



Surveying

news



Stephen Liu

Message from the President

It was another busy month in May. The 5th Board Meeting of the Pacific Association of Quantity Surveyors ("PAQS") was held in Hong Kong on 22 May. Hong Kong was the host country. Mr. T.T. Cheung (the immediate past chairman of the QS Division) representing HKIS was elected the Chairman of the Association for year 2001 to 2003.

The Presidents of the various professional institutes visited the new office of HKIS and had meetings with our office bearers to discuss the way forward for further cooperation between the institutes. They also invited HKIS members to visit their countries whenever it is convenient to us.

After the Board meeting, the 2001 International Conference on Project Cost Management jointly organized by HKIS, the China Engineering Cost Association and the Department of Standard and Norms of the Ministry of Construction was held in Beijing from 25 to 27 May. It was a great success, with nearly 400 delegates from overseas, Hong Kong and the Mainland attending the conference. Details of the conference and the PAQS Board meeting are given separately by the QS Divisional Chairman later in the newsletter (page 12).

LIAISON WITH RICS

Mr. Francis Ng, the immediate Past President was nominated as the HKIS representative to sit in the Governing Council of RICS. In addition to Mr. Ng, our Junior Vice President, Mr. Kenneth Chan and Fellow Member, Mr. Nicholas Brooke are also members of the Governing Council. They will form a bridging connection between HKIS and RICS. They will have their first meeting in London in early July.

PRESIDENT'S VISIT TO SINGAPORE, MALAYSIA AND UK

The tentative date of visit will be from 3 - 7 August. The HKIS delegates will visit the Singapore Institute of Surveyors and Valuers on 3 August. They will move on to visit the Malaysian Institute of Surveyors on 4 August. Finally, they will visit RICS on 6 August. We hope to achieve our target of strengthening our relationship with these overseas professional institutes. Details of the visit will be reported later after the event.

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Surveying

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.

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EDITORIAL CONTRIBUTIONS

Surveying encourages article queries and submissions. Article submissions should include both hard (printed) copy and a diskette in Word format. Contributions should reach the Hon. Editor at the office of the Institute before the 10th of each month.

Information & Contents

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Friday 9:00am - 5:00pm
Saturday 9:30am - 12:30pm

FIG CONFERENCE IN KOREA

Mr. T. N. Wong, Past President and Chairman of the International Committee, together with one LSD member, Mr T. C. Ng and one GPD member, Mr Andrew Chan, attended the FIG Conference in Korea from 6 - 11 May. It was a big annual event for surveying professionals from all over the world and HKIS is one of the active members of the organization. HKIS is considering the possibility in bidding as the host country for the annual conference in year 2007.

CONFERENCE ON THE DEVELOPMENT AND COOPERATION OF THE CONSTRUCTION INDUSTRY OF HONG KONG AND MAINLAND

The annual conference organized by the Ministry of Construction and the Works Bureau of HKSAR will be held in Kunming, Yunan, on 21 and 22 September. HKIS is one of the co-organizers of the conference. Details of the conference have been sent to members separately. I hope that members will find this conference interesting and your participation is important.

SURVEYORS LUNCH

The second Surveyors Lunch of the year was held on 8 June in Furama Hotel. There were about 30 members attending the lunch. The guest speaker was Mrs. Regina Ip, the Secretary for Security, Security Bureau. The talk by Mrs. Regina Ip was "How security helps business". The low attendance was a little bit of a disappointment. I hope that members will show their support for this type of function of the Institute in the future by more active participation.



CONSULTATION TO AND LIAISON WITH THE GOVERNMENT

HKIS is constantly asked by the Government to give advice, comments and proposals to assist them in formulating policy and regulations. HKIS members have spent a lot of effort in doing these sort of services. On the other hand, HKIS is trying very hard to influence the Government in devising their policy and to protect the interests of our members and the general public. There are often conflicts in viewpoint and a difference in opinion amongst individual members of the Institute and officials in the Government. This will sometimes cause frustration and discontent. I hope that both the Government and our members can take a more open and liberal view on these consultations and liaison processes to resolve any disagreement.

STANDING COMMITTEES

The various standing committees have done a lot of works for the last few months especially the Town Planning, Sustainable Development and Urban Renewal Committee led by Mr. David Lee and the IT Committee led by Mr. Samson Wong. I would ask the chairman of the various committees to give a brief progress report in the newsletter to update members of their works.

Finally, I would like to thank the Editorial Board for their hard work and new ideas to bring the newsletter into a new horizon. I encourage more members to share their knowledge and experience in their professional lives with other members of the Institute by contributing articles and papers to the Editor for publication.

Thank you for your support to the Institute! ☺



HKIS OFFICE OPENING

A cocktail reception was held on 8 June 2001 to celebrate the opening of the new office of the Hong Kong Institute of Surveyors (HKIS) at Suite 801, Jardine House, One Connaught Place, Central, Hong Kong. More than 70 guests, including members of HKIS and guests invited from the professional institutes, public sector, government officials and legislative councillors were greeted by the President and office bearers of HKIS.

It was the first time that the 2 meeting rooms in the new office had been combined together and it was found to be bright and spacious with some harbour view. The chairs were lined up against the walls, with the meeting table in the centre of the room, filled up with food and sandwiches. Guests and members moved and mingled around easily. After knowing that the tables were made up of foldable modules, members agreed that the meeting rooms could be used for holding CPDs, seminars or briefings. As it was a Friday evening and with the ending of a long week of rain, people were relaxed from the wine and enjoyed themselves a bit longer. ☺



Building Surveying Division

The divisional council had organised 2 CPD events in May. They were "Fire Engineering Approach to Building Design in Hong Kong" on 21 May with guest speaker, Dr. Mingchun Luo and "The Role of Registered Professional Surveyors to act as Authorised Person under the Buildings Ordinance" on 31 May with guest speakers Mr. Raymond Chan, Mr. Augustine Chow, Mr. Kenneth Chan and Mr. Richard Cheung.



Mr. David Chan, Mr. Raymond Chan, Mr. Richard Cheung, Mr. Augustine Chow and Mr. Kenneth Chan (from left to right) at a talk on 31 May.

There were 2 CPD talks in June with one site visit to the ICI paint factory in Guangzhou, China on 9 June. The 2 talks were "Reflections on Planning Control Decisions" on 5 June with guest speaker Mr. Bo-Sin Tang and "Thomas More's Utopia and Modern Town Planning" on 9 June with guest speaker Dr. Lawrence Lai.



Mr. Gary Yeung (right) presenting a souvenir to Mr. Bo-Sin Tang (left) on 5 June.

IFMA WORLD WORKPLACE 2001

The world famous facility management conference IFMA World Workplace 2001 is to be held in Kansas City, USA, 23-25 September, 2001. Members interested in the event are encouraged to visit the ifma website at www.ifma.org for more details. 

GENERAL PRACTICE DIVISION

Tony Tse, Chairman

POST-EXPERIENCE PROGRAMME IN REAL ESTATE DEVELOPMENT AND VALUATION

Applications for the "Post-Experience Programme in Real Estate Development and Valuation" closed on 28 May 2001. More than 150 applications were received, comprising members (including students and corporate members) of the HKIS and other real estate practitioners. As the size of the class is limited to 60 to 70 persons, the Admission Committee is considering selection, and priority will be given to those student members of the Institute who are working in organizations which may not be organizing training programmes for their staff on a regular and frequent basis. However, in view of the good response and the likely demand for more programmes from members, the GP Divisional Council will be reviewing the case and will consider if more courses should be organized. Members will be informed of the outcome in due course.

MEETING WITH GOVERNMENT DEPARTMENTS

Following our meeting with the Lands Department in March 2001 at which views on certain matters affecting our profession were exchanged, it is pleased to note that upon the request of the Institute, the Lands Department will publish key information on the completed and registered lease modification/exchange transactions through their departmental web site every month. Moreover, attendance at the DLC by the applicants or their agents has already been implemented. Recently, it has also been suggested by our representative that papers setting out departmental comments etc. should be given to the attendants before the conference so that feedback could be offered before or during the meeting. Apart from the Lands Department, the GP Council members will be meeting the Commissioner and the senior staff of the Rating and Valuation Department on 15 June 2001. Members who have suggestions and would like the GP Council to relate them to the Government departments are welcome to contact the Council members or office bearers.

CONTINUING PROFESSIONAL DEVELOPMENT

As the Institute is keen to ensure continuous development of all members and considers CPD to be an effective means, the GP Division, APC Affairs Panel, is endeavouring to arrange for more such events. One event under consideration, which may be of interest to members, is a visit to the Shenzhen Institute of Real Estate Appraisers some time

in late July. Unfortunately, the visit has to be on a weekday. As the number of participants will be limited, please watch out for the circular on the event. Members are also welcome to put forward suggestions on subjects for CPD to Mr. Alan Ho at the e-mail address keungsiu@netvigator.com.

FIG WORKING WEEK 2001, SEOUL

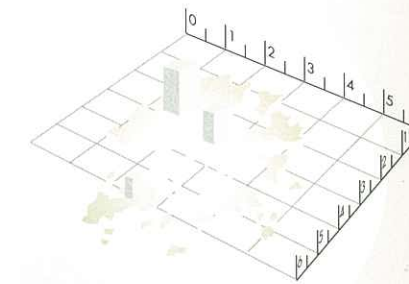
Mr. Andrew Chan attended the International Federation of Surveyors (FIG) Working Week, 6-11 May 2001 in Seoul, Korea, on behalf of the GP Division of the HKIS. Following his attendance, Mr. Chan prepared a brief report, which is re-produced below, for members' information:-

This year's working week was more like a congress with almost 1,000 participants from over 50 countries and with more than 30 technical sessions and workshops, in which about 150 papers were presented. After the meeting in Seoul, FIG has a total of 85 member associations representing 72 countries.

The technical conference titled "New Technology for a New Century" consisted of 29 technical sessions running parallel for three days. The themes of the conference covered all 9 technical commissions of FIG. The 2 plenary sessions focused on the visions on surveying as well as the broad international cooperation of FIG and United Nations (UN). The cooperation between FIG and the UN will continue this autumn when FIG together with the United Nations Center for Human Settlements (Habitat) and the Institute of Surveyors of Kenya organizes an International Conference on Spatial Information for Sustainable Development in Nairobi, Kenya, on 2-5 October 2001.

In the technical conference there was extremely strong input from the commission on cadastre and land administration, commission on spatial information management and commission on positioning and measurement. Apart from that, Commission 9 - Valuation and Management of Real Estate, the commission mostly correlating to General Practice Surveying, had also played an active role in the presentation.

There were 3 technical sessions organized by Commission 9: (1) Non-geodetic fields in the surveyors' curricular; (2) Valuation and Appraisal



LAND SURVEYING DIVISION

PROPOSED CORPORATISATION OF SMO

Mr. Albert SO, Hon. Secretary of HKIS, and Mr. Henry CHAN, spokesman of LSD, on behalf of HKIS, expressed the views on the proposed corporatisation of SMO to the LegCo members of the Planning, Lands and Works Panel and the Public Service Panel on 24 May 2001. The written presentation is extracted as below.

HKIS'S VIEWS ON THE PROPOSAL TO CORPORATISE THE SURVEY AND MAPPING OFFICE

The Hong Kong Institute of Surveyors (HKIS) has the following views on the corporatisation of the Survey and Mapping Office (SMO).

1. Government Statutory Responsibilities under the Land Survey Ordinance


Since the operation of the Land Survey

Ordinance in January 1996, the Head of the Survey and Mapping Office has been delegated the functions of the Land Survey Authority and carrying out the related work with the support of his professional and technical staff, to ensure the Land Survey Authority's integrity and impartiality. HKIS is concerned about the possible conflicting roles and responsibilities of the Land Survey Authority (LSA) arising from the corporatisation. To preserve the LSA's integrity and impartiality, and to ensure the future development of land boundary surveys and land registration system in Hong Kong, HKIS considers that it is more appropriate for the Director of Lands to delegate the LSA functions to a professional land surveying public officer.

2. Monopoly and Intervention in the Land Surveying Market

In corporatising SMO, the Government appears to deviate from its hitherto adopted

line of helping the private business and with minimum intervention. HKIS considers that the Government should as before maintain a comprehensive survey infrastructure and provide the land surveying core services for the society. This will avoid the present impartiality of the LSA being eroded due to profit considerations of the SMC.

The huge size of the proposed SMC and its ready free access to the present SMO's records are also the concerns of HKIS as the present small private land surveying firms, who have contributed to the establishment of the present land boundary records, will not be able to compete with the SMC on level playing ground. To alleviate the public's concern, HKIS considers that the Government should clearly explain to the society how to avoid SMC playing a dominant and monopolistic role in the land surveying field. 

EVEREST - THE MAN AND THE MOUNTAIN - CPD EVENT ON 14 MAY 2001

LAM Lik-shan, Lesly

Mount Everest, where earth meets sky, is the highest mountain peak in the world. This peak which stands at 29,028 feet above sea level has a great deal of history behind it. It was actually named after one of the pioneers of our profession, Sir George Everest (1790 - 1866), who had spent all his professional life in India. It was our honour that Mr. J.R. Smith, Editor of the renowned Journal SURVEY REVIEW, came to share the story of this great surveyor with

more than 100 members from the various divisions of our Institute. This event was co-organised by the Hong Kong Polytechnic University and the Institution of Civil Engineering Surveyors (HK Region).

Mr. Smith pointed out that Sir George Everest was the first person to record the height and location of Mount Everest. Everest was a British military engineer who served as Surveyor General of India and Superintendent of the Great Trigonometrical Survey from 1829 to 1843. He supervised much of the triangulation framework for the mapping of India and in particular observed a meridian arc from southern India to the foothills of the Himalayas. During the time he surveyed in



Mr. J.R. Smith shares his story with the audience

- Advanced Methodologies and Technology; and (3) Valuation Practice. The presentation covered a wide spectrum of topics, which were delivered by the professional members from different countries. The topics included: -

- (a) Education of Valuers - Goals to be reached in FIG (Finland)
- (b) The Role of Non-Geodetic Professional Expertise of a University Educated Surveyor in an Emerging Ambiguous and Unsafe Future of the Profession (Greece)
- (c) The Development and Evaluation of the Built Environment Modular Scheme (BEMOS) at Leeds Metropolitan University (UK)
- (d) The Emerging Valuation Profession in China (Hong Kong, China)
- (e) A Global Commercial Lease for the New Century (Australia)
- (f) The Current Status of Japanese Real Estate Market - Securitization of Real Estate (Japan)
- (g) The Changes of Korea Appraisal Market (Korea)
- (h) Assessment of the Market Value of Real Estate with Private Housebuilding Derived from the Summation Method of Valuation with Adjustment to Current Market Value (Germany)

- (i) The Management of Public Property in Malaysia (Malaysia)
- (j) Maintenance and Management Costs of Open Sport Facilities (Italy)
- (k) Appraisal of the Land Inconsistent with the Cadastral Records (Korea)

During the presentation and the following discussion period, participants were keen to exchange their professional knowledge and share their practical experience, which in fact is exactly the objective of Commission 9 i.e. to establish communication links with valuers in all countries represented in FIG and to outreach to valuers in other countries where FIG is not currently represented.

Being a reputable professional organization, it is necessary for the Institute to keep a close liaison with such international organization and is recommended to take an active role in participating in this international function. The involvement of the Institute in this event will not only raise the international standard of the Institute, but also arouse overseas interest in the role of Hong Kong on the global market play.

The papers of the FIG working week 2001 and the technical conference are available on the FIG homepage at <http://www.fig.net> 

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Mr. J. R. Smith being presented with souvenirs by Mr. Kwok Chi-Wo

1841, the peak of Mount Everest was labelled Peak XV.

Mr. Smith led us to imagine the great difficulties Everest encountered in completing the surveying tasks, for example, going through the dangerous jungles, escaping from the fierce tigers, working under the fluctuating monsoon, etc. In the 19th century, the equipment he used was of course still very primitive, absent of any electronics. At that time, plane table (i.e. theodolite today) and perambulator (i.e. EDM today) were used for surveying in the dense smoking haze. Due to the flat terrain in India, 17 survey towers had to be built by Everest to

overcome the line-of-sight problem. To our amusement, Mr. Smith showed us the back up facilities of Everest, which included 4 elephants, 30 horses, 42 camels and 700 followers.

Everest retired in 1843. He got married and had 6 children. In 1856, his successor, surveyor Andrew Waugh, completed the first thorough height measurement of the mountain Peak XV and declared it to be 8,840 meters (29,002 feet) high. In 1859, the Peak XV was re-named Mount Everest in honour of Sir George Everest.

Mr. Smith fully appreciated Sir George Everest as a scientific, single-minded and determined surveyor. Although he had sick leave for 5 years during his service in India, no one possessed enough competence to substitute him in his roles until he returned. Let's stand up and give a salute to honour Sir George Everest.

Special thanks to Dr. Esmond Mok and Mr. Kwok Chi-wo for contributing their valuable time to welcome Mr. Smith in Hong Kong. ☑

中國測繪學會全國會員代表大會

黃仲衡，邵偉青

中國測繪學會會員代表大會每四年舉行。今年五月八日至十四日在海南省海口市舉辦了第七次全國會員大會，出席大會的有國內各省市測量機構，測繪學會，國家軍事測繪主管部門，國家測繪主管部門，測繪科研院所，大專院校，共五百多位代表參加。香港測量師學會土地測量組第一次以團體會員身份派代表參加。出席該次會議是土地測量組主席黃仲衡先生和土地測量組理事兼國際事務小組秘書邵偉青先生。

五月八日大會安排註冊，考察登記及通知各參加者會議細節，測繪儀器和軟件覽展。五月九日大會開幕，首先由總參測繪局副局長成仁榮和海南省副省長于迅致詞，繼由中國測繪局陳邦柱局長及多位特邀領導和嘉賓講話及聽取並審議通過第七屆理事會武漢測繪大學校長李德仁院士的工作報告。

會議詳情

討論事項除了工作報告和選舉理事，還有院士和專家的研究報告。論文有二百多篇，全套兩本，共有994頁。這份論文集撮要一些中國測繪學會工作資料、測繪科研技術、儀器和軟件在內地的發展，希望學會會員對中國測繪科技有更深的認識。大會議程如下：

- (一) 第七屆中國測繪學會理事會工作報告
- (二) 專題講話
- (三) 第八屆中國測繪學會理事選舉結果

(由右至左)
土地測量組主席黃仲衡先生，
廣東省國土廳前副廳長梁宜希教授，
中國國家測繪局副局長及中國測繪學會理事會楊凱教授，
中國測繪學會上屆(第七屆)常務副理事長兼秘書長馮孟華先生，
土地測量組理事兼國際事務小組秘書邵偉青先生。



- (四) 參觀海南測繪局
- (五) 國內儀器和軟件的發展
- (六) 海南島考察團

(一) 第七屆中國測繪學會理事會工作報告

這份報告由第七屆理事長，李德仁院士(武漢測繪大學校長)宣讀。因篇幅過長，只撮要報告其中四點比較有興趣的資料—組織建設，學術交流，對外交流，主要存在問題。

組織建設

- 中國測繪學會會員人數從上屆34884人增至現時39724人。
- 推薦了兩位測繪資深會員為中國工程院院院士和另一位為中國科學院院院士：新增兩名中國工程院院院士—王任享(總參測繪研究所研究員) 劉經南(武漢大學副校長，教授) 新增一名中國科學院院院士—高俊(解放軍測繪學院前院長，教授)
- 1999年10月9日至12日在寧波召開中國測繪學會成立40週年大會暨七屆二次全體理事會議。
- 制定通過《中國測繪學會團體會員條例》共發展團體會員66個。
- 第七屆理事會審批資深會員5次，截至目前，中國測繪學會已發展資深會員1707人。第七屆理事會還接納香港測繪界人士16人為會員。

學術交流

- 據不完全統計，共召開學術會議45次約3400人次參加，論文2300餘篇。
- 舉辦多項會議，如控制測量與學術研討會，第十一、十二屆遙感技術交流，第五屆全國地圖學術討論會，第十一屆、十二屆海洋測繪綜合學術研討會，礦山測量專業委員會舉辦的“1999年全國礦山測量學術會議”。又於2000年召開了“數字地球與跨世紀測量學術討論會”。

- 地籍測繪與土地信息專業委員會於98年召開了“面向21世紀的中國土地信息系統”會議，又於2000年與中國土地信息與遙感分會，中國城市信息系統專業委員會聯合舉辦“第三屆中國土地信息系統學術研討與經驗交流會”。
- 還有很多測繪教育研討，西部大開發，《測繪學報》編輯等工作，不能一一盡錄。
- 《中國測繪史》編纂工作已經完成；這是測繪界前所未有的第一部專業巨著。第二卷已於95年出版，第一、三卷均交付出版。

對外交流

- 中國測繪學會繼續積極參加國際民間測繪組織的活動(例如 IUGG, IAG, ISPRS, FIG)，而 ICA 2001 Beijing China 將於2001年8月在北京舉行。
- 陳俊勇院士連續兩屆當選 IUGG 執委。陳軍教授在第十九屆 ISPRS 大會上當選第二委員會主席。
- ISPRS 二委國際研討會將於2002年8月在西安舉行。
- 中國測繪學會還與有關國家和港澳台地區的測量學術團體建立了廣泛聯繫。

主要存在問題

學會當前面臨的主要問題有三，(一)經費來源上困難；(二)穩定學會工作人員隊伍，學會專職幹部能否安心於學會；(三)通過學術活動和科普工作建立後緊密的聯繫機制。

綜合上述的問題，最主要的結論是經費問題。長期以來靠單位國家測繪局撥款和中國科協少量學術經費資助，隨著國家深化改革，事業單位及社團將實行自收自支，會帶來巨大的經濟壓力。若經費來源可獲解決，其他問題是不難解決。

(二) 專題講話

在眾多嘉賓的講話中，籍這個機會和大家分享中國測繪局陳邦柱局長和中國測繪學

會常務副理事長兼秘書長馮孟華對測繪事業的觀點。

陳局長認為測繪事業在中國是朝陽行業，他推算：「測繪加快了與經濟社會各個領域的融合，服務領域更加廣泛；測繪技術從傳統的封閉型、壟斷型已向開放型、替代競爭型轉變，掌握測繪技術手段更加快捷」。

另外他提出了“數字地球”的策略構建“數字中國”。訂定測繪事業的總體目標之一，是加快國家基礎地理信息系統數庫及其網絡體系建設，建立地理空間的基礎框架，滿足國民經濟和社會發展對基礎地理信息的基本需要。

局長對於測繪管理體系和運行機制有以下理念：

「第一，測繪是一項全方位的服務，涉及到國民經濟、國防建設和人民生活的方方面面，其成果關係到國家的領土主權和國防安全，必須有健全的測繪行政管理體系保證其協調健康發展；第二，基礎測繪具有前期性、公益性和戰略性特點，不能完全通過市場方式解決資源配置問題，必須依靠各級政府公共財政的投入，由專門的基礎測繪隊伍來實施；第三，在市場經濟的大環境下和現代地理信息產業迅速發展的趨勢下，測繪市場是客觀存在的，各種經營性測繪企業單位的存在和運行是符合市場經濟體制要求的。」

他提醒各測繪界人事對測繪事業發展和其他事物的發展都包含兩方面，一方面是“有為才有位”，另一方面是“有位才有為”。香港測量界在不同程度上，也面對相同的問題。兩句話確實點出學會發展常遇到的實際困難，這現象不單是國內獨有，也適用於香港。

常務副理事長兼秘書長馮孟華在講話中多次提及與香港團體會員之學術交流。隨著中國將於年底加入WTO，與國際接軌，學會為團體單位積極推進測繪行業進行ISO 9000標準的認證。另外，學會很著重註冊測量師培訓，執業資格的評審和管理，並優先在團體會員單位攪試點。李德仁院士在這論題上認為中國測繪學會應爭取承擔更多的中介業

務，例如：執業資格的評審工作，包括建立測量師制度，資格考試和註冊事務。

前武漢測繪大學校長寧津生院士和多位專家提及衛星重力探測技術的最新發展，特別是利用衛星重力梯度數據可恢復更高分辨率 and 更高精度的全球重力場。地球重力場的研究可將進入新的里程碑。有興趣的讀者可詳閱寧津生和羅志力的論文《衛星重力探測技術的研究及應用》。

武漢大學副院長劉經南分析最新GPS衛星技術進展。他介紹新的民用和軍用L5碼，若衛星增添至30-36枚，將大大提高覆蓋面積、可靠性、連續性和應用程度。大有機會取代現時的飛機導航系統，在極差的視野情況下，飛機也可安全著陸。歐洲共同體的Galileo \$20-\$30 億歐元的衛星計劃因經費問題將被擱置。另外多基準站RTK(VRS)技術的發展將可在60-70公里範圍內達到3-4cm的準確數據。

另有多位資深院士學者和專家發表專題講話，陳俊，李德仁，王仁享院士以及地圖學會與GIS專業委員會主任王家耀教授，國家科學院林宗堅院長，深圳市規劃國土信息中心郭仁忠博士，作了學術報告。

(三) 第八屆中國測繪學會選舉結果

經過一輪繁複的選舉程序，被提名的121人全部獲得通過成為下一屆的理事會成員。中國國家測繪局副局長楊凱教授順利當選為第八屆中國測繪學會理事長。他表示會繼續抓好學會組織工作，努力建設測繪科技工作者之家，推動測繪科技進步與創新，培訓人才，拓寬服務領域等。

(四) 參觀海南測繪局

海南測繪局於1990年6月成立，何鋒是現任局長。樓高十六層的新辦公大樓於1998年落成，座落於市中心的白龍南路，擁有一批價值2千萬元的先進儀器設備；有12位高級工程師，22位工程師，碩士以上學歷人員有9名，正式職工有111名(高級工程師，工程師，技術員及其它人員)，承擔各種測繪任務。測繪局大力發展現代地理信息產業，與澳洲合作實施海南國土資源基礎信息系統項

目，建立了一個大規模的省級基礎地理信息系統。

測繪局架構包括，國土測繪處和有關行政管理部門，另外有四個測繪單位，海南省基礎地理信息中心；海南省測繪院；海南省產品服務中心；海南省測繪產品質量監督檢測站。

海南省基礎地理信息中心現有人數60人，主要大型儀器設備有彩色大幅面掃描儀4台，全數字攝影測量工作站3套，圖型工作站24台，繪圖儀3台。已經建成並可應用的數據庫有1:1萬地形數據庫，DEM數據庫，1:1萬核心地形數據庫，1:5萬地形數據庫，地名數據庫，大地測量數據庫，行政境界數據庫，專題數據庫，國土資源基礎信息數據庫等。

測繪院現有職工80名，其中碩士3人，高級工程師7人，工程師10人，助理工程師17人。這支測繪隊伍承擔海南省主要測繪項目，包括大地測量，工程測量，地圖編繪，地籍測量，近海灘涂測量，海洋測量及土地利用規劃等。

GIS軟件包括，MGE, MAPINFO, GEOSTAR和北京地理研究院開發的CMIS地籍測繪系統。

產品質量監督檢測站工作範圍包括：

- 測繪產品質量仲裁(例如一等水準網複測，土地界限糾紛仲裁)；
- 測繪儀器計量基準的統一(例如經緯儀，水準儀檢定裝置，光電測距儀檢定)；
- 建築工程變形監測(例如地面不均勻沉降)；
- 房地產(商品房)面積計量公正測量。

海南省已進行測繪法制建設，並執行監督，打擊測繪違法行為，查處各類非法地圖，保障測繪活動和秩序，測繪局又在報刊上宣傳測繪工作的文章和舉辦地圖產品展覽。

(五) 國內儀器和軟件的發展

這次會議有20餘家儀器生產商介紹產品，其中大部份都是國內公司。儀器產品包括電子經緯儀，紅外測距儀，全站儀，GPS(RTK)雙頻，單頻，後差分GPS系統。軟件

產品有海洋(水上)測量軟件，地籍成圖軟件，控制測量平差大全，掃描矢量至地籍信息和土地信息系統。

印像比較深刻的公司中有南方測繪儀器有限公司，銷售產品很多，又出版定期測繪刊物，共有64間分公司，有職員800多人，銷量達1.8億元人民幣。

適普軟件公司是原武漢科技大學，美國IDG集團，Intel公司和Soft Bank公司聯合投資成立的軟件公司。有志弘揚民族軟件，勇闖國際名牌。主要從事全數字攝影測量系統Virtuozo NT，三維可視地理信息系統IMAGIS和遙感影像配準融合系統Cyberland。其中IMAGIS將4D產品(DEM, DOM, DRG和DLG)作為綜合處理對象，將可視現實和虛擬現實，進行了高度集成，做到“所見即所得”。

清華山維公司創立于1989年，是清華大學的一批老教授和測量與計算機等專業工程技術人員共同創建。有多種GIS, EPS系列產品：

- (一) 提供GIS前端全面解決方案的EPS系列產品，包括野外實地實時採集軟件EPSW2000，圖紙掃描矢量化軟件EPSCAN2000，地理信息系統接口軟件EPSG2000，光學掃描航測數字化測圖系統EPSAM2000，掌上測圖數據採集系統EPSCE。
- (二) 提供行業解決方案的EPS系列管理信息系統軟件，包括實用型地理信息系統軟件EPSGIS，地籍管理軟件EPSCM2000，房產管理軟件EPSH2000，管網管理軟件EPSP2000。
- (三) 面向GIS的專業辦公自動化系統，包括公文運作系統DOMS，房產空間信息管理與產權辦公自動化系統SEMS，地籍空間信息管理與產權辦公自動化系統，測繪隊生產管理信息系統，清華山維地籍測繪管理系統EPSCM2000。

北京威遠圖儀器有限公司，自己開發研製SV系列繪圖軟件。SV300是多渠道作業軟件，是集內外業一體化測圖及GIS數據採集，將數字測圖和GIS建庫結合起來。具備

數字製圖和地籍測繪管理，數字高程模型建立及土方計算，房產測繪與面積分攤等功能。

北京安圖技術創始人也是清華大學的講師和碩士畢業生，擁有一批精通GIS網絡數據庫技術人才和GIS工程師。

軟件產品有：

- (1) 地圖掃描矢量化(MicroStation)，
- (2) 數據轉換群，
- (3) Auto Basemap 基礎地形資料建庫與管理。

廣州開思測繪軟件公司主要產品有掌上遙測平版和信息化成圖系統和一系列GIS軟件。

方正數碼是北京大學開發的軟件，有Mirage Pro 5.0, Mirage GIS和方正智繪等軟件。

還有多家參展公司，有興趣讀者可向香港測量師學會圖書館借閱展刊。

(六) 海南島考察團

海南島主要發展旅遊，三天的考察中，到過多處不同的景點，可以體會辛勤工作的測繪人員對海南島的基礎工程建設作出很大的貢獻。

我們這一團由海口市向西邊的高速公路前往三亞。這是一條雙線雙程行車的公路，有三百多公里長，安全舒適程度也算不錯；只可惜沿途缺乏公共設施，沒有加油站，洗手間或休憩處。很有可能是往來汽車稀少，使用者不足之故。抵達三亞市之前，考察團到過南山文化旅遊區；海南省投資了60多億元開發這個區域，有中國最南的寺院，現正在海中興建一座比自由神像還高的觀音像。

當晚，考察團安排下榻於海南測繪局在三亞市營辦的經緯大酒店。經緯大酒店面向風景如畫的三亞灣。

第二天，考察團到過最值得推薦的瓊海市博鰲度假村，第一期工程已完成。這個最新的旅遊度假村，在整個工程完成後，有五個18洞的哥爾夫球場、度假別墅、酒店、國際會議會場，還有可媲美澳洲黃金海岸的沙灘。回程經沿海東面的高速公路返回海口。該天晚上，考察團入住文昌市測繪職工培訓基地的經緯花園，經緯花園有多座具有歐陸風情的別墅，並有可容納200多人的多功能會議中心；是會議、培訓旅遊和商貿活動的好去處。

香港代表第三天使離團返回香港。

總結

參加這次會議，獲益良多，尤其增強了對中國測繪學會組織和理事會成員的認識，對未來和中國測繪學會的溝通，肯定建立了良好關係，方便日後作進一步的交流。

海南省測繪局給我留下良好印象，儀器設備很先進，到達高水平。至於測繪局營辦酒店又可作培訓基地，意念很特別創新。國內的儀器和軟件生產商已日趨成熟，素質不斷提高，估計在加入WTO之後，數年間很有機會打入世界市場。

海南島，空氣不受污染，風景秀麗，椰林樹影，消費便宜。美蘭機場雖小但設施十分舒適，頗有國際水準。邊防，海關人員亦很有禮貌，氣氛輕鬆，友善，與國內其他機場有很大差異，頗值得推薦到該地舉行會議，打高爾夫球或作渡假式的旅遊。✎

廣州交流參觀團

林力山

土地測量組承蒙廣東省測繪學會協助，在五月十七日至五月十九日舉辦了一次廣州交流參觀團，反應非常踴躍，總共吸引了五十九位來自不同組別的會員參與。澳門測繪代表也有派員出席，盛況空前。廣東省測繪學會將是次活動定名為“粵、港、澳測量師學術交流聯誼會”。詳情及更多圖片在下期刊出。



QUANTITY SURVEYING DIVISION

Nelson Cheng, Chairman

2001 INTERNATIONAL CONFERENCE ON PROJECT COST MANAGEMENT

The Conference was held at the China hall of Science and Technology in Beijing on 24 - 27 May with great success. We had 57 delegates from the overseas Surveying Institutions and countries including the PAQS member countries, Australia, New Zealand, Malaysia, Singapore, Sri Lanka, Japan, the RICS and AcostE from UK, the ICEC and SAVE (Society of American Value Engineering) from USA, and the Canadian Institute of Quantity Surveyors from Canada. There were 46 delegates from Hong Kong SAR and 175 delegates from the Mainland China, making a total of around 300 delegates.

Because the HKIS handled all the overseas delegates and papers, Dr. Anita Liu and I have been working extremely hard for the past few months in order to ensure all areas have been covered. Special thanks to Dr. Liu and Dr. Richard Fellows who have contributed a lot of their time in vetting all the papers and in running the conference. I would also like to thank all our QSD council members who have assisted in the preparatory works and at the conference.

Mr. Zhang Yijun, the Vice Minister of the Ministry of Construction (MOC) officially opened the conference. It was followed by the speeches of Mr. Qi Ji, the Director of the Department of Standards and Norms and the Legco member of HKSAR, Hon. P. C. Lau. The presidents from the Surveying Institutions of the PAQS member countries also delivered short speeches, addressing to the QS professions the importance of project cost management. We had also invited Mr. Helius Ng, who represented the Works Bureau of the HK Government SAR, to participate in the conference.

The conference went extremely smooth for both days. In addition the organising committee had organised two very entertaining events for all the delegates, with the Beijing Opera in the evening of the 25th and a western buffet dinner in the evening of the 26th. The overseas delegates were mostly impressed by the acrobatic dance of the Beijing Opera. In the evening of the 26th, a band was formed with Prof. Denny McGeorge (keyboard), Dr. Richard Fellow (bass guitar), Mr. Stephen Chung (drum), Dr. Colin Storey and Dr. John Jones. All the delegates especially the Aussies and the Kiwis enjoyed the evening of the golden 60s oldies and rock and roll dance. They really had a great time!

The last event of the conference was the technical site visit to the Olympic stadium site, but most overseas delegates had chosen to visit a much greater project, the Great Wall, on their own.



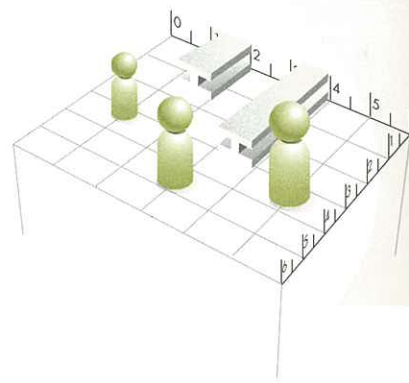
Hon. P. C. Lau delivers a speech at the Opening Ceremony



Our President and the QSD Council members



Our President presenting a souvenir to Mr. Yang Szechung, president of CECA



Mr. Qi Ji and Mr. Yang Szechung with the presidents of overseas Institutes



Our President presenting a souvenir to Mr. Qi Ji, the Director of Standard and Norms of MOC



The most educated "Band"

THE 5TH PACIFIC ASSOCIATION OF QUANTITY SURVEYORS (PAQS) BOARD MEETING

The meeting was held on 22 May at the Sheraton Hotel, Kowloon. Mr. T. T. Cheung was elected as the Chairman of the Association for a term of two years. A technical seminar "Project Procurement and Cost Management: Perspectives from Different Nations" was held on 23 May at the City University of Hong Kong and was well attended. ■



PAQS meeting delegates from all member countries

JUNIOR ORGANIZATION

David Wan, Chairman

AUCTION OF VEHICLE REGISTRATION MARKS

The auction schedule for the second half of the year has been released. Volunteers are invited to hold the auction hammer for the Transport Department. With an overwhelming response last time, remember that the chance for this valuable experience is limited and an early response can give you priority to participate in the events. The Transport Department will also offer HK\$1,096 as an honorarium to our auctioneer.

Members, who are interested, please complete the attached form with this newsletter and return it to the HKIS office. We shall nominate volunteers on a first-come-first-served basis, while former experience will also be considered.

Please show your support and reply to our invitation soon. ■

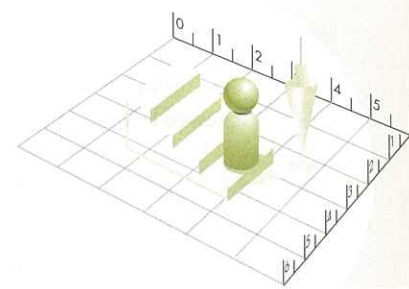


FIG WORKING WEEK 2001

Reported by T. C. Ng and T.N. Wong

FIG Working Week, Seoul, Korea

Date: 6-11 May 2001

Venue: Walker Hill Sheraton Hotel

Theme: New Technology for a New Century

OPENING

FIG Working Week 2001 (FWW2001) started off with a variety of colourful cultural shows followed by the Opening Address by Mr. Joeyeung Kim, Chairman of the Local Organising Committee. Mr. Kim is also the President of Korea Confederation of Surveyors and President of Korea Cadastral Survey Corporation.

WELCOME

Mr. Robert W. Foster, The President of FIG gave the Welcome Address. This was followed by the opening of The General Assembly.

GENERAL ASSEMBLY (GA)

The President declared open the FIG's 24th General Assembly. A Roll Call was conducted to confirm the required quorum of more than 50% of the membership of the total financial member associations of FIG.

MINUTES OF THE 23RD GENERAL ASSEMBLY WAS ADOPTED WITH TWO AMENDMENTS

(a) Subscription Rate 2002

The World Bank classified all World Bank member countries totaling 181 according to economies with a population of more than 30,000. Economies are divided according to the 1999 GNP per capita into four categories: Low Income (US\$755 or less); Lower-Middle Income (US\$756 - 2,995); Upper Middle Income (US\$2,999 - 9,265); and High Income (US\$9,266 or more). 64 countries were grouped as Low Income Economies and 55, including P.R. China, as Lower Middle Income Economies. The subscription rate for these countries is 50% reduction on the per capita subscription of SW. Frs 5.30 per member. This is SW. Frs 2.65 per member up to a maximum of 4,000 members.

(b) Future Governance of FIG

The Future Governance of FIG shall consist of a President and four Vice Presidents.

NEW MEMBERSHIPS

The following applications for membership were accepted without objection: -

- Professional Association of Real Estate Specialists and Surveyors, Armenia;
- Association of Privak Surveyors, Armenia;
- MAKLIry, Finland;
- Puerto Rico, USA;
- Cambodia;
- Mongolia.

PLENARY SESSIONS

Two Plenary Sessions were conducted.

Session One was titled "Visions on Surveying". It focused on (a) Survey and Policy - a relationship in Mutual Benefits; and (b) Mutual Recognition on Professional qualifications.

Session Two was centred on FIG's Cooperation with United Nations and other International Agencies; Task Force on Sustainable Development; and Re-establishment of Land Administration in East Timor.

TECHNICAL SESSIONS (TS)

125 Technical Papers (TP) were presented in 29 Technical Sessions for



Mr. T.C. Ng, Mr. Stephen Yip, FIG President, Mr. Robert Foster, and Mr. T.N. Wong

all nine Commissions.

- Commission 1 - Professional Standard and Practice had 2 TSs with 7 TPs.
- Commission 2 - Professional Education had 5 TSs with 10 TPs.
- Commission 3 - Spatial Information Management had 5 TSs with 22 TPs.
- Commission 4 - Hydrography had 1 TS with 4 TPs.
- Commission 5 - Positioning and Measurement had 8 TSs with 29 TPs.
- Commission 6 - Engineering Surveying had 2 TSs with 10 TPs.
- Commission 7 - Cadastre and Land Management had 6 TSs with 24 TPs.
- Commission 8 - Spatial Planning and Development had 2 TSs with 9 TPs.
- Commission 9 - Valuation and the Management of Real Estate had 3 TSs with 11 TPs.

Vice Chair of Commission 9, Mr. Stephen Yip, presented a paper titled "The Emerging Valuation Profession in China" and he chaired the TS 29 on Valuation Practice. This was a great honour for HKIS. Many thanks to Stephen for his effort and hard work.

REPORTS FROM THE COMMISSIONS

Each commission had produced its own report made by each Commission Chair.

(1) Commission 1 - Professional Standards and Practice

Through various meetings and the hard work of the Working Groups, it had come up with high level guidelines and check lists on how practices need to be adapted between different cultures, but will not attempt to provide detailed guidance relating to the different legal system in the place of each

country. The guidelines incorporate the FIG statement on Ethical Principles and Model Code of Professional Conduct; and the FIG Charter for Quality. It is aimed at helping raise the standard of business professionalism demonstrated by surveyors as increasingly expected by customers and by governments.

Though much work had been done so far by the Commission, liaison is continuing to occur with UN Agencies and the Commission Chair is representing FIG at the World Bank/US AID Central American Workshop in EL Salvador on Training for Quality and Sustainability of Progress in November 2001.

Commission Chair is Prof. John Parker. Email: park106@attglobal.net

(2) Commission 2 - Professional Education

The Commission had two commission meetings on surveyor's education and a joint commission meeting with Commission 9 on the Education of Valuers. Representatives were invited to express their concerns on professional education.

The Commission reported its works, achievements and final plan of the Working Groups: -

- (a) Working Group 1 on management skills, professional competencies and CPD policies;
- (b) Working Group 2 on Virtual Academy - distance learning;
- (c) Working Group 3 on University Curricula - content competencies, trends and assessment. The main goal is to collect information on various approaches and models in surveyors' education and then to produce a model, which could be used in comparing and describing various curricula.
- (d) Working Group 4 on Surveying Students. This is aimed at organizing more FIG

seminars and symposiums so that many young surveyors and students including female surveyors and students can participate in them. It is intended to provide the necessary information for students who wish to study abroad.

Apart from the Commission's work by the Working Groups, it had presented more than ten papers during the three Technical Sessions. The Themes were: -

- Experiences and new approaches in Virtual Academy;
- Surveyors Curricula around the World;
- Managing curricula content up-to-date and making them available on the web.

Commission 2 has had cooperation with sister societies e.g. ICA and ISPRS on Virtual Academy. ICA and ISPRS are invited and encouraged to participate in the Commission's future seminars and working weeks.

Forthcoming events include: -

- Virtual Academy in June 2001, Helsinki, Finland
- Sustainable Development in October 2001, Nairobi, Kenya
- Symposium in February 2002, Puerto Rico (USA)

Commission Chair is Prof. Kirsi Virrantaus. Email: kirsi.virrantaus@hut.fi

(3) Commission 3 - Spatial Information Management

Spatial Information Management is an indispensable part of the basic infrastructure in the individual country. Spatial Information affects 80% of human decision making. It changes in line with the technological possibilities and advancement, and the political and organizational developments in society in general. Spatial information is particularly needed for:

- (a) Urban and rural transport system;
- (b) Solution to land consolidation and strategic facilities planning and management, e.g. modeling of public property like health care study and educational facilities etc.;
- (c) Creation of 3D cadastral registration system; development and implementation of a multimedia GIS and multi-layers digital cadastre with proper parcel number and numbering system;
- (d) Formulating standards of digital mapping and carrying out global digital mapping projects in creating a universal spatial data infrastructure for all member countries to use, share and exchange of spatial information;
- (e) Sustainable land management and hence sustainable development and better society to enjoy and to live in.

Commission Chair is Jes Ryttersgaard. Email: jr@kms.dk

For more information visit the Commission's homepage at <http://fig3.boku.at>

(4) Commission 4 - Hydrography

At the meeting in Prague Working Week 2000, national delegates suggested that the Commission should build stronger links with the various national Hydrographic Societies throughout the world. It was urged to have more input to the Task Force on Sustainable Development.

In September 2000, the Commission had sponsored a session at "The Mediterranean Surveyor in the New Millennium Conference" in Malta with presentation of topics ranging from determining national tidal datum to the operation of local hydrographic authority in Malta.

Commission 2 sits in FIG/IHO International Advisory Board which is responsible for (a) the

development and updating the standards of Competence for Hydrographic Surveyors; and (b) the recognition of courses given by educational institutions that meet these standards.

Commission Chair is Dr. Dennis St. Jacques. Email: stjacquesd@dfo_mpo.gc.ca

(5) Commission 5 - Positioning and Measurement

The Commission was very active and involved in some main activities including maintaining an updated homepage, a newsletter, participating and organizing working groups and seminars. It was also involved in ISO works. This included ISO TC172 (optics and optical instruments); and the international course on Engineering Surveying in Munich.

It produced the guidelines for check, maintenance and calibration of surveying instruments to be tabled at FIG Congress 2002. These include field procedures for determining achievable precision of surveying instrument on Levels; time-dependent correlation using GPS - a contribution to determine the uncertainty of GPS measurements and guidelines for GPS surveying; guidelines for quality check of cameras, multi-sensors equipment, rotating lasers and length and offset calibration benches at micro-matic accuracy.

Commission Chair is Prof. Jean-Marie Becker. Email: jean-marie.becker@lm.se

(6) Commission 6 - Engineering Surveys

Apart from sponsoring the XIII International course on Engineering Survey in Munich; participating in the FIG Working Week in Prague and joint seminars of FIG Commission 2, 4, 5, 6 and 7 in Malta, Commission 6 was also present at the Congress of the Institution of Mining Surveyors (ISM) held in Krakow in September 2000. During the seminars a Memorandum of Understanding (MoU) was

signed as a specific collaboration agreement between FIG and ISM. The Commission is very concerned by many related topics of common interest namely: -

- (a) Underground surveying: vertical transfers, traversing, gyro measurements, refraction index, assessment in non-standard conditions, cross-section profiling, etc.;
- (b) Facility Management Systems, topographic and graphical data for exploitation and maintenance databases;
- (c) Ground motion, stability control, deformation measurement and analysis, integrated multi-sensors survey;
- (d) Monitoring, automatic follow-up of works (guiding of boring/grinding machines included);
- (e) Reliability of survey-related data versus specific safety aspects.

Forthcoming events include co-sponsorship in: -

- 5th Conference on Optical 3D measurement techniques, Vienna, 1-3 October 2001
- Facility Management Systems, transportation and utility lines, Berlin, 11-13 October 2001
- 7th International Workshop on Accelerator Alignment, JASRI Lab (Japan), November 2001

Commission Chair is Prof. Michel Mayoud. Email: mayoud@cern.ch

(7) Commission 7 - Cadastre and Land Management

The Commission had achieved a lot as demonstrated by the good attendance in the Commission's annual meeting and in the Commission's three Working Groups. These had stimulated vigorous discussions including some provoked fascinatingly contrasting views on the appropriate approach to

resolving land related problems in transitional economies.

Two Task Forces were initiated: (a) on standards; and (b) on Woman's Access to Land. Guidelines proposed by the Working Groups were brought to the General Council in Seoul for consideration. They were latter approved by the General Assembly.

The Commission's future activities are on Cadastral Reforms; Access to Land and Land Market mainly on Central and Eastern Europe. "Cadastre 2014" is one of the major activities and is now translated into 20 languages and had been very influential globally.

Commission Chair is Dr. Paul Munro-Faure. Email: paul.munrofaure@fao.org

(8) Commission 8 - Spatial Planning and Development

Commission 8 has followed the accepted work plans very successfully. The final report on "Urban Regeneration" shall be published in the General Assembly in Washington D.C. in 2002. This serves as a guideline for national associations in this field to have an overview of what surveyors are doing in the planning and implementation process in big cities. In this respect, I think HKIS should obtain the report when it is published for reason that the HKSAR is undergoing a major "Urban Regeneration Program". The Commission encourages more participation in future activities by national delegates.

Chair of Commission is Dr. Helmut Brackmann. Email: helmut.brackmann@bottrop.de

(9) Commission 9 - Valuation and the Management of Real Estate

Please refer to a separate report in News from the General Practice Division (page 5).

Chair of commission is G. Michael Yovino-Young. Email: myovino-young@yovino.com

Vice-Chair is Mr. Stephen Yip who shall be



appointed to the Chair in April 2002 in Washington D.C.

OTHER REPORTS

Apart from the Commission's reports there were many other interesting, informative and useful reports.

The International Office of Cadastre and Land Records (OICRF) aims at offering best and quick services to anyone whom requests for information using Internet.

The Permanent Institution Multi-lingual Dictionary Board has published the following volumes for the surveying community: -

- Volume 3 Geodetic Surveying
- Volume 4 Cadastral Surveying and Cadastre
- Volume 5 Geodetic Instrument
- Volume 6 Topography
- Volume 10 Engineering Surveying
- Volume 11 Hydrographic Surveying
- Volume 12 Mining Surveying
- Volume 13 Property Valuation
- Volume 14 Land Consolidation
- Volume 15 Urban Planning and Regional Policy

These volumes are available via Internet at <http://www.ifag.de/Kartographie/Shop/index.html>

REPORT OF THE DIRECTOR, FIG/UN LIAISON BY PROF. IAN WILLIAMSON

The General Assembly confirmed the FIG Policy with the United Nations and the following agencies namely UN/DESA; UNCHS (Habitat); UNFAO; WTO; UNESCO and the World Bank. FIG works closely, by way of close cooperation and coordination through Prof. Ian Williamson, with these UN agencies and their regional offices and branch offices. For more details of the report please refer to the Director, FIG/UN Liaison, Prof. Ian Williamson. Email: ianpw@unimelb.edu.au

REPORT ON FIG COOPERATION WITH OTHER INTERNATIONAL ORGANIZATIONS

FIG had organized its cooperation for mutual benefit with international organizations in two ways:

- (1) Multi-lateral cooperation with other professional surveying organizations through informal meetings;
- (2) A coalition of professional associations that are joined together with, e.g. UNCHS (habitat) implementing the Habitat Agenda.

Its main focus is to increase bilateral cooperation formalized via a Memorandum of Understanding (MoU) e.g. ICEC, CIB, FIABCI, UN, ISM; and IAG. It also intends to make bilateral agreements of cooperation with other professional associations such as ICA, ISPRS and IHO.

Note:

ICEC stands for International Cost Engineering Council.

CIB stands for International Research Council for Building Studies and Documentation.

UN stands for United Nations

ISM stands for International Society of Mine Surveying.

IAG stands for International Association of Geodesy.

ICA stands for International Cartographic Association.

ISPRS stands for International Society of Photogrammetry and Remote Sensing.

IHO stands for International Hydrographic Organization.

IGU stands for International Geographic Organization.

For more details please contact the Director of FIG Office. Mr. Markku Villikka. Email: markku.villikka@fig.net

An example of a MoU between FIG and an international surveying organization is deposited in the HKIS Library.

REPORT ON THE FUTURE GOVERNANCE OF FIG

In view of the revolutionary changes which have taken place in the practice of surveying and its impact on the employment conditions and careers of practicing surveyors, FIG, being a progressive and responsive organization, has at its General Assembly, appointed a New

Task Force on Review of Commission, Task Force and Permanent Institution Structure 2000-2002 to bring forward ideas and proposals relating to the detailed operating structure of the technical and professional activities of the FIG.

The arguments put forward for changing the overall Governance and Management of the FIG are as follows: -

- Need for Enhanced Levels of Flexibility and Adaptability;
- Need for Enhanced Geographical Involvement;
- Need for Increased Levels of Involvement;
- Need for Improvement of a New Generation of Contributors to FIG.

More specifically the change includes flexibility and adaptability; integration, participation, networking, regionalism and cultural diversity.

Chair of the Task Force is Dr. Tom Kennie who is also Vice President (Chair) of FIG.

REPORT ON FUTURE STRATEGIES OF FIG

A proposal for the long-term future strategy of FIG has been worked out by the current US-Bureau to meet the needs of the changing world and its societies. Six guiding principles are identified as follows:-

- (1) Promote and enhance the global standing of the profession by informing relevant stakeholders of the contribution which surveyors can make to the solution of relevant problems;
- (2) Support the growth of the profession by encouraging the active development of, and progressive enhancement of national member associations;
- (3) Identify and influence the creation of appropriate best practice, international

standards and qualifications relevant to the practice of surveying;

- (4) Maximize the contribution of surveyors to the development of the knowledge economy/society e.g. better use of educational database);
- (5) Identify approaches which help deliver the agenda for global sustainable development; and
- (6) Support and contribute towards supporting international humanitarian needs.

The final version will be ready by January 2002, and it will be presented to Congress 2002 in Washington D.C. for adoption by the General Assembly.

REPORT ON TASK FORCE ON UNDER-REPRESENTED GROUPS IN SURVEYING.

The main activities of this Task Force are to provide more contacts, encourage more participation and attendance of women to working groups and conferences as well as networking and more importantly access to land.

Chair of Task Force on Under-represented Groups in Surveying is Dr. Gabriele Dasse. Email: garbie.dasse@gv.hamburg.de

REPORT OF TASK FORCE ON STANDARDS

Raising the profile of standards and standardization aims at assisting in the process of developing workable and timely official and legal standards and eventually seeking to ensure that the de facto standards are converted into official standards as technology matures. The Task Force has also worked closely with the relevant ISO Technical Committees e.g. TC59/172 for survey instrumentation; ISOTC211 on qualification and certification of personnel; and Multi-



lingual Dictionary Terminology to produce international standards for various surveys.

Chair of Task Force on Standards is Dr. Iain Greenway. Email: igreenway@compuserve.com

REPORT OF MUTUAL RECOGNITION OF QUALIFICATIONS

This is aimed at developing a suitable approach and framework to mutual recognition catered specially for the surveying professions of member associations.

The terms of reference are as follows: -

- (1) Undertake regional studies to investigate existing agreement of mutual recognition and reciprocity;
- (2) Develop guidelines for assurance of competence for entering the surveying profession, e.g. educational requirements and requirements for professional practice;
- (3) Develop guidelines for the establishment of agreement of mutual recognition and reciprocity, including standards for quality assurance in surveying education and standards for adaptation criteria with regard to professional practice;
- (4) Develop a concept and a framework for implementation of threshold standards of global professional competence in surveying.

Chair of Task Force on Mutual Recognition of Qualifications is Prof. Stig Enemark. Email: enemark@i4.auc.dk

REPORT ON FIG EDUCATION FOUNDATION

Its work is on the transfer of the FIG Education Foundation from Australia to Denmark, to be under the administration of FIG. During FWW2001 the Task Force had prepared recommendation on the goals and rules for the Foundation.

REPORT BY DIRECTOR OF FIG CONGRESS 2002

This will be an eight-day meeting in Washington D.C. Marriott Wardman Park Hotel, 19 - 26 April 2002. The Meeting will include General Assembly, Plenary Sessions, Technical Session and Workshops. Full registration includes all technical sessions; welcoming reception, the exhibitors' reception, two lunches and the banquet. All accompanying person's registration includes the social events. Technical and social tours are not included in the registration fee. The cost of a full registration is US\$425 and the accompanying person is US\$200. The Washington D.C. Marriott Wardman Park Hotel offers special conference rates at US\$199 per night. For more details please visit the Congress web site at <http://www.FIG2002.com> or contact Ms Mary Clawson, the Congress Director at email Mgclaw@aol.com

REPORT ON THE PRESIDENT'S MEETING

A President's Meeting was arranged and attended by representatives of the President of member associations. There were 49 delegates from 33 member associations. I represented HKIS in the Meeting. At the President's Meeting, the President and FIG Council had offered member associations: -

- (1) To provide national reports for the Congress 2002;
- (2) To have an option to make oral presentations to share their surveying experiences and discuss their problems;
- (3) To make presentations in the technical session titled "National and Regional Showcase".
- (4) To have a space in the exhibition for non-commercial exhibition. This space is free of charge.
- (5) To have a web site on the FIG server containing information about our Institute (5 - 10 pages). An updating service from FIG is also offered. Information must be provided by member associations in e-format.

With the imminent accession of China to WTO the time is ripe for HKIS to let our surveying counterparts know that our members can provide quality professional surveying and related service and expertise for their investors in Hong Kong and in Mainland China. Members' ideas and suggestions are most welcome. Please channel them to the President or to the Chairman of the International Committee. The International Committee proposes to provide a national report for FIG Congress in Washington D.C. in April 2002.

During the meeting, member associations expressed their views on the working week.



NOT ONE LESS 一個都不能少 A SURVEYOR IN SEARCH OF HIS MISSING "PROPERTIES"

Jazz Wong and Jim Yip, IO Representatives

Writing the story of M.Y. Wan, JP, the former executive director of Henderson Land, reminds me of the very touching film "Not One Less" directed by the famous Chinese filmmaker Cheung Yimou. His character is almost similar to Wei Minzhi, the schoolteacher in the film who takes an arduous journey from the village to the city to rescue her missing student. The only difference between the two is that Wei is a poor 13 year old girl and Mr. Wan is a classic "rags to riches" chartered surveyor with more than 30 years property experience.

Over the past ten years, Mr. Wan and his co-workers at Youth Outreach have been strenuously helping out wayward kids on the streets.

Youth Outreach is a charity project set up in 1990 by Father Peter Newbury who speaks Cantonese and is devoted to the children of the streets. It offers a full time crisis intervention center for children of the ages 5 to 16. Five nights a week, from midnight to six o'clock in the morning, several teams of trained workers go out in vans to look for the "drifting, runaway and castaway" children and to get them off the streets as quickly as possible, otherwise they may become easy prey for the triads, the pimps and the drug pushers.

PASSION FOR YOUTH WORK

Mr. Wan joined as a volunteer of Youth Outreach in 1992. He has since acted as the chairman of the Youth Outreach executive committee until he stepped down to the post of vice-chairman last year.

"Every year there are tens of thousands of kids who are under the age of 15 and have run away from home and school. They hang around on the streets at night and this is too dangerous for them as they may join the triads." Mr. Wan says, "We provide on-the-spot help to them and persuade them not to easily give up hopes for their own lives."

Mr. Wan's enthusiasm on youth work was stemmed from his difficult times back in his school days. He once studied in Fuk Wah Street Government Secondary Modern School, which provided tuitions from F1 to F3 only. Others considered students from this school as garbage. He admits that the situation then was adverse, however, the family support and education at that time were more robust, and they did not have the kind of anxiety that kids suffer today.

A LEGENDARY SURVEYOR

Mr. Wan, in fact, is a legend in surveying. He fought his way into the chartered surveyor profession by attending a course in surveying at the Polytechnic and then passed the RICS diploma exam. He needed to pass the GCE O level exam in English for the RICS diploma enrollment. It was a difficult task for him. But to prove his determination, he studied one more subject in that year - English Literature. In the end he passed the language paper but failed the literature subject.

Mr. Wan is known for his meticulous planning skills. In his early career days as a surveying trainee in the Crown Lands Office, Department of Builds and Works, the then Lands



M.Y. Wan

Department, he did land searches for all sorts of tenements. When he received an instruction, he would map out his work very carefully before setting out on his land search trip. He made sure that he covered all the details in one single trip. "Working with your heart and soul can make a lot of difference in the results," he says.

Mr. Wan worked in the public sector for 10 years before he moved to Henderson Land, where he spent a total of 17 years. At the zenith of his career, Executive Director of Henderson Land, he resigned in 1996 and set up his own surveying firm under his own name.

A TORNADO IN CITY HALL

Since then we have missed so much of his "tornado" bidding style in the land auctions - he shot up his hand in the nick of time to bid down his opponents. "His hand movement was so quick that we were always puzzled as to where the assault had come from." An observation by a developer.

"When I first joined the company I thought I would work in Henderson until my retirement, but I didn't." He adds, "I guess there are many different and maybe better ways to spend the

Some reckoned the time was a bit long as it almost took the format of a FIG Congress. Whilst some said it was appropriate because more time was needed to share information and to discuss their experiences. No consensus was reached but it should be noted that there is always a need for a balance between the technical program and administrative meeting and the needs of the local organiser and commissions. The future organiser of the working week shall adopt the concept of an open call for papers combined with the commissions' own papers. This will allow the commissions to present and discuss their working groups' reports.

The President also proposed the possibility of having regional meetings or even a regional structure in FIG so as to administer and run meetings more efficiently as the membership has increased to 85; and to cater the language problems. Some delegates favoured the proposal whilst others thought the present structures were adequate, adding that member associations should inform FIG on the activities and needs in their regions. The President should attend to international issues whereas the Vice President should deal and coordinate regional matters. Let FIG be "international". As far as the language problems are concerned, member associations at present can do the translation themselves on the topics, which they are interested in. However, at the Closing Assembly, FIG are exploring the possibility of using English, French, German, Spanish, Arabic and Chinese in future correspondence and meetings. But there is no conclusion at this stage yet.

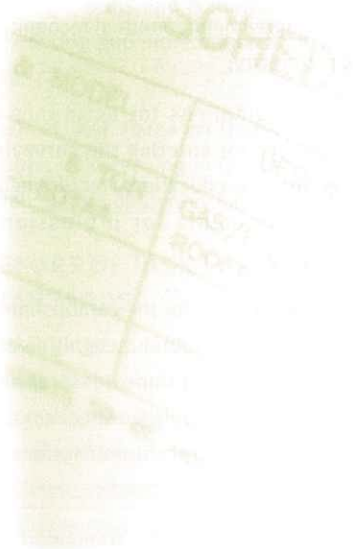
CLOSING ASSEMBLY

The FIG Working Week had a very busy schedule with 29 Technical Sessions, many Working Groups' Meetings, ACCO Meetings and Task Force Meetings. It drew to a close with interesting reports from the commissions, working groups and task forces; and a good response from the participants. It was highlighted by the heart felt performance of a group of young, graceful, beautiful and delightful children performing, singing and dancing, signifying that FIG will grow from strength to strength. These children even offered to sing us a song when they travelled with us on the same bus. They left us with a memory in which we will always remember them, not only of their voices and songs but also of their gracefulness, friendliness and sincerity. The children of today shall be the leaders of tomorrow. May God bless them well.

FUTURE EVENTS

- *International Conference on Spatial Information for Sustainable Development, Nairobi, Kenya, 2-5 October 2001.* Contact Dr. Humphrey K Njuguna, Chairman, Institution of Surveyors. Email: isk@iconnect.co.ke
- *Working Week 2003, Eilat, Israel, 19-23 May 2003.* Contact Ron Adler, Coordinator of FIG Affairs, Association of Licensed Surveyors in Israel. Email: ronadler@netvision.net.il
- *Working Week 2004 Athens, Greece, 23-28 May 2004.* Contact Technical Chamber of Greece, FIG 2004 Organising Committee, 4 karagiorgi Servias, 10562 Athens. Greece. Email: fig2004@tee.gr or <http://www.tee.gr/fig2004>

- *Working Week 2005, Cairo, Egypt, 8-15 May 2005.* Contact Eng. Mohamed Mosaad Ibrahim, Chairman & CEO, Egypt Survey Authority. Email: esa1@idsc.net.eg
- *FIG Congress 2006, Munich, Bavaria, Germany, August/September 2006.* Contact Marcus Wandinger, Congress Director. Email: Marcus.Wandinger@blva.bayern.de
- *Working Week 2007.* Venue to be decided. The FIG President, Mr. Robert Foster and FIG Director Dr. Markku Villikka had met both T.C. Ng and myself during the FIG Working Week 2001 in Seoul and offered HKIS to hold the Working Week 2007 in Hong Kong. They also made the same offer to China Mainland and the Institution of Malaysia. Malaysia has turned down the offer. China has said that they will fully support HKIS if it holds the Working Week 2007. General Council's decision is required on this issue. FIG needs a reply in October 2001 so that it can be included into the agenda for the Washington D.C. Congress 2002. 



rest of my life." Apparently it was an amicable parting. He resigned by giving a one-year notice to Henderson when in fact his employment contract was only on a monthly term basis.

"It depends on how you measure wealth. Some people have said that I am already ashore (Meaning in Cantonese: someone is too well off to work laboriously for a living). Those who have said this to me are in fact very wealthy people. They have probably elevated themselves to Conduit Road or Peak levels. I am comfortable at where I am, probably at Wellington Street," smiles Mr. Wan. In fact his office is at Arbuthnot Road, two streets up above Wellington Street.

During the interview he was not too eager to reminisce his time at Henderson. When asked which project he was most proud of, he couldn't recall any. "There were so many projects that were handled in the past. Some made a windfall of several hundred million dollars from a cost of only a few thousand dollars," he says.

Perhaps the only remote tie he still has with his old company is his present office. He was the developer of the office building back in the early 90s.

A WEALTH OF COMMERCIAL EXPERIENCE INTO CHARITY WORK

With his strong commercial experience and business ties, Mr. Wan proves an asset to Youth Outreach. He injected some commercial management principles into the charity operation. They negotiated a deal with the Government Property Agency to move their operation from Mongkok to the former hospital staff quarters. This doubled their working space but at an even lower rent. They also led the pack in trimming down operational

expenses to earmark more resources for the new service.

"Ingestion of commercial principles into the running of a charity organization brings a world of difference. We can run far more effectively and our services can meet the changing market needs, that are the needs of our youngsters," Mr. Wan says. Mr. Wan encourages surveyors to take a more active role in charity work and joint efforts for a better society.

BREAK THE BACKLASH

In 2000, they successfully obtained a land of 1,200 sq.m in Sai Wan Ho from the Lands Department. This has moved a step closer to their dream of building an integrated service centre for young people. The Hong Kong Jockey Club Charities Trust has funded HK\$70 million for the construction cost. But this may not be enough for the whole project. "As this is a community project, we will definitely not be shy from asking contributions from the community," he says.

However, this project was not all plain sailing for Mr. Wan and Youth Outreach. Some local district councillors were unhappy with the development in their neighborhood, fearing that it would attract young gangsters coming into the Eastern District.

Another classic example of prejudice in our society! This serves us a good reminder of the farcical incidence over the Health Care Centre for HIV Patients at Richland Garden, Kowloon Bay.

But Mr. Wan and his team were determined to rally support from all quarters for their project, knowing that the harmony with the local community is vital for the future operation of their children's centre. They made a very passionate presentation to all members in the local council hall to clear up the misunderstandings on the project.

Mr. Wan, a veteran in planning and development knows they need to sink in extra sweeteners - "planning gains" in other words, to sway their argument. They promised to work closely with the local schools and other centers to provide more training programs for the youngsters in the area. In the end all members voted unanimously for the project.

INHERITANCE FROM GRANDDAD

Mr. Wan provides property advisory services free of charge to Youth Outreach and other charity organizations. During our interview, he adds one more on his list as the pastor from a Chai Wan church calls in for help. "The church was severely damaged in a landslide during a storm in 1995. The Government continues to avoid meeting its responsibility. There is no other alternative but to sue," he says. Mr. Wan considers the government's attitude in this case appalling.

Mr. Wan was influenced by his granddad, who always gave food to his neighbors in need. His granddad, the only male in the 9th generation of Wan's clan, believed that one's good deed would benefit one's generation in years to come.

WHERE IS MY HOME?

"I would never forget the words from a kid of ten. He came from a troublesome family and his boyhood was a mess," he says. "Where is your home? I asked the boy. I can tell you where I now live, but I just don't know where home is. I was so shocked by these words. Home means something more than bricks and mortar to this little boy."

For a man who has spent most of his life building homes, this was the first time he found hard to grasp what home meant.

NOT A SURVEYOR LESS

Dubbed as one of the four "butchers" in the APC assessment, M.Y. Wan seems a frightful figure amongst young GP surveyors. Every candidate dreads going on to Mr. Wan's APC panel.

"I think this remark is very unfair to me. The passing rate for my panel is either 33% or 66%, which is not that bad," Wan says. "My panel may be tough but I bet they learn more in this one hour of APC than what they have learnt in the past two years."

"My first encounter with M.Y. was in my APC and he was the panel chairman. We are now very good friends," says Tony Lo, the Head of Investment in JLL. He was one of the few candidates that survived in his panel.

"Many things we need we can wait for. But not the child, we cannot answer him 'tomorrow'. His name is 'Today'."

Gabriel Mistral, the Chilean Nobel Prize winning poet.

Feature

Feature

MA WAN PARK - COMPETITION OR COMPLEMENT?

Martin Leung and Jim Yip

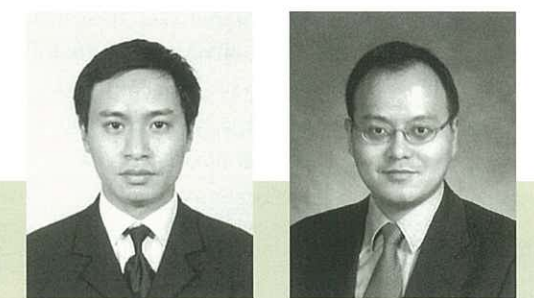
With a land size less than 20ha, only one tenth of the size of the Hong Kong Disneyland, another theme park that is also due to open at Lantau in a few years time, Ma Wan Park apparently was born with a natural handicap. However, the developer of the theme park believes it could thrive because of its close proximity to the future Disneyland and the airport.

MA WAN DEVELOPMENT HISTORY

Ma Wan used to be a tranquil fishing village with a population hardly over 1,000. Accessibility to the remote island was poor, only by the local ferry service from Sham Tseng.

Mr. Wan's first panel experience was invited by Bob Pope, the Director for the Lands Department. "Bob said to me the boys have worked very hard for the qualification, don't fail them unless we find a compelling reason to do so. I cannot agree with him more," says Mr. Wan.

M.Y. does have his supporters. "Mr. Wan is an excellent teacher," says Karen Lee, the leasing manager for the Pacific Place Mall, recalling her training experience at Henderson. "He put in a lot of effort for my APC preparation. He read my entire work diary and even corrected the grammars in the entries. From time to time he enquired about my study progress. He was concerned about whether I got enough relevant working experience in different areas. Before the actual APC, he ran training drills with me and this helped me to build up my confidence."



The construction of the new airport at Chek Lap Kok (CLK), north of Lantau brought sweeping changes to Ma Wan. As the Lantau Link, the combined road and rail route that connects the airport with the City, passes through Ma Wan Island, substantial land areas in Ma Wan were resumed and made way for infrastructure construction. Today, both Tsing Ma Bridge and Kap Shui Mun Bridge, two key projects in the airport access corridor, land in Ma Wan.

During the construction of Tsing Ma Bridge, the Government found that the existing village houses in Ma Wan were too close to the Bridge and the Government decided to relocate the Ma Wan village. In 1995, because of the row between the Chinese and British Governments over the new airport financing package, the then Hong Kong Government was under pressure to keep a tight rein on construction costs and they did not wish to use additional public money to fund the compensation and relocation cost for the Ma Wan Village. Instead, they opted for private initiatives to solve the dilemma.

Sun Hung Kai Properties (SHK), already an owner of a significant area of agricultural land in Ma Wan, was invited to submit a master development plan on Ma Wan Island. Subsequently, SHK got approval from the Government to develop 5,000 residential units with a total gross floor area of approximately 3.7 million sq.ft. and a theme park on Ma Wan Island.

HOW MA WAN PARK'S IDEA EVOLVED?

The Ma Wan Park comprises a site area of approximately 2 million sq. ft. According to the development agreement signed with the Government in 1997, SHK will have to invest about \$1 billion in the park as well as to bear all the costs in relocation of the existing village. Phase One of the Park is expected to open in 2002/3 and Phase Two in 2004/5.

As part of the compensation package for the affected villagers, SHK will rehouse them in the northern part of Ma Wan Island. Under the House Exchange Scheme, villagers may choose either a 3-storey traditional village house of 2,100 sq. ft. or 3 separate units, each of 700 sq.ft. in one single block. As of late, 180 villagers have accepted the relocation arrangement. However, about 20% of the existing owners have refused to move. Some of their village houses will therefore stay and be integrated into the new theme park.



The Ma Wan Park upon completion will be run by SHK on a commercial basis. However, net profit from the park operation will not be distributed. Instead it will go into a sinking fund for the park's future use. If there is a cost overrun, the deficit will be borne by

SHK. Obviously the priority of the park developer is to run the park at least on a break-even basis. It must strive to provide attractive facilities to draw crowds and maintain and upgrade its facilities in the future to keep clientele.

This is not an easy task. Ocean Park, the Hong Kong's largest theme park operator, has reported operational deficits for 3 consecutive years, making a loss of \$85 million in 1998, \$30 million in 1999 and \$20 million last year. Visitor attendance has plunged from 4 million a year in 1997 to 3 million today.

For SHK, lacking experience in large-scale theme park operation, the going may be even tougher. Rather unconventional in its approach, SHK will not charge entrance fees for all visitors to its Park, except to specific attractions. The public can take a stroll in the Ma Wan Park free of charge.



However, SHK has a clever way to recoup part of its operating expenses from the visitors. Since the Ma Wan Park and the Park Island - the residential development in Ma Wan - upon completion will be the first town to be free from the pollution of car fuels, car usage within the Island will be prohibited and visitors to the Ma Wan Park will have to go by ferry or take the shuttle bus provided by the developer. It is said that these buses will use only battery or liquefied natural gas. The transport fees paid by the visitors will therefore constitute part of the revenues for the theme park. More visitors to the Park would mean higher revenues.

In terms of size, the Ma Wan Park with 18.6 hectares of land is actually quite small. It is more or less the same size as Victoria Park. Ocean Park, of 82 hectares, is four times bigger. It is a minnow when compared against the Hong Kong Disneyland, which has a land area of 180 hectares. Total construction cost for the Hong Kong Disneyland is budgeted at \$27.7 billion whereas the Ma Wan Park is only \$1 billion. Ma Wan Park will fully open in 2004, one year earlier than the Hong Kong Disneyland.

SHK, in its formulation of development strategies for Ma Wan Park, has set out to avoid direct competition with Disneyland and Ocean Park. Therefore, there will be no thriller rides and popular cartoon figures greeting visitors at the door in Ma Wan Park. Then, how on earth will Ma Wan Park compete against the world renowned Disneyland for visitors? If not a competition, what are its unique attractions that will encourage visitors to spend a day there?

Identifying a market niche for its theme park is important. SHK believes a theme park providing interactive learning and recreation activities for children and parents will be a great attraction. As a result, the main theme of the Ma Wan Park is the Children Discovery Land in which will feature an aquatic center, a children's adventure world, and a tower with a giant telescope, a rainbow paradise and a nature park.

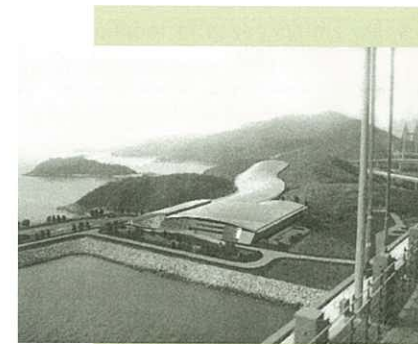
As a result of an archaeological dig in 1997, some relics dating back to 5,000 BC, probably the oldest remains in Southern China, were dug up in the Ma Wan Island. These items will all be displayed in a heritage museum within the park.

SHK hopes the theme park will attract local primary school students and teachers, as they will be the important source of visitors. One advantage of this visitor group is that they can come during the weekdays on organized school trips so that the Park will have a steady business throughout the week.

Another targeted visitor group is the transit travelers in the CLK airport. SHK estimates that every year there are between 4 and 5 million transit travelers who spend on average 6 hours waiting for their next flight in the airport. As the Ma Wan Park is only a 20 minutes' drive from the CLK airport, SHK hopes to bring many of them to the Ma Wan Park.

The opening of the Disneyland will bring in an exponential growth in visitor numbers for Ma Wan Park. SHK also eyes on getting the spillover of tourists from the Disneyland, which is also not far from the Ma Wan Park. The Disneyland will open in 2005 and in its first year of operation it will attract 5 million visitors, most of them coming from China. The number of visitors to Disneyland will rise to 10 million a year within 15 years' time. SHK expects quite a substantial percentage of these visitors will also come to visit the Ma Wan Park and this will ensure a very high visitor rate and thus income for them.


SHK will build a replica of the Noah's Ark in the Rainbow Paradise in the Ma Wan Park. The Noah's Ark represents God's blessing as according to the Bible, Noah used the ark (ship) to save himself and his family members when the world was covered by a flood. Interestingly, will the Disneyland prove a "Noah's Ark" for the Ma Wan Park? We will know the answer in five years time.



Snow World



ACKNOWLEDGEMENT

We would like to thank Mr. Roger Nissim, manager for project planning of Sun Hung Kai Properties, who had kindly provided background information on Ma Wan Park. 



A FORMULA FOR SUCCESS

John B Molloy, LLB(Hons), BSc(Hons), FHKIS, FRICS, FInstCES, MCI Arb, RPS(QS)
Managing Director, James R Knowles (Hong Kong) Limited



One of the principal elements of a claim for loss and expense or costs due to the prolongation of the works is a claim for the costs of head office overheads. Such claims are made under two quite distinct bases, either an actual cost approach or a lost opportunity approach.

The lost opportunity approach is made on the premise that because of the delay the contractor's organization is unable to move on to another project and earn the combined profit and head office overheads of which it is reasonably capable, i.e. the opportunity to earn elsewhere is lost. In the case of **J.F. Finnegan Ltd -v- Sheffield City Council** (1988), Sir William Stabb QC, said:

"It is generally accepted that, on principle, a contractor who is delayed in completing a contract due to the default of his employer, may properly have a claim for head office or off-site overheads during the period of delay, on the basis that the work-force, but for the delay, might have had the opportunity of being employed on another contract which would have had the effect of funding the overheads during the overrun period."

The actual cost approach is simply the identification and cost of the head office overheads affected by the delay.

The lost opportunity approach is by far the most popular with contractors, for two reasons. Firstly, because the actual costs are so difficult to identify and prove, and secondly, because the lost opportunity approach uses a formula for its calculation.

Contractors love to use a formula to calculate head office overhead costs and it is easy to see why. A formula calculation is simple, cheap, quick and produces a reasonable sum of money for very little effort.

There are two formulae commonly used for such calculations, the Hudson's formula and the Emden formula. Hudson's formula was first produced by Mr. Duncan Wallace (purportedly upon the advice of a quantity surveyor) and published in Hudson's Building and Engineering Contracts. **Hudson's formula** is:

$$\frac{\text{Head Office Overhead Percentage}^1}{100} \times \frac{\text{Contract Sum}}{\text{Contract Period}} \times \text{Period of Delay}$$

¹ The Head Office Overhead percentage in the Contract

and it has received judicial support in a number of cases (sometimes erroneously - see below) and in particular in **Ellis-Don Ltd -v- The Parking Authority of Toronto** (1978).

The formula is criticised by many principally because it adopts the head office overhead percentage from the contract as the factor for calculating the costs, and this may bear little or no relation to the actual head office costs of the contractor.

In an attempt to improve upon the Hudson's formula an alternative was published in Emden's Building Contracts and Practice. **Emden's formula** is:

$$\frac{\text{Head Office Overhead Percentage}^2}{100} \times \frac{\text{Contract Sum}}{\text{Contract Period}} \times \text{Period of Delay}$$

² The HO/Profit percentage is head office percentage, arrived at by dividing the total overhead cost and profit of the Contractor's organization as a whole by the total turnover.

This formula has the advantage of using the contractor's actual head office/ profit percentage rather than the one contained in the contract and has received judicial support in a number of cases, notably but somewhat obliquely in **Finnegan** where Sir William Stabb QC, said:

"However, I confess that I consider the plaintiffs' method of calculation of the overheads on the basis of a notional contract valued by uplifting the value of the direct cost by the constant of 3.51 as being too speculative and I infinitely prefer the Hudson formula which, in my judgment, is the right one to apply in this case, that is to say, overhead

and profit percentage based upon a fair annual average, multiplied by the contract sum and the period of delay in weeks, divided by the contract period."

Sir William obviously did not fully understand the formula he was using because the percentage based upon actual head office costs is of course Emden's and not Hudson's formula.

These two formulae were used for many years until the use of formula, and indeed the opportunity costs approach in general fell out of favour following the (non construction) case of **Tate & Lyle v GLC** [1983] where the court would not accept a calculation of head office overheads based upon a simple percentage, and stated that it was necessary to prove actual additional costs incurred rather than a hypothetical loss of opportunity approach.

Many felt that this case sounded the death knell for head office overhead claims based upon the loss of opportunity approach and in particular by the use of simple formula.

However, the difficulties of proving the actual additional costs incurred in respect of head office overheads (and possibly of judges in assessing them) have recently led to the courts taking a more relaxed view of the degree of proof necessary to prove that the delay had caused the contractor to lose the opportunity to fully earn its head office overheads elsewhere, and in a number of cases claims using the loss of opportunity approach and a formula are re-appearing.

For example in **Norwest Holst Construction Ltd. v Co-operative Wholesale Society** (1989), the court accepted that the arbitrator had been correct to use an Emden formula, albeit with a significantly reduced percentage to assess the contractor's head office costs.

Further in the very recent Scottish case of **Beechwood Development Company (Scotland) Limited v Stuart Mitchell** (2001) the judge accepted the use of a formula, which he considered to be the Hudson's formula, but which was again a mistake because the actual formula used was Emden.

So there seems to be a swing back to accepting the use of Hudson's or Emden's formulae for the assessment of head office overheads, provided of course the contractor can prove that due to the delay he has in some way lost the opportunity to fully earn the head office overheads on other projects.

Where the loss of opportunity can not be proven, and an actual cost approach is necessary there is however a formula that may be appropriate. This formula is the American Eichleay formula and it is one, which I have personally found very useful recently. This formula is calculated by comparing the value of work carried out in the contract period for the project with the value of work carried out by the contractor as a whole for the contract period. A share of head office overheads for the contractor can then be allocated in the same ratio and expressed as a lump sum to the particular contract. The amount of head office overhead allocated to the particular contract is then expressed as a weekly amount by dividing it by the contract period. The period of delay can then be multiplied by the weekly amount to give a total sum claimed. The **Eichleay formula** is thus:

$$\frac{\text{Value of work during contract period}}{\text{Total value of work for the company as a whole during contract period}} \times \frac{\text{Total Head Office Overheads During contract Period}}{\text{Contract period}} \times \text{Period of Delay} = \text{Amount Claimed}$$

The formula looks complicated, but is not and was recently used (but not named) in the case of **Property and Land Contractors Ltd -v- Alfred McAlpine Homes North Ltd** (1997) where the court accepted the plaintiff's claim for the recovery of head office overheads actually expended calculated using such a formula.

So the use of formula to calculate head office overheads is not dead, Hudson's or probably better Emden's formula can be used where the contractor can prove some lost opportunity to recover contributions to head office overheads from other projects, and Eichleay can be used where a claim based on actual costs is more appropriate. ■



OUTLINE ARTICLE - ECONOMIC INDICATORS: "THE WORLD THAT WE LIVE IN - AN ACCOUNTANT'S PERSPECTIVE."

Rupert Purser, Managing Director, Baker Tilly (Hong Kong)

I have been asked to write a series of articles that look at the current economic conditions within which we all work and the future outlook for the construction sector in Hong Kong. This first article looks at the general economic conditions and how these have and will likely affect all those who work within the construction sector. Future articles will be developed from this general background.

With such a wide mandate, I shall not attempt to address specific issues within this introductory article. Future articles will look at initiatives that can be taken to benefit from the current economic background. Inevitably the background that I shall paint is fairly bleak. It should be remembered, however, that those with the best prospects of benefiting from our changing economy in Hong Kong will be those who understand the underlying market and plan for the inevitable changes. As my civil engineering lecturer used to proclaim, "There's no point in building a road, if no one wants to travel to its destination".

I'd be delighted to receive feedback from all readers, with perhaps suggestions for topics to be addressed in the future.

Bearing in mind that the construction sector is highly complex and presents unique problems and opportunities, there is rarely a black and white answer. I shall not attempt to provide such answers (if they do indeed even exist). I aim to deal with issues in a manner that stimulates discussion so that each reader can form their own view.

BACKGROUND AND TIMING - THE ECONOMIC EFFECTS

Asia is exiting one of the largest recessions experienced in recent times. The construction industry's reaction to the economic downturn is traditionally slow. This is primarily due to the cash nature of its operations, the time frame of contracts and the common practice of funding existing projects with cash realised from new projects.

During the recent Hong Kong recession, some main contractors have been securing 2 plus year contracts won at cut-throat and even negative margins. This has resulted in companies operating on the basis of turnover not profitability. Now the economy is showing signs of picking up, suppliers and sub-contractors are not able or prepared to work for prices quoted when contractors were bidding projects one or two years ago. Better opportunities have arisen, or more effective and better-organized contractors are positioned to pick and choose from the limited resources.

Some contractors may be currently trading with negative cash flows and are forced to cut corners, cut safety, and cut quality. The employers are not satisfied, the level of defects increases, retention is withheld and bonds may even be called. Sub-contractors and suppliers are paid later or not at all and consequently the project cycle deteriorates due to a shortage of working funds.

Employers and tenants become further dissatisfied, as defects are not rectified promptly, as contractors wait until the last possible moment to incur these costs.

CORPORATE PROFITABILITY AND LOW MARGINS

The construction sector has always been an industry of low profits. Arguably, this may be offset by the relatively higher returns on capital employed, as the industry is a cash flow generator. Nevertheless this is only relevant if profitability is attained. These low margins are not unique to Hong Kong, and the cycle of feast and famine is repeated every few years around the world. As a result some economies have started to stem the tide and seek better industry understanding and perceptions, targeting consistency and industry wide promotion of equitable risk (i.e. that aligns both parties objectives with a fair share of risk and reward) that ultimately will lead to better products and a fairer spread of costs and returns.

Hong Kong is poised to join this revolution following the publication in January 2001 of "Construct for Excellence", a report and industry review initiated by the HKSAR Government. This report looks to map out the way forward for the Hong Kong construction sector and takes the benefit of lessons learnt by other economies. It is essential that employers, in particular Government departments and quasi government bodies, take an initiative and drive the improvements outlined in the report into the industry, by taking action, and using this leverage capability to demand that the industry responds favourably and proactively. Time will tell if it is to be successful.

THE IMMEDIATE CHALLENGE

Many businesses within the sector are facing hard times with a scarcity of working capital. Many businesses have taken commendable steps to increase management and trading efficiency. The situation is, however, in my opinion likely to worsen in the future due to deferred government capital works expenditure, changes in and cancellations of major infrastructure projects, fewer private sector developments and the economic impact of this on the residential sector.

The Hong Kong Construction Industry has not yet recovered from the previous recession and is not likely to do so in the short term. Recent failures and corporate crises are widely reported. What is critical to the industry as a whole is what I call the Domino Effect. In a simplistic analysis, this is where one sub-contractor is dependant upon its employer's payments to be able to make payment to its own suppliers and sub-contractors. Where you may have a multitude of sub-contracting strata's on a single project, the dominos are stacked.

While I don't have specific industry statistics, the rate of business failures in Hong Kong is increasing alarmingly.

Statistics from Official Receiver's Office	1999	2000	2001 up to April
Compulsory Winding Up Orders	795	910	388 (+28%)
Bankruptcy Orders	3,071	4,606	1,912 (+25%)

Any corporate failure of one of an employer's contractors will incur additional costs to that employer. Estimates of increased costs are an additional 20-30% of the outstanding costs and include:

- contract determination costs
- costs of new contractors to complete works, often substantially more than the original contract
- costs to rectify work or replace material not up to standard
- costs of replacing missing plant and materials
- legal and administrative costs
- loss of revenue from late completion
- management costs and downtime

THE WAY FORWARD AND THE OPPORTUNITIES

The industry can positively address this through increased management awareness and through tackling potential problems early in a positive proactive manner, rather than waiting until options are reduced and it is effectively too late to manage the problems properly.

Hong Kong remains a unique portal into China and a major world city. This, together with future legislation, such as Provisional Supervision for companies (designed to facilitate corporate rescue) and changes resultant from the "Construct for Excellence" report present exciting opportunities to the industry.

Arguably, the sector is currently oversaturated and some industry consolidation is inevitable. Any market that is in a state of flux will present real opportunities.

I look forward to discussing such matters in future articles.



CONDITIONS PRECEDENT

Brian E. Rawling of Brian E. Rawling & Associates



Since the introduction of the forms of contract for the airport core projects, contracts have increasingly included conditions precedent.

A condition precedent is a provision, which stipulates that a contractor (or a sub-contractor under a sub-contract) must comply with certain specified procedures if he is to avail himself of other contractual provisions. If a contractor (or sub-contractor) does not comply with the certain specified procedures then he is deemed to have waived his rights under the contract, or at law, to the remedies, which would otherwise have been available to him.

The remedies which are usually made the subject of conditions precedent are:-

- extensions of time;
- financial claims for additional payment.

Conditions precedent is a legal term and it is established law (there may be a few exceptions) that if the conditions precedent are not fulfilled then a contractor has no recourse to the remedies which were the subject of the conditions precedent.

COMMON REQUIREMENTS

A contractual provision for conditions precedent usually provides for the following:-

- a notice to be given by the contractor to the consultants, often specified to be within a certain number of days (often 28 days) after the start of an event for which the contractual remedy is being sought;

- the provisions of particulars in sufficient detail so that the consultants can understand the claim, (i.e. the contractual remedy being sought), and to form his own opinions on the matter. The provision of such particulars is often specified to be within a certain number of days after the effects of an event have ceased (often 28 days);

- if the effects of an event are prolonged (as is often the case in construction) then interim particulars are often required at intervals not exceeding a specified period (often 28 days).

Provisions relating to conditions precedent will be interpreted contra proferentem, hence, they should be carefully drafted. However, the law will not protect a party who has made a bad bargain and if, for instance, the notice period is 7 days, then a contractor must comply with that provision if he is to avail himself of the contractual remedy.

EXTENSIONS OF TIME

As a remedy for excusable delays, i.e. delays caused by an employer or delays for which an employer has agreed to accept the risk as regards to time, e.g. insurable risks (the neutral causes of delay), a contractor is entitled to an extension of time and such provisions keep alive an employer's right to recover damages for delay, often stated to be liquidated and ascertained damages.

If the provisions are made the subject of

conditions precedent (e.g. notice, interim particulars and final particulars), and the contractor does not comply with the conditions precedent, then the consultant cannot, contractually, award an extension of time.

However, an employer's reflections at the contractor's misfortune in failing to comply with the conditions precedent (BERA have had experience of a claim being rejected where the notice was issued one day after the expiry of the specified period) may be short-lived as the contractor may have a legal remedy.

That legal remedy is the doctrine that a wrongdoer cannot benefit by his own misdeeds. Therefore, based upon the legal doctrine that a person cannot benefit by his own misdeeds, if the cause of delay is employer's default (or his agent's default) and such default prevents the contractor from completing by the specified date for completion, then the employer cannot recover liquidated damages as he would be benefitting by his own misdeeds. The contractor would still be bound by the need to complete within the time which would have been extended had he complied with the conditions precedent so there is no benefit to the contractor caused by his failure to comply with the conditions precedent.

There is another problem and that is what happens where, after the event which caused delay, and for which the contractor failed to comply with the conditions precedent, the

employer causes further delay. Most contractual provisions which are drafted do not cater for this situation.

Therefore, for an employer, the only benefit of conditions precedent relating to extensions of time is that the extensions of time for neutral causes of delay may be avoided if the contractor does not comply with the conditions precedent.

When a consultant relies on a failure to comply with the conditions precedent, as he or she must do, and rejects an otherwise meritorious claim for an extension of time for an event of employer's default, and such event causes delay to completion, then the administration of the time aspects of a contract become in disarray.

Therefore, employers should think twice about such provisions before drafting their extension of time provisions.

CLAIMS FOR ADDITIONAL PAYMENT

This is where conditions precedent can be more fully enforced but again the legal doctrine that a person cannot benefit by his own default still applies. Therefore, conditions precedent related to payment for additional work cannot be enforced as an employer cannot benefit from an instruction to carry out additional work and get that work free of charge if the contractor fails to comply with the conditions precedent.

PERFORMANCE

The Swire Properties Limited Standard Form of Building Contract contains conditions precedent which are linked to real performance and aim to benefit both the contractor and employer if they are observed.

With regard to extensions of time the conditions precedent in clause 23 sub-clause (3) of the Swire Form are:-

"... the Main Contractor shall:-

- constantly use all practicable measures to anticipate, prevent or mitigate any delay to the Works; and
- submit the notice referred to in sub-clause (1), and shall include therein such details of the cause, or causes, of delay and the anticipated effects of the said cause or causes, as are then reasonably foreseeable (including without limitation any paragraph of sub-clause (1) relied upon);
- thereafter keep such records and submit such further information in connection with the said cause and effects as the Architect shall reasonably require.
- prepare and submit to the Architect, for each event which the Main Contractor contends has caused delay, full and detailed particulars of the effects thereof and the practicable measures implemented by the Main Contractor pursuant to sub-clause (3)(a); and
- prepare and submit to the Architect, with the aforementioned full and detailed particulars, a delay demonstration programme based upon the Construction Programme referred to in clause 6 of Schedule 3 hereto, or if more than one month has elapsed since the Construction Programme was prepared, the latest monthly update thereof referred to in clause 7 of Schedule 3 hereto,

- the delay demonstration programme shall show the Main Contractor's intentions immediately before the start of the event which caused delay, the effects of the event, the Main Contractor's revised intentions after assimilating the effects of the event and the as-built record of the affected activities;

- the delay demonstration programme shall take into account the practicable measures referred to in sub-clause (3)(a) and any measures taken by the Employer to mitigate delay;

- the full and detailed particulars and the delay demonstration programme shall jointly establish the nexus between the event, or events, causing delay and the effects thereof and, if, in the opinion of the Architect, this nexus has not been established, then the Main Contractor shall provide further particulars to prove his contentions or withdraw the claim."

This clause clearly sets out the procedures required and a contractor can be left in no doubt how it has to proceed once an event occurs and what it has to do to establish its claim.

With regard to claims for additional payment, the conditions precedent in clause 24 sub-clause (3) of the Swire Form are:-

"... the Main Contractor shall, for each event which has materially affected the regular progress of the Works, or of any part thereof:-

- constantly use all reasonable means to anticipate, prevent and/or mitigate the incurring of any such Direct Loss and/or Expense; and
- make the written application referred to in sub-clause (1) within twenty-eight (28) days after it has become, or should reasonably have become, apparent to him that the regular progress of the Works, or of any part thereof, has been or is likely to be affected as aforesaid; and
- thereafter keep such records and submit such further information in connection with the said circumstances and Direct Loss and/or Expense as the Architect shall reasonably require; and



Membership

NOTICE TO MEMBERS

MEMBERSHIP TEMPORARILY SUSPENDED

SHUM Kwok Sher

The General Council in accordance with HKIS Bye-laws, Part VI, and Rules of Conduct, paragraph 2(3), temporarily suspended Mr SHUM Kwok Sher, GP, FHKIS 0250, with effect from 20 December 2000, pending the result of his appeal to the court.

OBITUARY

Mr. Carlton John HILL, FHKIS, Land Surveying Division, member since 1993 passed away on 16 February 2001.

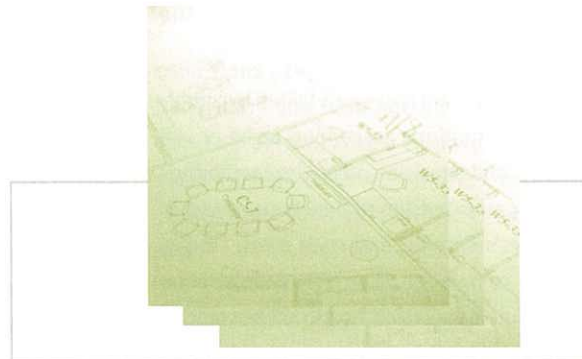
(d) in support of his application, and within ninety (90) days of the end of the effects caused by the event which materially affected the regular progress of the Works, or of any part thereof, submit to the Architect such information as should reasonably enable the Architect to form an opinion as aforesaid together with such details of such Direct Loss and/or Expense as is reasonably necessary for such ascertainment.”

an employer by earlier completion and less additional expense than can occur on a contract where there are no such obligations (e.g. where the obligations refer to best endeavours).

Employers and consultants should be aware of the pitfalls as well as the benefits of conditions precedent when drafting their contracts.

For further information, please contact bera@netvigator.com

Again this clause clearly sets out what is required for a contractor to succeed with a financial claim. The Swire contractual provisions incorporating conditions precedent strive to achieve improved performance (i.e. constantly use all practicable measures etc.) and not just place obstacles in a contractor's path when seeking his rights under the contract. Such improved performance is intended to benefit both the contractor and employer. A contractor who constantly uses all practicable measures to reduce delay and to mitigate cost will benefit



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GOVERNMENT PRACTICE NOTES

Department	Practice Note/Reference#	Description	Date	Homepage
Works Bureau	Technical Circular no. 11/2001	Interim Certification after Determination of the Contractor's Employment.	25 May 2001	www.wb.gov.hk
	Technical Circular no. 7/2001	Assessment of Liquidated Damages.	14 May 2001	
Buildings Dept./ Lands Dept./ Planning Dept.	Joint Practice Note no. 1	Green and Innovative Buildings.	27 Feb 2001	www.info.gov.hk/landsd
Lands Dept.	Practice Note no. 4/2001	Attendance at District Lands Conference.	28 May 2001	www.info.gov.hk/landsd
	Practice Note no. 3/2001	Premium Assessment for Exemption of Balconies from GFA and SC Calculation.	27 Apr 2001	
Planning Dept.	Ref.no. SS G/ADM/420 Pt.14	Revised Guidelines for Chapter 8 and Section 15 of Chapter 5.	3 Nov 2000	www.info.gov.hk/planning
	Ref.no. SS G/ADM/420	Chapter 3 - Community Facilities.	30 Sept 2000	

• Please note that the above Practice Notes can be downloaded from the corresponding homepage.



SURVEYOR'S SURF

Stephen Chung, Zeppelin Real Estate Analysis Limited

Time flies (at the speed of light according to Einstein) and here we meet again having aged a month more. Recent hot stuff include China's West Side Story and thus we have located a China-focused website that comes in 8 languages. On another note, facility (facilities) management has started to take root in Asia and we figure perhaps readers would like to learn a bit more about it and its latest trends. Comments and suggestions can be emailed to stephenchung@real-estate-tech.com

(1) <http://www.china.org.cn/english/index.htm> and
<http://www.china.org.cn/chinese/index.htm>

This site calls itself the China Internet Information Center and comes in 8 different languages. It contains not only daily local and worldwide news, but also some useful statistics from authorized government sources. It also has special sections on China's western provinces. In its simplified Chinese version, it offers links to some of the major and prominent dailies. On the whole, this site seems a good all-round source for information.

(2) <http://www.icfox.com/cgi-bin/icfox.exe/index.jsp>

This site is called IC-Fox (with a foxy icon) and is founded by Paul Y ITC, Davis Langdon & Seah and the Hanny Group. It offers a comprehensive platform for buildings news and construction procurements with a focus on Asia. While the Hong Kong section seems most developed (e.g. you can refer to the relevant Chapter 123 building codes on this site), other sections cover (or will soon cover) Singapore, Malaysia, Korea, Philippines and so on. It provides construction cost data and information too. To use the services, you may need to register with them.

(3) <http://www.ifma.org/>

This stands for the International Facility Management (FM) Association and is one of the more prominent professional bodies, albeit with an

American flavor, in the world. While predominantly the site focuses on membership benefits, requirements and so on, it does give one an overall view of the FM industry and aspects. Members wishing to get involved in FM may benefit from visiting the site. [Author's note = Hong Kong also has a FM institute of its own called the Hong Kong Institute of Facility Management. Its website is <http://www.hkifm.org.hk>].

(4) <http://www.facilitymanagement.com/index.html>

This is a journal type website and offers publications for subscription. Nonetheless, it also provides freely accessed articles and should be a good source for following some of the latest FM technical developments in the world, including the latest software applications.

(5) <http://profiles.wisi.com/profiles/HongKong.htm>

This site gives abstracted information on public listed companies and the URL quoted here leads to the Hong Kong section, though listed companies in other places and countries are also available. Details would include the business nature, stock price, capitalization, number of employees, contact information, and so on of the listed company being sought. Good for knowing something about your potential clients and/or your stock picks.

(6) <http://www.ncbi.nlm.nih.gov/>

"NCBI" stands for the National Center for Biotechnology Information whose goal is to create public databases, to conduct research in computational biology, to develop software tools for analyzing genome data, and to disseminate biomedical information. As this is a potentially prosperous field = impact on economy = impact on real estate prices = it may be essential to learn about its latest developments to keep abreast of the times.

(7) <http://www.redherring.com/>

This site is reportedly frequented by internet "geeks" and has also been introduced by the local newspaper in the last couple of years. Essentially, this site focuses on technological companies, including those floated in the stock markets, and tech projects. While certain products and services require subscriptions and fees, there is enough of its free content to make enjoyable reading.

Ever try searching for yourself in the net? If not, this could be fun. Just go to one of those popular search engines e.g. Yahoo and type in your name using a search function. Unless you have names that spell like "Udhnzjdoeopjks Dejlsoshthk", it is very likely that you will find yourself and/or others having a similar name to yours. The author has tried this himself and found out that not only is he a surveyor, but he is also a computer geek in Japan and a medical doctor in Australia. Say hi to your spitting images! ☺



‘一’字趣談

吳恆廣，上任會長

數月前，我到北京出席一個物業市場研討會。與會者中有一年青女士。彼此交換名片後，我發現她的名字是‘一心’。我便打趣的問她：「你找到‘一意’了嗎？」說的時候，我特別留意‘一’字的聲調。因為‘一心一意’中，第一個‘一’字應讀第四聲（去聲），而第二個則應讀第二聲（陽平），那就是說，整個詞語的普通話拼音是 yì xīn yí yì。

其實，‘一’字原來的聲調為第一聲，如‘唯一’（wéi yī）及‘第一’（dì yī）。但在某些情況下要改變聲調，規律如下：

- (i) 在一、二及三聲字前改讀第四聲；
- (ii) 在四聲字前改讀第二聲。

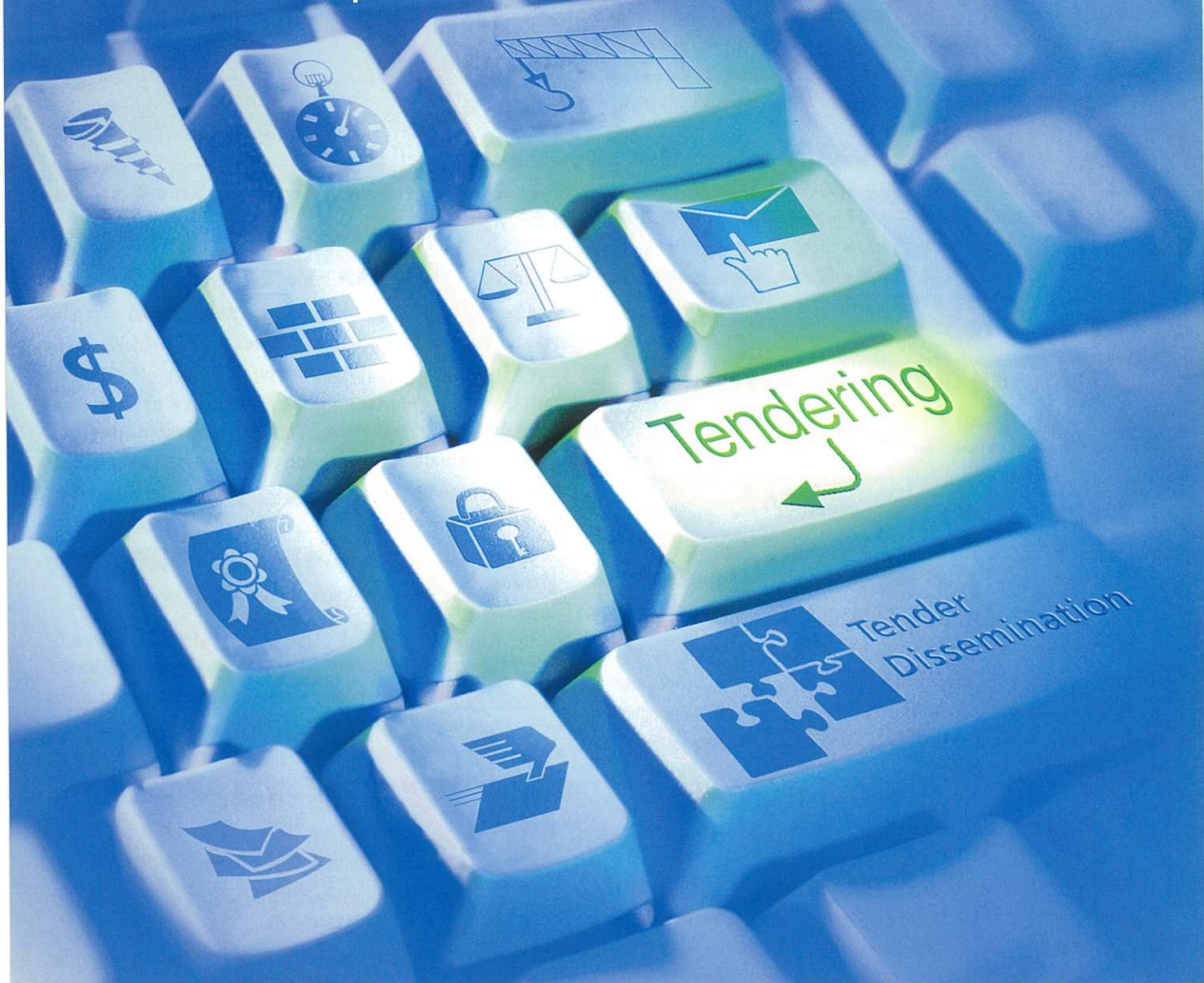
我蒐集了一些成語／俚語（這些詞語的第一及第三個字均為‘一’字），供各位參考和練習：

• 一心一德 yì xīn yì dé	同心同德的意思	• 一板一眼 yì bǎn yì yǎn	言語、行為有條理，符合規矩
• 一五一十 yì wǔ yì shí	比喻敘述時條理清楚	• 一針一綫 yì zhēn yí xiàn	指數量極少的財物
• 一夫一妻 yì fū yì qī	很多國家現時實施的婚姻制度	• 一唱一和 yì chàng yí hè	比喻互相配合，互相呼應
• 一生一世 yì shēng yí shì	一輩子的意思	• 一模一樣 yì mú yí yàng	形容完全相同
• 一手一足 yì shǒu yì zú	指單薄的力量	• 一問一答 yì wèn yì dá	互問互答
• 一字一板 yì zì yì bǎn	說話時從容清楚	• 一絲一毫 yì sī yí háo	很微小
• 一兵一卒 yì bīng yì zú	意謂所有的資源	• 一朝一夕 yì zhāo yí xī	指在很短的時間內
• 一言一行 yì yán yí xíng	所說所做的事情	• 一磚一瓦 yì zhuān yí wǎ	比喻整個事業中不可缺少的微小部份
• 一打一拉 yì dǎ yí lā	比喻軟硬兼施，雙管齊下	• 一舉一動 yì jǔ yí dòng	每項行動
• 一來一往 yì lái yí wǎng	來回	• 一顰一笑 yì pín yí xiào	所有面部表情
• 一雙一對 yì shuāng yí duì	意謂美好姻緣		

聲調變化，除了‘一’字外，還有‘不’字。另外，內地的人喜歡把單獨的‘一’字讀成幺（么）yāo，（‘幺’是小的意思）。三聲字也有聲調變化，兩個三聲字相連時，第一個三聲字改讀為‘半三聲’（即第二聲）。各位有興趣的話，不妨翻閱普通話的讀本研究研究！☺

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