

測 量 師 導 報

SURVEYING

VOLUME 7 ISSUE 12, December 1998



Our new President's Address

Focus 2000 – To Build a Profession of Excellence
(delivered at the HKIS AGM on 15th December 1998)

Samson WONG, President

Dear members, you have honored me by supporting me to take up this most challenging position. I look forward eagerly to working with you. First of all, thanks to the foundation laid by my predecessors and great work that has been accomplished by our outgoing President, Mr. T. N. Wong and the General Council. With your support, we have now put together a 5-Year Plan for the Institute. We have critically reviewed our strengths and weaknesses and re-evaluated the opportunities and threats facing the surveying profession in the next 5 years. A number of improvement measures have been set in our Action Plan. It is my intention to work hand-in-

hand with you and direct the energy and efforts of the Institute vigorously towards the following areas:-

Strategic Planning

The impact of the Asian financial turmoil and the property market downturn have been profound and unprecedented. I have no doubt that we, practising surveyors have suffered and are still suffering from this economic recession. There is no simple answer to this complex issue. We welcome the recent measures taken by government to stabilise the property market. It will take time for the market to revive but what we need to do is to prepare ourselves for the tough time and plan ahead when the market regains its momentum. To build on our collective experience, members including your past presidents, divisional chairmen and CEOs of surveyor firms have been invited in the formulation of our corporate plan and a special workshop will be conducted to shape

the future of the surveying profession. As you will see senior members are always prepared to participate in institutional affairs. They will contribute in the establishment of our vision and take part in the mission to realize such vision in long term.

Promotion of Image

Image is of paramount importance to the profession. From the biggest to the smallest, no surveying practice can ignore the importance of its image. The HKIS regularly receives criticism that it does not do enough to promote its members' interest and services. I shall try my best to ensure that such criticism would be minimized in the coming years. We are going to establish a comprehensive marketing plan by a special working group led by Mr. S. C. Liu. It is our intention to regain public awareness and recognition through repackaging and vigorous promotions. We shall review our public image, redefine our core business and



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 1998/99

President	Samson Wong - 黃山 FHKIS, FRICS, ACIArb, AP, RPS (BS)
Senior Vice-President	Francis Ng - 吳恆廣 FHKIS, FRICS, ACIArb, RPS (GP)
Junior Vice-President	Stephen Liu - 廖凌康 FHKIS, FRICS, ACIArb, RPS(QS)
Honorary Secretary	Winnie Shiu - 蕭慧儀 AHKIS, ARICS, RPS (LS)
Honorary Treasurer	Albert So - 蘇振顯 BSc, FHKIS, FRICS, FCIH, FHKIH, RPS(GP)
Chairman, Board of Education	Barnabas H. K. Chung - 鍾鴻鈞 M.Sc. Sc. FRICS, FHKIS, FBEng, FFB, FRSH, MIMgt, ACIArb, Gov WOBO, AP, RPS(BS)
Chairman, Membership Committee	David CHAN - 陳華偉 FHKIS FRICS
Immediate Past President	T. N. Wong - 黃天元 FHKIS, FRICS, RPS (LS)
Chairman, Building Surveying Division	Kenneth J. K. Chan - 陳佐堅 FHKIS, FRICS, ACIArb RPS (BS)
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, RPS (LS)
Chairman, Quantity Surveying Division	T.T. Cheung - 張達棠 BSc (Hons), MSc(Arch), FHKIS, ARICS, RPS (QS)
Chairman, Junior Organisation	Antony Man - 文志泉 AHKIS, ARICS, RPS (QS), MACostE
SECRETARIAT Secretary-General	Gordon M. Y. Ng - 吳文仁 AHKIS, ARICS, RPS (GP)

EDITORIAL BOARD

Hon. Editor	Winnie Shiu
BSD rep.	Alan Sin
GPD rep.	Melissa Pang
LSD rep.	Paul Ng
QSD rep.	Rowson Lee
JO rep.	David Wan
E-mail: editor@hkis.org.hk	

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 2526 3679 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>

Office Hours:
Monday to Thursday 9:00am - 5:30pm
Friday 9:00am - 5:00pm
Saturday 9:30am - 12:30pm

position in the industry. We should be proactive rather than reactive to matters that concern our profession, matters that we claim to be experts in and matters of public interest that we may be expected to declare our position. Moreover, I wish to remind all our members that they are truly ambassadors for the profession and should promote their good name and that of their profession. Please don't forget that we all have a role to play in selling the profession.

Value-added Services & Skills

During difficult times, those without the necessary skills and market applications will find it difficult to survive. I am sure that there is a wide range of new services which surveyors can offer to existing clients generally. Apart from consolidating our existing base of strength, we should also equip ourselves with new technology and modern management skills to develop new areas of expertise. The needs of the industry is changing. We must find more innovative solutions to satisfy our clients. There would be much potential synergy by complementing the skills of each other such as Building Surveyors and General Practice Surveyors. The integration and harmonization of services would result in an absolute competitive edge and a broader client base, increasing marketing opportunities on a client by client basis. Facilities Management and Property Management; Project Management and Cost Engineering; Condition Surveys and Valuation are areas where we have not explored and made full use of our combined efforts and skills.

Communication with Members

Over the past year, we have been working hard to improve the quality of our monthly newsletter and to resume the publication of "The Hong Kong Surveyor". We shall focus on establishing the journal as a respected technical publication and an incentive of research and development of our skills amongst members.

In 1999, we shall conduct an opinion survey of the membership by use of a customer service questionnaire. I hope that this would improve two way communications between individual members and the Institution so that the Administration Office is aware of your needs and expectations. This will help us provide better information and services. I look forward to seeing a customer focus culture developed amongst staff of the Administration Office. One of my observations is that the Institute has not invested sufficiently in Information Technology and Research. We must respond to these in full and allocate more resources to encourage members to engage in researches and furtherance of IT applications in our traditional skills. We are looking into the feasibility of building up an information network so that our members may be of mutual support and benefit to one another.

Competition

There is little doubt that 1999 is likely to be as difficult as 1998. There is always a danger that when business becomes competitive, individualism will turn members from allies to enemies. The most frequently voiced issue of the last few months is "fee tendering". Strongly expressed comments from members include "Competitors are putting in bids which are suicidal; they are offering cut-throat fees; nobody can survive in the long run; and please bring back fee scales".


The profession needs to form an alliance to speak with one tongue to the government, other public and private clients on unfair competition. However, the market sets the rules and I believe that the Institute can only criticise if we find that value for money is not achieved objectively in the midst of competition.

It would be helpful if a code of practice for tendering for construction services could be drawn up, within which prequalification and tendering procedures should be clearly stated.

This will be a task for the new General Council. The document will help the promotion of the image of the Institute and assist clients so that both qualitative and quantitative elements of tenders could be properly assessed. May I remind you that low pricing low service strategy is no good to the profession in the long term. Real

competitiveness starts with creativity and continues with quality and integrity.

Lastly, we are determined to sustain our competitiveness and lay the foundations for the growth of our profession in the new Millennium. To achieve this goal, we need the personal commitment and concerted effort

from the whole membership. Think positively, act ethically, and perform with high quality and integrity. The vision, which should always be in our mind, is to become **the leading property profession in Hong Kong**. I am confident that you will support and play your part in ensuring that we succeed. 

NEWS FROM THE SECRETARIAT

HKIS General Council 1998/99

The following office bearers were elected to the HKIS General Council for the term 1998/99, at the Annual General Meeting held on 15th December 1998.

President	<i>Mr WONG San, Samson</i>
Senior Vice President	<i>Mr NG Hang Kwong, Francis</i>
Junior Vice President	<i>Mr LUN Ling Hong, Stephen</i>
Hon Secretary	<i>Ms SHUN Wai Yee, Winnie</i>
Hon Treasurer	<i>Ms SO Chun Hin, Albert</i>

Representatives from the Divisions are:

Building Surveying Division

Mr CHAN Jor Kin, Kenneth (Chairman)
Mr CHAN Man-wai
Mr YUN Ying Kit, Kenneth

General Practice Division

Mr TSE Wai Chuen, Tony (Chairman)
Mr CHIU Kam Kuen
Mr POON Wing Cheung

Land Surveying Division

Mr MOK King Leung (Chairman)
Mr TULL Chun Kwok, Jacky
Mr CHAN Tak Hing

Quantity Surveying Division

Mr CHEUNG Tat Tong (Chairman)
Mr HO Man Kuen, Alexander
Mr KAM Siu Chee, Kent

Junior Organisation

Mr MAN Chi Chuen, Antony
(Chairman)
Mr CHAN Yue Chun

Submission of HKIS Membership Applications 1999

The following dates apply until further notice.

Deadline for submission of applications

Monday 8th February 1999
Monday 10th May 1999
Monday 9th August 1999
Monday 4th October 1999

Date of Membership Committee meeting

Thursday 25th March 1999
Thursday 24th June 1999
Thursday 23rd September 1999
Thursday 18th November 1999

HKIS General Council meeting

Wednesday 14th April 1999
Wednesday 7th July 1999
Wednesday 6th October 1999
Wednesday 1st December 1999

Suspension of Membership

-Mr LEUNG Koon-hong Dominic, HKIS membership no. 0946

In accordance with HKIS Rules of Conduct section 2(3), the General Council at its meeting on 21st December 1998 decided that the membership of Mr LEUNG Koon-hong, Dominic with the Institute shall be temporarily suspended pending the decision of the Disciplinary Board and General Council.

General Practice Division - Final Assessment Spring 1999

Application forms for the Final Assessment Spring 1999 are now available from the Secretariat Office. Forms must be submitted to us no later than 3.00 pm, Monday 15th February 1999.

LATE APPLICATIONS WILL NOT BE ACCEPTED.

NEWS FROM THE SECRETARIAT

President's Report 1997/1998

(presented at the HKIS AGM on 15th December 1998)

1998 was a challenging year. The financial crisis around the South East Asia Region has greatly affected the economy and property market of Hong Kong. Surveyors are finding their way through this difficult and testing period. Any surveyors who have not survived this recession period must rethink their future strategy and implement a long-term plan, teaming up with fellow professionals of the same discipline or cross-disciplines to form a corporation is a step in the right direction. The days of a 'Sole Practitioner' have long since gone. Fierce competition and the changing nature of our profession as we know it have transformed our traditional role from just offering professional advice and expertise to organisational and financial management. Hong Kong is a small place and the numbers of professionals are growing. Looking to the future, we must look for work outside Hong Kong. We should turn competition into co-operation. We must be proactive and not reactive. We must market our professional expertise and management skills domestically and internationally.

What Have We Done?

Five Year Plan

A working group, headed by the Senior Vice President, Mr Samson WONG, was formed to establish a Five Year Plan for the Institute. Highlights of the Plan include the following:

- *Marketing our Corporate Image:*

A Public Relations Committee was formed to look into issues of how to

make the public aware of the importance of the surveying profession, and how to promote the image of the Institute. Thanks to our Junior Vice President, Mr S C LIU, and his committee.

- *Participation in International Conferences:*

An International Committee was formed to oversee and organise international events in Hong Kong, and to participate in events overseas.

- *Providing Better Service to Members:*

Our Administration Office was relocated to Suite 510 Jardine House, in June 1998, with the aim at having a better working environment to improve our services to members and to carry out our operations more smoothly and efficiently. We now have a separate conference room, a library with e-mail facilities for members use, a President's office, a Secretary-General's office and a much larger space for administrative staff to work. We have also strengthened our staff resources by adding an accounting officer to look after our financial matters.

Amendments to the Constitution and Bye-Laws

A working group was formed to revise the Constitution and Bye-laws to suit the changing nature of our profession. An EGM was held on 25 November 1998, at the Hong Kong

Convention and Exhibition Centre. 977 voting forms were returned by the close of business on 23 November, of

which 909 were valid. The voting forms received amounted to less than 66% of the corporate members of the Institute, therefore the motions to amend the Constitution and Bye-laws were not passed. The proposals will be further followed up by the coming General Council.

Co-operation Agreement with RICS

With the dissolution of RICS, Hong Kong Branch on 1 September 1997, a Co-operation Agreement between the RICS and the Institute was signed on 30 November 1998, when the President of RICS, Mr Richard LAY, delivered a speech at the Surveyor's Lunch. Special thanks to our Hon Treasurer, Mr Graham Heath, for his efforts and wisdom in the final writing of the Co-operation Agreement.

Publications

An Editorial Board was formed to oversee the publications of Surveying Newsletter, the Institute's Journal - The Hong Kong Surveyor, and the Annual Report and Directory. The long awaited Journal was published in October 1998. Apart from this, the Editorial Board has revised the structure of the HKIS Homepage, which was launched in November this year.



NEWS FROM THE SECRETARIAT

President's Report 1997/1998

(presented at the HKIS AGM on 15th December 1998)

Special thanks go to the Honorary Editor, Ms Winnie SHIU, and the members of the Editorial Board.

Membership Status

The current membership has increased by 43%, compared with last year. The membership status as at November 1998 is as follows:

Class/Division	BS	GP	LS	QS	P&D	Total
Fellow	74	165	41	126	-	404
Associate	592	855	112	852	4	2175
Student A	29	26	9	16	-	80
Student B	596	481	100	1057	-	2034
Total	891	1505	262	2051	4	4693

International and Local Conferences

In July this year, HKIS sent a strong team, headed by your President, two Office Bearers and some Senior members including past President, Mr S C Leung, to attend the 21st International Federation of Surveyors (FIG) Bureau General Meeting in Brighton, UK. There were 75 member associations attending this Conference. Presidents of 40 professional surveying institutes had an informal and friendly discussion. This exchange of views proved to be both interesting and fruitful.

During the conference, our Senior member and former Chairman of GP Division, Mr Stephen YIP was elected and installed as the Vice-Chair of Commission 9 (Valuation and Management of Real Estate) of FIG for a

tenure of 4 years from 1998 - 2002. Throughout this 4 year period, Mr YIP will represent HKIS in attending the works of the Commission. Usually after 4 years, the present Vice-Chair will take up the prestigious position of Chair of the Commission. During this Conference, HKIS displayed information about: the SAR's housing and infrastructure development; the growth of HKIS's membership; the Surveyors Registration Board; our reciprocal and co-operation agreement with other international professional bodies; and more importantly, placed the HKSAR on the world map and memory of surveyors of participating member associations.

HKIS wishes to bid for the hosting of the 24th FIG Bureau and the organising of the FIG Conference in the year 2010.

A FIG Supplement published recently was distributed to every member. I urge everyone to take the time to read it. The purpose of this publication was to let members know about FIG and to promote our corporate image internationally. We sent 100 copies to the FIG Bureau in the UK for redistribution to all member associations and received an excellent response from them.

We attended the 2nd Across-the-Strait Geomatics Conference in Taiwan. This Conference was centered on the academic and technological development between China and Taiwan. HKIS may bid for the hosting of the 3rd Across-the-Strait Geomatics Conference in

the year 2001.

We also attended the PAQS Conference in Queenstown, New Zealand.

Domestically, every division was very active in organising as well as attending/participating in CPD events, conferences and seminars.

The General Practice Division successfully organised a joint conference in Guangdong on property development and management. HKIS shall participate in the Hong Kong/Guangzhou Housing Seminar in December 1998.

The Building Surveying Division had a Building Surveying Division conference on 24 October 1998. It was well attended and there were some very good topics discussed. I would like to take this opportunity to congratulate them on their successful conference.

The Land Surveying Division visited the Shenzhen Society of Survey and Mapping, and the Land Bureau. A Letter of Intent was signed to foster a closer relationship and co-operation among professional Surveyors as well as between professional bodies in Shenzhen and the HKSAR. Another close link with the Chinese Society of Surveying, Geodesy and Photogrammetry is proposed to co-operate in CPD. Where co-organising inter-regional or internationally technical conference, joint venture in infrastructure projects involving extensive surveying and

NEWS FROM THE SECRETARIAT

President's Report 1997/1998

(presented at the HKIS AGM on 15th December 1998)

photogrammetry and to maintain closer communications is hoped for.

China has such a huge potential, I urge our fellow professionals to fully explore this avenue.

Towards a Sustainable Future

Survival through the changing nature of our profession due to new technological developments, new business environments, more quality services demanded by clients, increased competitions, accountability and transparency have alerted Surveyors. So much so that now they must equip themselves and with not just meeting the specific requirements of becoming a member of a professional body but to extend themselves and to reappraise professional values and ethics, professional education and training, the delivery of professional services and the evaluation of professional performance.

New technological developments have encouraged an explosion in the production and availability of information which is now accessible to a variety of audiences.

Nowadays, customers as well as sponsors have become better informed. They have become more demanding about the quality and speed of services delivered by professionals.

Due to the growing demands for accountability, previously implicit aspects

are expected to become more explicit and transparent. Professional competence should not only be interpreted as a mastery of specific technical skills or of a professional knowledge base, but also the appreciation and evaluation of the rules of professional behaviour and ability to deal with ethical dilemmas.

Surveyors must now see themselves in a new light. The skills required by a surveying professional if they are to compete with other professionals such as accountants, software houses, lawyers, management consultants and a range of engineering and other service providers, are now much broader. If surveying professionals are to compete in these new areas of practice, they must have an enhanced level of expertise in issues ranging from business management, financial management, consultancy problem

solving capabilities, facilitation management and above all the enhanced levels of ability to deal with unfamiliar problems in unfamiliar contexts.

Special Thanks

Last but not least, I must thank all the Office Bearers, especially the Honorary Secretary, Ms Winnie SHIU, Members of the General Council, Members of all working groups, especially the Chairman of the Board of Education, Mr Barnabas CHUNG, and of course, all the staff of the Administrative Office.

Wishing you all good health and good luck.

T N Wong
President

The Hong Kong Institute of Surveyors
December 1998



HKIS General Council 1997/98

NEWS FROM THE SECRETARIAT

HONG KONG INSTITUTE OF SURVEYORS

Treasurer's report for year ending 31 July 1998 (presented at the HKIS AGM on 15th December 1998)

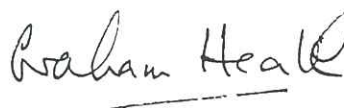
The financial position of the Institute is detailed on the following pages and I am pleased to report a healthy situation.

Following the dissolution of the Royal Institution of Chartered Surveyors – Hong Kong Branch (RICS) on 1 September 1997 its assets (\$825,086) were transferred to the Institute. Consequently as all services provided by Surveyors Services Ltd (SSL) are now provided to members of the Institute alone the General Council has decided to present all transactions carried out by SSL in the Institute's accounts.

Whilst this is a logical step, it does make comparison with the previous three sets of accounts difficult in this transitional year. Therefore a "Proforma 1997" column has been added in the detailed income and expenditure account which shows the combined income and expenditure of the Institute, SSL and RICS. This has been prepared for members' information only and does not form part of the audited accounts.

An influx in membership and the resultant growth in subscription, examination, and CPD income, coupled with prudent financial control, resulted in a surplus for the year of \$2,667,566. Net assets are now in excess of \$6 million and these, together with other measures already in place, will ensure the Institute is well placed financially to face the challenges of the future.

After three years I am stepping down as Treasurer. I would like to record my sincere thanks to our Secretary General and his hardworking staff. Also my appreciation to KPMG our financial advisers and auditors.



F G Heath, FHKIS, FRICS
Hon Treasurer

NEWS FROM THE SECRETARIAT

*The Hong Kong Institute of Surveyors
Accounts for the year ended 31 July 1998*

Income and expenditure account for the year ended 31 July 1998 (Expressed in Hong Kong dollars)

	1998 \$	1997 \$
Income	10,641,120	2,375,155
Expenditure	<u>7,973,554</u>	<u>1,479,303</u>
Surplus for the year	2,667,566	895,852
Accumulated fund taken up from RICS - HK	825,086	-
Accumulated fund brought forward	<u>2,820,774</u>	<u>1,924,922</u>
Accumulated fund carried forward	<u><u>6,313,426</u></u>	<u><u>2,820,774</u></u>

NEWS FROM THE SECRETARIAT

The Hong Kong Institute of Surveyors
Accounts for the year ended 31 July 1998

Balance sheet at 31 July 1998 (Expressed in Hong Kong dollars)

	1998 \$	1997 \$
Investment in a subsidiary	2	-
Investment in an associated company	-	1
Current assets		
Stocks	181,829	-
Subscriptions receivable	1,269,898	1,557,444
Amount due from an associated company	-	656,806
Deposits, prepayments and other receivables	59,242	10,625
Cash at bank and in hand	<u>8,265,746</u>	<u>2,113,162</u>
	9,776,715	4,338,037
Current liabilities		
Deferred income	3,092,643	1,483,889
Accounts payable and accruals	<u>370,648</u>	<u>33,375</u>
	3,463,291	1,517,264
Net current assets	<u>6,313,424</u>	<u>2,820,773</u>
	<u>6,313,426</u>	<u>2,820,774</u>
Representing:		
Accumulated fund	<u>6,313,426</u>	<u>2,820,774</u>

Approved by the General Council on 25 NOV 1998



} President



} Honorary Treasurer

NEWS FROM THE SECRETARIAT

The Hong Kong Institute of Surveyors
(For management purposes only)

Detailed income and expenditure account for the year ended 31 July 1998

(Expressed in Hong Kong dollars)

	<i>Proforma</i>		
	1998	1997	1997
	\$	\$	\$
Income			
Entrance fees	740,386	543,768	543,768
Annual subscriptions	3,424,945	1,739,054	2,837,503
Interest income	143,965	47,989	57,019
Income from the Institute's activities	4,191,006	-	2,611,503
Income from divisions' activities	1,386,810	-	611,710
Rebate from RICS - UK	392,491	-	422,770
Sundry income	361,517	44,344	103,223
	<u>10,641,120</u>	<u>2,375,155</u>	<u>7,187,496</u>
Expenditure			
Salaries and allowances	2,203,127	-	2,035,749
Expenditure of the Institute's activities	2,057,010	-	1,626,001
Expenditure of divisions' activities	975,942	-	619,580
Fitting out/equipment for Jardine House (proforma 1997: equipment for Swire House)	540,384	-	2,843
Rent of office premises under operating lease	447,761	-	518,400
Postage and courier services	315,253	-	306,097
Printing and stationery	282,475	-	234,847
Rates and air-conditioning	141,078	-	115,312
Professional activities	138,893	124,305	189,691
Provident fund contributions	138,479	-	110,963
Computer expenses	120,751	-	66,767
Sundry expenses	112,450	436	79,679
Public relations	86,596	-	15,682
Recruitment expenses	72,464	-	-
Subscription receivables written off	67,331	-	-
General expenses for subsidiary	65,055	-	-
Auditors' remuneration	57,450	23,400	83,350
Accountancy fees	35,400	-	29,150
Provision for obsolete stock	28,341	-	-
Legal and professional expenses	25,844	-	22,700
Telecommunications	20,203	-	26,004
Cleaning expenses	16,071	-	16,785
Electricity	12,853	-	11,366
Other receivables written off	7,800	-	-
Repairs and maintenance	3,306	-	-
Bank charges and interest	1,237	-	1,295
General expenses for joint office	-	1,331,162	-
Repairs and maintenance	-	-	33,300
	<u>7,973,554</u>	<u>1,479,303</u>	<u>6,145,561</u>
Net surplus	<u>2,667,566</u>	<u>895,852</u>	<u>1,041,935</u>

NEWS FROM THE SECRETARIAT

Continued from the last issue.

**Speech by Dr. Lau Wah Sum,
Chairman, Land Development Corporation at the
HKIS Annual Dinner on 20 November 1998**

URBAN RENEWAL IN HONG KONG: FROM WHERE TO WHERE

Site assembly and implementation time are two other contentious issues which are matters of grave concern to us.

In Hong Kong, with its multiple-ownership, high-rise development pattern, there really is no other alternative to resumption in the assembly of the hundreds or thousands of property interests required for large-scale redevelopments. Many of you tonight know from bitter experience how hard it can be to assemble even a few interests to redevelop single blocks. Title problems, probate cases and plain greedy owners have sunk many good schemes over the years.

The LDC Ordinance prescribes a system for assembling land which, I believe, is unique. Government can and does use its resumption powers, but only after the LDC has taken all reasonable steps to otherwise acquire the land, including negotiating for their purchase on terms, which are fair and reasonable. The words "fair and reasonable" are conveniently not defined in the Ordinance, a fact, which has caused much headache over the years.

Recently, in our Hanoi Road project, another innovative tool has been introduced to speed up the process of site assembly - the Owners' Participation Proposal. In addition to the usual practice of offering cash compensation to the affected owners, no matter whether they are large or small owners, they also have the option of participating in the redevelopment to share the profit or loss.

Nevertheless, I must issue a word of caution, namely, that not all urban renewal projects can have owners' participation.

Another concern is the prolonged implementation time for the redevelopments. Planning procedures, road closures, premium negotiations and land grant procedures take years to complete.

All these prolong the implementation period which in turn has enormous impact on cash flow and risk. The longer the procedures take, the higher

is the interest to be borne by the project. These will explain the gloomy look on accountants' faces when they examine cash flow forecasts and interest payment schedules.

Just take a look of our Tsuen Wan Town Centre project. This project required \$4.1 billion for acquisition. If implementation of this project is to be delayed for a year, an additional interest cost of \$410 million will be incurred, assuming 10% interest rate per annum or \$1.1 million per day! For many of the LDC projects, the interest cost resulting from such delay in implementation can make viable projects non-viable. This interest cost of \$1.1 million per day can buy many, many dinners for many, many underprivileged. So, why waste it?

In fact, in meeting requirements of statutory procedures for planning, acquisition, resumption, clearance and construction, major LDC projects take 10 years to complete. Now that the SAR Chief Executive has set out the ambitious target of six years for completing a redevelopment project, we believe that more resources and authority must be made available to the future Urban Renewal Authority in order to speed up the whole process of redevelopment.

In other words, we have reached a crucial stage where there is broad consensus that urban renewal is essential, that we are not doing enough, and that we need to do more. To achieve that, we have to find genuinely workable solutions to the three crucial issues of rehousing, financial viability and site assembly.

The SAR Chief Executive, who attaches great importance to the urgent need of urban renewal, has assured us that the Government will seek to establish as soon as possible the Urban Renewal Authority and that it would be empowered with statutory powers to make plans and acquire land more effectively and efficiently. We are particularly encouraged to note that the Government's target is to sharply trim the time taken to complete projects to an average of six years.

We believe that fundamental changes have to be made to the existing system if the target set by the Chief Executive is to be reached. Mere tinkering with the present mode and structure of the LDC or providing it with a few additional tools will not be sufficient.

The next few months should see a vigorous debate on this issue and that debate is going to involve Government, the professions - including yourselves and the planners, lawyers, accountants and bankers - politicians, the housing bodies and housing lobby groups. Above all, it

NEWS FROM THE SECRETARIAT

should involve the ordinary citizens of Hong Kong, who are most likely to be affected and who are going to have to live with the consequences of whatever is eventually decided.

I would urge you - both as an Institute and as individuals - to play the fullest possible role in that debate and encourage the other professions to do just as well. This is your opportunity to ensure that your views are heard, and that you help to shape not just government policy but the very fabric and future of our beloved city.

Mr. President, Ladies and Gentlemen, about ten years ago, when I was still a member of the Legislative Council, there were a number of protests and petitions from owners and tenants to the LDC. They did not want the LDC to come in. They refused to sell their properties to the Corporation. They wanted the LDC to leave them alone.

After all these years of hard work by the Corporation, and with the completion of so many projects, we receive even more protests and petitions. But now they ask why don't we go into their area? Why don't we acquire their properties and speed up the redevelopment?

Clearly, these are welcoming protests. There has been a major change in attitude - from the very negative to the very positive. However, we cannot be too complacent as urban renewal is a long term task. We have to find solutions to overcome the three major constraints the LDC has been facing: rehousing, financial viability and site assembly.

The proposed Urban Renewal Authority must be equipped with adequate authority and resources to carry out this long term commitment for the betterment of our future generation.

Thank you.



SURVEYORS RICS, HKIS, ISVA, ALVE, SISV

JLW General Practice & Valuation, Hong Kong is currently looking to recruit 3 additional experienced surveyors to fulfill the following roles:

**Regional
Valuation Services**

Asset Valuations
&
Due Diligence Asia Pacific

**Corporate Support
Services**

Rating, Rent Reviews
&
Litigation

**Land Advisory
Services**

Feasibility Studies, Modification
Application, Premium Negotiations

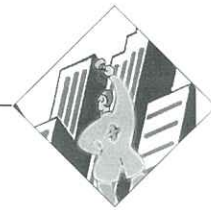
Candidates should have at least 2/3 years post qualification experience and should be self-motivated and committed to delivering a top quality service to demanding clients.

Attractive packages, commensurate with status, are on offer plus the chance to be part of a dynamic forward looking company.

If you feel you have the right qualities and wish to make a career move, please contact:

Christopher Radford
16/F, Dorset House
979 King's Road
Quarry Bay, Hong Kong
Fax: 2968-4518 Tel: 2846-5501

BUILDING SURVEYING



News from the Building Surveying Division

By Kenneth J K Chan, Chairman

Assessment of Professional Competence

Following the conduct of the annual Practical Task Presentation of the Assessment of Professional Competence for Building Surveyors on 12 November 1998, student members of the Building Surveying Division presented themselves for the professional interview lasting some two weeks at the Secretariat of the HKIS. The combined results of the Practical Task and Professional Interview were announced at the Debriefing Session of the APC Working Group on 4 December 1998. There were a total of 42 candidates who cumulatively passed the two assessments and awarded corporate membership of the HKIS and the RICS. Their names are:

HKIS

Chang Wai Lung
Chu Kwun
Kam Suet Ying, Yvonne
Kwok Wai Leung
Lam Lai Sang
Lau Wing Shan
Lau Wing Yin
Lo Kwok Ying
Lui Tat Wan, Mike
Ng Pui Yee
Shiu Kwok Wai, Patrick
Sze-to Man
Tang Yik
Tang Yiu Cheong
Tso Hung Lap

Wong Chau Shing, Kelvin
Wong Wai Kit
Wong Wai Kong
Yeung Yee Man, Ella

HKIS / RICS

Chan Chui Ying
Chan Miu Ping
Cheng Tsz Yin, Paul
Cheung Wai Sum, Simon
Hui Wa Lun
Kan Hang Ching
Kwan Chung Sum, Michael
Lam Wai Keung
Li Tin Sung
Lo Mei Tak
Ng Wai Yin
Pang Wai Man

RICS

Chan Kam Cheong
Chan Kit, Martin
Hui Pun
Lo Hon Cheung
Loo Tai Keung
Nolan Anthony
Sanders Edward James
Tsui Siu Lung
Wong Tansan
Yeung Chuen Kwong
Yeung Yau Tak, William

By virtue of the Co-operation Agreement signed on 30 November 1998 between the HKIS and the RICS, members of the HKIS and the RICS can now apply for direct membership to the RICS and the HKIS respectively. The BSD would wish to congratulate these candidates for their achievement and take this opportunity to welcome them into the Institute.

It is our sincere hope that they can fully integrate into the professional and social life of the Institute and participate in the activities organized by the Building Surveying Division as well.

Spokesman for the Division

Members are advised that the official spokesmen for the Building Surveying Division are David Chan and Kenneth Chan. They are also nominated to act as spokesmen for the Institute on issues that fall within the Division's expertise.

Recruitment for attending the Building Management Resource Centre

Some of our senior members had been invited to attend the evening sessions at the Centre to provide free professional advice to the public on matters relating to building safety, building maintenance, building renovation and repairs, etc. Any member who has not yet had the chance to do so should call me at 2507 0587 to

register and you will be given a good chance of so doing. More centres are being opened. More volunteers are required.



ANTITY SURVEYING

he pledged HK\$235
ure on infrastructure
e independent cost
ublic accountability.
ought to the attention
by our President at a
ber 1998. We need
rs on infrastructure
e contact Mr. Evelyn
3 3601 or email

- Review their local professional exam and see how QSD could participate
- Review the current universities courses and overseas memberships situation
- Propose and agree on future regular technology exchange

We also plan to visit Shanghai and possibly Guangdong within this term to increase our public awareness to our local counterparts.

Revised SMM and Conditions of Contract

China Association for
nstruction Costs, we

These two important documents are under the hands of our senior members, working

Buildsoft Global Estimating System

Global Estimating System v4.24 Buildsoft Pty. Limited

File Print Edit Search Tools Other Window Help

JOB MANAGER - General Estimating

1. JOB SUMMARY - EXAMPLE

	Trade Description	% Job	Cost/ m2	Sub Total	Mark Up %	Total \$
1	PRELIMINARIES & CONTINGENCY	20.90	570.00	3135000		3135000
2	SUBSTRUCTURE	9.17	250.18	1376015		1376015

2. TRADE BREAKUP - EXAMPLE - SUBSTRUCTURE

Trade: SUBSTRUCTURE

	Bill Ref	Item Description	Quantity	Unit	Rate	Mark Up %	Item Total
7	21	LEVEL B1		HEAD1			
8	22	Detailed excavation, to the following		head2			
10	23	2/2C Column footing pads (assumed 1300 x 1300 x 1000 mm deep) :[10.0 No]	17.00	m3	120.00	100.00	
13	24	2/2D Footing to Western perimeter retaining walls	35.00	m3	377.88		13225.80
14	25	2/2E Strip footings to masonry	3.00	m3	377.88		1133.64
16	26	Reinforced concrete, to the following		head2			
17	27	2/2F Column footing pads (assumed 1300 x 1300 x 500	11.00	m3	597.44	100.00	

2:22 GF 1:47 Rate: Updated Job Total : 15000000 1376014.90

Y2K Compliant Window Based BQ & Estimating System

Product Information Web Address: www.buildsoft.com.au - Products/Buildsoft Global Estimating

Product Features

- 4 Level Estimating
- BQ Production
- Price Book
- Digitizer Take-Off
- Cost Analysis
- Job Scheduling
- Project Grouping
- LAN Version Available

Exclusively Distributed by SINOZ Limited

Phone: 2838-3150 Fax: 2834-5078

302 Thomson Centre, 76-78 Thomson Road, Wanchai, Hong Kong

Fax Reply (28345078)

Name: _____

Position: _____

Company: _____

Address: _____

Telephone: _____

Fax: _____

- I am interested for a free demonstration.
- Please send me additional product information.
- I would like to attend the next product exhibition.



NEWS FROM THE LAND SURVEYING DIVISION

Nominations for the Committee Representatives

By K L MOK, Chairman

In the month of November, the following representatives were nominated for the respective committees:-

HKIS International Committee

Dr. Esmond MOK

HKIS Public Relation Committee

Mr. CHAN Tak-hing

HKIS Board of Education

Mr. NG Tak-cheong
Dr. Esmond MOK

HKIS Membership Committee

Mr. MOK King-leung
Mr. WONG Thien Nyen

Advisory Committee for the Department of Land Surveying & Geo-Informatics, HKPU.

Mr. AU YEUNG Ping-kwong

Surveyors Registration Board

Mr. CHAN Tak-hing
Mr. Ted T W CHAN

The Annual General Meeting of Land Surveying Division

by Helen CHAN, Hon. Secretary

The Annual General Meeting of the HKIS Land Surveying Division was held on Friday, 4th December 1998 at the Hong Kong Convention & Exhibition Centre. There were 40 members attending the AGM.

Only one nomination was received for the 1998/1999 LSD Council. The following members were approved in the AGM to be the Officers and Members of the LSD Council for the year 1998/99

Chairman	MOK King Leung
Vice-Chairman	Jacky TULL
Hon Secretary	Helen CHAN
Hon Treasurer	Ted CHAN
Council Members	AU Chi Ho
	Henry CHAN
	CHAN Kai Hong
	CHAN Tak Hing
	CHANG Kwok Fai
	Yvonne CHEU
	LAU Chun Wa
	Lionel TANG
	YIK Wai Fung
	YIP Hon Wah
J.O. Representative	PANG Chi Wing
Student Representative	Rina TSOI



1998/1999 LSD Council Officers and Members

LAND SURVEYING



The 3 LSD representatives in the General Council 1998/99 are:

MOK King Leung
Jacky TULL
CHAN Tak Hing

In order to strengthen the communication between the Authorized Land Surveyors, Registered Professional Surveyor (Land Surveying) and the HKIS, the Chairman recommended to replace the existing Land Survey Legislation Working Group by forming a new committee, namely "**Land Survey Legislation Committee**", which would be chaired by Mr LEUNG Shou Chun. This proposal was approved in the AGM.

Two Booklets

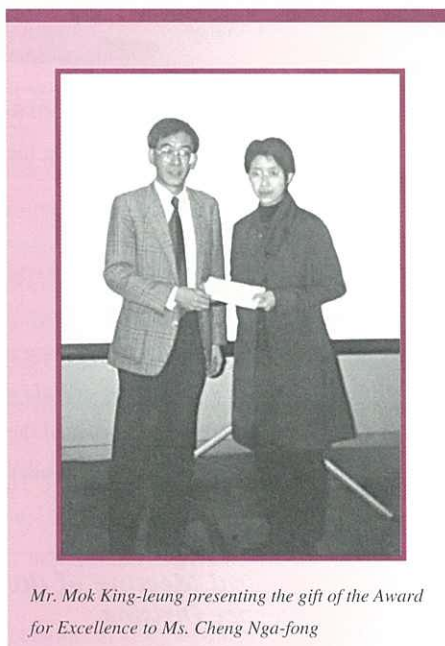
by W F YIK, LSD Secretariat

Preparation for the two booklets, "Guidance Notes for Land Boundary Survey" and "Regulations for Land Surveying Division", are in the proof reading stage. It is anticipated that copies of these two booklets will be distributed to all LSD members free of charge in January 1999.

I take this opportunity, to express our appreciation to the members' contributions particularly in giving comments and suggestions to formulate the "Guidance Notes for Land Boundary Survey" and "Regulations for Land Surveying Division". We also would like to thank the dedication of the working groups led by Mr. Jacky Tull and Dr. Esmond Mok in the preparation of the Guidance Notes and the Regulations respectively.

Award for Excellence to HKPU Student

Ms. Cheng Nga-fong, a graduate of the Hong Kong Polytechnic University, was presented the Award for Excellence this year. She received the Certificate and gift in the AGM. Congratulations!



Mr. Mok King-leung presenting the gift of the Award for Excellence to Ms. Cheng Nga-fong

1997/98 Annual Report from Land Surveying Division Education Committee (LSDEC)

by KWAN Lam-fat, LSDEC Secretary

The Assessment of Professional Competence (APC) Scheme

Last year, one candidate passed her APC in full and one candidate failed in his APC written presentation, and the LSDEC approved 10 and disapproved 3 applications to enter the APC. As a result, the total number of candidates undertaking the APC had increased to 33. Thanks were due to the following APC

assessors for their contributions and hard work during the year :

Dr. Esmond MOK Mr. KWOK Chi-wo
Mr. CHAN Hon-ping Mr. CHENG Wai-pun
Mr. LI Kwai-wah Mr. KWAN Lam-fat

The new APC Scheme is scheduled for implementation in the year of 1999. The following documents which form the basis of the new APC Scheme has already been drafted :

- (I) Rules and Guides to the Assessment of Professional Competence;
- (II) Guidance Notes for the Assessors; and
- (III) Guidance for Employers; Supervisors and Counsellors.

Examination for Overseas Professional Land Surveyors

One candidate attended and passed the written part and the professional interview of the above examination held respectively in June and August 1998. The examiners and members of the moderating panel and the interviewing panel were as follows :

Examiners :

Mr. Frank CHENG Dr. Esmond MOK
Mr. HO Wing-kun


Moderating Panel :

Mr. NG Tak-cheong Mr. LAU Chung-tim
Mr. TAN Chi-ho

Interviewing panel :

Mr. NG Tak-cheong Mr. Ted CHAN
Mr. CHAN Tak-hing Mr. KWAN Lam-fat

Volunteer External APC Supervisor

Mr. CHU Siu-ki has kindly joined our pool of volunteer external supervisors. 



GENERAL PRACTICE

News from the General Practice Division

By Tony Tse, Chairman

1. Assessment of Professional Competence - General Practice Division

Although the final results of the Assessment of Professional Competence, Autumn 1998 are still not yet known, at the time of writing of this Newsletter, the outcome of the written assessment is not particularly satisfactory. The following are some of the key observations of the examiners:

- a) Many candidates did not answer questions specifically but wrote down all they knew about the subject, probably hoping that some of them would be useful. This should not be the right attitude as the written assessment is to test the professional competence of the candidates. Answers of this type are obviously not acceptable.
- b) Some candidates failed to understand the questions whilst some have not been able to structure their answer in a logical and concise manner.
- c) Presentation of answers and hand writing were poor and answers were disorganised.
- d) Standard of English was fair.

To improve the standard it is planned to organise a seminar highlighting the major common weaknesses by the examiners. Details of the seminar will be announced later.

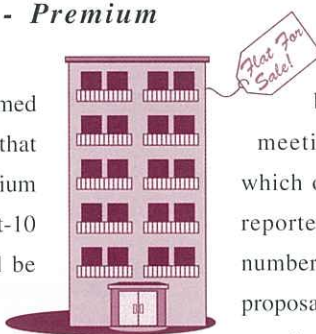
2. Contracting Out - Premium Assessments

Your Council has been informed by the Housing Department that invitations for tender for premium assessments in respect of Post-10 Years HOS/PSPS Flats will be published in early January 1999 by the Housing Authority. Members are therefore reminded to take note if they are interested in bidding the jobs.

Moreover, in accordance with the Hong Kong Housing Society the valuation report in respect of Flat-for-Sale-Scheme and the Sandwich Class Housing Scheme will have to include a location plan of the comparables on top of the various information as listed in last month's Newsletter.

3. Annual General Meeting of the General Practice Division

The Divisional Annual General Meeting was held on 10 December 1998. Whilst this was the first time in the past few years that we have



held a general meeting annually, the attendance was a bit disappointing. During the meeting, various important issues which occurred in the past year, were reported to the members and quite a number of interesting and constructive proposals and comments were raised by members present. Our Council will pursue further with the proposals and report to members in due course.

The Annual General Meeting is one of the occasions in which our Council Members can meet with you personally. Whilst our Council will try to make the Annual General Meeting an interesting event in future, your support and presence are a prime factor to its success. Needless to say, under the current severe competitive market, it is most important for all of our members to work together to secure the best interest and share in the market for the Division.

On behalf of our Council I wish all members a happy and prosperous New Year! 



LACO Customer Liaison Group

- Report from HKIS representatives

The work of the Legal Advisory & Conveyancing Office of Lands Department ("LACO") include the following: -

- (a) Preparing legal documentation to effect government land disposal and acquisition;
- (b) Administering the Land Authority Consent Scheme for the sale of flats and units in uncompleted buildings;
- (c) Collecting arrears of and apportioning government rent under the Crown Rent and Premium (Apportionment) Ordinance; and
- (d) Providing legal advice to various offices in Lands Department as well as many other Government departments and agencies involved in land administration and property developments.

A Customer Liaison Group was formed in May 1996 to facilitate communications amongst the parties involved in the services of LACO. The Group is chaired by the Deputy Director (Legal) of Lands Department and with member representatives from the Government Property Agency, Consumer Council, Law Society, Real Estate Developers Association and Hong Kong Institute of Surveyors. The HKIS representatives at such Group are Messrs. C K Lau and Stephen M W Yip of the General Practice Division.

Subjects discussed and reviewed at the

Group's previous meetings included:-

- * Position of pre-sales consents/DMC approvals
- * Contracting out of FSI Assignments and Land Resumption works of LACO
- * The Revised Guidelines on Deeds of Mutual Covenant

It was also noted that LACO Technical Circular No. 74 was issued on 17th March 1998. Under this, a new maximum elapsed time for LACO's preparation and issuing of first comments to Solicitors from receiving a DMC approval application had been imposed (being 20 working days) with a maximum of 36 working days from receipt of application to granting of DMC approval for Consent Scheme cases.

There was another LACO Technical Circular No. 73 issued on 5th January 1998 under which a new priority system in handling pre-sale consents and DMC approval applications had been set. Priority would be given in accordance with a tier-system based on the number of residential units involved in the application.

Currently, the HKIS representatives are discussing with LACO officers and commenting on the proposed revision of Guidelines on Deeds of Mutual Covenant.

More importantly the Group noted that the Land Registry had identified some 5,000 lots or sections for which Block Crown Leases or New Grants were missing. Means to resolve these problems were discussed at the Group. For missing BCLs and NGs subject to stated Gazette Notices, legislation to reconstitute the BCLs and NGs was proposed. For NGs not known to be subject to any Gazette Notice, surrender-regrants would be proposed. A paper would be prepared and submitted by the LACO to the Director of Lands in due course. Upon endorsement by the Director of Lands, LACO would approach the Policy Bureau and Department of Justice for backing. The HKIS representatives will keep track of developments in this area and report in due course.

Members are most welcomed to express views and share their experience on these subjects.



- 始創於 1872 年
- 總部設於瑞士蘇黎世
- 環球十大保險集團
- 客戶人數超過 3,000 萬
- 所聘員工超過 68,000
- 業務遍佈全球 53 個國家
- 管理資產總值超過 30,000 億港元

全情為您 獻禮延續

為香港測量師學會會員尊享

專業人仕汽車保險

\$1 保費

其他專業人仕保險優惠

樓宇按揭火險

- 免費戶主及家人個人責任保險最高可達 HKD5,000,000
- 條款符合銀行及財務公司要求
- 每 HKD1,000,000 投保額保費只需 HKD600

家庭僱傭保險

- 僱主責任、臨時替代傭工津貼、傭工運送費用、個人意外保障
- 住院、門診及牙科醫療保障
- 保費由 HKD422 起

旅遊保險

- 個人意外保障最高可達 HKD1,000,000
- 保費由 HKD80 起 (4 天)



HKIS 會員個人保險熱線

2903 9393

全天候一站式個人保險服務中心：

- 電話即時報價、直接投保服務
- 全面個人保險諮詢、代送保單服務
- 24 小時路邊緊急維修及拖車、後備車輛服務
- 24 小時全球緊急支援服務
- 24 小時索償熱線
- 72 小時賠償承諾



蘇黎世 630

由 99 年開始我們為您額外提供 11,205 分鐘服務時間！

辦公時間
星期一至五：上午八時四十五分至下午六時半
星期六：上午九時正至下午一時正
星期日及公眾假期休息

專業的您

是否正付出高昂而不合理的汽車保費？

我們深信身為香港測量師學會會員，專業人仕的您，處事謹慎，駕駛小心。令保險公司所承擔的風險及作賠償的程度，相對比普羅大眾為低。理所當然，您所付出保費也應較低廉。因此我們願意為您提供**更低汽車保費**。

此外，詢眾要求，本公司特意繼續為您獻上此**一元保費**優惠*，及訂閱「車王雜誌」八折優待，讓您駕駛更輕鬆。

簡易登記 即享優惠*

- 1) 致電 HKIS 會員熱線 2903 9393 登記
- 2) 將現有保單內 Schedule 部份 (列明您的姓名汽車資料) 傳真回本公司
- 3) 我們隨即奉上續保報價書，以低於您現時保費續保。只需付出多**一元保費**保障期就多一個月 (合共十三個月)。保費由 **HKD1,030** 起

蘇黎世汽車保險保障包括：

「無索償折扣」、新車賠償不扣折舊、車頭玻璃無限次索償及汽車個人意外保障等。



蘇黎世 (個人保險) 推廣有限公司

電話：2903 9393 傳真：2903 9340 <http://www.zurich.com>

We care... 全情為您 關懷備至 ...



ZURICH

蘇黎世

Motor Insurance for Professionals like you "\$1 Premium"... Should you need details in English, please call Customer Services Hotline at 2903 9393.

*這項優惠不適用於二十五歲以下、不足兩年駕駛經驗或 0% NCD 之駕駛人仕。本公司保留申請之最終決定權利。