on 26 February, the Press Release included our views on the two main issues over the Land Titles Bill and the proposal to incorporate the Survey and Mapping Office. The proposed land titles registration system is not complete if it is not supported by land boundary plans delineating clearly and accurately the boundaries of registered land parcels. On the issue of corporatisation of SMO, we expressed that the Government should continue to perform its statutory responsibilities under the Land Survey Ordinance, clarify the possible monopoly and intervention in the land surveying market, and further study on the financial feasibility.

An Open Forum on the proposed corporatisation of SMO was held on 2 April. As addressed by the President, it was meant to obtain more balanced views. Unfortunately, we spent too much time clarifying the discussions and conclusions made in the last

AGM in November 2000 regarding the change of who should be the Land Survey Authority and the delegation of LSA functions upon corporatisation of SMO. The idea of revising the Land Survey Ordinance to have a professional land surveyor as LSA is good, but it was not too appropriate to have it done right now. We do not want to complicate the whole issue while expressing our views on the proposed corporatisation of SMO. Nevertheless, we should be clear in our mind that in order to maintain the LSA integrity and impartiality, whatever professional appointed as LSA under LSO should be a public officer. The collective views of the LSD Council remained the same as before the Open Forum. We should persist in pursuing the Government to continue delegating the LSA functions to professional land surveying public officers.

Upon a requisition in writing signed by 56 LSD corporate members, the LSD Council convened an EGM to vote on the resolution - "The corporatisation of the Survey and Mapping Office based on the Proposal being put forward by the Hong Kong SAR Government will have adverse impact on society as well as the development of the land surveying profession in Hong Kong. We are of the opinion that the Proposal should be held in abeyance and the Government should consider other alternatives." Prior to the EGM, an email account had been set up by the LSD Hon. Secretary as an electronic discussion forum for members to exchange views. Seventy LSD corporate members eventually attended the EGM on 18 April. The resolution was adopted as the result of the voting, including proxies, showed that 78 votes were for and 32 against.

On 24 May, the HKIS Hon. Secretary and Mr. Henry Chan represented HKIS at the joint meeting of the LegCo Panel on Public Service and the LegCo Panel on Planning, Lands and Works to express our two main concerns about the proposed corporatisation of SMO, namely the Government's statutory responsibilities under LSO and the monopoly in the land surveying market. Again, at the Cadastral Survey Consultative Committee meeting convened by the Lands Department on 22 August, Mr. Henry Chan as the HKIS representative tabled a paper of our comments on the proposed corporatisation of SMO. The paper further explained why there would be possible conflict of interests for the proposed SMC to support LSA and possible monopoly of land surveying services. As elaborated by the President in his letter of 22 August, after paying a courtesy visit to the Secretary for Planning and Lands on 14 August, HKIS would continue to comment on the draft legislation and arrangements that will affect the interest of its members and the public as a whole. In his reply to HKIS, SPL agreed that the Administration would keep HKIS informed of the developments and take appropriate measures to address any other concerns which HKIS may have on the corporatisation proposal.

On social events, we organized the LSD Golf Tournament on 12 July at the Dongguan Hillview Golf Club. My congratulations go to those who won the prizes. The LSD Annual Dinner was held on 18 October at the Sheraton Hotel with overwhelming participation by LSD members, related firms, friends and family. We were also very delighted to have the Honourable P.C. Lau, the President and other Office Bearers attending the Annual Dinner and to share the joyful evening with us.

I would like to conclude this report with my special thanks to those members who have worked quietly to represent LSD in various HKIS committees and working groups. Without their support, LSD would not be so influential in helping the Institute to improve its effectiveness, iron out some of the difficulties and organize regular events. My appreciation also goes to those young LSD members who have showed their strong sense of belonging through participating in organizing various HKIS and LSD events in the past council year. Finally, I wish you all a prosperous year in 2002.