

測量邁銀禧 專業惠社群  
Building our Community  
Contributing our Professionalism



ISSN 1818-2542

# SURVEYORS

測量師時代  
Times

同心協力  
力挽狂瀾

Vol.20 • No.6 • June 2009

*Leading Surveyors  
on Big Wave*



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Designed and printed by Corporate Press (HK) Ltd.



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- Stanley International Dragon Boat Championships 2009

The QSD Annual Dinner 2009 was held on 5 June at the Happy Valley Racecourse. They took this opportunity to present the 2008 APC Best Performance Award to a new member. The Pacific Association of Quantity Surveyors (PAQS) established the PAQS - Iwata Foundation for promoting the professional development of young quantity surveyors. The QSD Council Co-opt Member, Ms Tzena Wong was awarded a highly commended certificate for being the first runner-up in the essay competition.

A joint mingle party was successfully co-organised by the YSG, the Young Members Committee of the Hong Kong Institution of Engineers and the Hong Kong Institute of Certified Public Accountants at Pi Club. The YSG also formed a big team to participate in the Stanley International Dragon Boat Championships 2009 and won a trophy.

The PFMD Council has published a Guide to Good Property Management Practices which is to set a professional standard in practices in property management. This will be a good reference guide to members in undertaking their daily property management activities and duties.

The BSD Council attended the Mainland China and Hong Kong Construction Industry Forum in April. During this forum, they shared the views on sustainable quality maintenance and management of city and housing.

The GPD Council has set up a working group to work out the detailed arrangement of the second reciprocity arrangement with China Institute of Real Estate Appraisers and Estate Agents (CIREA).

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#### 編者話

工料測量組 2009 年周年晚宴已於 6 月 5 日假跑馬地馬場遴選會員廂房舉行。當天亦頒發了 2008 專業評核試最優秀表現獎予得獎者。亞太工料測量師協會成立了 PAQS Iwata Foundation，藉此推廣青年測量師的專業發展。工料測量組的增選理事黃浣菁女士的文章於該基金的論文比賽中獲評為第二名，並獲頒證書。

青年組聯同香港工程師學會及香港會計師公會的青年組別合辦了聯歡聚會。此外，青年組亦組織了一支龐大的隊伍參與 2009 年赤桂國際龍舟邀請賽，並獲取了獎杯。

物業設施管理組出版了「優良物業管理實務指引」，為物業管理實務的專業標準作出指引。

建築測量組於 4 月參與了內地與香港建築業論壇，並向參加者分享了可持續城市與房屋的優質維修及管理的意見。

產業測量組成立了工作小組，跟進與中國房地產估價師學會的第二次資格互認的細節安排。

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## *Have We Done Enough to Help?*

The name of the dish was Fish Poached in Water (水煮魚), a famous Sichuan (四川) dish, but don't be fooled by the name. In the pot there was not water but broth, thick oil, and lots of chili, in which slices of fish were brought to boil. Appearance did not tell all either. The host of the lunch always wore a smile on her face, but barely one year ago, she had lost her beloved husband and only son in the tragic earthquake that permanently changed the landscape and lives of Sichuan (四川).

My visit to Sichuan from 8 April to 12 April was brief, but the experience was vivid. The roads leading from Chengdu (成都) to Beichuan (北川) were winding. The mountains, miles of them, were filled with vibrant trees and plants. The scenery was strikingly beautiful. That this heavenly place had been the centre of a devastating earthquake was beyond imagination.

The villagers showed little trace of grief but their determination to rebuild their homes. Reconstruction works were everywhere, although nobody would think that the place would ever be the same again, physically or emotionally.

Lingering in my mind was the question: "Have we done enough to help?"

Immediately after the earthquake on 12 May 2008, the HKIS, led by then President Yu Kam-hung, reacted quickly by mobilizing surveyors to offer whatever we were equipped to help. By way of monetary donation, HK\$100,000 was raised. The sum was not insignificant, considering the short time span within which it was raised. As a professional in-

stitution, our more important contribution would be the pool of expertise in construction planning and administration. A list of volunteers, comprising over 100 members, was quickly drawn up. The focus of assistance was soon shifted from disaster relief to re-construction. The re-construction works required meticulous co-ordination efforts at provincial and national level. The HKSAR Government took up a vital role and was responsible for the re-construction of a number of sites including Provincial Road 303 (Yingxiu 映秀 to Wolong 臥龍 Section) and the Wolong (臥龍) Nature Reserve Project in Chengdu (成都).



On the part of the HKIS, "engagement" was the key word in order that the momentum of members participation in the re-construction works would be maintained. In conjunction with other professional institutes, the HKIS worked closely with the HKSAR Government in rendering technical advice (subject to certain terms) to ensure proper delivery of the



projects for which the HKSAR Government was responsible. In February 2009, HKIS entered into a co-operation agreement with the Zhong Hua Construction Foundation (ZHCF) (中華建設基金會), through which ZHCF immediately tapped the expertise of surveyors who were registered on the HKIS volunteers list, while the HKIS was able to work on projects that ZHCF had sourced or initiated. I would like to mention specifically Prof Lau Siu-kwan, Mr Yu Kam-hung (both being Past Presidents of the HKIS) and Mr Cheung Hau-wai (Ex-director of the Buildings Department, HKSAR Government) for their selfless effort in setting up the Zhong Hua Construction Foundation (中華建設基金會) and for allowing HKIS the opportunity to collaborate with ZHCF on such a meaningful course.

The first project covered under the co-operation agreement was Water Supply Reconstruction Project in Tongkou Town (通口鎮供水復修工程). Pipeworks which had been completely damaged after the earthquake were relaid and re-connected. Ten (10) surveyors were enlisted. They volunteered their time and expenses to help co-ordinate the project and conduct prudence audits to ensure that the pipeworks were built to specification and handed over to the habitants of Tongkou Town (通口鎮), the first “entry point” (通口) bordering between Chengdu (成都) and Bei-chuan (北川).

During the Water Re-connection Ceremony on 11 April 2009, we were greeted by villagers, young and old, all filled with joy. The earthquake might have shattered buildings and homes, but evidently not their confidence and cohesion. Amidst laughter, one tended to forget the trauma that they had gone through, and come to terms with.



(From right to left: Cheung Hau-wai, Prof. Lau Siu-kwan, Yu Kam-hung, and Francis Leung) (右起：張孝威、劉紹鈞教授、余錦雄、梁立基)







If anything, the earthquake has brought out the positive side of us Chinese, as a nation and as a people. Less than two weeks immediately after the earthquake, a young university graduate from Shandong (山東) was on her way to Beichuan (北川). Like many of her schoolmates, it was her first time ever away from home. Fate had it that she was on a trip to help re-build a city and many homes, but because of the imminent danger, fate might have it that she would never return home again. As she recalled, there were many sleepless nights during her first few weeks in Beichuan (北川), partly because of the overwhelming shock and trauma, and partly because of the countless aftershocks that seemed to forewarn of another more devastating quake in their wake.

One would have thought that it had been too much for a young lady to go through within barely one year. Yes, she spoke and behaved maturely, not hiding her sense of care and responsibility, but there was not a single trace of uneasiness or fear. In fact, half-jokingly, when she first met us and introduced herself, she said she was the *Xiao Mei Nu* (小美女, Little Beauty) from Shandong (山東).

Compared with what our counterparts in the Mainland have done, the contributions from Hong Kong become trivial. Hong Kong people have been well known for our resilience. We have survived and bounced back from several crises at society level, political, financial and public health. Yet, none



*Xiao Mei Nu from Shandong, accompanied by HKIS members (from left to right : Arthur Cheung, Cyrus Siu and HKIS Hon. Treasurer Lesly Lam)*  
〔山東小美女與學會會員〔左起〕張文滔、邵家偉及學會義務司庫庫力山〕

of our hassles came anywhere near what Sichuan (四川) people have gone through. I could not help wondering, if, god forbid, Hong Kong had been struck by the same earthquake, could we have come back in the same way, with the same strength and resolve?

In the years leading up to and after Reunification in 1997, Hong Kong has been emphasizing our “contributions” to the Mainland, as if we are superior than other cities. This may be true only if we are ready to acknowledge that, in many other ways, we are less competitive. In terms of money and manpower, our contribution to the Sichuan relief and reconstruction may have been substantial. However, in terms of dedication, commitment and personal sacrifice, I have yet to come across a *Xiao Mei Nu* from Hong Kong.

My question is no longer “Have we done enough to help?” Rather, I would ask “Have we done enough to equip ourselves to contribute to the big family?”

Francis Leung  
President



## 「我們的援助是否足夠？」

「水煮魚」是四川的著名菜式，但不要被菜式的名字誤導。湯窩裡的並不單是清水，而是滿滿的湯、厚厚的一層食油、大量辣椒和魚片一起煲煮。外觀亦不代表全部，午宴的主人常常掛著笑臉，但一年前的地震中，她失去了丈夫和兒子。一場無情的災難徹底改變了四川的面貌和生活。

我於4月8日至12日期間到四川探訪，行程雖然倉促，但經驗仍歷歷在目。由成都至北川的道路雖然迂迴曲折，但景色極為秀麗，令人無法想像到這個怡人的地方竟是一次毀滅性地震的中央。

村民們似乎沒有一絲悲傷，他們決心重建家園。工程無處不在，儘管人們不會相信，重建後的家園將與以往相同。

在我腦海裡揮之不去的疑問：「我們的援助是否足夠？」

2008年5月12日地震發生後，應屆香港測量師學會會長余錦雄隨即呼籲會員提供協助，並於短時間內籌得約港幣十萬元，這數目可不算少。作為一個專業學會，更重要的是對建築籌劃及推行提出專業意見。超過100名會員加入了學會的志願義工名單，而學會的協助工作亦從振災推廣至災後重建。重建工作需要省市的大力協調，而香港特區政府亦負責協調多個地區的重建工作，當中包括「省道303線（映秀至臥龍段）公路恢復重建工程」及「臥龍保護區規劃編制專案」。

凝聚學會會員力量極為重要，因此學會致力維持會員於重建工作的參與過程。學會聯同其他相關專業團體，與政府保持緊密聯繫，對政府負責的重建項目提供了專業技術意見。於2009年2月，學會與「中華建設基金會」簽訂了合作備忘錄，基金會隨即從學會的義務工作者蒐集專業意見，而學會積極亦協助物色專業人士共同配合並參與基金會所推行的重建項目。我謹在此感謝劉紹鈞教授、余錦雄先生〔兩位均為學會前會長〕及張孝威先生〔前屋宇署署長〕成立「中華建設基金會」所作出的貢獻，並容許香港測量師學會一同參與富意義的重建項目。

合作備忘錄的第一個項目是「通口鎮供水復修工程」，把地震後已完全損壞的喉管重新連接。大約10位義務測量師負責統籌該計劃，並進行了實地檢察，確保喉管工程峻工後，移交給通口鎮〔成都和北川的第一個通口〕的居民。

於2009年4月11日的峻工儀式上，學會的代表受到村民的熱烈歡迎。地震雖然粉碎了村民的房屋及家園，他們的信

心和凝聚力並未有任何動搖。他們也許適應了以笑聲忘卻地震的哀痛。

這次地震顯現了中華民族積極優越的一面。地震發生後僅僅兩星期，一名山東省的大學生踏上往北川的路途。與其他同學一樣，這是她第一次遠離家鄉。她們旅程的目的是幫助重建城市 and 家園，但任務險阻重重，可能使她們永遠不能回家。她還記得，最初的幾個星期在北川時，晚上均不能入睡，首要原因當是忘卻不了地震傷亡帶來的苦痛；另外的原因是當地發生無數餘震，恐怕是另一場更具破壞性地震的先兆。

或許有人會覺得，這位年輕女孩於過去一年內所經歷的實在太多。是的，女孩以成熟的表現回應，並顯出她的一份責任感。但她卻沒有一點兒不安和恐懼。事實上，於第一次見面時，她半開玩笑地向我們介紹自己是一位「來自山東的小美女」。

與國內的同胞相比，香港對重建工作所付出的實在不算多。眾所周知，香港人擁有頑強的逆境自強能力。我們已經從社會、政治、財政和公眾健康的層面渡過了幾個危機。然而，我們遠比不上四川人民的經歷。我不禁想，如果同樣程度的地震在香港發生時，我們能否以同樣的方式，以同樣的能力渡過難關？

在97回歸前後，香港一直強調對內地所作出的「貢獻」，這假設了香港優於其他城市。儘管實際情況是這樣，我們必先承認在很多範疇我們的競爭力遠遜其他城市。從資金和人力資源方面說，我們於四川救災和重建的貢獻確實不少。然而，就個人承擔及無私奉獻而言，我還未遇上到一位「來自香港的小美女」。

我現在的疑問已不再是「我們的援助是否足夠？」，而是「我們是否已經裝備自己，為我們的大家庭作出貢獻？」

梁立基  
會長



## HKIS Diploma Presentation 2009

On 22 May 2009, a diploma presentation and a dinner were held for Corporate Members and Technical Associates elected on 27 March, 24 July, 27 November 2008, 22 January and 26 March 2009 at the Eaton Hotel Hong Kong. A total of 159 new members attended to receive their diploma from the President and respective Divisional Chairmen. Members of the General Council also joined in to welcome the new members.

The MCs Mr Anthony Yu and Ms Alison Lo introduced members of the General Council to the new members and guests. The President Mr Francis Leung in his welcoming speech congratulated all of the new members on their achievement and felt honoured to have the opportunity to witness their success and present the diploma to them.

After the Diploma Presentation, group photos by Division with the Office Bearers, Chairman and Council members of the individual Divisions were taken. Members and guests continued to get to know each other and to enjoy the dinner throughout the evening.



Land Surveying Division



Quantity Surveying Division



Planning and Development Division



Building Surveying Division



Property and Facility Management Division



General Practice Division



General Council



## HKIS Outstanding Final Year Dissertation/Thesis Awards Presentation 2008

The HKIS Outstanding Dissertation/Thesis Awards is dedicated to the pursuit of surveying and built environment knowledge and acknowledges outstanding research work in this arena.

Winners of the HKIS Outstanding Dissertation/Thesis Awards 2008 (Undergraduates and Postgraduates) received certificates and prize cheques from the President during the Diploma Presentation on 22 May 2009.

### Undergraduates

#### Grand Prize & Top Award (GP)

**TSE Tin Shing**, University of Hong Kong  
*Role of Credit Ratings Agencies in Legal Context (An Empirical Study on Sub prime Mortgage Crisis in the U.S.)*



#### Top Award (BS)

**SUNG Ka Yi**, Hong Kong Polytechnic University  
*Constraints on adaptive reuse of the historical buildings in Hong Kong*



#### Top Award (LS)

**YIP Hiu Ching**, Hong Kong Polytechnic University  
*The Study of Land Boundary Dispute Cases*



#### Top Award (PFM)

**YUEN Lai Ying, Fanny**, Hong Kong Polytechnic University  
*Feasibility Study of Rooftop Greening on New and Existing Buildings in Hong Kong*



#### Top Award (QS)

**FUNG Lok Yan**, Hong Kong Polytechnic University  
*Knowledge Workplaces: Integrating Workplace Design and Knowledge Sharing*



#### Second Award (BS)

**CHOW Yin Tung**, University of Hong Kong  
*A Study on the Effectiveness of Development Control through Planning Conditions in Planning Decisions: Residential and Residential-Commercial Mixed Development in Comprehensive Development Area Zone*

#### Second Award (GP)

**YEUNG Shun Shing**, University of Hong Kong  
*An Empirical Study of the Impact of Land Auction on Nearby Residential Prices in Hong Kong*



#### Second Award (LS)

**LAW Man Fung**, Hong Kong Polytechnic University  
*Measuring Building Deformations with Terrestrial Laser Scanner*



#### Second Award (PFM)

**MO Oi Ling**, Hong Kong Polytechnic University  
*Evaluation of Energy Management Program in Common Area of an Office Building - Lippo Centre*

#### Second Award (QS)

**MA Yuen Tung**, Hong Kong Polytechnic University  
*Dynamics of Knowledge Sharing in the Housing Department: Implications for Utilisation of Knowledge Management Systems*



## Postgraduates

### Grand Prize (PhD)

**YEUNG Fai Yip**, Hong Kong Polytechnic University

*Developing a Partnering Performance Index (PPI) for Construction Projects - A Fuzzy Set Theory Approach*



### Grand Prize (MSc)

**YU Chen Yun**, City University of Hong Kong

*Decision Support System for Private Residential Property Price Estimation*



## Professional Volunteer Accreditation Programme

**Billy Wong**, Chairman of Community and Charity Services Committee

Co-organised by the HKIS, Agency for Volunteer Service (AVS) and the Hong Kong Council of Volunteering (HKCV), the Professional Volunteer Accreditation Programme (PVAP) recognises the services of a professional for his or her own profession and to the community. It encourages participation of professionals in the development of profession and involvement in community affairs.

Awardees of PVAP 2007/08 are Mr John Lau (Gold Recognition), Mr Edward Yiu (Silver Recognition), and Mr Huang Shu Yuk (Silver Recognition). Certificates were presented to the awardees on 22 May 2009 during the HKIS Diploma Presentation.

Members are encouraged to join the 2008/09 Programme. For details, please download the package from [http://www.hkis.org.hk/hkis/general/broadcast/PVAP2009\\_ApplicationPack.zip](http://www.hkis.org.hk/hkis/general/broadcast/PVAP2009_ApplicationPack.zip)



HUANG Shu Yuk



Edward Yiu



John Lau

## Council members reaching out

2 June 2009

政務司司長廣東省東省深圳市領導座談會  
organised by Commerce and Economic Development Bureau

Mr Yu Kam Hung  
Mr Kenneth Chan

5 June 2009

Quantity Surveying Division Annual Dinner

Mr Francis Leung  
Mr Stephen Yip  
Mr Wong Bay  
Mr Ben Chong  
Mr Lesly Lam  
Mr Yu Kam Hung

6 June 2009

Annual Dinner of the Institution of Highways Transportation

Mr Francis Leung

11 June 2009

Monthly Thursday Luncheon organised by Legislative Council

Mr Francis Leung

13 June 2009

First gathering of MTR Society Link organised by MTR

Mr Joseph Chong

16 June 2009

Re-opening of the Hong Kong Medical Association Dr Li Shu Pui Professional Education Centre

Mr Ben Chong



16 June 2009

《香港與共和國同行 - 建國60周年大型展覽》開幕酒會由香港中華總商會服務有限公司主辦

Mr Francis Leung

17 June 2009

Briefing Session of HKIS in partnership with Council for Sustainable Development

Mr Ben Chong

18 June 2009

Water Supplies Seminar: "Total Water Management - Water Efficiency Labelling Scheme", "Electronic Services and Change of Consumership", and "Quality Water Recognition Scheme for Building" organised by Water Supplies Department

Mr Daniel Pong

18 June 2009

Cocktail Reception for 9th Anniversary of Hong Kong Exchanges and Clearing Limited

Mr Lesly Lam

20 June 2009

Launching Ceremony for the Council for Sustainable Development's Public Engagement Process on Building Design to Foster a Quality and Sustainable Built Environment organised by Council for Sustainable Development

Mr Francis Leung

21-24 June 2009

Signing the Supplementary Agreement for extending the validity of the Reciprocity Agreement between CECA and HKIS

Mr Francis Leung

Mr Ho Chi Wai

Mr Cheung Tat Tong

Mr Man Chi Chuen

Mr Ho Kwok Kwan

Mr Chan Dut Yin

Mr Yim Siu Chung

Mr Lai Yuk Fai

23 June 2009

Annual Dinner of Contractor's Authorised Signatory Association Ltd

Mr Ben Chong

25 June 2009

「大廈管理維修」工作坊 organised by Shatin District Office

Speakers:

Mr Chan Kwok Hung, Kenny

Mr Yeung Tak Wah, Denny

27 June 2009

香港專業聯盟元朗區中學生暑期見習計劃啟動儀式

Mr Francis Leung

## Obituary

Mr Clifford Frederick James WEBB, a Fellow and Founding Member of HKIS since 1984, passed away on 7 May 2009 at the age of 80.

Mr Webb was senior partner of Clifford Webb & Partners, a QS practice with offices in the UK, Hong Kong and other locations and he was a frequent visitor to Hong Kong. The Hong Kong practice was established in the 1970's, with offices in Union Bank Building in Central and continued until the 1990's when the business merged with another QS firm. The practice was headquartered in Mr Webb's home town of Matlock in scenic Derbyshire in the UK.

## News from Sports and Recreation Committee

**Chairman: Lesly LAM, [leslylam@hkis.org.hk](mailto:leslylam@hkis.org.hk)**

**Vice-Chairman: Cyrus Siu, [cyrus.siu@gmail.com](mailto:cyrus.siu@gmail.com)**

**Secretary: Carmen WONG, [carmen.wkm@gmail.com](mailto:carmen.wkm@gmail.com)**

**Treasurer: Michelle Chung, [michellechung@hkis.org.hk](mailto:michellechung@hkis.org.hk)**

For those members who are interested in participating in the various sports, please contact Donna YU at [cpd@hkis.org.hk](mailto:cpd@hkis.org.hk) or 2526 3679 for registration.

### Stanley International Dragon Boat Championships 2009

**Team Captain: Mr William LAI / Mr Joseph WONG / Mr Lesly LAM**

Again, the HKIS's dragon boat team achieved an excellent result in the Stanley International Dragon Boat Championships 2009 on 28 May in Tuen Ng Festival. We were the 1<sup>st</sup> runner-up in the heat match and 5<sup>th</sup> runner-up out of 45 teams in the final race - 男子 B 金盃決賽 Men's B Gold Cup Final. Only the top 6 teams could get trophies on stage and we made it after 4-months tough training. This competition was open to all companies and strong paddling clubs to join. More details can be found in the front and back cover pages and the YSG's Chairman's message.

### Joint Professional Table Tennis Tournament 2009

**Team Captain: Mr Edwin TSANG / Mr CY JIM / Mr William LAI**

It is time for us to practice table tennis in order to prepare for the coming Joint Professions Competition scheduled in September 2009 (details to be announced later).

Regular practices have started since 1 June 2009 (Monday) at Ping Pong Land (乒之館) for 2 hours from 7.15 pm to 9.15 pm on alternate Monday nights. The coming practices will

be held on 29 June, 13 July, 27 July, 10 August, 24 August and 31 August 2009.

If you are a table tennis enthusiast, please do join the HKIS table tennis team. The table tennis team would like to express sincere appreciation to Mr YU Kam-hung, who is a HKIS table tennis team member, on sponsoring the coach fees for the regular practices.

### Joint Professional Soccer League 2009

**Team Captain: Mr Cyrus SIU / Mr Lesly LAM**

We are pleased to report that our soccer team has already won over the accountants (3:1), dentists (7:1) and doctors (4:2) in the first round of the Joint Professional Soccer League 2009. Please stay tuned to further good news. Details of the Joint Professional Soccer League can be found on the web-page (<http://www.hksla.org/jpfl/mainpage.htm>).



HKIS won over HKDA (dentists) by 7:1

### Joint Professional Tennis Tournament 2009

**Team Captain: Mr Harry JAN**

The Joint Professional Tennis Tournament will be held on 5 July 2009 (Sunday) from 7.00 pm to 11.00 pm at the Chinese Recreation Club (CRC) 中華遊樂會. According to the tennis team captain, regular and tough practices have been conducted frequently since last year. All team mates are confident in achieving a much better result. Your mental support to us in the tournament is most welcomed.





## HKIS Snooker Team - More Interested Members required!

**Team Captain: Mr Willie TANG / Mr Wilson AU YEUNG**

The Joint Professional Snooker Tournament will be held on 12 July 2009 (Sunday) from 2.00 pm to 7.00 pm at the General Snooker Club - 尖沙咀名將桌球城.

Our snooker team has started to practice regularly since last year. Your mental support to us in the tournament is most welcomed.

## Joint Professional Volleyball Tournament 2009

**Team Captain: Miss San KWOK / Miss Evangeline CHAN**

The 1<sup>st</sup> Joint Professional Volleyball Tournament will be held in the second half of this year. A few friendly matches with the Law Society of Hong Kong have already been held. The team captain would like to appeal for more members to join the volleyball team.



Match with the Law Society at Smithfield Stadium

## HKIS Swimming Team - More swimmers required!

**Team Captain: Mr William LAI / Ms Carmen WONG**

The Joint Professional Swimming Gala will be held in October 2009. Our swimming team captain would like to appeal for more interested members to join the swimming team to compete for the 4x100m joint professional relay. Ladies are welcomed.

To boost up the stamina and normal technique, regular practices have commenced every Wednesday at the City University of Hong Kong. Please register in advance.

## HKIS Singing Team and Surveyors' Band

**Team Captain: Ms Michelle CHUNG**

The 2<sup>nd</sup> Joint Professional Singing Competition will be held in September 2009. Our singing team captain would like to form a strong team to compete. The team captain is arranging a few practice sessions. Details will be announced later. Please stay-tuned.

Moreover, the Sports and Recreation Committee would like to form a Surveyors' Band 測量師樂隊. The band will then be arranged to perform at various HKIS's activities. We need your excellent skills in keyboard, drum, bass, guitar, etc.

## Call for articles on professional surveying practices

Do you have something about professional surveying practice which can be shared with our members? The Editorial Board would welcome such contributions for publication in Surveyors Times.

Articles can be in English or Chinese and should be submitted in Word format and include the title of the paper and author's details. For articles in Chinese, a summary in English will be required. Submissions must not have been published previously. Publication of article will be at the discretion of the Editorial Board whose decision shall be final.

Articles are to be emailed to [editor@hkis.org.hk](mailto:editor@hkis.org.hk)



## HKIS 5.12 Sichuan Relief Work Committee Working Group's Visit to Deyang (德陽) at Sichuan

The 5.12 Sichuan Earthquake has lapsed more than one year, yet many construction projects in the earthquake-stricken areas are still going on in full swing, striving to help the victims to resume their normal life as soon as possible. At the same time, the HKIS 5.12 Sichuan Relief Work Committee has been working closely throughout the past year with the HKSAR Government and various charity organisations, hoping to contribute our professional experiences and support for the implementation of the re-construction projects in Sichuan.



*Eddy Cheung (2<sup>nd</sup> left), Danny Cheng (3<sup>rd</sup> left), Daniel Hui (centre) and YU Kam Hung (2<sup>nd</sup> right) of the HKIS with Major Tommy Chan of the Salvation Army (1<sup>st</sup> right)*

During 22 to 24 June 2009, a Working Group of the Committee led by Mr YU Kam Hung and accompanied by

Daniel Hui, Eddy Cheung and Danny Cheng, paid a visit to look at the Salvation Army's (SA) programmes to improve the medical facilities and irrigation water supply system, which were seriously affected by the earthquake at Deyang (德陽市) in Sichuan. This programme included construction of 157 new medical clinics at Mianzhu (綿竹市), 72 at Luojiang Xian (羅江縣) and 68 at Shifeng (什邡市) respectively; upgrading the irrigation water supply system with 2.7km long water channel and planting of several thousands of trees at Luojiang Xian (羅江縣). The visit was successfully arranged and provided members of the Working Group a better insight of how SA had well managed the development and implementation of their re-construction projects. Major Tommy Chan, Sichuan Earthquake Recovery Project Director of the Salvation Army, also expressed his great appreciation towards the support and advice given by the Working Group during the visit and looked forward to the co-operation opportunity with HKIS in future.

## Members' Happy Hour cum Birthday Party

Members may be aware that on the last working Friday of each month a "Members' Happy Hour" is held in the HKIS premises from 6.00 pm to 8.00 pm. It is opened to all members to chat, socialize and to have a few drinks under a relaxed environment.

Starting with the Happy Hour on 26 June 2009, the Institute will specially arrange a birthday party for those members having a birthday in the same month. Birthday cake, unlimited drinks and finger food will be served. Whether you are close by or miles apart, the Institute cares for all of its members.

The next scheduled Happy Hour cum Birthday Party sessions in 2009 will be held 31 July, 28 August, 31 October, 27 November and 18 December. An invitation will be sent to individual members to join the party. So if it's your birthday, please do come and mingle with the other birthday boys and girls of the Institute.

A topic/theme for each Happy Hour session will also be arranged. We welcome any ideas or if you would like to share something of interest with members, please email to [info@hkis.org.hk](mailto:info@hkis.org.hk).

Further details of each Happy Hour session will be sent to members via email broadcast.

### Building Surveying Division Chairman's Message



Kenneth Yun BSD Council Chairman

#### 2009年內地與香港建築業論壇

以下為黃山先生於4月在成都舉行的「2009年內地與香港建築業論壇」中所發表的演講內容，現轉載與學會會員分享：

#### 2009年內地與香港建築業論壇

- 可持續城市形態：防災減災與優質建設 -  
可持續城市與房屋的優質維修及管理

講者：黃山先生

香港測量師學會前會長

黃山建業事務所董事總經理



隨著城市的高速發展，人類對生活素質的要求不斷提高。房屋從基本的居所要求到現在的各種訴求起了不少變化。無論在設計、採光、空氣流、防火構造、逃生及環保各領域等都不斷改進和完善。但現存樓房往往暗藏著災害威脅。在香港來說一般以火災和山泥傾瀉斜坡倒塌威脅最大。災害的威脅也可源自不完善的管理，違章改建、加建或改變



用途，而成為災害的源頭。此外，由於不少舊樓房沒有統一管理的問題，因而缺乏維修及保養，導致日久失修、破舊；窗戶飛脫、混凝土剝落及簷篷倒塌，而造成傷亡的個案也見不少。剛才說過人類對生活的要求越來越高，而舊有的設計跟新的需求有所差距，不論在環境、衛生、休閒設施及綠化等等都未如理想。較為普遍的有多層樓宇沒有升降機、供電不足、光線及空氣流通不夠、排污系統不完善和設施未有照顧人口老化的需要等等。而一些舊樓房在設計階段未完全考慮維修需要，往往造成維修困難、長期滲漏、維修成本高昂及對住戶做成不便。若未能及時進行有效的維修，可能會造

成衛生問題。譬如、長期積水會導致蚊蟲滋生及傳播登格熱病，長期滲漏會有細菌滋生及混凝土剝落的危險。

另外，建築物老化，外牆殘破對城市的外觀及形象有著深遠的影響。身為國際大都會及金融中心，必須有一個整潔的市容及綠化的環境，以合乎國際大都會的標準及地位。這對旅遊、經商及生活環境，尤期重要。物業的價值，會因物業的生命周期及經濟用途而轉變。物業往往因缺乏維修和改善，可能空置而喪失他們應有的更高價值。

面對種種問題，究竟有何良策？現時香港所做的有幾個方



面。一是在可行的情況下提升現存樓宇的標準。這包括立法及提供守則去實行；譬如要求73年前落成的商住樓宇提升消防系統以及對一些高危的場所如卡拉OK及電影院等提高審批的要求。二是加強執法，譬如跟據現有法例的權力，加強巡查及發出違章通知，並要求在指定時間內完成拆除或還原違章建築等。

除了以上方法，亦可透過教育及宣傳以提高居民的防患意識。不同的電台電視宣傳、展覽、講座及研討會等，加強人們對災害的警惕，加深瞭解物業管理及適時維修的重要性，引入新的法例或標準有助於提供優質生活。譬如新的無障礙通道守則，提升了新建及現存樓房對老化人口和殘障人士設施的標準，締造更好居住的環境。而加強推廣優質給水、能源效益標籤、進行能源及二氧化碳排放審計等，也有助於提高生活素質。

香港和珠江三角洲地區的空气污染和煙霧的主要來源是華南地區的車輛、工廠和發電廠。香港特區政府和廣東省政府現正聯合致力減少區內空氣污染物的排放量，目標是盡快遏止區內空氣污染惡化，長遠令珠江三角洲地區的整體空氣質素



達致理想的水平。另外，政府幫助有需要的人士改善樓房災害威脅，亦推出多項有償及無償貸款及物料資助，進行維修及改善樓房工程。

香港以往只著重個別有商業價值的舊樓房的改造，對整體社



區的文物建築保育考慮較少。隨著市民對保育的意識增加及對集體回憶的訴求；加速了我們對古物古跡，社區生態，活化及保育等重新思考及訂定新方向。在這方面我們必須多向祖國及其他大城市學習。在未來的日子，香港測量師學會將會更積極參與樓房的改造、活化和更新、推廣及宣傳物業保養、維修、管理方面的工作，為提高生活質素出一分力。把香港建設成為一個可持續、優質的全球化城市。

### “The Devil of Common Parts” - CPD event on 4 June 2009

I would like to give my sincere thanks to our senior BS members Mr James Kenneth PONG and Mr Gary YEUNG. They were the guest speakers of the CPD talk concerning “Common Parts/Area” which was well received by about 200 participants. As a surveyor, we must be aware that there may be different kinds of common area within the same development. Besides Estate Common Area, there may be Car Park Common Area, Commercial Common Area and Residential Common Area. When determining whether a certain area/part is a common area/part of the building, one should:-

(a) Study the assignment and its plan. If it is within the “coloured pink” area, that area/part is not a common area/part; and the liability of maintenance goes with the

ownership even though it is in conflict with DMC (s.34H & s.34C(2) of BMO);

- (b) If there is no ownership from the assignments, study the DMC and its plan. If the DMC is silent, the principle of **So John**<sup>1</sup> case applies;
- (c) In interpreting the wording of DMC, **Jumbo King**<sup>1</sup> principle applies. If both the ownership under assignments as well as the DMC is silent, and **So John**<sup>1</sup> principle is inapplicable, Schedule 1 of BMO applies. An area originally allocated as common area/part cannot be assigned further without the consent of all the co-owners (**Jikan case**<sup>2</sup>). This is in line with s.34I of BMO.

The most important reminder is **Legal advice should always be sought whenever in doubt.**

(The PowerPoint presentation has been uploaded to HKIS website)

<sup>1</sup> So John v Lau Hon Man (1993)

<sup>2</sup> Jumbo King Ltd v Faithful Properties Ltd and Others (1999) 3 HKLRD 757

<sup>2</sup> Jikan Development Ltd & Plotio Property and Management Co Ltd v The IO of Million Fortune Industrial Centre (2003)

### BSD APC Practical Task 2009 4 - 7 November 2009

Applications for the Practical Task should be made on Form APC6/BS.

Re-applications should be made on Form APC6R/BS and submitted together with a re-assessment fee of HK\$1,000.

Applications will only be accepted if they are received by the HKIS Office within the month of August 2009.

Late applications will be rejected. Incomplete applications will not be entertained.

### Obituary

It is with our deepest sorrow that our respectable member Miss KEI Yin Lam, Janice who was an APC assessor since 1994, passed away on 11 June 2009. We express our most sincere condolences and deepest sympathies to her family and our gratitude for her continuous support to the Building Surveying profession.

# Building Surveyors Conference 2009 (CPD/BSD/2009065)

First Announcement

## Building a Green and Sustainable Future

**Date:** 5 September 2009 (Saturday)

**Time:** 0830 - 1700

**Venue:** Harbour Plaza Hong Kong

20 Tak Fung Street, Whampoa Garden, Hunghom, Kowloon, Hong Kong

**Organiser:** Building Surveying Division, The Hong Kong Institute of Surveyors

### Keynote Remarks:

- Dr Poon Kit, Kitty, JP - Under Secretary, Environment Bureau, HKSAR

### Speakers (tentative):

- Mr Alfred WH Sit - Assistant Director, Electrical and Mechanical Services Department, HKSAR
- Mr KS Wong - Chairman, Professional Green Building Council
- Dr MW Chan - Vice President, Projects and Facilities, Hong Kong Science and Technology Parks Corporation
- Dr Raymond Yau - Director, Ove Arup & Partners Hong Kong Ltd

### Registration Fee:

| Category   | Registration Fee | Remarks  |
|--|------------------|--|
| Early Bird Registration (Payment received on or before <b>31 July 2009</b> ) | HK\$880          | Registration fee includes a set of conference proceedings, two refreshments and lunch.   |
| Standard Registration  | HK\$980          |  |
| Student Registration   | HK\$250          | Registration fee includes a set of conference proceedings, two refreshments while lunch is <b>NOT</b> included.<br><br>Limited seats are reserved for concessionary rates and will be allocated on a first-come, first-served basis. |

### Remarks:

- Official language is English.
- The conference is designed for 6 CPD hours.
- The organiser reserves the rights to cancel or reschedule the conference at their discretion.
- No refund can be made for cancellation but a substitute delegate is normally permitted.
- The organiser reserves the right to make changes to the speaker, topic or programme without prior notice.

### Registration:

Please complete the Reservation Form which can be obtained from [http://www.hkis.org.hk/hkis/html\\_bsd/index.jsp](http://www.hkis.org.hk/hkis/html_bsd/index.jsp) or <http://www.bernie-idealab.com> and return with payment to:

Conference Secretariat - Bernie Idealab

Room 2912, Shell Tower, Times Square, 1 Matheson Street, Causeway Bay, Hong Kong

A confirmation notice will be sent to you by e-mail upon receiving your completed form and the crossed cheque or authorised credit card payment details.

### Enquiries:

Please contact the Conference Secretariat:

Mr Bernie Wong/ Mr Dennis Kwan

Tel: (852) 2892 7340 or e-mail: [bernie@bernie-idealab.com](mailto:bernie@bernie-idealab.com)





## Enjoy Worry-free Protection Throughout Life

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From **1 Jul to 31 Aug 2009**, HKIS members can enjoy 10% discount on premium with a bonus of HK\$50 supermarket coupon\* upon successful enrolment.

In addition to the conventional coverage, PAMultiple Personal Accident Insurance Plan provides tailored coverage for children, adults and the elderly to meet their specific risk exposure. Here are the highlights:

- **Junior Cover:** Extra indemnity for accidental death or permanent disablement if accidents happen during any school activities; Parent annual leave compensation benefit; Discounted premium from HK\$39 per month
- **Adult Cover:** Double indemnity for accidents happen on common public carrier; Spouse annual leave compensation benefit; Discounted premium from HK\$75 per month
- **Elderly Cover:** Protection for broken bones up to HK\$100,000; Cover period of home nursing fee benefit up to 182 days; Discounted premium from HK\$124 per month

Enrolment is easy! Simply visit [www.zurichcare.com.hk/surveyor](http://www.zurichcare.com.hk/surveyor) to apply online, or call Zurich insurance hotline on **2903 9393**

For details of the insurance coverage and more product discounts, please visit [www.zurichcare.com.hk/surveyor](http://www.zurichcare.com.hk/surveyor)



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\* The \$50 supermarket coupon will be delivered within 2 months upon each successful enrolment of the PAMultiple Personal Accident Insurance Plan ("the Plan") and the payment of annual premium. If the premium is settled monthly, the coupon will be delivered within 2 months after the first 3 months' premium are made.

Terms & Conditions: 1. The above information is only a summary and does not constitute any part of the contract. For full terms and conditions and exclusions of the Plan, please refer to the policy document itself. 2. The Plan must be enrolled via [www.zurichcare.com.hk/surveyor](http://www.zurichcare.com.hk/surveyor) or enrolment hotline 2903 9393 for HKIS members. 3. Zurich Insurance Company ("the Company") is the insurance underwriter of the Plan and solely responsible for all coverage and compensation. 4. The above offer is not applicable to the existing customers of the Plan of the Company or its affiliates or subsidiaries. 5. The Company is not responsible for the gifts provided under this promotion and expressly disclaims any liability in relation thereto. 6. The Company reserves the right to amend the terms and conditions herein without prior notice, and the right of final decision in case of any disputes. 7. The Company reserves the right of final approval of the Plan.

# Summary of HKIS CPD / PQSL Events

8 Jul - 7 Oct 2009

| DATE  | CODE    | EVENT   | CPD HOUR(S)   | SPEAKERS   | RUN BY  |
|---|---------|---|---------------|--|---------|
| 8, 15, 22, 29 July, 1, 8, 15 Aug            | 2009054 | QSD APC Revision Course 2009  | 2 per lecture | K C Tang, Patrick S Y Chan, Dr. Paul Ho, Stephen Lam and Experienced Practitioners, Academics and APC Assessors                                    | QSD/YSG |
| 11 Jul                                      | 2009061 | Property Development in Hong Kong   | 3             | Dr. Andrew Chan, Daisy Wong, Andy Leung, Eric Ho   | GPD     |
| 14 Jul                                      | 2009056 | Suspension, termination, and other downturn issues for the Construction Industry      | 1.5           | Bernard Ang  | YSG     |
| 18, 25 Jul                                  | 2009053 | Assessment of Professional Competence (QS) Workshop 2009 - Review of Past Papers      | 3             | Y Ling Lam, Franki Yeung, Arthur Shia, Raymond Kam, K L Wong, K C Chang  | QSD     |
| 20 Jul                                      | 2009071 | Open Discussion Forum on Urban Renewal Strategy Review                                | 2             | Dr. Paul Ho  | HKIS    |
| 21 Jul                                      | 2009037 | 建築合同：損失索償之籌備及追討損失及開支的索償   | 1.5           | 黃正言  | QSD     |
| 24 Jul                                      | 2009060 | Health Management in the Workplace  | 1.5           | Dr. Frederick Chan Kwok Wing   | PDD     |
| 04 Aug                                      | 2009057 | How to build a cantilever roof structure projecting over the Island Eastern Corridor? | 1.5           | Ir. Chung Koon Man Paul, Cheung Siu Wah Frankie, Chu Wai Ming Marco  | YSG     |
| 06 Aug                                      | 2009055 | The latest PRC regulations in real estate and its effect on the property yield        | 1.5           | Yu Kam Hung  | GPD     |
| 07 Aug                                      | 2009070 | 專業形象及禮儀講座   | 2.5           | Professor Desmond Chan   | YSG     |
| 11 Aug                                      | 2009062 | 21世紀中國建築業管理改革   | 1.5           | 余立佐  | YSG     |
| 12, 19, 26 Aug, 2, 9, 17, 23, 30 Sep, 7 Oct | 2009068 | BS APC Revision Course 2009   | 1.5           | Kenny Tse, KW Wong, Vincent Ho, Peter Chan, Tony Chu, Junkers Lam, Nathan Lee, Alan Sin, Alex Wong and Experienced Practitioners and APC Assessors | BSD/YSG |
| 27 Aug                                      | 2009058 | What can a quantity surveyor see in technical specification?                          | 1.5           | Shirley C S Ho   | YSG     |
| 03 Sep                                      | 2009067 | An introduction to Real Estate Project Development Procedures in Mainland China       | 1.5           | Dr. Tony K T Leung   | PDD     |
| 05 Sep                                      | 2009065 | Building Surveyors Conference 2009  | 6             | refer to page 16   | BSD     |
| 08 Sep                                      | 2009050 | Civil Justice Reform and Case Law Update  | 1.5           | Gilbert Kwok, Yeung Man Sing   | QSD     |
| 12 Sep                                      | 2009066 | Technical Site Visits at Shenzhen, PRC  | 6             | Representative from the factories  | QSD     |
| 30 Sep                                      | 2009064 | YSG Study Tour 2009   | 10            | refer to page 29   | YSG     |





## CPD/QSD/YSG/2009054

### QSD APC Revision Course 2009

|                         |  |                 |                               |
|-------------------------|--|-----------------|-------------------------------|
| <b>Speakers</b>         | Mr K C Tang, Mr Patrick S Y Chan, Dr Paul Ho, Mr Stephen Lam and Experienced Practitioners, Academics and APC Assessors  |                 |                               |
| <b>Date &amp; Venue</b> | 7:00 pm – 9:00 pm on week day nights and 2:00 pm – 4:00 pm on Saturdays 12 June, 17 June, 24 June, 8 July, 15 July, 22 July, 29 July, 1 August, 8 August, 15 August 2009 SLC, HKIS   |                 |                               |
| <b>Details</b>          | <p>The purpose of the revision courses is to help QSD probationers to prepare for the APC to be held in September this year. The courses will be delivered in 10 lectures covering the following topics:</p> <ol style="list-style-type: none"><li>1. Cost Estimating and Planning (held on 12 June 2009)</li><li>2. Tender Documentation (held on 17 June 2009)</li><li>3. Contractual Arrangements and their Practical Implementation (22 July 2009)</li><li>4. Tender Analysis, Interview, Award and Contract Documentation (held on 24 June 2009)</li><li>5. Payment Valuation and Post Contract Cost Monitoring (held on 8 July 2009)</li><li>6. Variations and Final Account (15 July 2009)</li><li>7. Liquidated Damages and Extension of Time (29 July 2009)</li><li>8. Direct Loss and Expense Claims (1 August 2009)</li><li>9. Dispute Resolution (8 August 2009)</li><li>10. QS Services and Professional Conduct (15 August 2009)</li></ol> |                 |                               |
| <b>Language</b>         | Cantonese supplemented by English  |                 |                               |
| <b>Fee</b>              | HK\$100 per person per lecture, HK\$50 for student member<br>HK\$190 per person for advance booking of and payment for any 2 lectures.<br>HK\$360 per person for advance booking of and payment for any 4 lectures.<br>HK\$510 per person for advance booking of and payment for any 6 lectures.<br>(HK\$20 walk-in surcharge for all pricings listed).  |                 |                               |
| <b>Deadline</b>         | 2 weeks prior to the event date  | <b>Priority</b> | QSD Probationers and Students |

## CPD/GP/2009061

### Property Development in Hong Kong

|                         |   |  |  |
|-------------------------|---|--|--|
| <b>Speakers</b>         | 1) Dr. Andrew Chan, a veteran town planner and the Managing Director of PDI Consultants Ltd, will discuss issues and problems involved in town planning applications; 2) Ms Daisy Wong, Senior Estate Surveyor of the Lands Department, will give an outline of the major aspects of development control under the lease conditions, followed by applications to vary lease conditions to implement planning intention; 3) Mr Andy Leung, an experienced architect and the Managing Director of Ronald Lu & Partners, will share his insight about the building plan approval process; 4) Mr Eric Ho, Senior Manager of Cheung Kong (Holdings) Ltd, will provide his side of the story as a practising surveyor. Mr. Ho will also review previous APC questions relating to property development. |  |  |
| <b>Date &amp; Venue</b> | 9:00 am - 1:00 pm Saturday 11 July 2009 SLC, HKIS   |  |  |
| <b>Details</b>          | The course will focus on practices and cases that illustrate various issues encountered by practitioners in the development process. The profound professional experiences shared by the speakers should be of great interest to members and probationers. This seminar is an integral part of the APC Revision Program and candidates who intend to sit for the written assessment of the APC 2009 are advised to attend.  |  |  |



# CPD/PQSL EVENTS

|          |                                     |     |         |
|----------|-------------------------------------|-----|---------|
| Language | English supplemented with Cantonese | Fee | HK\$150 |
| Priority | GPD Students & Probationers         |     |         |

## CPD/YSG/2009056

### Suspension, Termination, and other downturn issues for the Construction Industry

|              |  |     |  |
|--------------|--|-----|--|
| Speaker      | Mr Bernard Ang is a Construction Partner of international law firm, Pinsent Masons.<br><br>Bernard's experience spans the power, waste, water and waste water sectors, as well as civil engineering and building projects.<br><br>He works primarily on the non-contentious aspects of projects, advising on procurement methods and strategies, and drafting and negotiating project contracts.<br><br>Bernard also advises clients in the analysis of project risks, advising on mitigation strategies and the effective management of risks, and on the different methods of project delivery (including BOT, DBOO, design and build, EPC).   |     |  |
| Date & Venue | 7:00 pm – 8:30 pm Tuesday 14 July 2009 SLC, HKIS   |     |  |
| Details      | The speaker will talk about termination and suspension, two scenarios that will have growing significance with the advent and continuance of the financial crisis. Any procurement strategy for the near future will have to focus on the real likelihood of both termination and suspension, and deal effectively with its occurrence and consequences. The speaker will also give us an insight into the likely shifts in other contract provisions in order for parties to weather the crisis, including contract provisions to lessen the impact of counterparty insolvency, retention of title and vesting clauses, and the use of instruments such as bonds and other forms of securities. |     |  |
| Language     | English  | Fee | HK\$100 for member; HK\$150 for non member<br>(HK\$20 walk-in surcharge for all pricings listed) |
| Priority     | First-come-first-served  |     |  |

## CPD/QSD/2009053

### Assessment of Professional Competence (QS) Workshop 2009 – Review of Past Papers

|              |   |  |  |
|--------------|---|--|--|
| Speakers     | Ms Y Ling Lam, FHKIS, FRICS<br>Mr Franki Yeung, FHKIS, FRICS<br>Mr Arthur Shia, MHKIS, MRICS<br>Mr Raymond Kam, MHKIS, MRICS<br>Mr K L Wong, MHKIS, MRICS<br>Mr K C Chang, MHKIS, MRICS |  |  |
| Date & Venue | 2:00 - 5:30 pm 18 July and 25 July 2009 SLC, HKIS   |  |  |

# CPD/PQSL EVENTS

**Details** The workshop aims to assist candidates to have a better understanding of the techniques in solving the written practical problems of the APC using critical and analytical thinking. It also aims to provide a forum for candidates to know more about the assessors' expectation in assessing candidates' practical experience and professional competence achieved through the written assessment. The workshop will focus on discussing the ways in identifying the key issues in different types of questions and on expected answers from previous papers. Discussions will be held in small groups, each headed by an experienced assessor. Interaction is expected between assessors and candidates. Topics will include both pre- and post contract issues.

*The same workshops will be held on separate occasions. Candidates should register for one workshop only.*

**Language** Cantonese supplemented by English      **Fee** HK\$100.00 per workshop  
**Deadline** 2 weeks prior to the event date      **Priority** Probationers of QSD (Places limited to 50 per workshop)

## CPD/HKIS/2009071

### Open Discussion Forum on Urban Renewal Strategy Review

**New**

**Speaker(s)** Dr. Paul H K Ho plus a panel of expertise to facilitate the discussions on various key issues

**Date & Venue** 7:00 pm - 9:00 pm Monday 20 July 2009 SLC, HKIS

**Details** The Development Bureau is currently undertaking the public engagement stage on the review of the urban renewal strategy (URS Review). In this regard, the HKIS would like to collect members' views, particularly on the following key issues:

- Vision and scope of urban regeneration
- 4Rs strategy in urban regeneration
- Role of stakeholders (public and private sector participation and owners' participation in urban redevelopment)
- Compensation and rehousing policies
- Public engagement
- Social impact assessment
- Financial arrangement

The forum will cover the above key issues as well as other related matters.

**Remark** Confirmation will be sent by email

**Language** English/Cantonese      **Fee** Free of charge (please return the reservation form by fax at 2868 4612 or email to cpd@hkis.org.hk)

**Priority** All HKIS members

## CPD/QSD/2009037

### 建築合同：損失索償之籌備及追討損失及開支的索償

**講者** 黃正言 Mr Jeffrey Wong - B Construction Management and Economics, PgD(Const Law and Arb), AAIQS, MHKIS, RPS(QS), MCI Arb

**日期** 2009年7月21日 (星期二)

**時間** 下午7時至8時30分

**地點** 香港中環康樂廣場1號怡和大廈8樓811室測量師研習中心



**內容** 黃正言先生現任職為趙志敦·馬田·建造合約顧問有限公司的董事；過往10年參與澳洲及香港的建設項目及合約顧問事宜。他現為客戶提供專業顧問意見，商業及合約策略，申請延長建築期限及成本計算等工作。

內容提要：

- 普通法下索償的權利及合約下追討額外開支的權利
- 證明及敘述索償報告的技巧
- 提交通知及有關資料的需要
- 建築期延長及其它開支的索償
- 利潤的損失
- 追討利息的不同方法
- 計算方法：單息或複息？

**語言** 廣東話 **費用** 港幣\$120會員，港幣\$150非會員 (港幣\$20 附加費如即場報名人士)  
**名額** 工料測量組會員優先，先到先得

## CPD/PDD/2009060

### Health Management in the Workplace

**Speaker** Dr. Frederick Chan Kwok Wing

**Date & Venue** 7:00 pm - 8:45 pm Friday 24 July 2009, Room 815, 8/F., Institute premises, Jardine House, Central

**Details** Professionals cannot avoid attending business lunches /dinner. But over-eating and lack of exercises often give rise to overweight and diabetes, which may cause high blood pressure heart diseases and vision problems. No matter how hard work you are in acquiring qualifications, CPDs and jobs, ill health may cause troubles in your career path, even at youthful age.

Dr. Frederick Chan Kwok Wing, Specialist in Endocrinology, Diabetes & Metabolism will deliver a talk on how to prevent and control diseases.

The talk will be open to other professional, such as architects, planners, landscape architects etc.

**Language** Cantonese **Fee** HK\$50  
**Priority** First-come-first-served

## CPD/YSG/2009057

### How to build a cantilever roof structure projecting over the Island Eastern Corridor?

Jointly organized with Hong Kong Institute of Construction Managers

**Speakers** (1) Ir. Chung Koon Man Paul, BSc, MHKIE, MHKICM, C Eng, MStructE

Paul is a qualified structural engineer and construction manager with over 25 years experience in construction management, who works as Deputy Managing Director of China Resources Construction Company Limited and

# CPD/PQSL EVENTS

Managing Director of Redland Precast Concrete Products Limited. He has broad experience in planning, operation and management in local structure and building construction industry and overseas.

He is currently Hon. Secretary of the Hong Kong Institute of Construction Managers, Council Member of Hong Kong Construction Association and Member of Registered Contractor's Disciplinary Board, Buildings Department.

(2) Mr Cheung Siu Wah Frankie

He is a BEng (Hons) degree holder with over 10 years experience in structural engineering and construction management. He is a Project Manager of China Resources Construction Company Limited with sound experience in planning, design and management in temporary facilities and high rise building construction management.

(3) Mr Chu Wai Ming Marco

He is a Hon. Degree holder with over 10 years experience in structural and construction engineering. He is specialized in design, coordination and management in structural steelwork and façade engineering. Marco is the Managing Director of Adequate Project Management and Consultancy Company Limited.

**Date & Venue** 7:00 pm – 8:30 pm Tuesday 4 August 2009 SLC, HKIS

**Details** It is one of the most challenging works to erect and dismantle a temporary working steel platform of 18x12 m<sup>2</sup>, situated above ground more than 100 meters and protruded beyond building edge more than 7.5 meters, for construction of a cantilever roof structure with curtain wall and cladding at roof floor projecting over the Island Eastern Corridor. Attention had to be taken for public safety and structural compliance in particular upon when erection and dismantling of the platform. The available floor working area was only 15x8 m<sup>2</sup> after the roof floor was constructed and become an obstruction in the lifting operation. The design of the platform was based on reverse thinking approach, i.e. How to dismantle the platform?

|                 |                                   |                 |   |
|-----------------|-----------------------------------|-----------------|---|
| <b>Language</b> | Cantonese supplement with English | <b>Fee</b>      | HK\$100 for member of HKIS/ HKICM<br>HK\$150 for non-member<br>(HK\$20 walk-in surcharge for all pricings listed) |
| <b>Deadline</b> | 21 July 2009                      | <b>Priority</b> | First-come-first-served   |

## CPD/GPD/2009055

### The latest PRC regulations in real estate and its effect on the property yield

**New**

**Speaker** Mr Yu Kam Hung, FHKIS, FRICS, Senior Managing Director of Valuation & Advisory Services, Greater China of CB Richard Ellis

**Date & Venue** 7:00 pm - 8:30 pm Thursday 6 August 2008 SLC, HKIS

**Details** Regulatory changes in the real estate sector issued by the PRC government ministries and administration bodies has significant effect on the demand and supply of properties, which further affects the investment return of real estate projects. In this regard, the market keeps an eye on such regulatory changes. This CPD course shall provide the latest update on the real estate related regulations and the analysis on its impact on the property yield, supplemented by the latest figures and market overview on the PRC property market.

|                 |                                     |            |  |
|-----------------|-------------------------------------|------------|--|
| <b>Language</b> | English supplemented with Cantonese | <b>Fee</b> | HK\$120 per person; HK\$150 per person for walk-in participants<br>(subject to availability) |
|-----------------|-------------------------------------|------------|--|

|                 |              |                 |             |
|-----------------|--------------|-----------------|-------------|
| <b>Deadline</b> | 30 July 2009 | <b>Priority</b> | GPD members |
|-----------------|--------------|-----------------|-------------|



## CPD/YSG/2009070

### 專業形象及禮儀講座



|      |  |    |                        |
|------|--|----|------------------------|
| 講者   | Professor Desmond Chan<br>Imageologist™, ND (Research), B.Bus, MBA, AICI, CIP, CPAC, CPBA, CPVA, CAIA, CTRI, CSL, CPA (Aust.), CPA   |    |                        |
|      | 陳子賢先生擁有超過十年教授及培訓學士位、碩士學位以至專業課程的經驗,曾受聘及合作的大學及專業機構有:香港城市大學、嶺南大學、香港大學、澳洲科廷科技大學、澳洲維多利亞商學院、澳洲蒙納斯大學、英國龍比亞大學及澳洲會計師公會等等。現任 永安會計師事務所 企業形象認證服務首席顧問、歐洲大學全形象 TM 學教授、並為美國國際形象顧問協會 - 香港分會創會主席 (2004-06)。 |    |                        |
|      | 陳氏在全形象 TM 培訓事業中可謂桃李滿門,門生中不乏律師、會計師、銀行家、演藝文化界名人、模特兒、大學講師、美容師、治療師、髮型師、人力資源培訓導師以及 NLP 執行師等等。由 2003 年在香港創辦第一個國際認可形象顧問課程至今,已培育了數百位全職或兼職的專業形象顧問。德文斯集團屬下之培訓學院亦與香港各大學及專上學院多次合辦形象課程。                 |    |                        |
| 日期   | 2009 年 8 月 7 日(星期五)  |    |                        |
| 時間   | 下午 7 時至 9 時 30 分   |    |                        |
| 地點   | 香港中環康樂廣場 1 號怡和大廈 8 樓 811 室測量師研習中心  |    |                        |
| 內容   | 有關專業人士應有形象和社交、商務及餐桌禮儀,令個人提升專業形象。<br>講座分為二部分,第一部分為專業形象,第二部分為餐桌禮儀。   |    |                        |
| 語言   | 廣東話  | 費用 | 會員港幣 \$50; 非會員港幣 \$100 |
| 截止日期 | 2009 年 7 月 31 日  | 名額 | 先到先得 (青年組優先)           |

## CPD/YSG/2009062

### 21世紀中國建築業管理改革

|    |   |  |  |
|----|---|--|--|
| 講者 | 余立佐 中國建築學會會員、中國造價工程師執業資格、中國建築學會工程管理研究分會理事、中國高等院校香港校友會聯合會理事  |  |  |
|    | Mr L C Yu, DMS, PGC(HKLaw), PGC(PMgt), MA(ArbDR), MEng, FCIArb, FHKIArb, FInstCES, MRICS, MHKIS, MHKIPMC, MCIQB, MCMI, MAPM, AIC, IEng, AMICE, CEnv, RPS(QS), RSO, Chartered Quantity Surveyor, Chartered Builder, Chartered Environmentalist |  |  |
|    | 中國港灣工程有限責任公司 香港代表: 振華工程有限公司 董事、人力資源部門經理兼公司法律顧問及總工料測量師,負責中國、香港、臺灣、東南亞、中東及拉美等地區的仲裁及訴訟與工程合同及商務管理工作。三十多年來,在香港及國際工程有廣泛經驗,曾負責許多大型工程項目及公司人力資源管理工作。   |  |  |
| 日期 | 2009年8月11日 (星期二)  |  |  |
| 時間 | 下午7時至8時30分  |  |  |

# CPD/PQSL EVENTS

**地點** 香港中環康樂廣場1號怡和大廈8樓811室測量師研習中心

**內容** 自1978年以來，中國建築業實行了多項改革，制定了一系列新的法規和政策，推動了行業的發展，但是，該行業存在的問題還相當嚴重。如何借鑒工業發達國家建築業管理的成熟經驗，深化我國建築業管理改革，使之逐漸與國際慣例接軌，適應當代國際建築市場一體化發展的要求已成當務之急。為我國建築業管理制度的深化改革提供理論依據，同濟大學工程管理研究所（以同濟大學建設監埋研究所）受住房及城鄉建設部（當時的建設部）委託對美國、英國、德國、法國、日本、新加坡及香港特別行政區的建築業管理的體制、法制和機制進行了深入系統的研究分析。

從建設部課題“國際建築業管理體制、法制和機制的研究”的研究成果報告中摘要概括介紹（以下\*五個方面），對我國建築業管理的思考和建議：

- 1) 政府建設主管部門對建築業管理和任務及其組織結構
- 2) 建築業管理的法規
- 3) 建築市場運行的機制
- 4) 建築產品的生產及生產控制
- 5) 建築市場和建築產品的生產管理的資訊系統

國際建築管理體制、法制、機制和國際建築業的組織〔包括：政府建築建設主管部門、專業人士組織（學會）、行業協會、業主、專業人士、承包商和供應商等〕的共性和特點對21世紀中國建築業管理體制、法制、和機制改革所引起的相互關係作用。

**語言** 廣東話 **費用** 港幣\$100會員，港幣\$150非會員 (港幣\$20 附加費如即場報名人士)  
**截止日期** 2009年7月28日 **名額** 先到先得

## CPD/BSA/YSG/2009068

### BS APC Revision Course 2009

**New**

**Speakers** Mr Kenny Tse, Ms KW Wong, Mr Vincent Ho, Mr Peter Chan, Mr Tony Chu, Mr Junkers Lam, Mr Nathan Lee, Mr Alan Sin, Mr Alex Wong and Experienced Practitioners and APC Assessors

**Date & Venue** 7:00 pm - 8:30 pm Wednesdays 12, 19, 26 August, 2, 9, 23, 30 September, 7 October and Thursday 17 September 2009  
SLC, HKIS

#### Detail

|   | Topic   | Date                       | Name of Speaker |
|---|---|----------------------------|-----------------|
| 1 | Condition survey and diagnosis of building defects  | 12 August<br>(Wednesday)   | Mr. Kenny Tse   |
| 2 | Basic E&M design considerations: What a building surveyor needs to know in handling A&A works | 19 August<br>(Wednesday)   | Ms. K. W. Wong  |
| 3 | Review of Buildings Ordinance and Building Regulations  | 26 August<br>(Wednesday)   | Mr. Vincent Ho  |
| 4 | Review of FRC   | 2 September<br>(Wednesday) | Mr. Peter Chan  |
| 5 | Review of BFA   | 9 September<br>(Wednesday) | Mr. Tony Chu    |



# CPD/PQSL EVENTS

|   |  |                             |                 |
|---|--|-----------------------------|-----------------|
| 6 | Review of MOE  | 17 September<br>(Thursday)  | Mr. Junkers Lam |
| 7 | How to develop you scheme for practical task?                        | 23 September<br>(Wednesday) | Mr. Nathan Lee  |
| 8 | Preparation of Tender/ Contract Documents and Tender Analysis Report | 30 September<br>(Wednesday) | Mr. Alan Sin    |
| 9 | Techniques and Strategies for Written Assessment in APC (BS)         | 7 October<br>(Wednesday)    | Mr. Alex Wong   |

**Language** Cantonese supplemented by English Terms **Fee** HK\$100 per lecture, HK\$50 for student member (HK\$20 walk-in surcharge for all pricings listed).  
**Deadline** 2 weeks prior to the event date **Priority** BSD Probationers and Students

## CPD/YSG/2009058

### What can a quantity surveyor see in technical specification?

**Speaker** Ms Shirley C S Ho, BA(AS), MHKIS, MRICS, MHKIVM (Treasurer), Value Management Facilitator, Construction Specification Institute (Professional Member), LEED-AP

Shirley is the Head of Specification of Aedas Ltd. Shirley Ho is a multi-disciplinary professional in construction industry. With architectural background, she is a chartered quantity surveyor, workshop facilitator, as well as specification writer. Currently she works with Aedas Ltd. to specialize in writing technical specification for architectural projects.

**Date & Venue** 7:00 pm – 8:30 pm Thursday 27 August 2009 SLC, HKIS

**Details** Traditionally, technical specification is responsible by architects. Practically, technical specification may be prepared by any construction professional who can apply contractual sense and technical knowledge by way of writing. As experienced writer of contract conditions and preliminaries specification, can you be a technical specification writer?

In this seminar, Shirley will cover the following:-

1. function of technical specification;
2. difference between prescriptive specification and performance specification;
3. knowledge and skills required to prepare technical specification;
4. how to prepare technical specification;
5. common problems & potential disputes

**Language** Cantonese supplement with English **Fee** HK\$100 for member; HK\$150 for non-member (HK\$20 walk-in surcharge for all pricings listed)  
**Deadline** 13 August 2009 **Priority** First-come-first-served

## CPD/PDD/2009067

### An introduction to Real Estate Project Development Procedures in Mainland China



**Speaker** Dr. Tony K T Leung  
Ph.D, MSc(IRE)(Dist), BSSc(Hons), MHKIS, FRICS, RPS(GP), FHIREA, EA Licence: E-157240

# CPD/PQSL EVENTS

Dr. Leung has more than thirty years' experience in real estate development and hotel development in Hong Kong, PRC, S.E.Asia and Canada. He is a Member of HKIS and a Registered Professional Surveyor. He started his career in the Lands Department, the Hong Kong Government and thereafter worked for several real estate developers. Currently, he is the Chairman of TL Property Consultants International Ltd., TL Property Consultants (Shanghai) Ltd. and Shanghai TL Hotel Management Ltd.

**Date & Venue** 7:00 pm - 8:45 pm Thursday 3 September 2009 SLC, HKIS

**Details** The talk intends to highlight the preliminary project development procedures in Mainland China, commencing from acquisition of land, financial and technical feasibilities, project design, all relevant government approvals prior to commencement of site work, and selection of main contractor etc.

The talk is to cater for planning & development surveyors and other disciplines who have involved in Mainland projects and those who are prepared to work in Mainland China.

|                 |                |                 |                         |
|-----------------|----------------|-----------------|-------------------------|
| <b>Language</b> | English        | <b>Fee</b>      | HK\$100                 |
| <b>Deadline</b> | 20 August 2009 | <b>Priority</b> | First-come-first-served |

## CPD/QSD/2009050

### Civil Justice Reform and Case Law Update

**Speakers** A team from the Construction and Engineering Group of Li & Partners led by its partners Gilbert Kwok and Yeung Man Sing  
  
Gilbert Kwok, FHKIS, FRICS, LLB (English law), LLB (Chinese law), Past Chairman of the Quantity Surveying Division, HKIS

Mr Kwok is a qualified quantity surveyor and a Hong Kong lawyer. He specializes in drafting and advising on construction contracts, consultancy agreements and other relevant contracts relating to a wide range of construction projects in the region including Hong Kong, Macau and the Mainland. He has also acted on behalf of employers, contractors and consultants in various construction litigations and arbitrations.

Yeung Man Sing, FHKIS, FRICS, LLM, FCIArb, Chartered Arbitrator, Accredited Mediator and Adjudicator, Past Chairman of the Association of Cost Engineers (HK) Region

Mr Yeung is a qualified quantity surveyor and a Hong Kong lawyer. He has extensive construction experience in providing legal and contractual advice to developers, construction professionals and contractors, pre-contract and post contract services including preparation of tenders and contract documents, and also representing parties in resolving Mainland, Hong Kong and Macau construction disputes through litigation, CIETAC and domestic arbitrations. He is on the panel of a number of arbitral appointing bodies and has been appointed as arbitrator and mediator in various disputes. He is a council member of CIArb (EAB) and a member of the Department of Justice Accreditation and Training Sub-group of Mediation.

**Date & Venue** 7:00 pm – 8:30 pm Tuesday 8 September 2009 SLC, HKIS

**Synopsis** The Civil Justice Reform which has a significant impact on the Hong Kong litigation system has become effective since 2 April 2009.

This seminar will explain the reform and to update members on some recent construction cases.

|                 |                              |                 |  |
|-----------------|------------------------------|-----------------|--|
| <b>Language</b> | Cantonese with English terms | <b>Fee</b>      | HK\$120 for member; HK\$150 for non-member<br>(HK\$20 walk in surcharge for all pricings listed) |
| <b>Deadline</b> | 25 August 2009               | <b>Priority</b> | QSD Members  |



# CPD/PQSL EVENTS

CPD/QSD/2009066

## Technical Site Visits at Shenzhen, PRC



|                         |   |                 |  |
|-------------------------|---|-----------------|--|
| <b>Speakers</b>         | Representatives from the factories  |                 |  |
| <b>Date &amp; Venue</b> | 8:00 am - 5:00 pm Saturday 12 September 2009 Longgang and Longhua town, Shenzhen, PRC   |                 |  |
| <b>Gathering Point</b>  | Depart at 8:00 am in Central Post Office sharp, pick up at Kowloon Tong MTR Station at 8:20am (5:00 pm - Dismiss in Central; successful registration will receive details of the visit.)  |                 |  |
| <b>Details</b>          | Visit a timber manufacturing factory and a precast concrete manufacturing factory in Shenzhen<br>(1) Timber manufacturing factory (morning session):-<br>Introduction of how various types of timber doorsets, door frames are manufactured in factory, tour of doorset manufacture line and T&C control.<br><br>(2) Precast concrete manufacturing factory (afternoon session):-<br>Introduction of different types of precast concrete products and components, tour of manufacturing plant and production line to see how pre-cast concrete products are made and the T&C control. |                 |  |
| <b>Remark</b>           | The details will be given to a successful participants and please bring the valid travel document   |                 |  |
| <b>Language</b>         | Cantonese   | <b>Fee</b>      | HK\$400 per person (Including lunch, transportation to and back from Shenzhen and insurance) |
| <b>Deadline</b>         | 31 July 2009  | <b>Priority</b> | First-come-first served (maximum 45 persons)   |

THE HONG KONG INSTITUTE OF  
**SURVEYORS**  
香港測量師學會

## HKIS YOUNG SURVEYORS AWARD



# 2009

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**HKIS Young Surveyors Award**  
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Nomination deadline :  
31<sup>st</sup> July 2009

Enquiries :  
Sub-Committee Chairperson  
Miss Joanna Kwok  
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Email: [hkis.ya@gmail.com](mailto:hkis.ya@gmail.com)  
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## General Practice Division Chairman's Message



*Dr Lawrence Poon GPD Council Chairman*

### Working Group on HKIS/CIREA Second Reciprocity Arrangement

The GPD Council has resolved to proceed with the second reciprocity arrangement for HKIS members to obtain membership of the China Institute of Real Estate Appraisers and Estate Agents (CIREA). A working group, comprising Mr Stephen Yip (convener), Mr K K Chiu, Mr Charles Chan, Mr Tony Wan and Mr Jeffrey Wong, has been set up to work out the detailed arrangement with CIREA.

### CPD Event

Elderly housing is a very innovative and pioneering scheme in Hong Kong. At the CPD event held on 23 June 2009, Mr Daniel Lau, General Manager of The Hong Kong Housing Society (HKHS), and his colleague Mr Benny Hui shared with our members the very unique and valuable experience of the HKHS in provision of elderly housing in Hong Kong which has proved very successful in providing the elderly with a home where they can find their need and care.



*From left: Serena Lau, Daniel Lau and Benny Hui*

### GPD APC Final Assessment 2009

The Written Assessment of the GPD APC Final Assessment 2009 is scheduled to take place on 7 October 2009 (10.00 am - 1.00 pm) at the Southorn Stadium, Wanchai, and the Oral Assessment will be held in December 2009. Application forms for the Final Assessment are now available from the HKIS Office. The application forms (APC6/GP or APC6/GP/F1) may also be downloaded from our website (HKIS main page -> Professional Development -> APC/ATC -> GPD). Completed forms must be returned to HKIS no later than 5.30 pm, Monday, 31 August 2009. Late submissions will not be accepted.

### Advertise in Surveyors Times

SURVEYORS TIMES is the official monthly newsletter of the Hong Kong Institute of Surveyors and has a circulation of 7,500 copies. The newsletter reaches all members, government departments, academic institutions, local and overseas professional organisations, public and private sector.

For details of advertising and the rate card, please visit the website [www.hkis.org.hk/hkis/html/publication\\_newsletter.jsp](http://www.hkis.org.hk/hkis/html/publication_newsletter.jsp) or call Ms Liza Ho at (852) 2526 3679 or email [lizaho@hkis.org.hk](mailto:lizaho@hkis.org.hk)



## Land Surveying Division Chairman's Message



*Sung Hon Kwong LSD Council Chairman*

### IT Committee

Recently, a lot of comments and suggestions were given by our members on improving and enhancing our Institute's website. To respond to such call, the HKIS Executive Committee discussed and decided to form an IT Committee to revamp and to look after our website. This is a good chance for us LS to enhance and uplift our part so your ideas and suggestions are certainly important in this exercise. I have nominated Mr NG Wai-tak to be our representative to this Committee. If you have any ideas or comments about the existing website, please send a message to him at email [ngwaitak@netvigator.com](mailto:ngwaitak@netvigator.com) so he can bring the ideas and comments to the Committee for consideration.

### Land Surveyors Registration Committee

I have nominated Mr Jacky Tull, Mr Joseph Wong and Mr TANG Wing-lun to join the Land Surveyors Registration Committee for a term of two years. The Committee is formed under the Land Survey Ordinance and its main function is to assist the Land Survey Authority to look after the registration of Authorized Land Surveyors.

### Meeting new LSD members

It was my pleasure to meet with some of the new LSD members in the Diploma Presentation Ceremony held on 22 May 2009. There were altogether one Fellow, 9 Members and 2 Technical Associates joining the Division since January 2008. Representatives of LSD including Mr Simon Kwok, Mr KOO Tak-ming and myself attended the ceremony to share the joy of the new members and the fun of the event. In fact, Simon Kwok was one of the recipients of diploma as he obtained his fellow membership a few months ago. For those members whom I didn't meet during the Ceremony, I wish to extend my congratulations to them and wish them

every success in their career. They are also encouraged to contribute in the work of the Division during their spare time. After all, the success of a Division relies heavily on the enthusiasm of its members.

### Technical visit to Stonecutter's Bridge

I regret that the technical visit to the Stonecutter's Bridge on 13 June 2009 was cancelled due to bad weather. The visit has been postponed to early July subject to confirmation with the project manager. Participants will be informed of the details of the rescheduled visit shortly. Those who are unable to join the rescheduled visit will receive a refund of registration fee.

### CPD Report

*Eric Chan, CPD Convener, Land Surveying Division*

The demand for high quality large format aerial photographs in Hong Kong is continuously increasing due to their variety of applications by different government departments and the public. To maintain the quality, the Air Survey Unit in Photogrammetric & Air Survey Section (PASS), Survey and Mapping Office, Lands Department, takes the initial step. It was our honour to have Mr Lee Kwok-leung, Land Surveyor/Air Survey, PASS, to talk about this issue in a CPD event "Aerial Survey in Hong Kong", which was jointly organised by HKIS LSD, LSGI and LSGIAA, on 2 June 2009. This CPD attracted 60 participants including professional members and probationers of different divisions and LSGI students.

Mr Lee firstly explained to the audience the elements in flight mission planning, which included the terrain study of the area to be covered, the consideration of the air

traffic situation, climate, cloud cover and sun angle and also the understanding of the product specifications, aerial camera and the aircraft to be used. With the above items considered, it had to go forth to make decision on the flying height, designing of flight plans according to different flying heights and judgement of forward motion compensation adjustment. Aerial survey equipment are crucial and essential during the acquisition of primary data, and Mr Lee introduced to the audience the functions and specifications of some of them such as the aerial camera, GPS navigation computer, file magazine forward motion compensation device, gyro-stabilized suspension mount and navigation sight telescope. The processes in conducting aerial survey, film processing, film scanning and colour enhancement were thereafter discussed one by one and Mr Lee wrapped up his speech by presenting some applications of aerial photographs, samples of aerial photographs produced in different eras and a conclusion.

The CPD ended with an interactive Q&A session where the participants on one hand keenly raised interesting questions and on the other hand, exchanged their views and shared their understanding in some advanced technologies. The event was successful. Our sincere thanks to Mr Lee for delivering such an informative and interesting seminar and sharing his valuable experiences.



## LSD Annual Dinner 4 September 2009

**Eaton Hotel Hong Kong**  
**Nathan Room III-Hall, 1/F**  
**No. 380 Nathan Road**  
**Kowloon, Hong Kong.**

**Registration and Drinks Reception: 6:30-7:30 pm**

**Dinner Buffet: 7:30-10:00 pm**

**Fee: HK\$300 per person**

**(Special rate of HK\$200 for Probationer/  
Technical Trainee/ Student Member)**

**Registration: Complete Standard Reservation Form for CPD/PQSL**



**Enquiries: Ms Donna Yu at 2526 3979 or email [cpd@hkis.org.hk](mailto:cpd@hkis.org.hk) or  
Ms Maris Lo at 9257 1695**



## Planning & Development Division Chairman's Message



Edwin Tsang PDD Council Chairman

### CPD Events

The CPD event on 'Planning Law and Practice in Hong Kong' held on 3 June 2009 with guest speaker Miss Fiona Lung, Chief Town Planner of Planning Department, was full house and attended by some 200 members.



The next CPD is 'Health Management in the Workplace', which will be held on 24 July 2009 at the HKIS Surveyors Learning Centre. Dr Frederick CHAN Kwok Wing will be the speaker. For more details, please refer to the CPD/PQSL events section of this Surveyors Times (event code CPD/PDD/2009060).

A CPD event entitled 'An Introductory Talk on Planning & Development project work in China "中國房地產開發項目前期工作介紹"' is scheduled to be held on Thursday, 3 September 2009 with Dr Tony K T Leung as the speaker. Further details to be announced later.

### Membership Development

Mr MOK York Yee was awarded membership of the Planning & Development Division at the HKIS Diploma Presentation on 22 May 2009.



The Membership Committee has approved applications from four senior members including Professor Barnabas Chung (BS), Mr LAM Chun (BS), Mr C K Lau (BS), Mr Mike C W Wong (BS) through the multiple membership arrangement. These applications will be passed to the Membership Board for endorsement.

### Table Tennis Practice

Table tennis practice will be held on alternate Monday evenings at a Table Tennis Club at Tai Koo Shing at 7.00–9.00 pm. Please join us and inform Mr Lesly Lam at email leslylam@hkis.org.hk with your contact details. The second practice was held on 15 June 2009.



### Property & Facility Management Division Chairman's Message

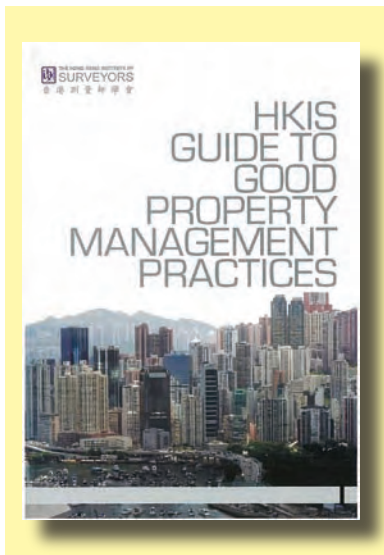


*Kenneth Chan Jor Kin PFMD Council Chairman*

#### Publication of “HKIS Guide to Good Property Management Practices”

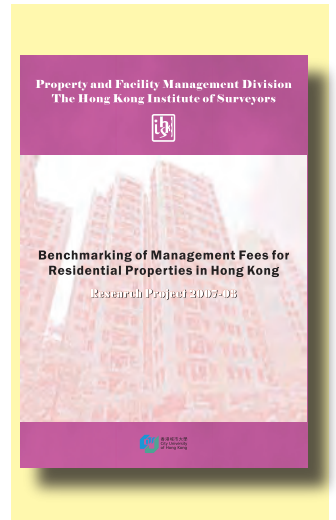
The long-awaited and first divisional publication on property management practices has just been produced. The HKIS Guide to Good Property Management Practices is the first of its kind in Hong Kong. It is expected to set a professional standard in practices in property management. Each member of the PFM Division will be provided with a copy free of charge and any additional copy will be charged at HK\$100 for members and HK\$200 for non-members. I hope this will be a good reference guide to members in undertaking their daily property management activities and duties. I must also use this opportunity to express my appreciation to the working group chaired by Daniel

W L Hui in finalising the guide. The group included Gary YEUNG, Alan S WONG, Eddie C M HUI, Kenny CHAN, Daniel KWOK, Oliver CHAN and Daniel TSOI.



#### “Benchmarking of Management Fees for Residential Properties in Hong Kong”

This is the resulting publication of the research commissioned by the PFM Division. A copy of the research report is available at the HKIS office or you may download from [http://www.hkis.org.hk/hkis/html\\_pfm/](http://www.hkis.org.hk/hkis/html_pfm/)



[index.jsp](http://www.hkis.org.hk/hkis/html_pfm/index.jsp). The follow-on research is on office buildings in Hong Kong. We hope to have this completed by the end of the year.

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## Quantity Surveying Division Chairman's Message



*Daniel Ho QSD Council Chairman*

### QSD Annual Dinner

The QSD Annual Dinner 2009 was held on 5 June at the Voting Members Box, Happy Valley Racecourse. We had the honour of the company of our honourable guests, the President of the Institute, office bearers of the General Council, past HKIS Presidents and past QSD Chairmen. The honourable guests at this year's event came from various government departments, universities and the Liaison Office of the Central People's Government in the HKSAR. The dinner was a big success with a full house of thirteen tables.

We took the opportunity to present the 2008 APC Best Performance Award to our new member, Mr Leung Chui Chi. The award was to acknowledge his outstanding performance in the Assessment of Professional Competence Test in year 2008. In return, he shared his golden rule of success - "never giving up".

The evening was very enjoyable. The participants were actively and deeply involved in the games. The members showed their talents as singing stars in the Karaoke. The lucky draws brought good luck gifts to the participants. Such friendly atmosphere and delicious food made the dinner a memorable event.

For more photos, please visit our website [http://www.hkis.org.hk/hkis/html\\_qsd/index.jsp](http://www.hkis.org.hk/hkis/html_qsd/index.jsp).



*Good shot!*

*QSD Chairman and LEUNG Chui Chi*



*QSD Council and HKIS Office Bearers*

I would like to take this opportunity to thank all honourable guests for sharing their time with us in the evening. I would also like to express my sincere thanks to our members and the following sponsors and participating companies for their support and participation:

|  |
|--|
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| K Wah Construction Materials Limited   |

*(\*in alphabetical order)*

Last but not least, I would like to thank the organising committee for their valuable time and effort in arranging the dinner.

I hope more members will join the annual dinner in the coming years.

### PAQS Award

The Pacific Association of Quantity Surveyors (PAQS) established the PAQS - Iwata Foundation for the purpose of promoting the QS profession and the professional development of young quantity surveyors in the PAQS region. Early this year, the foundation sponsored an international essay competition for young quantity surveyors from PAQS member countries. The topic of the essay competition was "the impact of the current financial crisis on the globalisation of the construction industry cost management profession".

I am most happy to announce that our QSD Council Co-opt Member, Ms Tzena Wong, was awarded a highly commended certificate for being the first runner-up in the essay competition. Our congratulations to Tzena!



## Young Surveyors Group Chairman's Message



*Joseph Chong YSG Committee Chairman*

### Joint Mingle Party

A joint mingle party was successfully held at Pi Club on 12 June 2009. It was co-organised by the YSG, the Young Members Committee of the Hong Kong Institution of Engineers (HKIE YMC) and the Hong Kong Institute of Certified Public Accountants. Around 120 members from the 3 Institutes and their friends joined the event.

There were different kinds of drinks, delicious snacks, ice-breaking games and lucky draws at the party. Our members enjoyed a few hours to chat and mingle with other young and energetic professionals in a cozy and relaxed ambience. We would like to thank Joanna Kwok, our External Honorary Secretary and her team of helpers including Rocky Chan, Jasmine Kong and Ivan Lo for their hard work in organising this event.



*Joanna Kwok (second left, YSG External Honorary Secretary) and representatives from other institutes*



*From left to right: Joseph Chong (YSG Chairman), Leo Chan (HKIE YMC Incoming Chairman), Jeffrey Wong (YSG Senior Vice-Chairman), Carmen Liu (Lighthouse Club Young Members Committee), Rendy Ng (Chairman of Young Members Group of CI Arb (East Asia Branch)), Ernest Tsang (HKIE YMC Committee Member)*





## Young Surveyors Award 2009

The first award to recognise our young qualified surveyors aged under 40 is now open for nominations. Assessment of the Award will be based on the nominees' vision and innovation, leadership, motivation, value created for clients, proactive professional learning and most important of all: their contribution to HKIS, the profession and the community. The judging panel of this award will consist of the Honourable C Y Leung, as the Chairman, the President, senior fellow members and Chairmen of all Divisions, and past and current JO/ YSG Chairmen. Please refer to the brochure, nomination form and details announced in our web site [http://www.hkis.org.hk/hkis/html\\_jo/index.jsp](http://www.hkis.org.hk/hkis/html_jo/index.jsp). Your support to identify and pay tribute to our young qualified members will be highly appreciated.

## Dragon Boat Competition

As in previous years, HKIS formed a big team to participate in the Stanley International Dragon Boat Championships 2009. The HKIS team comprised of YSG members and friends who ranked number 6 in Race No. 42 --- 男子 B 金盃決賽 Men's B Gold Cup Final. Congratulations to William Lai, our Social Events Convenor and his team for winning a trophy, even under the tough weather, which happened for the first time in this competition. HKIS President Mr Francis Leung also joined in the ribbon-cutting and eye-dotting (點睛掛彩) ceremony. The other HKIS Office Bearers also visited our booth and gave us the greatest support.





## YSG STUDY TOUR 2009

Destination: Kuala Lumpur, Malaysia

Date: 30 Sep (Wed) to 4 Oct (Sun) 2009 (5 Days)

- Itinerary:
- The Institution of Surveyors, Malaysia
  - National Institute of Valuation (INSPEN), Valuation & Property Services Department, Minister of Finance, Malaysia
  - Local government departments, construction sites and surveying firms
  - Sightseeing

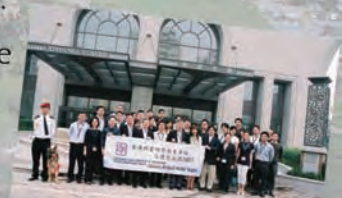
Fee: HK\$3,999 ( Including accommodation, meals, transportation, air tickets and tax )

Quota: 40 (First-come-first-served, priority given to YSG members)

Remarks: Members are recommended to arrange their own travel insurance.

For registration, please use the Standard CPD Reservation Form and return to the HKIS Office together with payment.

**CPD/YSG/2009064 (10 CPD HOURS)**



## YSG Coffee Tasting Class (S/200905)

Date: 30 July 2009 (Thursday)

Time: 1900 - 2030

Cost: HK\$50 Refundable Deposit (cheque deposit of HK\$50 will be returned upon attendance)

Capacity: 25 (Priority given to YSG members, first-come-first-served)

Venue: HKIS Surveyors Learning Centre, Suite 811, 8/F, Jardine House

Details: *Part A: Coffee Knowledge Sharing*

1. 咖啡的起源
2. 咖啡豆生長地區、品種及種類
3. 咖啡豆的烘焙程度
4. 咖啡普遍的煮法
5. 咖啡品評

*Part B: Coffee Tasting*

Registration: Please complete **Standard Reservation Form for CPD/PQSL** and return to the HKIS office with cheque payment by 24 July 2009.

Enquiries: Email to Ms Alison Lo at [alisonwk.lo@gmail.com](mailto:alisonwk.lo@gmail.com) or Ms Donna Yu at [cpd@hkis.org.hk](mailto:cpd@hkis.org.hk) or tel 2526 3679.





# 兩地建設工程合同法律實務專欄

## 內地建築工程合同的繼續履行和採取補救措施

郭靖華 FHKIS, LLB(Chinese Law)

在上一次專題中我們介紹了中國合同法的違約責任體系下的違約金和損害賠償金制度。除了違約金和損害賠償金兩種違約責任形式以外，繼續履行、採取補救措施也是建築工程合同糾紛中可能涉及的違約責任形式。

### 一、繼續履行

在金錢債務（合同履行標的為金錢性質的給付）中，違約方應當無條件地繼續履行。在非金錢債務中（合同標的為非金錢性質的給付）中，違約方應當有條件地繼續履行。合同法第 110 條對非金錢債務的繼續履行規定了三個限定性條件：

**一是法律上或者事實上不能履行。**法律上不能履行，例如合同違反了法律的強制性規定或者與社會公共利益相違背，該合同就不能履行。另外，如果出現了當事人約定的不能履行的情況，非金錢債務就不能夠繼續履行。典型的例子是，《建設工程施工合同示範文本(GF-1999-0201)》通用條款第 27.2 條規定了四種可以不繼續履行合同的情況：（1）單方違約導致合同確已無法履行，雙方協定停止施工；（2）調解要求停止施工，且為雙方接受；（3）仲裁機構要求停止施工；（4）法院要求停止施工。事實上不能履行，例如如果合同標的物為特定物，買方特別指定的某一特定編號的物料，A 明星簽過名的某一張限量版 CD，如果該特定物滅失，則債務人因為陷入了事實上的不能履行而免除了繼續履行責任。

**二是債務標的不適於強制履行或者履行費用過高。**

**三是債權人在合理期限內未要求履行。**如果履行標的是水果、水產等季節性商品，如果債權人在該商品保質期內未能夠要求履行，債務人為防止商品變質造成的損失而將沒有交付的部分商品轉賣時，債權人就不能要求債務人繼續交付該季節性商品。

在建設工程合同中，“勘察、設計的質量不符合要求或者未按照期限提交勘察、設計檔拖延工期，造成發包人損失的，勘察人、設計人應當繼續完善勘察、設計……（合同法第 280 條）”；“發包人未按照約定的時間和要求提供原材料、設備、場地、資金、技術資料的，承包人可以順延工程日期，並有權……（合同法第 282 條）”。以上規定均是合同法總則中“繼續履行”在建設工程合同中的具體化。

當繼續履行不能實現時，非違約方仍然可能獲得其他的救濟。合同法第 112 條規定，“當事人一方不履行合同義務或者履行合同義務不符合約定的，在履行義務或者採取補救措施後，對方還有其他損失的，應當賠償損失。”這就保證了在上述繼續履行不能的情況下，非違約方能夠得到公平的補償。

### 二、採取補救措施

採取補救措施適用於瑕疵給付的情況。合同法第 111 條規定：“質量不符合約定的，應當按照當事人的約定承擔違約責任。對違約

責任沒有約定或者約定不明確，依照本法第 61 條的規定仍不能確定的，受方根據標的的性質以及損失的大小，可以合理選擇要求對方承擔修理、更換、重作、退貨、減少價款或者報酬等違約責任。”可見，補救措施的適用規則是，當事人的約定優先。當事人沒有約定或者約定不明確時，根據合同法第 61 條的規定（見本專欄第一篇《內地建設工程合同法律及其適用方法》）進行解釋。此時如果還不能解釋的，則受損害方根據標的的性質和損失的大小來確定合理的補救措施。

當然，與繼續履行一樣，補救措施與賠償損失也可以並存（合同法第 112 條）。“如果因為施工人的原因致使建設工程質量不符合約定的，發包人有權要求施工人在合理期限內無償修理或返工、改建（合同法第 281 條）”；“因發包人的原因致使工程中途停建、緩建的，發包人應當採取措施彌補或者……（合同法第 284 條）”。以上規定體現了建築工程合同中有關採取補救措施的具體化規定。

### 三、繼續履行與違約金

從實務的角度，我們從以下兩種情況進行分析：

- （1）“當事人就遲延履行約定違約金的，違約方支付違約金後，還應當履行債務，（合同法第 114 條第 3 款）。”可見，繼續履行可以與遲延履行違約金並存。當然，這僅僅是對遲延履行約定了違約金的情況；
- （2）對於就不履行合同所約定的違約金，由於這是當事人對不履行合同造成的實際損失的預先約定，當事人也已經對整個合同不履行的損失作出預算，因此，根據當事人約定違約金的意圖來看，此時違約金與繼續履行是不能並存的，非違約方要麼主張繼續履行，要麼主張合同沒有履行的違約金。當然，這種情況下，如果非違約方主張繼續履行，還要受到合同法第 110 條的限制（上述）。

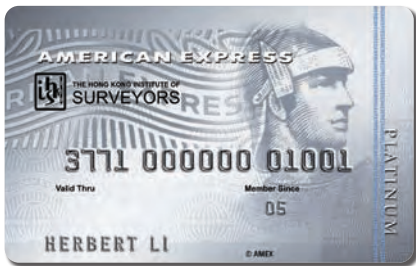
另外需要注意的是，如果違約金的金額足以補償非違約方的損失，並且等於或超過合同完全履行所帶來的利益，那麼非違約方一般就不可主張違約方繼續履行。原因在於，違約金具有補償性而非懲罰性，當違約方支付的違約金超過了合同完全履行的情況下所能給非違約方帶來的利益，那麼違約金已經補償了非違約方的損失。在這種情況下，如果違約方還要繼續履行合同的話，就相當於非違約方既享受到了合同完全履行的成果，又獲得了違約金的補償，這對違約方而言是不公平的懲罰。

#### English Summary

Gilbert Kwok, FHKIS, LLB(Chinese Law)

This article is the second part of the article published in the May issue of Surveyors Times. In this article, we are explaining, under Chinese Law, the other two different types of remedies to which an innocent party is entitled, namely “continue to perform” and “carry out remedial measures”.

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|-----------|--------|---|
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## How Hong Kong can play key role in developing global valuation norms?

*Jacqueline Cheuk, Committee Member, Young Surveyors Group*

A YSG CPD event, 'How Hong Kong can play key role in developing global valuation norms?' was held successfully on 10 June 2009 at the HKIS Surveyors Learning Centre. We were most fortunate to have Mr Nicholas Brooke, Chairman of Professional Property Services Limited, to speak in the seminar.

With the backdrop of the financial tsunami, the old era of real estate investment has changed. The present valuation model is no longer sustainable. It gives rise to serious questions about a whole approach to valuation practice.

In the new era, Mr Brooke thought it was essential to have a new platform for repricing of risk of values for all asset classes by adopting robust and transparent methodologies. Moreover, a single set of globally recognised valuation standards is suggested to be adopted so that valuation can be more easily understood by people in different countries.

As a trustee of the International Valuation Standards Council (IVSC), he introduced us the nature and functions of IVSC. IVSC is a cross-organisation and cross-region body.

It develops necessary procedures and standards for performing international valuations acceptable to the world's capital market organisations and participants in order to meet the challenges of a fast changing global economy.

Hong Kong has initiatives to be a pan-Asia valuation platform, acting as a point of reference and providing guidance on best practices and innovative valuation approaches. At the end of his talk, Mr Brooke addressed other issues that surveyors have to think about.

On behalf of the YSG, Ms Evangeline Chan, presented a souvenir and expressed sincere thanks to Mr Brooke for his valuable time and for giving a great presentation.



*Evangeline Chan and Nicholas Brooke*

## Green Series - Introduction to BEAM and its applications in practice

*Jerry Li, Co-opt member, Young Surveyors Group*

The CPD event 'Introduction to BEAM and its applications in practice', which was jointly organised by YSG and BEAM Society, was successfully held on 9 June 2009. Mr David Yau, the Exco member of BEAM Society, presented the seminar and introduced the BEAM standard and BEAM certification to our members.

David introduced the history of the BEAM Society in the

first part of his presentation, followed by the structure of the BEAM Society and the Green Building Labeling in the market. The core mission of BEAM Society is to improve the environmental performance of building across their lives, with due consideration of occupants' health and comfort. Two categories of the BEAM certification: New Building Development and Existing Building Development were then introduced. Major considerations of the certification in-





cluded site aspects, material aspects, energy aspects, water used, indoor environmental quality and innovative and performance enhancement. The BEAM Society has also commenced the development of a BEAM Interiors System for commercial interior and office building to obtain a green certification and will be launched in late 2009. David also shared application cases of BEAM standards during the Q & A session, leading to a fruitful ending of the CPD event.



TANG Chi Wang and David Yau

## ‘Love my Tender’ the risk of non-reciprocation remains, but do submitted tenders need to be considered fairly?

*Kathy Cheung, Vice Chairman of CPD Sub-committee, Quantity Surveying Division*

Thanks to Mr Edward McMullen for delivering a CPD seminar on 2 June 2009 on the topic 'Love my Tender' the risk of non-reciprocation remains, but do submitted tenders need to be considered fairly? The seminar was jointly organised by the HKIS QSD and the Hong Kong Institute of Project Management (HKIPM). Mr McMullen works in the Australian law firm Minter Ellison. He is a Senior Associate and Registered Foreign Lawyer, specialising in procurement and build-



Edward McMullen (3<sup>rd</sup> on right)

ing contracts. Edward recently won the 1st prize in the HKSCS inaugural 2008 writing competition, The Society of Construction Law Hong Kong Prize, and his presentation was based on the winning paper. At the end of the event, Mr Francis Chan, the Senior Vice President of HKIPM and Mr Sunny Chan, QSD Council Member and Chairman of CPD Sub-committee, presented a souvenir to Edward.

## The Concept of Construction Programming and an Introduction to Delay Analysis

*Kathy Cheung, Vice Chairman of CPD Sub-committee, Quantity Surveying Division*

QSD CPD event 'The Concept of Construction Programming and an Introduction to Delay Analysis' presented by Mr D S Chan, the Technical Director of MJ-Alpha Consultants Ltd was successfully held on 21 May 2009 with around 200 members in attendance. Mr Chan has 26 years experience in design, planning, construction, and management of major projects. During the seminar, Mr Chan demonstrated a well prepared programme and intro-

duced various delay analysis methodologies. Our thanks to Mr Chan.

Mr Sunny Chan, QSD Council Member and Chairman of CPD Sub-committee, presented a souvenir to Mr Chan at the end of the event.



Sunny Chan and D S Chan



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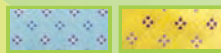
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|            | 23    | HKIS Executive Committee meeting        | HKIS       | Board Room, HKIS                     |
|            | 23    | HKIS General Council meeting            | HKIS       | Board Room, HKIS                     |
|            | 31    | Surveyors Happy Hour cum Birthday Party | HKIS       | Library, HKIS                        |
| <b>Aug</b> | 17-19 | PAQS 13th Conference                    | PAQS       | Kuala Lumpur, Malaysia               |
|            | 27    | HKIS Executive Committee meeting        | HKIS       | Board Room, HKIS                     |
|            | 28    | Surveyors Happy Hour cum Birthday Party | HKIS       | Library, HKIS                        |
| <b>Sep</b> | 4     | LSD Annual Dinner                       | HKIS LSD   | Eaton Hong Kong Hotel, Hong Kong SAR |
|            | 5     | BSD Annual Conference                   | HKIS BSD   | Harbour Plaza Hotel, Hong Kong SAR   |
|            | 22    | HKIS Executive Committee meeting        | HKIS       | Board Room, HKIS                     |
|            | 22    | HKIS General Council meeting            | HKIS       | Board Room, HKIS                     |
|            | 25    | Surveyors Happy Hour cum Birthday Party | HKIS       | Library, HKIS                        |
|            | 26    | HKIS Annual Conference                  | HKIS       | Conrad Hotel, Hong Kong SAR          |
| <b>Oct</b> | 19-22 | 7 <sup>th</sup> FIG Regional Conference | FIG & VGCR | Sheraton Hotel, Hanoi, Vietnam       |
|            | 22    | HKIS Executive Committee meeting        | HKIS       | Board Room, HKIS                     |
|            | 30    | Surveyors Happy Hour cum Birthday Party | HKIS       | Library, HKIS                        |
|            | 31    | PFMD Annual Conference                  | HKIS PFMD  | Harbour Plaza Hotel, Hong Kong SAR   |
| <b>Nov</b> | 11    | Board of Membership meeting             | HKIS       | Board Room, HKIS                     |
|            | 17    | HKIS Annual Dinner                      | HKIS       | Grand Hyatt Hong Kong, Hong Kong SAR |
|            | 26    | HKIS Executive Committee meeting        | HKIS       | Board Room, HKIS                     |
|            | 26    | HKIS General Council meeting            | HKIS       | Board Room, HKIS                     |
|            | 27    | Surveyors Happy Hour cum Birthday Party | HKIS       | Library, HKIS                        |
| <b>Dec</b> | 11    | HKIS Annual General Meeting             | HKIS       | SLC, HKIS                            |
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