

測 量 師 導 報

# SURVEYING

VOLUME 7 ISSUE 6, JUNE 1998

## Message from the Editor

By Winnie SHIU

### Calling for contributions

The first Meeting of the Editorial Board was held on 4 June 1998 with the following members:

Mr. Alan SIN	Rep. from BSD
Ms Melisa PANG	Rep. from GPD
Mr. Rowson LEE	Rep. from QSD
Mr. Paul NG	Rep. from LSD
Mr. David WAN	Rep. from JO

### The Board will be responsible for publishing:

Surveying Newsletter  
HKIS Hong Kong Surveyor  
HKIS Homepage  
HKIS Annual Report and Directory

#### Surveying Newsletter

The main theme and frequency of publication of the Newsletter remains unchanged.

*Contributions to the Newsletter must reach your divisional representatives before the 10th of each month.*

#### HKIS Hong Kong Surveyor

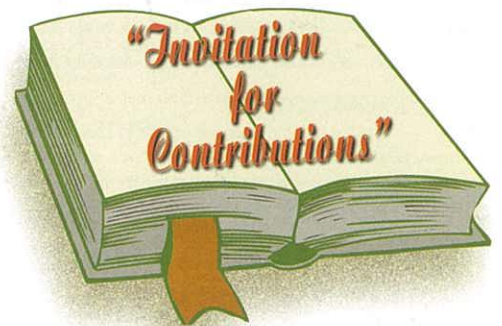
A professional journal contented with technical papers. First issue to be launched in September 1998 and will be published on quarterly or half

yearly basis. We have to leave the frequency of publications open at this stage as we are not certain the amount of editorial contributions that we can receive from members. Please do give support to this journal, at least to the first launch, by giving your contributions to your divisional representatives before 30 July 1998. We do in future hope to publish the journal on a quarterly basis.

#### HKIS Homepage

Revised version comprising the following information to be launched in August and aim at real time updating.

Introduction of HKIS  
Surveying Profession of each Division  
Members of General Council, Divisional Council, Board of Education, Membership Committee, and Editorial Board  
Role, Structure and Services of the Secretariat  
Internal and External Committees  
Membership Fees and Application  
CPD Events  
Social Activities  
Members List  
Publications  
Related Sites (SRB, RICS)



#### HKIS Directory and Annual Report

*The Annual Report will be launched at each year's HKIS AGM detailing the followings:*

Members of General Council, Divisional Council, Board of Education, Membership Committee, and Editorial Board  
Surveying Profession of each Division  
President's Report  
Annual Balance Sheet  
Members List  
List of Degrees and Diplomas recognised by HKIS  
Special Events  
Advertisements from Surveying Firms





SURVEYING is the newsletter of the HKIS. It is distributed to members, students and friends of the surveying profession free of charge. Anyone wishing to receive a copy may contact the office of the Institute.

#### HKIS EXECUTIVE COMMITTEE 1997/98

President	T. N. Wong - 黃天元 FHKIS, FRICS, RPS (LS)
Senior Vice-President	Samson Wong - 黃山 FHKIS, FRICS, ACIArb, AP, RPS (BS)
Junior Vice-President	S. C. Liu - 廖勝昌 MBA, FHKIS, FRICS
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Chairman, Board of Education	Barnabas H. K. Chung - 鍾鴻鈞 M.Soc.Sc, FRICS, FHKIS, FBE, FFB, FRSH, MIMgt, ACIArb, Gov WODO, AP, RPS(BS)
Immediate Past President	P. C. Lau - 劉炳章 MSc, FHKIS, FRICS, ACIArb, AP, RPS (QS)
Chairman, Quantity Surveying Division	Eric Y. M. Chung - 鍾耀明 BSc (Hons), DiplLaw, FHKIS, FRICS, ACIArb, RPS (QS), Barrister-at-Law
Chairman, General Practice Division	Tony Tse - 謝偉銓 FHKIS, FRICS, RPS (GP)
Chairman, Land Surveying Division	K. L. Mok - 莫景良 FHKIS, FRICS
Chairman, Building Surveying Division	Kenneth J. K. Chan - 陳佐堅 FHKIS, FRICS, ACIArb RPS (BS)
Chairman, Junior Organisation	Andy Wong - 王達業 AHKIS, ARICS, RPS (BS)
<b>SECRETARIAT</b> Secretary-General	Gordon M. Y. Ng - 吳文仁 AHKIS, ARICS, RPS (GP)

#### EDITORIAL BOARD

Editor	Winnie Shiu
BSD rep.	Alan Sin
GPD rep.	Melissa Pang
LSD rep.	Paul Ng
QSD rep.	Rowson Lee
JO rep.	David Wan

#### 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 at the office of the Institute before the 10th of each month.

#### Information & Contents

No part of this newsletter may be reproduced without the permission of the Institute. Contents of the newsletter do not necessarily reflect the views or opinions of the Hong Kong Institute of Surveyors and no liability is accepted in relation thereto.

#### Advertising

All advertisements and small ads are welcome. SURVEYING is reaching over 5,000 readers. For detailed information & advertising rates, please contact Ms Margaret Yung of the Secretariat office at 25263679 OR Mr. Charles Yiu of Corporate Culture at 2802 6949.



**The Hong Kong Institute of Surveyors**

Suite 510, Jardine House, Central, Hong Kong.  
Tel: 2526 3679 Fax: 2868 4612  
http://www.hkis.org.hk

## NEWS FROM THE SECRETARIAT

### Members Expunged due to Subscription in Arrears

Approval was given by the General Council to expunge the following members with effect on 11th June 1998:

	NAME	HKIS NO.	CLASS
<b>BS DIVISION</b>	HO Ping Yan	0211	A
	MOK Siu Man	1247	A
	TANG Kai San	1664	A
	CHEUNG Wai Man	80731	S
	KEUNG Wing Cheong, Darren	80696	S
	KWOK Chit Sang	80622	S
	LAU Chun Hung	80541	S
	LAU Wai Chung	80720	S
	LEE Wai Keung, Victor	80137	S
	LEUNG Ka Fai	80706	S
	NG Pui Lam	80387	S
	NG Wan Sing	80379	S
	WONG Wai Nam	80662	S
	YOUNG Wai Shan	80615	S
<b>GP DIVISION</b>	DARWELL Anthony James	1362	A
	GODDARD Richard John	1246	A
	HO Wai Man	0737	A
	LAI Wing Sang	0271	A
	NG Ting Sun	0123	A
	REDDELL Richard Carlton	1270	A
	CHENG Ting Ying	81003	S
	CHOW Chung Man, Terrance	80094	S
PAW Shui Pang, Cyrus	80563	S	
SO Wai Hung	80844	S	
<b>LS DIVISION</b>	STEWART Melvyn Craig	1175	A
	AU Che Leung	81447	S
	CHAN Cheuk Ping	80871	S
	CHUI Wing Lok	81100	S
	FUNG Tak Yiu	81421	S
	LAW Ka Chai	80847	S
<b>QS DIVISION</b>	CHESSER Ciaran Seamus	1469	A
	HO Chi Ching, Ivan	0173	A
	HO Kong Mo	0840	A
	LAW Ka Ming, Michael	1265	A
	YU Ki Choi, Daniel	0190	A
	CHAN Chung Fun, Kelvin	80177	S
	CHAU Tsz Lun, Alan	80933	S
	CHOW Kin Kong	80493	S
	HO Chi Man	80902	S
	MAN San Nung	80550	S
	SO Wai Sze	80588	S

### GPD APC FINAL ASSESSMENT AUTUMN 1998

Please be reminded that all applications must be submitted to the HKIS Secretariat no later than 5:00pm, 31 July 1998.

LATE APPLICATIONS WILL NOT BE ACCEPTED.

# NEWS FROM THE SECRETARIAT

By Gordon Ng, Secretary General

## After all

Quite a number of you have been to the new Secretariat office for various reasons such as to submit applications, purchase publications, make enquiries and collect gifts and you might wonder who are the people behind the removal. I would be very much happy to tell you that there is a project team, with the voluntary support from divisional members, dedicated to the design and fitting out of the new office. The consultants are:

- Interior Design and Project Consultants
  - Samson Wong & Associates Property Consultancy Ltd.
- Quantity Surveyors
  - KPK Quantity Surveyors (China) Ltd.

Mr Samson Wong (Senior Vice-President/BS Division) and Miss Veronica Wong of his firm

provided us with a good layout and practical design and spent valuable time in the overall monitoring of the work. Mr Alexander Ho (QS Division) of KPK advised on and controlled the costs and prepared the many pages of contracts. The paid contractor, Thomas Lo Contracting Limited did a nice job and managed to have the work completed in time.

I would also take this opportunity to thank Mr Edwin Tsang (GP Division) for commenting on the new tenancy agreement, Miss Wong Kam Wah (Junior Organisation) for her professional on-site supervision and reports (and sacrifice of lunch hours), the President Mr T N Wong and other office bearers for their comments and guidance and to the ladies in the Secretariat office who consumed quite a lot of calories during the few days of relocation and setting up the office.

Lastly, I would express my gratitude to Mr Daniel Kwok and his team of the landlord, Hong Kong Land Property Co. Ltd. for all the assistance rendered to us.

## Surveyors Lunch, July 1998

Moving our Secretariat office would not be comparable to the moving of the Hong Kong International Airport to any extent! On Thursday, 16 July members will have the opportunity to hear from the Chief Executive Officer of the Airport Authority, Dr Hank Townsend on his experience with the "opening of the New Hong Kong International Airport". Dr Townsend has kindly agreed to be our Guest Speaker for the July Surveyors Lunch to be held in the Sheraton Hong Kong Hotel. Members are welcome to share with his experience and might so happen to feel the big move and changes there. 

## Congratulations to the following newly elected RICS members on 11th June 1998:-

NAME	CLASS	NAME	CLASS	NAME	CLASS
CHAN PUI MAN	BS	CHAN CHUNG WING	QS	LAM W Y F	QS
CHAN WAI MING	BS	CHAN CHI WAI	QS	LAM LAI MAN R	QS
CHEUNG WAI KEUNG	BS	CHAN S Y	QS	LAM YIU SANG	QS
CHEUNG PO LEUNG	BS	CHAN WAI KIU	QS	LAM S L	QS
CHEUNG WING KWONG	BS	CHAU TAK MING	QS	LEE CHI CHUNG	QS
CHONG HON TAK	BS	CHENG LING	QS	LEE Y L	QS
CHOW WAI MAN	BS	CHENG SIU HUNG	QS	LEUNG T O	QS
DY WAI FUNG	BS	CHEUNG WAI KING	QS	LEUNG KIN YEUNG	QS
HOUNG CHI TUNG	BS	CHEUNG KAI TAK	QS	LEUNG WAI KIT	QS
KU SIU PING	BS	CHEUNG YIU CHEONG	QS	LI WAI HUNG	QS
LAI C H	BS	CHEUNG S K	QS	LI KAR YIN	QS
LAM HEUNG YEUNG	BS	CHEUNG H F	QS	LUI CHI WANG	QS
LAM HO CHEUNG	BS	CHEUNG K	QS	MA SIU WA	QS
LI CHI WA	BS	CHEUNG S T	QS	MAN CHI FAI	QS
LI KWOK WAH	BS	CHUI WING CHUEN	QS	MCWHINNEY D J	QS
MAN KWOK WAI	BS	CHUNG S K	QS	MOK KAI MAN M	QS
SIT KIN FAI	BS	CHUNG KA WAI D	QS	NIP CHUN YUET	QS
TANG YUK TIM	BS	FUNG CHI YIU	QS	SHIU K C DEREK	QS
TSE PAK WING	BS	GILLESPIE M R E	QS	SO K W	QS
TSOI KAM BOR	BS	HO S Y	QS	SO SIU CHEONG	QS
WONG MAN HONG	BS	HO CHI TO	QS	SZETO Y W	QS
YIP YIN YUNG	BS	HON N S L	QS	TANG W K R	QS
YIU CHUNG OR	BS	JAN S C H	QS	TSE CHI MAN	QS
LI WAI KUEN THOMAS	GP	KAM CHUN WANG	QS	TSUI WING HUNG	QS
KIU PUI WA	LS	KWOK P Y	QS	WAN HO YIN	QS
		KWOK K K	QS	WONG K K	QS
		KWOK CHI KO ENMALE	QS	WONG SZE PING	QS
		KWOK KOON KEUNG	QS	WOO C T	QS
		LAM S W	QS	YIP CHE CHAN	QS
		LAM CHIU SHING	QS	YU PO KING	QS



## News from the Land Surveying Division

### Nomination for the Committee Representatives

By K L MOK, Chairman

In the 4th division council meeting, the following representatives were nominated for the respective committees :-

#### HKIS Disciplinary Panel

Mr. AU YEUNG Ping-kwong  
Mr. John HILL  
Mr. MAN Wing-kan  
Mr. NG Tak-cheong  
Mr. TAN Chi-hor  
Mr. John WALKER

#### Surveying Courses Board of HKIS Board of Education

Prof. CHEN Yong-qi  
Mr. MAN Wing-kan  
Dr. Esmond MOK  
Mr. YEUNG Kin-fai

#### HKIS Editorial Board

Mr. NG Kwok-wai

Mr. NG Kwok-wai was also co-opted as the division council member.

#### Mainland and International Affairs

by Ted CHAN

#### Seminar : Mapping on the Pearl River Delta

Mr. Henry Chan and Mr. Lionel Tang will represent LSD of HKIS to attend the Seminar which will take place in the Macau Maritime Training School from 6th to 8th July 1998.

#### The main functions of this seminar are :-

\* exchange of knowledge and experience in

the field of Cartography, either conventional or digital;

\* application of new technologies in Cartography, such as GPS, GIS, RS and others; and

\* establishment of rules for symbologies and formats used in cartographic and hydrographic map production.

#### The 2nd Conference for the Exchange of Survey & Mapping Technology across the Straits (第二屆海峽兩岸測繪學術研討會)

Although the delegation for attending this Conference has not yet been formed, we are both delighted and encouraged to announce that seven papers will be presented at this conference. They are:

- a. Survey and Mapping in Hong Kong ( 香港的測量與繪圖 ) by Mr. Chan Hak;
- b. Survey Management in Major Infrastructure Projects - Experience from Ting Kau Bridge and Approach Viaduct ( 大型基建項目的測量管理 - 汀九大橋的經驗 ) by Mr. Mok King-leung;
- c. Multibeam in Depth ( 多波束測深的探討 ) by Mr. Tang Wing-lun and Mr. Tau Yuk-ming;
- d. Aerial Photography in Hong Kong ( 香港航空測量發展概述 ) by Mr. Donald Chan Kai-hong;
- e. Accuracy Assessment of Single Epoch GPS Positioning ( 單歷元GPS定位的精度評估 ) by Dr. Esmond Mok;
- f. Detecting Land Cover Change in Hong Kong Using Remote Sensing Technology ( 利用遙感技術監測香港用地變遷 )

by Miss Zhang Minwen and Dr. Shi Wenzhong; and

- g. Digitization and Publishing of Hong Kong Topographic Map - Scale 1: 50,000 ( 香港地圖的數碼化和出版 - 比例 1 : 50,000 ) by Mr. Cheung Chung-tong and Miss Florence Chan Wai-kum.

#### Exchange of Journals

As a reward from communication with our mainland brethren, so far we have received the following two quarterly journals:

- a. Remote Sensing Information ( 遙感信息 ), Jan 1998, published by the National Surveying and Mapping Bureau; and
- b. Journal of Wuhan Technical University of Surveying and Mapping, Jan 1998, published by WTUSM.

These two journals, together with any future periodicals, will be kept in the HKIS office for any members interested.

In return, we also distribute our monthly SURVEYING to several relevant surveying organizations in the mainland.

#### LSD Extraordinary General Meeting (EGM)

by Helen CHAN, Hon. Secretary

The EGM for the 2 Regulations, Land Surveying Division Regulations and Land Boundary Survey Regulations, will be held :-

on **17th July 1998 (Friday)**  
in **Room 1103, Hong Kong Scouts Centre, 8 Austin Road, Kowloon.** (MTR Jordan Station, Exit C)  
at **6:00 - 8:00 PM**

# LAND SURVEYING




To show your support, would all LSD members please try their very best to attend the meeting accordingly.

## Newly elected ARICS of the Land Surveying Division

*By Rina TSOI*

LSD would like to congratulate one of its members', Miss KIU Pui-wah Joanne, who received her RICS Diploma from the RICS President.

Mr K L Mok (LSD Chairman), Mr Jacky TULL (LSD Vice-Chairman) and I attended

this function, where the RICS President gave valuable comments to all junior members in his speech. 



\* Mr. Peter McKendrick, RICS President, presenting the Diploma to Miss Kiu Pui-wah Joanne.\*



C. Y. LEUNG PROJECT SERVICES LIMITED

## Associate Director/ Manager

Required by the newly established consultancy firm specialized in all aspects of building and project consultancy works. Must possess a degree in Building Surveying and is a corporate member of the Hong Kong Institute of Surveyors and a Registered Professional Surveyor (Building Surveying). With excellent administration and marketing skill and considerable and all-round experience and knowledge of the local market. Those who have attained or have been in similar position may apply in confidence with full C.V. to the Managing Director, Mr Kenneth J K Chan at 10/F Jardine House, Central, Hong Kong.



# BUILDING SURVEYING

## News from the Building Surveying Division

By Kenneth J K Chan, Chairman

### BUILDING SURVEYORS CONFERENCE 1998

This year's BS Conference will be held on 24 October 1998 at Great Eagle Hotel. Preparation for the Conference is now in full swing. The theme adopted for the Conference is 'Safety and Health Hazards in Buildings'. Various practitioners and academics will be invited to present papers relevant in the theme area. We are at the call-for-paper stage. Some of the topics are: Canopy Safety Dynamic Test Method, Application of Thermoscanning to Identify External Finishes Defects, Advertisement Signs - A Comparative Study and Recommendation, Fire Safety Assessment System, Risks Associated with Renovation Works, Enhanced Fire Services Installations,

etc. Any suggestion or proposed presentation is welcome. I look forward to seeing you at the Conference.

### CPD TALK BY RICS BSD PRESIDENT

Mr Trevor Mole gave a very stimulating talk on the topic "Building for Customers" on 26 June 1998 at the Convention and Exhibition Centre to some 30 members. He shared from his experience and said that we live in an age where customer expectations are high and increasing and lots of traditional boundaries are blurring. Most sectors are subject to increased competition and much of this competitiveness revolves around the level of services provided to customers.

The Property and Construction sectors of the market are considered by many, including Governments past and present, to be too old fashioned, too adversarial and too inefficient. Much of this criticism comes from client organisations who are not

satisfied with the way buildings are procured and how they function in use. Many feel they do not get what they want and feel frustrated by an industry that appears unwilling to change. This criticism is particularly intense around the areas of consultancy and professional advice where considerable customer suspicion has emerged about the need for 'expert' and the role they fulfill in giving professional advice.

It is essential that qualified Surveyors take a fresh look at the way they operate, their relationship with their clients (Or are they customers?) and the kind of service they provide in today's market place. In this there is a need to identify the 'value added' both now and in the future.

Mr Mole had kindly agreed to provide us with a full paper for publication in "Building Surveyors".

### FIRE SAFETY IMPROVEMENT LOAN SCHEME ADVISORY COMMITTEE

I would like to report that I have been appointed to be a member of the newly formed Fire Safety Improvement Loan Scheme Advisory Committee to advise the Director of Fire Services on

- the granting of loans under the Fire Safety Improvement Loan Scheme (FSILS) to assist eligible owners of prescribed commercial premises and specified commercial buildings to improve fire safety of their premises or buildings as required by law;
- applications for review from unsuccessful applicants or applicants not satisfied with the loan amount granted; and
- other matters related to the operation of the FSILS.



### RAYMOND CHAN SURVEYORS LIMITED

We have an immediate vacancy for

#### CHARTERED BUILDING SURVEYOR

Requirements - ARICS or AHKIS

- Minimum 1 year local experience

Duties

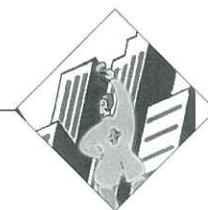
- Head a team of professional staff to work on projects connected with building surveying, building maintenance, building alteration, licensing & project management

Salary

- Negotiable

Please send your resume to 501-503 Leader Commercial Building, 54-56 Hillwood Road, Tsimshatsui, Kowloon

# BUILDING SURVEYING



## PROFESSIONAL CHARGES FOR BUILDING SURVEYING SERVICES

The General Council at its meeting on 10 March 1998 approved BSD's proposed Professional Charges for Building Surveying Services which is produced herebelow for members reference.

### 1. General

- 1.1 The recommended scales of professional charges set out below have been determined by the Building Surveying Division of the Hong Kong Institute of Surveyors.
- 1.2 Where no scale of charges is stated the fee should be by agreement.
- 1.3 These scales may be varied according to the complexity of the work and it is therefore advised that the basis of charge be agreed on confirmation of instructions.
- 1.4 These scales will be deemed to operate unless modified by written agreement between parties.

### 2. Partial or Abortive Services

- 2.1 Where the Surveyor carries out only part of the service he shall be entitled to the appropriate proportion of the full percentage fee based on either the estimated cost or tendered amount.
- 2.2 In all other cases, where partial services are provided, quantum meruit should be charged.

### 3. Repetition

- 3.1 Where work is of a repetitive nature the scale fees may be reduced by agreement.

### 4. Mode of Payment

- 4.1 Where stages of service are defined, the appropriate proportion of the full percentage fee based on the estimated cost of work shall, together with expenses, be due for payment on completion of the relevant stage.
- 4.2 Alternatively the Building Surveyor and Client may agree other interim payments.
- 4.3 In all other cases, the amount and timing of the payment of fees should be by prior agreement.

### 5. Expenses

- 5.1 Unless otherwise agreed, all fees shall be exclusive of reasonable disbursements and out

of pocket expenses in connection with the services provided.

### 5.2 These may include the following:

- 5.2.1 Printing and reproduction of all documents, drawings, maps and the preparation of models, photographs and other records;
- 5.2.2 Subsistence, hotel and travelling expenses;
- 5.2.3 Telephone, postal and other communication charges; and
- 5.2.4 All other payments made on behalf of the Client.

### 6. Time Charges

- 6.1 Where no scale of charges is appropriate to the service provided, fees will be charged on a time basis unless otherwise agreed.

## SCALE OF CHARGES

**BSS1 Works associated with alteration, addition, renovation, refurbishment, fire safety improvement, etc.**

Table 1

Total Construction cost	% Rate	Minimum Charge
First HK\$500,000.00	15%	HK\$50,000.00
Next HK\$500,000.00	13%	
Next HK\$1,000,000.00	11%	
Next HK\$3,000,000.00	9%	
Next HK\$5,000,000.00	8%	
Next HK\$10,000,000.00	7%	
The above	6%	

Table 2 Apportionment of Fees for Stage of Service

Work Stage	Proportion of fee %	Cumulative total %
A	5	5
B	10	15
C	25	40
D	20	60
E	35	95
F	5	100

### Note

The preparation of Site Safety Supervision Plan and the provision of Technically

Competent Persons are not included in the above fees which the Surveyor have to separately agree with the Client.

## The objects of the Work Stages are:

### A Feasibility Study

To achieve a preliminary understanding of the Clients' needs and experience for the project in question; to determine his requirements for further information and for the possible appointment of other consultants or specialists and agree a preliminary time scale and initial budget cost of the building project.

### B Sketch Design and Outline Proposal

To carry out studies as may be necessary to determine the feasibility of the Clients' requirements and to draw up initial budget estimates; to prepare sketch schemes and obtain Clients' comments and approval.

### C General Drawings

To prepare general layout drawings for submission to the Building Authority; obtaining details from other consultants or specialists; incorporating these into the main drawings so that overall comments and approval can be obtained from Client.

### D Tendering

To complete the detail drawings together with the preparation of the full specification or bill of quantities sufficient for tendering purposes for the main contract and for any sub-contracts; to invite tenders and make recommendations to Client on the award of the main and other sub-contracts.

### E Contract Administration and Site Supervision

To administer the main and sub-contracts on the site as required under their terms



# BUILDING SURVEYING

and conditions; to inspect work regularly to ensure progress and quality of workmanship and report to Client; to issue variations and to quantify interim payments to contractors and suppliers; to generally ensure that contract is satisfactorily completed.

## F Final Account and Defects Liability Period

To agree the final account and assess contractors claims; to inspect site and issue a list of defects in accordance with the contract terms, ensuring satisfactory completion of defective items and issuing of final certificate.

## BSS2 Repairs and Maintenance of Property

For taking particulars on site, writing specifications, obtaining estimates and administering the contract

Total cost	% Rate	Minimum Charge
First HK\$250,000.00	20%	HK\$25,000.00
Next HK\$250,000.00	18%	
Next HK\$500,000.00	16%	
Next HK\$1,000,000.00	14%	
Next HK\$2,000,000.00	12%	
The above	10%	

### Notes

- In the cases where any of the materials used in construction are supplied by the owner, the percentage charged should be based on the estimated or actual value thereof.
- If the fee was to have been as above and the work is not proceeded with after the specifications has been written and ready for tender, the fee shall be 50% of the above fee on the estimated cost of carrying out the specified work.

## BSS3 Monitoring a Development Scheme

Monitoring a development scheme on behalf of a client

Stage	% Rate	Minimum Charge
From Design to Completion	1.25% to 2.0%	HK\$200,000.00
From Construction to Completion	1.25% to 1.5%	HK\$100,000.00

## BSS4 Project Management

The charge for this service would be dependent upon the character and size of the project and the extent of the Surveyor's involvement. The recommended rates range from 1.5% to 3% subject to a minimum charge of HK\$200,000.00.

## BSS5 Hourly Rates

Certain works the extent of which are not readily able to be assessed may need to be carried out with reimbursement on a time basis, e.g. fire insurance, valuation, schedule of condition, expert witness, expert report, etc.

Before agreeing to any work being carried out on a time charge basis it is essential that both the Surveyor and the Client discuss the matter



in detail and that the Client is presented with and accepts the time charges to be applied.

Qualification	Time Charge
FHKIS/FRICS or AHKIS/ARICS with over 10 years post-qualification experience (Director)	HK\$3,300.00 per hour
AHKIS/ARICS with over 6 years post-qualification experience (Associate Director)	HK\$2,400.00 per hour
AHKIS/ARICS with over 3 years post-qualification experience (Senior Surveyor/ Manager)	HK\$1,500.00 per hour
AHKIS/ARICS Degree or Professional Diploma in Surveying or equivalent with a minimum of 1 year experience	HK\$1,000.00 per hour HK\$600.00 per hour

## BSS6 Building Surveys and Determination and Measurement of Floor Areas

The charge for these services must necessarily depend upon the size, character and extent of the property concerned. The fee should either be a lump sum agreed between the Client and the Surveyor in advance of work commencing, or the service should be carried out on a time basis when previously agreed hourly rates will apply.

## BSS7 Building and Fire Safety Inspections

The charge for these services must necessarily depend upon the level of inspection, the size, character and extent of the property concerned. The fee should either be a lump sum agreed between the Client and the Surveyor in advance of work commencing, or the service should be carried out on a time basis when previously agreed hourly rates will apply.



# GENERAL PRACTICE



## News from the General Practice Division

By Tony Tse, Chairman

### 1. Contracting Out Valuation Work for Post 10 Years HOS/ PSPS Flats

Advertisements inviting surveying firms to express their interest to provide valuation services to the Housing Authority in respect of the above work were published in March 1998. According to the Housing Department, a total of 24 surveying firms have submitted their interest. The Housing Department will be shortlisting appropriate surveying firms and your Divisional Council will be discussing with the Authority regarding criteria to be adopted for selecting appropriate firms for the work which will most likely be by tender.

### 2. Contacts with Mainland China

The 1998 Valuation Seminar co-organised by the GP Division of HKIS and the Guangdong Institute of Real Estate Appraisers was an overwhelming success. The whole day Seminar was organised on 8 June 1998 at Room 301 Hong Kong Convention & Exhibition Centre, New Extension Wing and was attended by some 240 delegates/participants. The key-note address was given by Mr. Bob Pope, the Director of Lands, and Mr. T N Wong also presented. Topics at the Seminar included theories, practices and legal systems in

Hong Kong and Guangdong. Cases studies included, inter alia, modification valuations, valuation of hotels and golf courses and the recent tender case at KIL 11086. Guest speakers included :-

#### Hong Kong :

Mr. Francis H K Ng (吳恆廣)  
Mr. Stephen Yip (葉滿華)  
Mr. Jeff Lam (林潤棠)  
Mr. K K Chiu (趙錦權)  
Mr. C M Mo (毛燦明)

#### Guangdong :

Ms. Liu Guan Huang (劉錦紅)  
Mr. Liao Jun Ping (廖俊平)  
Mr. Li Jia Lin (李加林)  
Mr. Jin Yi Guo (金貽國)  
Mr. Liang Ding Ming (梁定明)  
Ms. Yang Xiao Hua (楊小華)  
Mr. Yuan Ming Li (袁名禮)


Twelve Seminar papers were presented, copies of which may be inspected at the Institute. The Seminar was able to be self-financing through several generous sponsorships. Despite the bad weather, the delegates were well received. The visits organized for the Guangdong delegates during the second and third day of their visit included Lands Department, Survey and Mapping

Office, the Land Registry, Rating and Valuation Department, a private Valuation Practice firm and the MTRC Airport Railway Exhibition Centre.

The Organizing Committee Chairman was Mr. Edwin C L Tsang.

### 3. APC

The results of the April Assessment have been issued and the candidates have been duly notified.

Since the assessment is organised by the Institute, candidates who wish to attend the Assessment need to be a Student Member Class B of the HKIS before they would be admitted to attend the Assessment. For those candidates who are still not student members of the Institute, they are advised to apply for student membership as soon as possible. 





# QUANTITY SURVEYING

## News from the Quantity Surveying Division

By Eric CHUNG, Chairman

Following the dissolution of the local Branch of the RICS last September, the HKIS have to shoulder and are now shouldering all the work previously shared with the Branch.

## Nominations into the Surveying Courses Board

Top of the Agenda are educational matters. The HKIS is in the course of setting up a new Surveying Courses Board ("SCB") under the Board of Education to conduct a full review of the existing approved surveying courses by both local and overseas colleges. Accreditation was previously carried out by the RICS on behalf of the HKIS. In recognition of the needs of the industry, the new SCB will consist of two academics and two practitioners. Past President Mr Albert Cheung and Mr Kim Barry representing 17 professional practices were nominated to sit on the SCB. The QSD is confident that with Mr Cheung and Mr Barry's participation in the accreditation process, the quantity surveying graduates in the years to come will adapt to their job specification as comfortably as both they and their employer would expect.

## Disciplinary Board

Part of the 5-Year Plan is to increase awareness of professional standards and ethics both within the surveying profession and by the general public it serves. A 30 member Disciplinary Board will be empanelled and 9 seats have been allocated to the QSD. The 9 nominations comprising senior members from private practices, contractors, Government and contracts consultancy are:-

David BRECHIN	K K CHAN
Michael CHARLTON	Albert CHEUNG
T T CHEUNG	Eric CHUNG
Drew LAMONT	P C LAU
Derek MACKAY	

## PAQS Annual Conference

The PAQS Annual Conference this year will be held in New Zealand on 23 June 1998. On the agenda are two motions both having repercussions on our profession in future: the possibility of adopting a set of common competency standards similar to those adopted by the AIQS; and the desirability of having a common accreditation panel. It is anticipated that not all the member institutes feel ready to adopt either motion yet as either will materially change both the educational and vocational training of future quantity


surveyors. Some aspects of these motions do raise issues worthy of a careful study. Extracts will be reported in this column for members' information and comment.

## APC Workshop

A APC Workshop will be organised by the JO on 25 July 1998 at Haking Wong Technical Institute which will continue to model on last years' programme which was very well received. Apart from the usual highlights of general examination techniques, there will be a section devoted to the papers of the last year. Participants will through direct discussions with past assessors on specific problems see what assessors really look for in real examination questions.

Hopefully, this will to a certain extent provide some useful guidance to those failed candidates who are eager to obtain their assessors' comments.

## CPD Events

There will be a break in the CPD Events in the month of July. It is understood that such activities will resume in August after final confirmation with the speaker on the exact date. Members are advised to note the flyers and news under this column for details. 

## PUBLICATIONS FOR SALE

HK Standard Method of Measurement for Building Works (SMM) (1979, 3rd Ed)	(Hard)	\$70.00
	(Soft)	\$40.00
HK Standard Method of Measurement for Building Services (1993, 1st Ed)		\$40.00
Building Contract with Quantities (1986, 1st Ed, amended Sept 1997)		\$80.00
Building Contract without Quantities (1986, 1st Ed, amended Sept 1997)		\$80.00
Sub-Contract (1986, 1st Ed, amended Sept 1997)		\$40.00
Tender (1986, 1st Ed)		\$10.00
Saleable Area (1994)		\$8.00

## Scale of Professional Charges for Services in HK

BS Division (1998)	F.O.C.
GP Division (1995)	\$20.00
LS Division (1996, 3rd Ed)	\$10.00
QS Division - Itemised Scale (1994, 3rd Ed)	\$10.00
- Inclusive Scale (1994, 1st Ed)	\$10.00

## MISCELLANEOUS

HK Guidance Notes on Valuation of Properties for Mortgage Purposes	\$20.00
HKIS Constitution & Byelaws	\$10.00
HKIS Rules of Conduct	\$10.00
HKIS Directory & Annual Report 1996/97	\$50.00
HKIS Ties (Blue or Maroon colour)	\$80.00
HKIS Corporate Video	\$80.00

N.B. Books subject to availability and change of price without notice.

## Default of Nominated Sub-Contractors

By John B Molloy, LLB(Hons), BSc(Hons), FHKIS, FRICS, ACI Arb, Director, James R Knowles (Hong Kong) Limited

It is a sad indication of the current economic climate in Hong Kong that defaults of contractors and sub-contractors are becoming increasingly more common. The effect of a contractor's default on an employer, or a sub-contractor's default on a contractor can be devastating. Employers can find themselves with half completed buildings earning no rental income, and contractors find themselves suffering delays which may not entitle them to extensions of time and thus make them liable for liquidated damages.

An area of traditional difficulty is that of the default of nominated sub-contractors, and, in particular, the rights and obligations of the contractor and the employer where the nominated sub-contractor defaults.

These matters have been examined by the courts on a number of occasions, and this seems an opportune time to re-visit the area, and to summarise the current position.

Initially it has to be said that the intervention of the courts into the area of nominated sub-contractors' default has been controversial, and some authors such as Mr I Duncan Wallace in Hudson's Building and Engineering Contracts have been extremely critical of decisions such as that in the House of Lords case of *Bickerton v. Northwest Metropolitan Hospital Board* (1970).

Notwithstanding such criticism, the rights and obligations of the contractor and the employer in the event that the employment of a nominated sub-contractor is determined under either the Hong Kong Government or Hong Kong RICS forms of contract can be currently

summarised as follows:

### 1. The Architect must re-nominate another sub-contractor

This stems from the leading and much criticised case of *Bickerton v. Northwest Metropolitan Hospital Board* (1970), where the court, considered that the wording of the JCT 1963 form of contract:

"Such [PC] sums shall be expended in favour of such persons as the architect shall instruct"

led to the conclusion that works covered by PC Sums could not be carried out by the contractor and that in the event of the determination of the employment of the nominated sub-contractor there was a duty on the architect to nominate a replacement sub-contractor. The Hong Kong Government forms contain similar wording.

### 2. The Employer must pay for the works carried out by the replacement sub-contractor on the basis of the accepted tender of that sub-contractor.

In the absence of an express provision, even if there is a requirement to nominate a replacement sub-contractor, the employer is only bound to pay for the works as though they had been carried out by the original sub-contractor. Therefore if the replacement sub-contractor's rates are higher (which they generally will be) the contractor has to bear the difference.

However, both the RICS form and HK Government forms of contract do provide to the contrary. For example in the Hong Kong Government form of contract, GCC Clause 67(1) provides:

"Prime Cost Sums shall be deducted from the Contract Sum and in lieu thereof shall be added the total sum to be paid by the Contractor to any Nominated Sub-contractor on the certificate of the Surveyor."

### 3. The Contractor is not entitled to an extension of time for delays caused by the defaulting sub-contractor or caused by the determination and re-nomination of a replacement sub-contractor, unless the Employer has taken an unreasonable time to re-nominate.


The case of *Percy Bilton v. Greater London Council* (1982) confirmed that where a nominated sub-contractor defaults and has its employment under the sub-contract determined, the contractor is not entitled to an extension of time for either delays caused by the nominated sub-contractor prior to the date of determination, or delays caused by the determination itself, i.e. by the need to appoint a new sub-contractor.

However the contractor will be entitled to an extension of time if the Architect takes an unreasonable time to nominate a replacement sub-contractor.

### 4. The Contractor can object to the re-nomination.

In the case of *Fairclough v. Rhuddlan Borough Council* (1985) a delay occurred in the re-nomination process because the contractor objected to the re-nomination of a replacement sub-contractor because the replacement sub-contract (upon which the replacement sub-contractor's tender was based) indicated a completion date later than the currently set date for completion.

The court held that the contractor was entitled to object on this ground. The significance of this point is that this decision effectively negates the practical effects of the decision in *Bilton*, because although that case established that a contractor is not entitled to an extension of time for the delays caused by the original nominated sub-contractor (either prior to determination or due to the determination), the *Fairclough* case confirmed that a contractor can either object to the nomination of a replacement sub-contractor if the date for completion of that replacement sub-contract is later than the contract date for completion, or insist upon an extension of time for that extended period.

Accordingly it would appear prudent for a contractor to either refuse to accept the nomination of any replacement sub-contractor if the sub-contract does not provide for completion on the currently set date for completion, or in consideration for not objecting to the re-nomination, to insist on an extension of time. In such a way a contractor can avoid the effects of taking responsibility for delays caused by the default of a nominated sub-contractor whose employment is determined. 

# FEATURE

## The '98 Exchange Seminar, 25th -27th March 1998, Qingdao, Shangdong Province '98內地與香港建築、建造、工程設計、管理與企業合作交流研討會 — 山東省青島市

By Mr. P. C. LAU IPP

The HKIS took part in the '98 Exchange Seminar jointly organised by the HKSAR Works Bureau and the Ministry of Construction (MOC).

### The seminar was also co-sponsored by :

- Practice Qualification Registration Centre MOC (建設部執業資格註冊中心)
- Qingdao Construction Committee (青島市建委)
- Architectural Society of China (中國建築學會)
- HKIA
- HKIE
- HKIP
- HKIS
- ACE
- HKCA
- HKE & MCA

The Hong Kong delegation was led by the Secretary for Works, Mr. H. S. Kwong and the mainland by MOC Vice-Minister Mr. Yeh Yu Tan (葉如棠). Each side had about 50 participants. Mainland delegates were from more than 15 provinces and cities such as Beijing, Shanghai, Nanjing, Qingdao etc. The HKIS representatives were Samson Wong Sr. Vice President, Kenneth Chan, BSD Chairman, Alex Ho and P. C. Lau. David Wan served as a helper of the seminar.

While the seminar covered various topics, the main theme was on the future direction of professional qualifications and practice registration in mainland China. While HKSAR's professional autonomy is protected under and enshrined in the Basic Law, the same does not exist in Mainland China. The direction and future development of the mainland profession are our concern particularly for the interest of those Hong Kong practitioners who are already involved and those who want to be involved in the mainland market. Under the auspices of the Practice Qualification Registration Centre MOC (建設部執業資格註冊中心) and the Ministry of Personnel (人事部), our mainland counterparts have, as we understand it, in the past 3 years already started professional qualifying examinations for Architects, Structural Engineers, Valuers (equivalent to GP valuers), Cost Engineers (equivalent to Q.S.) and Supervision Engineers (建設監理

師). It is also understood that similar qualifying examinations will be offered for Town Planners, Landscape Architects, Builders and Building Services Engineers in the coming 2 or 3 years. This is a big leap forward for the mainland system which unlike the western's (where professional qualifications are conferred independently by professional bodies such as HKIS, HKIA etc.), is very much institutionally operated where professional callings such as Engineer 工程師, Senior Engineer 高級工程師 etc., are conferred generally not through qualifying examinations but by administrative recognitions and where the Design Institute (設計院), not individuals, bear the design responsibility. In addition, the concept of professional indemnity is never heard of in the mainland.



Samson Wong and Alex Ho (far right, last row), P. C. Lau (2<sup>nd</sup> right, 2<sup>nd</sup> row),  
Secretary for Works H. S. Kwong (5<sup>th</sup> left, front row)  
and MOC Vice-Minister Yeh Yu Tan 葉如棠 (mid front row)

# FEATURE

It is open knowledge that some professional bodies such as HKIE, HKIA, HKSA etc. are, to different degrees, accrediting or in the process of going to accredit some degree courses in the mainland. It will not be long before HKIS will be requested by mainland universities to accredit some surveying related degree courses.

Below are some comparisons between professional systems in HKSAR and the mainland.



P. C. Lau and  
MOC Vice-Minister Yeh Yu Tan 葉如棠

## Mainland PRC

- a) multi-discipline design institutes including architecture, engineering etc. all in one.
- b) design work and expenses are allocated through administrative arrangement (slowly changing to fee bidding)
- c) generally design institutes are not responsible for construction supervision.
- d) separate consultant for construction supervision and monitoring (建設監理)
- e) professional qualification and registration are conferred and administered by Ministry of Construction
- f) design responsibility generally borne by design institutes.
- g) no professional indemnity insurance.
- h) requires foreign consultants to team up with local design institutes.

## HKSAR

- a) specialised professional disciplines e.g. architectural being independent of and separate from engineering.
- b) consultancy work is generally obtained through competitive fee bid based on individual projects.
- c) same consultant team is generally
- d) retained for both design and construction supervision.
- e) professional institutes/registration board administer and confer qualification/practice requirement independently with no government directives.
- f) design responsibility generally borne by individuals under the AP registration system.
- g) P.I. generally taken out by consulting firms.
- h) generally no restriction on foreign consultants.

## Membership Affairs

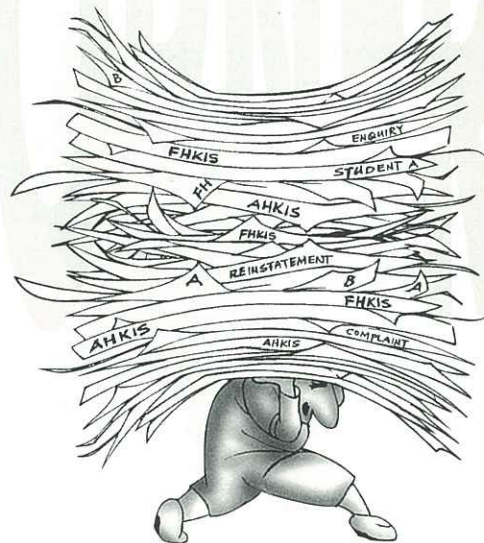
By David Chan (Chairman of Membership Committee)

In Volume 7 Issue 2 (February 1998) of the Surveying Newsletter, one of the problematic issues identified by the HKIS Five Year Plan was "... the processing time of membership application is too long ...".

As the Chairman of the HKIS/RICS(HKB) Membership Sub-Committee for the years 1994 to 1997 and also the Chairman of HKIS Membership Committee for 1997-98, I must, on behalf of the by-then Membership Sub-Committees, point out that the aforesaid statement was only partly true.

On average, membership applications with details properly filled in and documentary proofs fully provided were able to be processed for final approval by the General Council within an overall time frame of 3 to 6 weeks. Incomplete applications and/or problematic cases could, depending on the extent and/or the complexity, span up to 3 or even 6 months.

Meanwhile, the normal pace of the 1996-97 Membership Sub-Committee had been severely disrupted on several occasions, being crippled by the sudden and massive influx of applications, namely:



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- The University of Reading BSc in Estate Management - Registration no: 250148
- CEM Diploma in Surveying - Registration no: 250146

Both these courses meet the academic requirement of the Hong Kong Institute of Chartered Surveyors and The Royal Institution of Chartered Surveyors, United Kingdom

- CEM Diploma in Construction - Registration no: 250145

This course meet the academic requirement of the Chartered Institute of Building, United Kingdom-including PED.

For further information please contact:

- The British Council, Distance Learning Centre,
- 3 Supreme Court Road, Admiralty, Hong Kong.
- Tel: 2913 5113 Fax: 2913 5115.
- Email: DLC.Enquiries@bc-hongkong.sprint.com
- Web: <http://www.britcoun.org.hk>

*Open Evening*  
Talk to our tutors at the British Council Level 7, Room 701, on Thursday 23<sup>rd</sup> July 1998 from 6:00pm to 8:00pm. Presentation on undergraduate & postgraduate courses will be given at 7:00pm.

It is a matter of discretion for individual employers to recognise any qualification to which these courses may lead.



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a) by RICS candidates from various Divisions in taking the advantage of sitting the joint APC at different time slots of the year; and

b) by graduates, RICS candidates and corporate members applying for HKIS admission/election before 31st August 1997, the date of the closing down of RICS Hong Kong Branch.

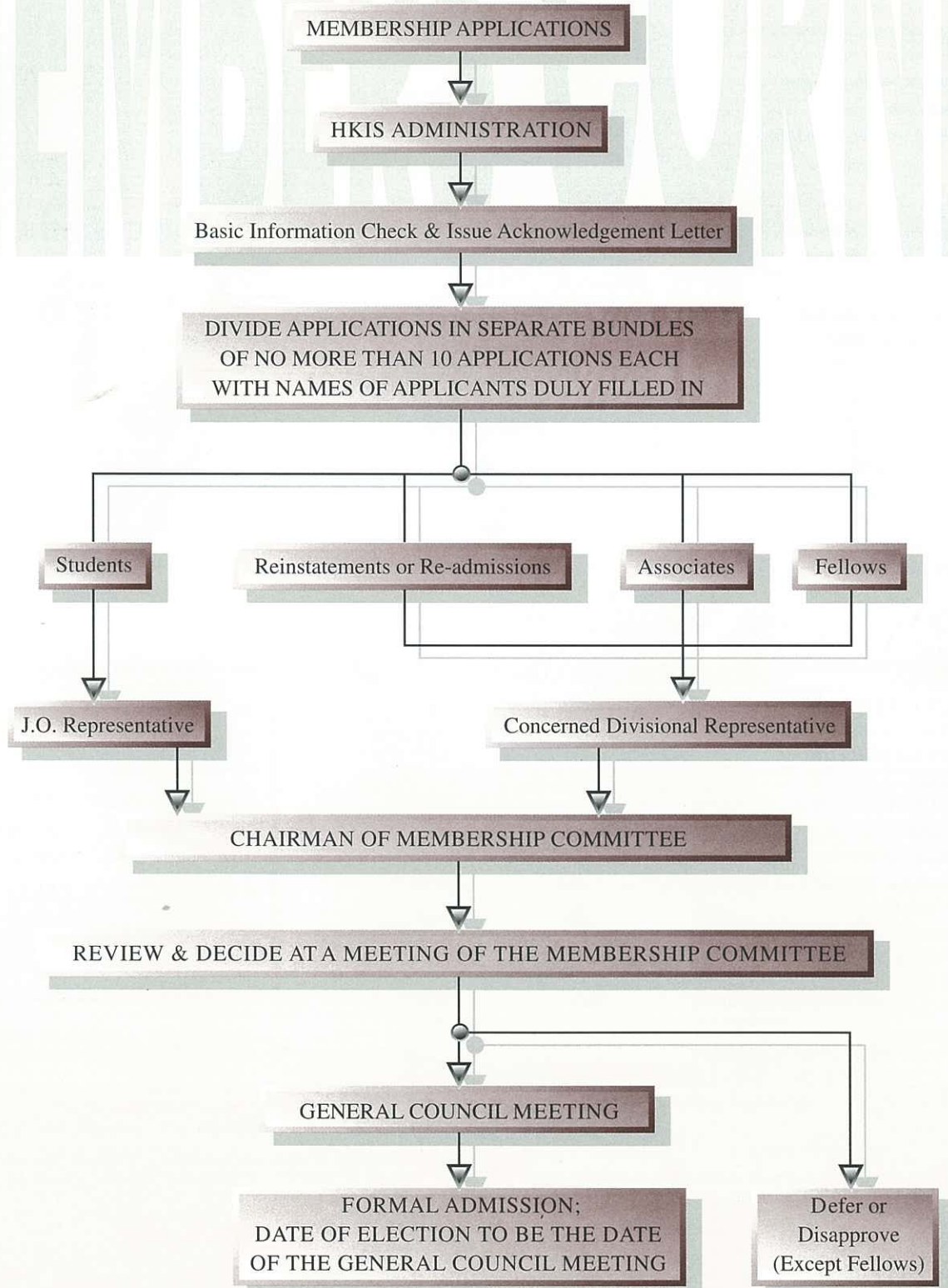
Learning from the bitter experiences of the past, the newly formed HKIS Membership Committee has doubled up the size of members representatives. The change had been

announced in the aforesaid February issue of the HKIS Newsletter. New procedures have been put in place, and more will be introduced over the coming few months, all of which have been aimed to keep (and upkeep) the membership processing period down to a reasonably acceptable limit of 45 days or thereabout. A flowchart showing the normal channels of processing membership applications is produced herewith for members' reference. On the other hand, the Membership Committee has decided to adopt a more stringent checking criteria in the vetting and processing of applications.

Hearsay criticisms have been heard, on several occasions, that the by-then Membership Sub-Committee and hence the Membership Committee now was/is operating under a black-box mode. In order to enhance its transparency, separate articles will be published in the next few issues of this Newsletter to illustrate the various matters of concern and/or relevancy which are related to membership affairs.



# FEATURE



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