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From the Editor

編者話

As a vital communication link between members and the Institute, the **Surveyors Times** should position itself to provide information and keep members reasonably up-to-date in the following aspects:

- the Institute's long-term visions and short-term objectives
- what we are doing to realize those visions and objectives
- do members generally approve what we are doing?
- general knowledge and experience-sharing in the technical/professional arena and areas of specialization
- news on and opportunities for members' continuing professional development
- news on members' privileges and benefits
- collectively projecting a positive and dynamic image of the surveying profession.

In thumbing through a newspaper or magazine, a husband may first stop at the Business Pages while Life Style may be a wife's first choice. Whatever preference or priority our readers may have, our duty as editors is to make the **Surveyors Times** inviting and worth reading, by providing as much information as possible about our Institute, people and matters around us, and our professional and career development.

In his first interview after the inauguration (page 35 Jan 2005 Issue), our new President Mr. TT Cheung has talked about the need for the Institute to connect with members and be able to respond promptly to issues that are of public interest and concern. To this end, a new governance structure has been approved by the General Council (page 6). Through the new structure, the Institute has been able to quickly draw talents from various areas of specialization, to provide comments and suggestions on various issues such as West Kowloon Cultural Development, Harbour Area Treatment Scheme, Kai Tak Planning Review, Construction Industry Council (No. 2) Bill and Guidelines for Deeds of Mutual Covenant (pages 7 to 10).

For some members, especially students and probationers, their prime interest in the **Surveyors Times** may be CPD and PQSL events. Confusion has arisen in the last few issues when readers found that the colourful "flyers" containing CPD and PQSL announcements were no longer included in the mailing packages. It has taken some time for readers to adjust to the new system where CPD and PQSL details are now contained in a section of its own, bound into the **Surveyors Times**. Apart from a more neat and tidy presentation, the new system will provide a proper dossier of the Institute's CPD and training efforts, not too much, it is hoped though, at the expense of readers' convenience.

May I take this opportunity to wish our readers a very happy and productive Year of the Rooster!

Francis Leung



For the betterment of society



Have you been connected with the Institute by email? Further to my appeal last month, there was an increase in the number of members being re-connected. But that is not good enough, we shall do better. I urge you again for your co-operation by informing us your preferred email address so that the Institute could communicate with you via your preferred e-mail accounts. There is a lot to share in the year to come. Please email to 2005@hkis.org.hk.

January is an important month as Government and policy makers are all busy with setting out their plans for the year. The Chief Executive has announced his Policy Address, in which a major emphasis was on urban renewal. HKIS always supports the promotion of building maintenance in society at large and particularly to owners of older buildings. We believe the Hong Kong Housing Society's proposal of setting up a "one-stop" Building Management and Maintenance Scheme would certainly be able to help promoting the awareness of building owners on building maintenance. However, in the policy address, it is stated that "... the Housing Society will provide technical advice, incentives...", we are of the view that the Housing Society should only offer general advice to building owners while technical advice should be left to professionals in the private sector. We are going to meet the Housing Society to understand more on their plan and how surveyors' expertise can be maximized for the betterment of society.

We also met officials in the Lands Department, the Buildings Department and the Works Bureau in January to offer our views on land sales related matters such as the application list, the proposed Building Affairs Tribunal and matters relating to

building maintenance. We will submit our views to the relevant bodies in due course.

At the time of writing, the West Kowloon Cultural District Development (the "WKCD") proposal received severe criticism from various sectors of society. We support Government's idea of enhancing the provision of arts, recreational and entertainment facilities, which will enrich Hong Kong's quality of life and fascinate tourists with Hong Kong's unique culture by blending Chinese and Western elements. It is noted from the Chief Secretary for Administration's reply to LegCo on 12 November 2003 that Government had published a document entitled "Serving the Community by using the Private Sector: An Introductory Guide to Public Private Partnerships (PPPs)" which clearly indicated that in face of major budgetary deficit, Government planned to utilize the private sector in rendering cultural services in Hong Kong.

In principle, HKIS is supportive of Government's idea of engaging the private sector in the development of WKCD project. HKIS has all along been supportive of a strong partnership between the public sector and private sector in the delivery of public services and facilities and has actively promoted the best practices of PPPs by organizing its 20th Anniversary Conference on Public Private Partnerships in May 2004.

HKIS submitted a paper on 13 February 2004 to the Housing, Planning and Lands Bureau, identifying a number of critical issues for proper implementation of the WKCD development project. In that paper, HKIS strongly emphasized the need for Government to put forward a proper "business case" and to justify value-for-money for the project. HKIS also clearly pointed out



that the perception of favouritism had been a real cause for concern, which could not be dispelled unless Government had assumed adequate control over the master layout plan of the scheme as well as its output specifications for various art and cultural facilities and services. With regret, most of HKIS's views and comments at that time are still valid today as evidenced from wide criticisms by the public and LegCo members recently.

In the current round of consultation, the public is invited to express views on the proposed "hard deliverables". There is little information about the "cultural" elements of the project, nor is there any information about the financial viability of the proposals available. We are concerned that the public may be led into indicating preference for a proposal which, when taking into account other "soft" considerations, may not be the preferred option or may not even be financially viable. Criticisms have been levelled against Government in the handling of the WCKD project, not so much because of a lack of good faith on the part of Government, but because of its inability to provide necessary information to the public and subject the project to a transparent system of monitoring and control.

In the past months, HKIS has been working closely with the other four construction professional institutions, the architects, engineers, planners and landscape architects in offering various opportunities for members to understand the WCKD development project. A joint forum to invite the three proponents and Swire Properties to present their schemes and questions and answers

by our members was held on 29 January 2005 in the Surveyors Learning Centre and was well attended by over 200 members.

Our newly set up Local Affairs Committee of HKIS is timely. The Committee has prepared a submission, as endorsed by the Council, to the LegCo on 31 January 2005. In the submission, we have referred to international experience where a sound "business case", together with a Public Sector Comparator, should be put forward to the public for consultation, that Government should make available necessary information pertaining to its original plan and budget, i.e. its own "business case" and explain to the public in this regard. We doubt the wisdom of confining public consultation to the technical aspects alone without reference to financial information of the project. Public consultation should be expanded to cover business viability and management aspects of the project.

There shall be more sub-groups within the Local Affairs Committee to address other issues including but not limited to Victoria Harbour enhancement, Lantau concept plan, Pan-Delta development, sustainable environment and development, building maintenance and urban renewal. The Local Affairs Committee is open to all HKIS members. Please join us and express our views to Government and policy leaders for a better future of Hong Kong.

T T Cheung *President*

建設社會 為己任

咱

們已經在電子郵件管道上聯繫好沒有？自從年初以來，很多會員已經陸陸續續聯繫上了。但我認為我們還可以做得更好；在未來的歲月裏，大家就不同課題將要不斷溝通，請盡快把您的電子郵件地址通過2005@hkis.org.hk轉告秘書處，謝謝合作。

無論對特區政府部門或是對有關的立法單位，元月是個很忙的月份。特首發表的第八份施政報告特別強調市區重建，而香港測量師學會對這個課題一向抱著積極的態度。我們同意灌輸及推廣樓宇管理維修的概念予市民大眾，學會更相信由香港房屋協會所提倡的「一站式」樓宇管理維修綜合計劃能夠把這個概念大大的往前推進。可是，施政報告同時提出．．．房協將提供專業意見及援助．．．學會覺得房協應該向業主提供一般性建議，而專業意見則應留待專業界別提供；日內，我們將會見房協代表並積極瞭解測量專業如何可以通過參與而達到改善社區生活素質的目標。

在元月內我們也同時會見了地政署、屋宇署及工務局等有關部門，表達了香港測量師學會對土地供應、勾地政策和倡議中的「樓宇事務審裁處」及樓宇維修保養的意見；我們將盡快向有關部門作出詳盡的書面建議。

下筆之時，正值西九龍文娛藝術發展區諮詢期，各界反應不一。香港測量師學會一向支持特區政府增強文化、藝術及娛樂設施的建議，此舉除了可以提高本地居民生活素質之外，更能突出香港作為中西文化薈萃的焦點及提供一個旅遊景點。政務司司長在2003年11月12日向立法會作出回覆時，明確提到特區政府一份名為：**"Serving the Community by using the Private Sector: An Introductory Guide to Public Private Partnerships (PPPs)"** 的文件；清晰指出在赤字預算其間，政府打算在提供文娛活動設施的計劃上，利用私營企業資源及專長達到提供服務的目標。

原則上，香港測量師學會支持特區政府在西九龍文娛藝術發展區規劃能夠納入市場參與的機會。香港測量師學會倡議並支持利用「公私合營」模式，並在2004年籌辦了「公私合營」為主題的週年會議，向世界各地專家學習及分享經驗。

香港測量師學會在2004年2月13日去函房屋、規劃及地政局，指出政府在西九龍文娛藝術發展區規劃上必須

提交一個合理的「商務方案」和能夠辨別項目是否物有所值的準則。去函同時指出，除非政府能夠同時羅列出項目的「發展大綱藍圖」、各項預計成本、投標方式(亦即是利益分配)，它將會帶來不容忽視的社會關注。香港測量師學會反對單一招標並建議分期分段公開招標，此舉將容許政府更有效地管理項目的細則需求及附帶風險。

很遺憾地，今日市民大眾以至立法會的強烈迴響，反映了當日我會所提出的觀點仍然生效。

市民大眾在是次西九龍文娛藝術發展區諮詢被邀提出對「硬體設施」的意見；然而，有關文化因素方面則非常缺乏，發展項目財務資料尤其欠奉。香港測量師學會特別關注大眾會否在不覺間被引導而作出了不必要的選擇，此話直指發展項目的「軟體設施」及整體成本監察並不成熟和全面。政府面對的批評並非因為它失去公信力，而是沒有回應當今社會核心價值：公開、公平、公正、廉潔，適當地提出一個具說服力的、具透明度的評審方法供市民大眾參考。

在過往的幾個月裏，香港測量師學會與四個建築界別的學會：建築師、工程師、規劃師及園景師共同就西九龍文娛藝術發展區作出了努力。五個學會於2005年1月29日在本會測量師研習中心舉行了聯合座談會，並邀請了西九龍文娛藝術發展區入標的三家公司及太古地產介紹他們的建議和回答會員提出的專業問題；是日出席人數超過200人。

學會剛成立的「本地事務委員會」正合時宜。委員會於2005年1月31日向立法會作出了建議。在這個建議裏，香港測量師學會強調了從國際經驗所領略到「商務方案」及「總成本參照」之重要性，我們建議政府從新考慮提供這兩方面的材料。香港測量師學會同時質疑只局限在技術層面而忽略了發展項目財務數據層面諮詢的理據。公眾諮詢應該包含財務及管理可行性等領域。

「本地事務委員會」將成立更多的關注小組，包括優化維港、大嶼山發展概念計劃、泛珠三角發展、環境及社會持續發展、樓宇維修及市區重建等等，針對不同課題作出討論和建議。「本地事務委員會」期待著你們的投入；就讓大家一起參與，為美好的香港出一分力。

張達棠 會長

General Council maps out 2005 plan

The Executive Committee has scheduled to meet on the 2nd and 4th Thursday of each month whilst the General Council will meet on the 2nd Thursday in the months of February, May, August and November.

In its first meeting on 17 February 2005, the General Council maps out its 2005 work plan to include the following:

Governance of HKIS

Subsequent to an external Management Consultant having been appointed to carry out a Corporate Review of HKIS, the report it has submitted indicates that there are matters which need to be addressed.

The formation of the committees and working groups with the following as chairmen were endorsed:-

Committee/Working Group	Chairman/Convenor
(a) Administration Committee	Mr Francis Leung
(b) Finance Committee	Mr Lam Li Wah
(c) Local Affairs Committee	Mr Raymond Chan
(d) Members' Welfare Committee	Mr Lam Li Wah
(e) Restructure of Administration Office WG	Mr Wong Chung Hang and Mr Francis Leung
(f) Review Appointment and Reporting System of HKIS representatives	Mr Wong Chung Hang
(g) External Affairs Committee	To be appointed
(h) Dispute Resolution	Mr Chan Ka Kui
(i) Project Management	to be appointedc
(j) Research	Prof Chau Kwong Wing

Meanwhile, the President and Hon Secretary are working out a new governance structure for members' consideration.

Technical Grade representation in General Council

Under the Bye-Laws, a seat is available in the Council for a Technical Grade member. There were no nominations received for the post at the HKIS AGM 2004. It was proposed that the GC should invite or co-opt a member to represent the interests of Technical Grade members in the General Council. The divisions are now in the course of nominating members to represent the Technical Grade members for endorsement by the GC.

HKIS participated in

Lunar New Year Vehicle Registration Marks Auction

On 20 February, immediate past chairman of the Junior Organization, Tony Wan and General Practice Division council member Augustine Wong were auctioneers at the Vehicle Registration Marks Auction which took place in the Hong Kong Convention and Exhibition Centre. Apparently the economic upbeat is felt as HK\$13.5 million has been fetched, a record high since 1994.



HKIS Spokesmen 2004/2005 Council

The Executive Committee has endorsed the HKIS Spokesmen for the 2004/2005 Council as follows:

President	TT Cheung
Senior Vice President	Wong Chung-hang
Vice President	Raymond Chan
BSD	Alex Wong
	Richard Cheung
GPD	Yu Kam-hung
LSD	Henry Chan
P&DD	Edwin Tsang
QSD	Sam Cheng

Harbour Area Treatment Scheme (HATS) Stage 2



The Institute has written to the Environment, Transport and Works Bureau in reply to the Bureau's invitation for submission of comments on HATS Stage 2.

Whilst the Institute supports the Government's plan against water pollution and welcomes the opportunity to comment on the viability of such an impressive project which is believed to have a huge impact on the aesthetic, cultural and economic values of Victoria Harbour, the Institute does not see sufficient justification or pre-launch investigation for Government to implement HATS Stage 2 in relation to:

Public Private Partnership

Government will benefit from a pool of innovations and expertise which is readily available from private-sector proponents, however, clear Government stipulation on the **performance-based specification** is crucial to make the project appealing and accountable to the public.

Certain selection criteria on the **performance-based specification** are set up in a broad sense for the biological treatment plant of HATS Stage 2, but few criteria or principles on the selection of contractors can be traced.

Implementation Table

The degree of awareness on risk management in terms of financial, technical and social resistance should be seriously looked into; the planning work appears to be superficial and unsophisticated when the consultation document tells "... **during the implementation of HATS Stage 2A, planning work for Stage 2B, such as undertaking environmental impact assessments, site investigations and land reservation, will be carried out in parallel...**" rendering the consultation documents for Stage 2A literally incomplete.

Lifespan of HATS Stage 2

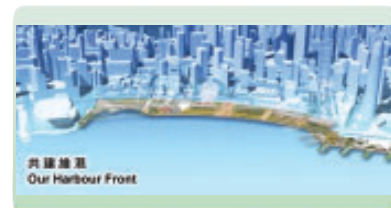
In order to make the whole project more well-planned for better operation in the long term, Government should brief the lifespan of the treatment system, like specifying the estimated period of time when the whole treatment system can be put into effect to maintain standard water quality, without any expansion works or even another treatment system constructed in following decades.

Environmental Impact

There is still a long period of time for the benefits of HATS Stage 2 to be visible, it is therefore essential for Government to address in a liberal manner the impacts of the construction work and subsequent operation on the environment, especially on marine ecology, such as alleviative actions to minimize disturbances against marine life, to avoid being viewed as irresponsible and ridiculous.

Sludge Treatment

The ways of handling the dewatered sludge deserves our concern, when tons are transported to landfill sites which are already under great pressure. The Institute asks for further researches on the lifespan of existing landfills, exploration of potential landfill sites and innovative ways of re-using the dewatered sludge.



Kai Tak Planning Review



The Institute has written to the Director of Planning visualizing an attractive area for international

offices, high class housing, and tourism. The views include:

- a cruise terminal, a multipurpose stadium, a domestic and cross-boundary heliport, a new railway – Shatin to Central Link Station and depot
- there are reservations on the use of the site for public housing and refuse transfer
- the existing loading and unloading facilities should be relocated
- it is opportune to make available land for international companies to build their own headquarters in Hong Kong and the development scale can be flexible depending on their design



- high class private residential development of relative low density, at Plot Ratio 2 to 3 is recommended for personnel working in those offices and those in the high income bracket

The Institute puts forward the view that the Study should consider development components such as the T2 which brings external traffic through the area and its position divides the area into two portions physically, limiting the use of land especially those lying between T2 and the KT Bypass.

On reclaiming Kai Tak Approach Channel, the Institute reckons that keeping the Channel would bring about memories of the old airport with the runway. Nevertheless, the Channel does not appear to be of any beneficial use and the land by the two sides is also restricted by their size for good planning. This argues for the reclamation.

Furthermore, depending on the users of the typhoon shelters, it may still be compatible with the future tourism and leisure/recreation developments, however, the cargo working areas should be moved to another location.

On the proposed public participation programme and public participation activities, the submission says that consultation should not be limited to local residents. It should be a public participation programme throughout HK as the development of this sizable piece of land affects the Hong Kong SAR as a whole.

Construction Industry Council (No 2) Bill



The Institute has presented its views to the Legco Bills Committee as follows:

- 1 The Institute supports the setting up of the Construction Industry Council (CIC) to move forward the various recommendations of the Hon. Henry Tang in the Report of the

Construction Industry Review Committee ("CIRC") and to take charge of the long term strategic issues of the construction industry.

- 2 To ensure effective operation of the CIC and achievement of its objectives, it is important for the strategic framework governing the relationship between CIC and ETWB be spelt out, in particular, the manner and extent that CIC's duties and objectives will interact with the matters and targets identified in the CIRC Report.

The Bill stipulates that CIC shall submit annual reports to the Secretary for ETWB and the Legislative Council. However the scope of report appears to be limited. Instead of being confined to "... **activities of CIC ... during that year in respect of matters falling within the scope of CIC's function...**" the Institute proposes that this expands to cover longer term aspects such as CIC's strategic plans and target achievements. The ETWB

should assume a monitoring role to ensure the target and objectives as identified are met.

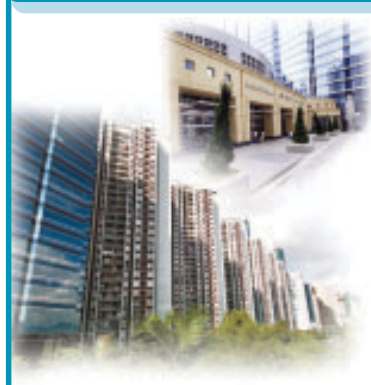
3 To ensure effective functioning, CIC must be accepted by the industry and general public as an organization properly reflecting interests of all stakeholders. It is essential that its members command a firm and wide base of representation. The Institute believes that there is room for increasing the number of Councillors in CIC to allow wider representation from the industry to achieve the aims of self-regulation of the market.



The Institute, however, does not support the proposal for members representing contractors, professionals or consultants to be "...appointed by the Secretary for ETWB on individual basis...". It is considered far more effective for membership to be nominated by the respective associations and professional institutions and appointed by the Secretary for ETWB.

4 The Institute has made no particular comment on the proposed reconstitution of Construction Industry Training Authority (CITA) into a Construction Industry Training Board (CITB) and supports a more coordinated approach on educational and training issues. The Institute would further like to see more elaborated goals and objectives being declared and enshrined in CIC's legal framework. The Institute further pledges to work closely with the new CITB for training of appropriate technicians who eventually could become qualified professionals some days as governed by the professional code of conduct of the HKIS.

Guidelines for Deeds of Mutual Covenant



The Institute has written to the Lands Department to provide its views on the building safety and timely maintenance guidelines for Deeds of Mutual Covenants.

all extra maintenance strategy and procedural requirements are taken into consideration while formulating the management and maintenance budgets by the Manager. Furthermore, provisions should also be included in the DMC specifying clearly that it is all owners responsibility to share the costs and expenditures on future maintenance and improvement works in response to the schedule and manual. The Manager should be required to prepare the subsequent maintenance schedule and manual or to amend/adapt the First Maintenance Schedule and Manual periodically to enable the maintenance strategy, procedures are kept updated and comply with prevailing statutory requirements. Most importantly, the Maintenance Manual shall list out all contractor guarantee and contacts for future reference by the Manager and owners.

Maintenance Schedule and Manual

Particular emphasis should be stipulated in the Guidelines that the Maintenance Schedule and Manual shall refer to the common areas and common facilities only in order to avoid misinterpretation by individual owners resulting in dispute with the Manager and/or the Owners' Corporation on the maintenance of private facilities; and the institute also recommends that the Schedule shall include roofing material, central air-conditioning and ventilation system, escalators and enclosed service ducts.

It shall be prepared by the Authorized Person in consultation with the future Manager of the development to ensure that

Special Fund

The contribution of Special Fund to be approved by a resolution of owners at a general meeting of the Owners Corporation is contradictory to Section 21 and Fifth Schedule of the BMO which allows the Management Committee to determine the level of fund and the yearly management budget; the extra requirement of a resolution

of all owners will also violate the usual practice of the Manager setting aside a certain portion of sinking fund, although it may not be called the Special Fund, to pay for capital maintenance expenditure of a non-recurring nature.

The Institute recommends that provisions be stipulated in the DMC that the Manager may be allowed to approve a certain amount of fund contribution e.g. an amount not exceeding 20% on annual management budget, and in

excess of which the resolution of owners at a general meeting will be required.

Lastly, as the extra requirements under the new DMC Guidelines will only be effected on new buildings, the safety problem of aged building stock has not been taken into consideration. The Institute further recommends that similar provisions be imposed on the Building Management Ordinance by the Home Affairs Bureau.

West Kowloon Cultural District



In the past months, the Institute has been working closely with the other four professional institutions, viz the architects, engineers, planners and landscape architects in offering various opportunities for members to understand the WKCD development project.

A joint forum was held on 29 January 2005 in the Surveyors Learning Centre and was well attended by over 200 members. At the forum, the three proponents and Swire Properties presented their schemes followed by a Q&A session.

Still on the WKCD, the President, TT Cheung, has spoken to a Legco Panel on 31 January 2005 when he states that the HKIS supports Government's idea of enhancing the provision of arts, recreational and entertainment facilities in Hong Kong and welcomes Government's plan to engage the private sector in the development of the WKCD.

He has said that it is the Institute's view that the WKCD development project is not on a truly self-financing basis and when cultural facilities and services are subsidized by commercial land values, in effect, Government is indirectly using taxpayers' monies, therefore, Government may need a sound evaluation framework, a Public Sector Comparator, to provide a means of testing the private sector bids on value-for-money.



The Institute further submits out that a single development package effectively restricts Government's choice of bidders to a few big consortia and unwittingly places itself in an unfavourable position in subsequent negotiations, Government should retain a high control over the

master layout plan as well as the design and operation of each cultural facility and service. Although Government has carried out a number of consultancy studies and many public consultations, the President says only some broadly defined requirements in respect of various cultural facilities and services would not help.

As a possible way forward, the Institute proposes that Government might explore the possibility of drawing up a revised, "mix-and-match" scheme based on the three submissions (and possibly involving the two rejected submissions) and subject the revised scheme to a second round of tender.

The President has also stated that Government should follow



some best international practices in implementing this public private partnership project.

In this regard, Government should prepare its business case comprising at least a Public Sector Comparator, cost benefit analysis, risk analysis and detailed output specifications based on a publicly accepted scheme. In some overseas countries, this kind of business case is also made available to the public to safeguard public interests. In so doing, Government would be able to assess value-for-money for each proposal submitted and also justify the amount of land value being used for subsidizing the arts and cultural facilities and services.



4th FIG Forum - HKSAR



The fourth meeting of the Forum took place on 5th January 2005 in the Surveyors Learning Centre. The items that were discussed included: Progress on processing of Technical Associate membership in HKIS; Technical Associate membership representative in Land Surveying Division Council; HKIS CPD events; FIG events in year 2005 and a Q&A session.

Over forty participants attended the Briefing Session, including notably: Dominic Siu (Chairman of LSD, HKIS), Hak Chan (Chairman, FIG Forum-HKSAR), L.W. Lam (Immediate Past Chairman of LSD, HKIS), T.N. Wong (Vice President of FIG), W.K. Man (Representative of BOM, HKIS) and L.F. Kwan (Representative of BOE, HKIS).

Progress on processing of applications for Technical Associates membership in HKIS

Upon the creation of Technical Grade membership in October 2003, more than 200 applications had been received by January 2004. To facilitate processing, the Board of Education had drawn up a list of academic and vocational qualifications that were regarded of sufficient

standard for entry to the land surveying profession, established the criteria for exemption of training experience, and prepared the Rules and Guide to the Assessment of Technical Competence (ATC).

The Board of Membership and the Board of Education had vetted all the applications. It was encouraging to note that many applicants had satisfied the requirements. In order to ensure that those applicants, whose qualifications were of an acceptable standard but were unfortunately not included in the approved list of qualifications, the LSD would recommend to the Board of Education to include their qualifications in the approved list. Subject to the finalization of the formalities, HKIS would within 3 months inform all eligible applicants the amount of exemption granted to them in respect of technical training, and ask them to submit an ATC task and prepare for an assessment interview.

HKIS CPD Events

All Corporate Members of HKIS were obliged to undertake not less than 60 hours of continuing professional development (CPD) every 3 years, Technical Associates were encouraged to participate in these CPD events.

FIG Events in 2005

The forthcoming FIG events in 2005 included the FIG Working Week and XXVIII General Assembly in Cairo in April, the 12th International Symposium on Deformation Measurement in Qingdao in September, the 4th FIG

Regional Conference for Latin America and the Caribbean in Havana in September, the ISPRS International Workshop – Service and Application of Spatial Data Infrastructure in Hangzhou in October, the 27th ICSU Assembly in China in October, and the 8th South East Asia Surveyors Conference in Bandar Seri Begawan in November.

There was a question and answer session at the end of the meeting. Several questions were raised including the timing of receiving reply from the Institute and membership



subscription for year 2004. The chairman of LSD reiterated that all applicants applying for Technical Associate membership in LSD would receive a reply from HKIS within 3 months. Mr. Kwan supplemented that successful applicants might need to satisfy the requirement of ATC and assessment interview. Regarding the issue of subscription, the chairman of LSD discuss the possibility of a waiver of membership subscription for year 2004 with the HKIS General Council.

Club and Association Box at Hong Kong Jockey Club

HKIS members may now enjoy these ideal venues for business entertaining and leisure

Catering packages start from
HK\$280 to HK\$330 without any service charge
Admission badge
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Please direct bookings to Margaret
at the Secretariat on 2526 3679.

HKIS sponsoring PSDAS projects

Enhancement of construction Value Management professionalism for the new generation

The development of Value Management (VM) has provoked construction stakeholders to focus on the relationship between functions and costs when a project is designed and constructed. In view of the lack of understanding on the concept and skills of VM in general, the Institute has commissioned support on this project. The project is looking at deliverables to include: a series of seminars/speeches to introduce basic VM knowledge in the construction industry; a number of courses/workshops for full VM training; a congress in Hong Kong including international VM experts; a construction VM pack to the professionals in the industry containing CDs of speeches, training course content and congress papers.

The project team comprises Dr Leung Mei Yung (Project Coordinator), Dr Anita Liu (Deputy Project Coordinator), Dr Cheung Sai-on, Dr Thomas Ng, Mr Jacob Lam, Mr Li Ho-kin and Mr David KC Yau.

The Hong Kong Surveyor Call for Paper

The Hong Kong Surveyor is an international academic refereed journal that aims to develop, elucidate and explore the knowledge on surveying research.

The journal tackles central issues to keep surveying practitioners informed on current thinking and developments.

For instructions to authors,
please call Linda Chan
on (852) 2526 3679 or
email: linda@hkis.org.hk

Meeting of HKIS and RICS



The President T T Cheung and members of the new working group on HKIS/RICS Relationship, Mr Stephen Liu, Mr Lam Li Wah and Mr K K Chiu, welcomed delegates from the RICS on 12 January 2005 at the HKIS Office.

Visiting from the RICS Headquarters in UK were Ms Carolyn Slater (Executive Director, International Development) and Mr Sean Tompkins (Executive Director, Brand and Membership). They were accompanied by Mr David Tse (Chairman, RICS Hong Kong Chapter), Mr David Faulkner (Vice Chairman, RICS Hong Kong Chapter) and Mr Alex Tong (General Manager, RICS Asia Pacific).

Both parties took the opportunity to discuss and update each other on the latest developments of the respective institutes. The RICS assured HKIS that the mission of the Hong Kong Chapter was to provide services to RICS members in Hong Kong. In the long term, the Hong Kong Chapter hoped to co-operate with HKIS and others to further promote the image of surveying in the Mainland and throughout Asia.

Of most recent concern to HKIS was the offer of membership by RICS to ICES (Institution of Civil Engineering Surveyors). The globalisation strategy of RICS seems to have created alternative routes for members of some institutions to become members of RICS, which in turn allow a direct route to membership of HKIS via the Co-operation Agreement. There is a consensus that a more co-ordinated approach needs to be adopted by HKIS and RICS. The HKIS may consider including, but not limited to, interviewing such applicants to satisfy the requirements of the respective receiving divisions of HKIS.

The meeting concluded that both HKIS and the RICS will co-operate in the best interests of the profession and for the benefit of the future generations of surveyors.



In view of the changes to RICS and HKIS, there is a consensus to revisit the terms of the existing Co-operation Agreement between the two institutes. In reviewing the terms of the Co-operation Agreement, there is a general agreement not to affect the APC candidates' current structure of one examination leading to two qualifications.

The HKIS working group on the HKIS/RICS relationship, headed by Mr Stephen Liu will work together with the working group of the RICS Hong Kong Chapter to achieve the goals.



HKIS New Year Golf Tournament 2005

TT Cheung
event organizer

A group of energetic surveyors woke up early in the dawn on 25 January 2005 to join the HKIS New Year Golf Tournament at Mission Hills Golf Club to challenge perhaps the most difficult course in Asia – the Norman Course with a slope rating of 140!



the rough and (6) +15 stroke against your normal score. A truly sensational course with eagle rating. At the end of the day, only 2 exceptional players managed to survive under 100. The rest were all had a good record of breaking 100. Thank you very much Raymond for bringing us there.

The 38 keen golfers quickly disappeared in the golf course one flight after another. Every now and then we heard sounds of despair on the truly heart-breaking turtle back fast green. Common experience were (1) a good second shot regulation on green but bound off after landing, (2) 2 shots close to the green but then wasted 3 to 4 chips at the same location, or even further back, to finally managed to hold the ball on the green, (3) a nice putt passing the hole and rolled all the way outside the green, (4) sweating heavily inside the sheep bunkers, (5) lose a lot of balls in

Despite the above, it was still considered a very enjoyable day as there were a number of funs to share and every one got some prizes home. Most participants suggested the Institute to organize more golf outings in the future and perhaps in some more user friendly courses. We would like to thank the sponsors again. Without their generous support, the event would not be a so fruitful one. The sponsors of the tournament are: **Legend Interiors Limited** (Mr. Anthony Chan); **Bun Kee International Co Ltd** (Mr. Benjamin Chan) and **Eastern Gotech (HK) Ltd** (Mr. Andy Ip).

Tournament result:

HKIS Divisional Cup – total score of top 4 players in the same division:

- Winner : Building Surveying Division (124 stableford points)
Team members: Kent Tsang, Leslie Ha, James Law & Raymond Chan
- 1st Runner up : General Practice Division (113 stableford points)
Team members: Paul Cheung, Johnathan Li, Alnwick Chan & So Kwong Sang
- 2nd Runner up : Quantity Surveying Division (99 stableford points)
Team members: Nelson Cheng, Tony Lau, Escode Yuen & TT Cheung
- 3rd Runner up : Land Surveying Division (94 stableford points)
Team members: Sam Mak, T N Wong, Henry Chan & Wong Chun Hang



The winning team

Individual prizes



Best Stableford (Best overall net score) :
Kent Tsang (BS)



1st Runner-up (2nd Best overall net score) :
Johnathan Li (GP)



2nd Runner-up (3rd Best overall net score) :
Leslie Ha (BS)



Best Gross (actual total number of strokes) :
Paul Cheung (GP)



Longest Drive (Front Nine) :
Kant Tsang (BS)



Longest Drive (Back Nine) : Andrew Kam (GP)



Closest to Pin (Front Nine) :
Hui Chiu Kin (BS)



Closest to Pin (Back Nine) :
Nelson Cheng (QS)



Best Back Nine :
James Law (BS)



Best Front Nine : Sam Mak (LS)

學會出席「深圳市不動產估價學會」論壇



產業測量組資深理事彭浩泉及會員李永鈞於去年12月代表香港測量師學會應邀出席「2004深圳不動產估價論壇」，彭浩泉同時代表該屆會長謝偉詮、產業測量組主席余錦雄感謝對方的邀請和預祝論壇圓滿成功！

論壇上，彭浩泉指出香港測量師學會與深圳市不動產估價學會一直保持密切聯繫；在WTO及CEPA的簽訂後，兩會將更緊密合作，為會員創造更多互相交流、學習及業務合作的機會。他相信集合二會的力量，一定更能發揮兩地優勢，面向世界，提升專業水準及地位。產業測量組這兩位代表擁有豐富拆遷賠償評估經驗、曾分別代表政府及市民處理索償個案；會上，他們介紹及分享了香港的拆遷賠償情況和經驗，特別是商業賠償。

會後，彭浩泉理事再代表香港測量師學會祝願與會者事事如意，身體健康。



香港測量師學會代表團一月中旬訪京



學會代表團由會長張達棠率領，成員包括：陳旭明、邵偉青、林增榮、何鉅業、梁志添、鄭森興、郭靖華、

關天智、任錕森、賴旭輝、聶春月、李喻明、曾可安等一行十餘人於1月14日抵達首都。此行目的在於參加國家建設部和香港特別行政區環境運輸及工務局的聯席會議。

會議後，會長張達棠表示工料測量師互認協議的草擬工作基本上已完成，預計可在本年三月安排簽訂協議。

中國房地產估價師與房地產經紀人學會

原中國房地產估價師學會已經易名為「中國房地產估價師學會與房地產經紀人學會」(China Institute of Real Estate Appraisers and Agents)。

地址：北京市三里河路15號中建大廈B座9001室。郵編100037
電話：86-10-8808-3151 傳真：86-10-8808-3156
網址：www.cirea.org.cn或www.agents.org.cn

國內土地測量師專業資格法例



土地測量組趁一月中旬在京參加建設部聯席會議期間，與國家測繪局

領導會面。據瞭解，國內土地測量師專業資格法例現在還沒有出台，要到年底才有進一步的消息；國家測繪局的態度是積極的。雖然國內還沒有專業的土地測量師，雙方同意在適當時候初步探討互認的條件。香港測量師學會希望可於草擬國內專業資格法例期間，同步進行；互認條件細則包括：

- 推薦限額互認的人數
- 額外的培訓
- 工作經驗
- 參考其他測量師組別互認的條件

大會希望在規定的情況下盡快進行磋商，提出進度時間表。會長張達棠與土地組測量組主席邵偉青於會後下午到國家測繪局人事司進行訪問。得劉曉波副司長和張文暉處長熱情接待。進一步瞭解國內專業資格法例草擬的進度，對國內測繪地圖和坐標的問題得到更深入的認識。雙方希望於第一批國內土地測量師產生後，盡快達成互認條件。

香港測量師學會並誠意邀請國家測繪局到香港訪問並進一步研究，瞭解香港測量師學會、入會機制、架構和運作；大地測量、地形測量、航空測量、工程測量、地籍測量和土地訊息各方面的概況。

學會兩地會員千里一聚



學會訪京代表團又趁行程之便，與在京會員於朝陽區「鴨王」共晉晚餐。是夜，

會員濟濟一堂；出席的除了來自特區的張達棠會長、陳旭明、邵偉青、何鉅業、梁志添、鄭森興、郭靖華、任錕森、聶春月、李喻明、曾可安以外還包括了在京的白龍吉、杜鳴、孫仁先、高千里、陳再進、陸偉俊、閻旭東、齊宏、楊亞彪、袁棟坤、黃得志、葉自奮、段世文、陸中元、林清錦及譚祐華。會上，在京會員表達了他們對學會的期望，特別是持續進修、會員聯繫等等。會長張達棠答應在回港後，一一處理。

Building Surveying Division **Chairman's Message**



Edwin Tang
BSD Council Chairman

Government Policy on Building Maintenance and Management

We are glad to see recent initiatives from the Government, the Hong Kong Housing Society and the Urban Renewal Authority on promoting building maintenance and management. They have been well covered by the media. Yes, there will be more employment opportunities for the building professionals. However, of paramount importance is the improvement in health, safety and maintenance standard of our building stock. BSD will step up our promotion exercise to match. We hope that the new initiatives could circumvent the major hurdles to proper building maintenance and management, namely the formation of Owners' Incorporation and financial difficulties of some owners.

On the other hand, building surveyors have been facing keen competition with other building professionals. While BSD will continue its effort in promoting our expertise, members should take this opportunity to demonstrate the excellence of our professional service. The forthcoming demand should be high and we could put more emphasis on the quality of service than on pricing. Your quality of service is no doubt a credit to your professional life, to the prosperity of your company and to the status of the Institute.

Majority of the public still equates building maintenance simply to a combination of fabric repair, removal of unauthorized building works and decoration. BSD have been promoting the proper concept of building maintenance for years through various means, such as seminars organized by the Home Affairs Department. I sincerely hope that every member could be an ambassador of the Institute and promulgate the proper concept of building maintenance when delivering your service, either in public or private sector.

Reciprocal Recognition of Professional Qualification with the Supervision Engineers in Mainland

Representatives from the BSD namely, Raymond Chan, Robin Leung and Vincent Ho had attended the 5th Joint Meeting with the Ministry of Construction (MOC) on the

Reciprocal Recognition of Professional Qualification held in Beijing on 14 January 2005.

In the group meeting on the reciprocal recognition of the Supervision Engineers in Mainland and the relevant professionals in Hong Kong, the MOC had indicated its intention to pursue further and more in depth discussion with the BSD of the HKIS. Mr. PANG Zong-zhan of MOC also confirmed its decision to take the building surveyors as the only reciprocal recognition counterpart in HKSAR.

A working meeting was also held subsequently with the representatives from the China Association of Engineering Consultants (CAEC) (中國建設監理協會), discussing the details and time table for finalizing the reciprocal agreement. A preliminary schedule had been fixed for the steps forward with the aim of drafting up the reciprocal agreement skeleton, the necessary training course and examination content by June 2005 and signing the agreement by the end of 2005. In this regard, technical visits to HKSAR in March and Guangzhou, Shanghai and Beijing in April have been scheduled for both parties to familiarize the professional practices of the counterparts.

Building Affairs Tribunal (BAT)

President-TT Cheung and Vice President-Raymond Chan, accompanied by representatives from BSD Council, have attended a meeting at the Housing, Planning and Lands Bureau on 19 January 2005 to discuss our proposal on the BAT. We explained our proposal and HPLB raised some positive questions. Ideas were exchanged and we will fine-tune our proposal for further consideration and discussion with the Government.

World Organization of Building Officials (WOBO) – Conference in HKSAR in late 2005

As some of the WOBO Governors will not be available in April this year, the Governors Meeting in HKSAR scheduled in April 2005 will be deferred to late 2005. HKIS, being a WOBO member, will host the meeting followed by a conference. BSD is organizing the conference and more information will be announced in due course.

An Update from the BSD Technical Advisory Panel

The current representatives of the HKIS in the Building Sub-Committee (BSC) are Mr. Raymond Chan and Mr. Kenneth Chan and in the Authorized Persons and Registered Structural Engineers Committee (AP/RSEC) are Mr. Raymond Chan and Mr. Samson Wong. There was a Joint Meeting of the BSC & AP/RSEC on 14 January 2005 and the following are brief notes of the discussion at the meeting:-

1. **Draft New Part of the Code of Practice for Means of Access for Fire Fighting and Rescue (MOA Code) for Emergency Vehicular Access (EVA) – 3rd Revision** The new part of the code was issued on 21 December 2004.
2. **Registration of Building Service Engineers (BSE)** The Building Services Division of the HKIE would come up with a scope for study which might require BSE input from the Building Control point of view
3. **Review of Lighting and Ventilation (L&V) Requirements in Building** Buildings Department (BD)'s consultant was looking into the possible discrepancy between the simulation software (App. B) and VDF (App. A)
4. **Green Buildings: Implementation of the Comprehensive Environmental Performance Assessment Scheme (CEPAS)** A working group would be formed with representation from major stakeholders including HK-Beam, PGBC, etc.
5. **Draft CoP for Dead and Imposed Loads for Buildings 2003 – 1st Revision** DDI being prepared for the proposed legislative amendment of Building (Construction) Regulation 17 would be submitted to LegCo for negative vetting tentatively in mid 2005.
6. **Draft Revised PNAP 53 on Application for Occupation Permit (OP) and Submission of Record Plans & Information and Draft Revised PNRC 25 on Submission of Schedule of Building Materials & Products – 1st Revision** Minor comments on the draft were received. FSD and GEO had agreed to link to the database of submitted information and HD was being invited to join.
7. **Streamlining of Approval Process for Land and Building Developments** BD had meeting with PCICB which had set up Task Forces to study issues in construction stage that were impacting on the efficiency of the industry. They were: Self-certification and third party certification, alignment of key development parameters, delegation of authorities and centralized processing. The representative of the HKIS had expressed concern that PCICB was not representative of the industry in that committees and groups were appointed on personal basis without institutional backup. There was not questioning on the ability of these appointed personnel whom had been drawn from the industry but there were cases that what had been proposed met strong opposition from the industry and the final products were put out for consultation. BD agreed to reflect this viewpoint and requested that perhaps the HKIS should write separately to WB and PCICB. The recent debate in the Bills Committee concerning CICO was also cited as an example to supplement the viewpoint.
8. **Issue of PNAPs** BD would form a Working Group to look into the rationalization of the current PNAPs and separation of the bulk into mandatory and advisory.
9. **Review of the Design and Construction of Hoarding and Covered Walkway** BD agreed to set up a Working Group to find out innovative means of simplifying the same and reusable standard installations. Mr Samson WONG had been nominated as HKIS's representative.
10. **Recognition of AMHKIE** Entry requirements and ATC for TAHKIS in Building Surveying had been submitted by the HKIS for BD's consideration.
11. **Revised Minor Works (MW) Control System** Schedule of Minor Works was being finalized for March 2005.
12. **The Proposed Integrated Site Supervision System (ISSS)** Revised Technical Memorandum was being finalized for presentation to PLW Panel and eventually to LegCo for negative vetting in January 2005.
13. **Other Matters**
 - *CE's Policy Address: BD would look into performance based regulations and streamlining procedures*
 - *HPLB forthcoming consultation on Maintenance Management of Old Buildings, would likely consider Mandatory Inspection and Maintenance*

On behalf of the BSD Council, I wish you all a successful and rewarding Year of the Rooster!

General Practice Division

Chairman's Message



Yu Kam Hung
GPD Council Chairman

The AGM of the GPD council was conducted in December. Here are some highlighted items reviewing our performance in 2004, as well as some new items for this month:

Education and APC (Convenor: Mr Simon Wang)

With the hard work in the past year, we improved the consistency, transparency and quality of APC.

Business Valuation (Convenor: Mr KK Chiu)

We finalised the Business Valuation Standards after circulation to members for comments in June 2004. This paves the way for our members to participate in and promote business valuation services in Hong Kong.

CPD and Internal Communications (Convenor: Mr Ronald Cheung)

We placed more concern on our young members and this was reflected in the increasing frequency of CPD and training. Moreover, we spent more time enhancing communication with our young members in order to understand their concerns about the development of both the Division and the Institute.

Government Practice and Local Affairs (Convenor: Mr CK Lau)

An efficient and effective communication channel was set up with government and quasi-government organisations. Comments on various government policies have strengthened the Institute's commitment to the community. In addition, the working panel is engaged actively with the Polytechnic University on the research on the Hong Kong – Zhuhai-Macau Bridge.

International Affairs (Convenor: Ms Monita Leung)

To reinforce our connection with property professionals in other countries, we organised various visits overseas, including, in the past year, to Singapore and Malaysia. We are currently planning visits to Korea and Japan.

Mainland Affairs (Convenor: Ms Serena Lau)

The reciprocity agreement with CIREA proved successful last year. We also served different professional entities from the Mainland to promote our general practice surveying services, and organised various exchange

activities with government authorities and private real estate developers. A working committee will soon be formed to handle the reciprocity agreement with CREVA.

Public Relations (Convenor: Mr Daniel Mak)

Promotion of our profession to both the private and public sectors was realised through various luncheon meetings with private developers and government departments.

Professional Development (Convenor: Ms Serena Lau)

Professional advancement is considered an important task for the GPD Council; we began with a surveyor consulting our members on the directions in which our industry can develop.

Property Management (Convenor: Mr W L Mak)

The GPD council has worked hard on the idea of forming a new division to cover property and facility management. Since the issue involves the long-term development of the Institute, the Chairman suggested that careful discussion with all members within the Institute and further studies on this matter will be necessary.

Sales and Lettings (Convenor: Mr Ronald Cheung)

To acknowledge the importance of a marketing strategy in property development, we conducted the first 'Best Marketing Awards' Ceremony on 26 November 2004. The event went smoothly and successfully attracted attention from the press and the general public, further proving the significance of general practice surveyors in the real estate industry.

Valuation Standards (Convenor: Mr Lawrence Pang)

The new Property Valuation Standards have been finalised and are being printed. The new standards are tailor-made to accommodate updated requirements on listing rules, accounting principles and investment analysis.

The GPD Council has become increasingly busy and we need more help. If you are available to assist, please call me on (+852) 2820 2932. We welcome any comments and/or suggestions about our work and practice.

Land Surveying Division

Chairman's Message



Dominic Siu
LSD Council Chairman



Technical Membership Applications

Land Surveying Division successfully held a Joint FIG Forum/Briefing Session on the progress of processing Technical Grade membership applications on 5th January 2005, 6:30 pm in Room 801, Jardine House, HKIS office. There were 39 attendees. Both LSD representatives from Board of Membership (BOM) and Board of Education (BOE) were present explaining difficulties encountered, particularly on the issue of local/overseas land surveying courses which were not yet recognized by HKIS. Both representatives from BOE, BOM together with immediate past chairman Mr. Lam Li wah and me had to identify and agree upon a list of courses which met the required academic standard for becoming a Technical Member. The list had been endorsed by BOE and was pending for approval in the next General Council Meeting.

I am expecting that more than a hundred survey technicians will become TAHKIS soon after they have satisfied the approved training and Assessment of Technical Competence requirement.

5th Joint Meeting with the Ministry of Construction on 14th January 2005, in Beijing

I was a member of the HKIS delegation led by our President TT Cheung to attend the 5th Reciprocity Agreement meeting with the Ministry of Construction in Beijing on 14th January 2005. Ms Zhang Wenhui, Chief, Division of Education Department of Personnel, Surveying and Mapping Bureau, discussed with me for more than an hour and we exchanged views on the issue of reciprocity of surveyors in Land Survey and Mapping disciplines. She informed me that Surveying and Mapping Bureau had been drafting legislation to recognize the professional

qualification of surveyors in China. The bill was expected to be passed at the end of 2005. Mr. TT Cheung and I visited the Surveying and Mapping Bureau in the afternoon. We were warmly received by Mr. Liu Xiao Bo, Vice-Director of Department of Personnel and Education. He was optimistic with mutual recognition between members of HKIS and professional surveyors in China once the legislation stipulating the requirements of becoming a professional surveyor in China was put in place.

Open Discussion Forum HKIS/RICS relationship

An open discussion forum on HKIS/RICS relationship affecting Land Surveying discipline was held on 31st January 2005 to collect views of members on the issue of reviewing the co-operative agreement between HKIS and RICS.

Regulations for Land Surveying Division

The revised Regulations for Land Surveying Division 2004 was published and distributed to all HKIS LSD members in January. If any one of you has not yet received a copy, please inform HKIS Secretariat (Ms Margaret Yung) on 2526 3679. The document can also be viewed in the HKIS website.

Representation on HKIS/LSD Committees

The list of LS representatives on the various HKIS and LSD Committees has been updated, and the updated list will be posted on the HKIS website by the end of February.



Chu Fei Man can be reached at fmchu@hkis.org.hk
Rina Tsoi can be reached at rinatsoi@hkis.org.hk

Planning & Development Division **Chairman's Message**



Edwin Tsang
P&DD Council Chairman

Assessment of Professional Competence

A well conceived P&D Assessment of Professional Competence (APC) system has been prepared for graduates of accredited educational institutions (including HKU and HK PolyU in Hong Kong). It sets out the major requirements for becoming a qualified P&D Surveyor. Amongst other things, the major requirement is a minimum 3 years of relevant professional experience. For details, please

refer to the relevant APC Rules and Guide which are obtainable from the HKIS Secretariat. Interested candidates are invited to submit their applications via the HKIS.

List of recognised APC Counsellors are as follows:-

Prof. William Seabrooke, Mr. Kempis Lam, Mr. Edwin Tsang, Mr. Francis Lau, Mr. Eureka Cheng, Mr. Michael Cheung, Mr. Julian Wyatt

Quantity Surveying Division **Chairman's Message**



Sam Cheng
QSD Council Chairman

Kung Hei Fat Choi ! I would like to bring you some good news at the beginning of the year of Rooster

Launch of New Form of Contract

The HKIS has formed a Joint Contract Working Group (JCWG) with HKIA and HKICM to administer the launch in April 2005, senior Government officials have been invited to officiate the launch ceremony.

Reciprocity Agreement between HKIS and CECA

Subsequent to the Ministry of Construction (MOC) and Environment, Transport and Works Bureau (ETWB) meeting in Beijing on 14 January, the Reciprocity Agreement (RA) between HKIS and CECA is likely to be signed in March. Both MOC and ETWB are arranging senior government officials to attend the signing ceremony in either Guangzhou or Shenzhen. On the implementation issue, the mainland subcommittee representatives; Mr. Tommy Yim, Mr. Escode Yuen, Mr. George Nip led by the subcommittee chairman, Mr. Spencer Kwan had a meeting with CECA on 12 January when it was discussed and recommended that there would not be any written

examination. Candidates need to attend a training course/ seminar on cost engineering practice in the Mainland and to attend an interview. We plan to conduct the training and interview in July/August with the presentation of the CECA Certification and HKIS Diploma by end 2005. Please visit the QSD web page for update.

Annual Meeting with CECA/MOC

A delegation including the President Mr. TT Cheung; QSD immediate Past Chairman, Mr. Gilbert Kwok; QSD Council Members Mr. Stephen Lai, Mr. Spencer Kwan, Mr. K S Yam and our members Mr. George Nip and Ms YM Lee and myself visited MOC and CECA on the 13 January and had the 2004 annual meeting with CECA. At the meeting, Mr. Spencer Kwan reported on progress on the RA and that the working group would discuss with CECA to prepare for the signing ceremony of the RA in March. For the PAQS conference, CECA is hosting the event in Dalian in June. It is an honour that myself, our President, Mr. TT Cheung and Dr. Anita Liu were nominated as their consultants for the conference. Members are encouraged to submit technical papers for the conference, those who are interested to attend can visit CECA's website for update. On the exchange of young members, CECA had offered work placement for young HKIS members to work in their members' firms. We will

work out detailed arrangements and advise members on progress in due course.

Immediately after the meeting with CECA, the delegation visited the Department of Standard and Norms of the MOC and was received by the Director, Mr. Chen Chong and his officers; they are aware of the importance of cost control on government-funded projects and that quantity surveying practice is considered an effective way to manage construction costs to be widely promoted in China.

New Standard Method of Measurement (SMM4)

Members of the SMM drafting committees were invited to approve the printing draft of the new SMM. The SMM sub-committees would meet in early March to organize

workshops and events in connection with the implementation.

Professional Practice

Senior council members agree that professional practice notes to provide guidelines to assist members in daily works should be published; a Professional Practice Subcommittee was formed and met on 18 January, with the presence of Mr. Mickey Wong, Mr. Gregory Tung, Dr. Paul Ho, Mr. Cheng Ka Ching and Mr. Franki Yeung, when it was agreed that the QSD would sponsor to publish a book in Quantity Surveying Practice in Hong Kong, serving as a general reference and guidelines to young members, the Subcommittee would also issue practice notes on specific topics e.g. valuation of variations, assessment of loss and expenses due to prolongation. We can be sure in bringing our professional standard to a new height.

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For reservation

Please call the Secretariat on 2526 3679 or email: slcbooking@hkis.org.hk

歡迎預定設施

請電 2526 3679 或電郵 slcbooking@hkis.org.hk

Property & Facility Management Forum Chairman's Message



Michael Price
P&FM Forum Chairman

The General Council has now endorsed the need for the formation of the P&FM Division. This is to properly serve the interests of those members of the HKIS working in this important area.

The proposal would have been finalised in the General Council on 17 February 2005, and the date of an EGM set 2nd para, please delete the words ", most probably in March or April. (Editor's Note: EGM now fixed at 18 April 2005.) We would ask for your support as members to ensure that the division is formed. That members can belong to more than one division gives the necessary flexibility, within the Institute. This new division will provide more focus in this vital market area. We are looking to provide what our members need in the long term, to improve standards of professional practice, and encourage more membership. The focus will be on property management, estate management, facility management, asset management, and corporate real estate issues. **If you work in this area**, your support is needed and vital.

Open Discussion on the New Property and Facility Management Division

To explain the issues to all HKIS members, an open

discussion has been arranged on 23 February 2005, to which all are welcome.

Action Taken

Whilst concentrating on the formation of the new division, we continue to maintain close contacts with the Home Affairs Department dealing with the Building Management Ordinance. At our recent annual dinner, we networked with the Hong Kong Association of Property Management Companies, the House Managers Registration Board, the Home Affairs Department, amongst others, to further the interests of surveyors working in Property and Facility Management. Our visit to Pacific Place 3, and other CPD functions have been particularly well attended. We are also looking to build good relationships with Corenet International, the Corporation Real Estate Organisation, as well as local RICS Facility Management Faculty. Our meetings are held on the first Monday of every month, at 6:00pm at HKIS Headquarter, and any interested members are encouraged to attend and help.

Junior Organization Chairman's Message



Lesly Lam
JO Chairman

It is actually very pleasing as Chairman of the Junior Organization (JO) to see what the young members/probationers/students have done for the surveyors' society. JO has developed into a fusion of various surveying disciplines. I have personally seen what young people are capable of doing. Every time you join JO events/meetings, you can see and feel the energy.

The younger ones are faced with complex problems in the community. JO does make a difference to the lives of our colleagues, friends, schoolmates and even community members. This is achieved through our harmonious relationship in organizing CPDs/PQSLs/Social Events/JO Meetings, such as

- 26 Feb 2005 – 深圳商場及百貨業考察一天團
- 09 Mar 2005 – Property Price in The Eyes of User, by Mr. Arthur Shek (石鏡泉先生)
- Mar – June 2005 – Dragon Boat Practices + Competition
- Sep 2005 – 某內地城市考察團 (地點待定)

These are just a few examples. More extraordinary and tailor-made events will be arranged for you. Moreover, the JO representatives in various Divisions/Boards/Working Groups/Committees are expressing exactly our views from a young perspective. With this in mind, I like to thank all JO committees/co-opted members/students for their excellent work, commitment and time in helping to build up the JO as it is known today. Thank you everybody, for making our JO dreams come true – **helping young people to tackle challenges in our community.**

If it's to be, it's up to you and me. Join the JO! My email and ICQ are leslylam@hkis.org.hk and 2145098 respectively.

Members' Privilege

All holders of the HKIS and Shanghai Commercial Bank (上海商業銀行) co-brand gold or platinum credit card can now enjoy

Cosmos Bookstore 天地圖書

15% discount on books and 10% on stationery purchases (except fix priced and special priced items) in the Cosmos Bookstore on 32 Johnston Road, Wanchai and 96 Nathan Road, Tsimshatsui till 31 December 2005. Inquiries please call 2866 1677.

i-Control Ltd

NEC Plasma 42VP4 at HK\$26,500 (include pair of side mount speaker, wall mount or table top stand installation, one year warranty); LG Plasma TR-42PX10 at HK\$24,800 (include build-in speaker, tuner, wall mount or table top stand installation, one year warranty) and NEC VT460K Projector at HK\$9,800 (two years warranty) till 31 July 2005. Inquiries, please call 2590 0299 or visit www.i-control.com.hk

Towngas Avenue

10% discount on purchase of accessories (except Towngas appliances). Special price of \$60 for purchase of home-made cheesecake (original price \$120). Benefits valid till 31 March 2005. Inquiries please call 2367 2713 or 2367 2710.

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九折優惠; 六五折品嚐元綠優惠套餐 (麵鼓湯二客, 前菜 - 中華沙律拼芝麻八爪魚一客, 壽司 - 加州反卷二件, 壽司 - 玉子二件, 壽司 - 三文魚親子二件, 刺身 - 三文魚一客, 炸物 - 野菜天婦羅一客, 和食推介 - 吉列豬扒鍋一客) 上海商業銀行信用卡客戶專享價: \$112 (原價: \$173)

註:

1. 優惠期至2005年3月31日。套餐優惠只適用於逢星期一至五, 假期除外。以上優惠不適用於2005年2月14日。
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Union Hospital (沙田仁安醫院) - Medical Check-up Plan

Plan	Male	Female
Physical Examination & Medical History (Weight, height, blood pressure & pulse)	X	X
Medical Report with Comment and Two Doctor Consultations	X	X
Chest X-ray	X	X
Electrocardiogram	X	X
Kidney Function: Urea, Creatinine	X	X
Liver Function: SGPT(ALT), SGOT(AST)	X	X
Complete Blood Count	X	X
ESR	X	X
Diabetic Screen: Fasting Glucose	X	X
Rheumatology Screen : Uric Acid, RA Factor	X	X
Lipid Profile: Total Cholesterol, Triglycerides	X	X
Cancer Screening: CEA (colon)	X	X
Thyroid Screening: T4	X	X
Urine Test: Urinalysis	X	X
Occult Blood	X	X
Prostate Specific Antigen	X	
Pap Smear		X
Vitalography : Lung Function Test (Computerized report included)	X	X

Original Price :	\$4,360	\$4,220
Privilege Offer to HKIS Member :	\$2,710	\$2,570

Valid till 30 June 2005. Up to 20% discount offered to additional test(s) performed together with the package on the same check-up day. Booking and Enquiry : 2608 3170 (Health Maintenance Centre)

Note :

No liability of any kind will be borne by the HKIS. All business transactions made under the membership benefits of HKIS are strictly between the merchant and HKIS members. The HKIS will not be involved in any complaints made by any party in any business transaction. All inquiries should be made to the merchant directly. For general information, please call the Members' Welfare Committee on 2526 3679 or email: linda@hkis.org.hk

CPD: Mobilising your Facilities Management Workforce (CPD/P&MForum/2005013)

Guest Speaker Mr. Antony Lee, MBA (Hong Kong University of Science and Technology) BSc (Hon) in Electrical Engineering (University of Michigan, USA) Certified Information Systems Security Professional (CISSP) by ISC2

Date, Time & Venue 16 March, 2005 (Wednesday)
7:00 pm - 8:30 pm
Surveyors Learning Centre, HKIS,
Suite 811, 8/F, Jardine House,
1 Connaught Place, Central, Hong Kong.

Details In the highly competitive service industries, quicker response to client is key to success in competition. Challenge also is to lower operation cost by increasing field force productivity. The promising advancement of wireless communication technologies and mobile devices makes it easy for mobile workforce to access service details in real-time. Service organizations can leverage the high mobile data bandwidth offered by 2.75G, 3G or WIFI connections. From the clients' perspectives, they will experience quicker service response to emergencies and receive more accurate service status information.

Mr. Lee will address the question of what a mobile facilities management system is and introduce the high level concept with reference to a traditional scenario. He will further illustrate the details by the Anyware Service System developed by Richwap in order to show the benefits for the entire facilities management operation. But then, how do you add these extra benefits to your existing systems? The talk will cover several key criteria in selecting a mobile solution that fits your current infrastructure and, at the same time, allows capacity increase as the business grows.

The Anyware Service product family enables enterprises (mainly Property Management Companies, Building Services Companies, Facilities Vendors like elevator or air-conditioning companies, and Electrical and Mechanical "E&M"

Contractors) to manage their workforce remotely via mobile devices. With an easy to use interface, it can automatically generate work order, follow through the entire dispatch process and collect completion checklist.

The initial project of Anyware Service has been granted the Mobile Multimedia Communication Design Award by the Hong Kong Institution of Engineers. Subsequently, the Innovation and Technology Commission approved funding for the productisation of Anyware Service, the project has been completed in 2004. The University of Hong Kong plays an advisory role in providing leading-edge mobile technologies while industry partners provide professional opinions from users' perspective guiding the entire development.

Language English

Fee HK\$100 per person

Registration Please complete and return the Standard Reservation Form to HKIS before 9 March 2005 together with payment. Priority will be given on a "first-come-first-served" basis. Reservation fee is non-refundable after your reservation has been accepted.

Career Challenges for Surveyors Practising in Hong Kong and the Mainland – A Professional Ethics Perspective (CPD/HKIS/2005016)

Guest Speakers Mr. C Y Leung, FHKIS, Chairman of the Hong Kong Coalition of Professional Services – On sharing his experience in doing business/practising in the Mainland
Ms. Rita Liaw, Executive Director of the Hong Kong Ethics Development Centre, ICAC – On Prevention of Bribery Ordinance and related ethical issues from ICAC's files
Mr. Junius Ho, Partner of KC Ho & Fong, China Appointed Attesting Officer – On legal frameworks relating to professional conduct in the property development and construction fields in the Mainland.

Date, Time & Venue 21 March 2005 (Monday)
6:30 – 8:30 pm
Surveyors Learning Centre, HKIS,
Suite 811, 8/F, Jardine House,
1 Connaught Place, Central, Hong Kong.

Fee HK\$50.00 per person

Language English

Details With the implementation of CEPA, surveyors in Hong Kong will be better positioned to enter and develop their careers in the Mainland. Yet, amid this opportunity, there are challenges of different dimensions including the distinctiveness of cross-boundary practices. It would be of great importance for practitioners in the surveying field to get familiar with the differences in the legal frameworks and professional practices between Hong Kong and the Mainland. As such, the theme of the 2005 talk is "Career Challenges for Surveyors Practising in Hong Kong and the Mainland – A Professional Ethics Perspective".

Objectives: The talk aims at:

1. Enhancing surveyors' awareness of the risk of corruption and ethical challenges in their respective fields;
2. Equipping participants with the necessary legal and professional knowledge, and skills in handling ethical dilemmas;
3. Encouraging participants to uphold professional ethics and best practices; and
4. Updating participants on the points-to-note for doing business/practising in the Mainland.

Registration Places are limited to 150. The closing date for reservations is 14 March 2005. Priority will be given on a "first-come-first-serve" basis. Reservation fee is non-refundable after your reservation has been accepted.

CPD: Review on Construction Law Cases 2004 (CPD/JO/2005012)

Guest Speaker Mr. Timothy Hill, LLB, Manchester University, FCI Arb, FHKI Arb, Head of the

Projects (Construction and Engineering) Group of Lovells in Asia;
Mr. Terence Wong, LLB(Hons), BEcon, MCI Arb, Solicitor Associate, Lovells Hong Kong

Date, Time & Venue 23 March, 2005 (Wednesday)
7:00 pm – 9:00 pm
Surveyors Learning Centre, HKIS,
Suite 811, 8/F, Jardine House,
1 Connaught Place, Central, Hong Kong.

Details Tim has extensive experience in relation to advisory work in the construction industry and construction disputes. During the course of practice Tim has considered most of the issues which commonly arise in the industry, particularly with regard to change control, time and money. He has also considered many issues of contractual construction, problems arising from ground conditions and design issues. In the course of advising he has considered many standard form and bespoke forms of contract. He has written and spoken widely on topics relating to dispute resolution including being the co-author of the chapter on arbitration in Halsbury's Laws of Hong Kong.

Terence has acted in various major court proceedings, arbitrations and mediations on behalf of employers, contractors, subcontractors, consultants, etc arising out of construction projects in Hong Kong and overseas. He regularly gives seminars and lectures to lawyers and non-lawyers in Hong Kong as well as overseas, especially in the Mainland.

Following the successful PQSL talk in 2004, Tim and Terence have kindly agreed to provide their valuable comments to various selected key construction cases, which are indispensable for practicing surveyors.

Language Cantonese

Fee HK\$100 per person

Registration Please complete and return the Standard Reservation Form to HKIS before 11 March 2005 together with payment. In the event of over-subscription, priority will be given to the Probationers and Student Members and/or placed in draw.

CPD: Assessment, Mitigation and Management of Risks in Construction Projects (CPD/JO/2005015)

Guest Speaker Mr. T. T. Cheung, FHKIS, FRICS, President of the HKIS, Immediate Past Chairman of the PAQS (Pacific Association of Quantity Surveyors), Council Member of China Cost Engineering Council, Director of ICEC (International Cost Engineering Council)

Date, Time & Venue 2 April, 2005 (Saturday)
2:00 pm – 5:00 pm
Surveyors Learning Centre, HKIS,
Suite 811, 8/F, Jardine House,
1 Connaught Place, Central, Hong Kong.

Details In this seminar, Mr. Cheung will define, analyse the risks in construction projects and how to mitigate and manage them. Besides, the relationship between risk and insurance would be explored.

In this seminar, Mr. Cheung will illustrate:
(1) Risks exist throughout the whole construction process: both of employers and contractors should be conscious of risks all the time and should manage it at the outset.

(2) A cost control mechanism should be provided by proper contractual arrangement and also implemented during the construction stage.

(3) Risk management should be undertaken by experienced management staff in order to achieve a successful outcome.

Language Conducted in Cantonese supplemented with English

Fee HK\$100 per person

Registration Please complete and return the Standard Reservation Form to HKIS before 19 March 2005 together with payment. In the event of over-subscription, priority will be given to the Probationer and Student Members and/or placed in draw.

CPD: A Comparison Study Between Hong Kong and Shanghai (CPD/BS/2005019)

Guest Speaker Mr. Anthony W.K.Fok, Senior Environmental Protection Officer, Business Facilitation

Date, Time & Venue

Office Environmental Protection Department

7 April, 2005 (Thursday)
7:00 pm – 8:30 pm
Surveyors Learning Centre, HKIS,
Suite 811, 8/F, Jardine House,
1 Connaught Place, Central, Hong Kong.

Details

For many years, we were asked to support and carry out domestic waste recovery activities in Hong Kong in order to reduce the burden on the landfills. We should now be very familiar with the recovery of the three main categories of waste, namely paper, aluminium and plastic. Last year, the Government conducted a pilot trial to test the feasibility of separating the domestic waste into dry and wet categories as a new approach to make waste recycling easier and simpler. This year, the Government is also launching an improved waste recovery scheme to encourage the source recovery of a greater variety of waste. It is an unarguable fact that the growth of waste is always associated with the growth of population and economy. We have to tackle the problem not only for the benefit of us, but also for the benefit of our future generations. It is expected that a good domestic waste recovery practice can be established and yet we understand the mindset of the public has to change for the success of implementation of the waste recovery system.

Mr. Fok will share with us the evolution and development of the domestic waste recovery practice in Hong Kong. The experience of Mr. Fok is not limited to the territory, he was among the first batch of Hong Kong Government officials appointed to work in the Shanghai Government in 2002 under the Staff Exchange Scheme. During his appointment in Shanghai, he accumulated a lot of experience on how Shanghai managed their waste. Fok will explain and compare the domestic waste recovery practice between these two places in the talk.

Language Cantonese

Fee HK\$100 per person

Registration Please complete and return the Standard

Reservation Form to HKIS before 30 March 2005 together with payment. In the event of over-subscription, priority will be given to the Building Surveying Division Members and/or placed in draw.

CPD: The 3D Presentation System (CPD/JO/2005024)

Guest Speaker Mr. Herbert Lee

Date, Time & Venue 11 April, 2005 (Monday)
7:00 pm – 8:30 pm
Surveyors Learning Centre, HKIS,
Suite 811, 8/F, Jardine House,
1 Connaught Place, Central, Hong Kong.

Details Few of us like to stand up and talk in front of audiences. We're nervous. We worry about saying something wrong. We're afraid we won't sound good. Or look all right. We're concerned that people might not listen to. Or maybe they won't believe us. Maybe they won't remember what we say.

And it seems like a lot of work to get ready to give a speech. Worst of all, just the thought of giving a speech makes you nervous!

Now you can put all these worries to rest ... once and for all.

That's what the 3D Presentation System workshop is all about ... to give you some of the skills, techniques and strategies that will make your next presentation an occasion; one that will leave your audience spellbound and asking for more!

This jam packed 40 minute workshop is based on over 20 years of field-testing by a working professional speaker.

You'll learn the secrets of:

- How to eliminate your fear of public speaking ... forever
- How to use the 3D Presentation System to create and deliver perfect presentations everytime
- Professional platform speaking tips and techniques that improve your delivery skills dramatically!
- ... and much much more

Mr. Herbert Lee is a world-class, award-winning speaker. With over 20 years

experience giving workshops and seminars, Herbert has conducted workshops for multi-national companies including BP Asia, HSBC, KPMG, GE Medical Systems, Standard Chartered Bank and many others. He has also trained and coached CEO's, senior executives, public relations professionals and politicians in the fine art of public speaking. His research into the presentation skills spans 20 years and his personal library on presentation skills includes over 200 volumes. He has written numerous articles on public speaking and has written 4 books on presentation skills. His latest book, The 3D Presentation System, compresses his 20+ years as a working professional into a compact resource. He likes to create programs that are entertaining and useful; but more importantly, easy to use and with immediate results for participants.

Herbert had joined Toastmasters International in November 1980 in Canada. He won the club, area, & district speech competitions. He participated at the regional finals in 1981. In 1983, he won both the interclub and humorous interclub speech competitions in Hong Kong. In January 2005, Herbert completed a 24 hour continuous speech.

Language English

Fee HK\$100 per person

Registration Please complete and return the Standard Reservation Form to HKIS before 6 April 2005 together with payment. In the event of over-subscription, priority will be given to the Probationers and Student Members and/or placed in draw.

CPD: Electronic Laser Positioning System for TBM Tunnelling in Hong Kong and Overseas (CPD/LS/2005018)

Guest Speaker Mr. Gordon Ferrier, Director of Engineering Surveys Limited

Date, Time & Venue 12 April, 2005 (Tuesday)
6:45 pm – 8:00 pm
Surveyors Learning Centre, HKIS,

Details

Suite 811, 8/F, Jardine House,
1 Connaught Place, Central, Hong Kong

Tunnelling and especially tunnel boring has had a particular fascination for engineers and contractors alike. The use of tunnel boring has increased through the last two decades to the extent that more and more tunnel projects are begun each year by new and used TBMs worldwide. In Hong Kong, the tunnel projects includes Castle Peak Tunnel, Hong Kong Electric's Second Cable Tunnel, Tolo Harbour Effluent Export Scheme, the Master Sewerage Scheme, Hong Kong's Route 3 Expressway, Sheung Shui to Lok Ma Chau Spurline, etc.

Mr. Gordon Ferrier is the land surveyor experts in using the electronic laser positioning system for TBM tunnelling projects by providing a way of measuring the precise position of the TBM at any time - especially during the course of an advance, and presenting these the results to the engineer in a clear, concise manner allowing him to take the necessary corrective measures. In this seminar, Mr. Ferrier will introduce us the system and share his experiences xof tunnelling projects in Hong Kong and overseas.

Language

English

Fee

HK\$100 per person

Registration

lease complete and return the Standard Reservation Form to HKIS before 6 April 2005 together with payment. In the event of over-subscription, priority will be given to the Land Surveying Division Members and/or placed in draw.

CPD: China's Property Boom or Bubble? (CPD/JO/2005025)

Guest Speaker

Mr. Chi Lo

Date, Time & Venue

15 April, 2005 (Friday)
7:00 pm – 8:30 pm
Surveyors Learning Centre, HKIS,
Suite 811, 8/F, Jardine House,
1 Connaught Place, Central, Hong Kong

Details

Mr. Chi Lo, a former chief economist at HSBC and Stand Chartered Bank, is the

author of two books:

When Asia Meets China in the New Millennium?- published by Pearson Prentice Hall in 2003, & É the Misunderstood China? – published by Pearson Prentice Hall, 2004.

Chi was enlisted in the International Who's Who Professionals in 2000. He has over 15 years of international research experience in economics, financial markets and public policy & standards development.

His experience includes international research firms, investment banks, government treasury and securities regulatory bodies in America, England and Asia.

He has published research work in international periodicals and newspapers, and appeared as commentator on international news agencies, and speaker at international seminars, including the Asian Development Bank and International Monetary Fund.

In this CPD talk, Chi is going to address:

- Economic fundamentals behind the current up-cycle in the property market
- Is there a property bubble in China?
- How serious is speculation?
- Shanghai's property market – fundamentals vs speculation

Language

English

Fee

HK\$100 per person

Registration

Please complete and return the Standard Reservation Form to HKIS before 6 April 2005 together with payment. In the event of over-subscription, priority will be given to the Probationers and Student Members and/or placed in draw.

CPD: The Impact of Property Insurance and Liabilities on Building Owners (CPD/P&FMForum/2005017)

Guest Speakers

Mr Kamson Lam, Managing Director of Trans-Pacific Insurance Brokers Ltd. (TIB)
Mr. Christopher Yu, Director of TIB
Miss Julie Ho, General Manager of TIB

Date, Time & Venue

27 April, 2005 (Wednesday)
7:00 pm – 8:30 pm
Surveyors Learning Centre, HKIS,
Suite 811, 8/F, Jardine House,
1 Connaught Place, Central, Hong
Kong.

Details

About ten years ago, a canopy at a restaurant in Albert House in Aberdeen collapsed and a number of people were killed and injured. Now the flat owners in the building have been required to pay \$25 million in compensation, i.e. about \$200,000 each. The case fully exposes the loopholes in the system governing the management of old buildings and lack of the knowledge of how to insure the properties in against any liabilities toward the individual owners. The guest speakers will share their experience and draw our awareness of the Property Insurance, Third Parties Liabilities, Contractor All Risks, etc.

Mr. Kamson Lam is the Managing Director of TIB who has over 25 valuable years of experience and specializes in Contractor's All Risks Insurance and Employer's Liability Insurance. Before joining TIB, Kamson was Director of several local Broking firms such as Hanford & Potential, Dynamic, CIS and Grande Insurance Brokers. Kamson is also the Director of the Hong Kong Chamber of Insurance Intermediaries and has an active role in the Insurance Industry. Mr Christopher Yu joined TIB in 1996 as Director and has been in the Insurance Industry for more than 20 years, both working for Insurance Companies and also major Broker Firms. He specializes in SME policy design especially for Group Medical, Individual Accident and Health, Life, MPF, ORSO and other Voluntary Schemes. Miss Julie Ho was also one of the founders of Trans-Pacific Insurance and is General Manager of TIB. Julie is a Chartered Insurance Practitioner and Associate Member of the Chartered Institute of Insurance. Before, joining TIB, Julie was underwriter for Inchcape Insurance Services. Julie specializes in General Insurance such as Property, Casualty, Marine Cargo, D & O and Professional Indemnity.

Language

Talk to be conducted in both Cantonese and English

Fee

HK\$100 per person

Registration

Please complete and return the Standard Reservation Form to HKIS before 13 April 2005 together with payment. In the event of over-subscription, priority will be given on a "first-come-first-serve" basis. Reservation fee is non-refundable after your reservation has been accepted.

CPD: The History of Rates in Hong Kong (CPD/JO/2005027)

Guest Speaker

Mr. Kenneth T.W. Pang, JP, FHKIS, FRICS, RPS(GP), MPA (Harvard),
Commissioner of Rating and Valuation,
Hong Kong SAR Government, Hong Kong

Date, Time & Venue

28 April, 2005 (Friday)
7:00 pm – 8:30 pm
(To be confirmed)

Details

Property rates in Hong Kong dated back to 1845 when the first "Police Rate" was levied to finance the police force, hence the Chinese name "差餉". Over the past 160 years, the rating system has undergone substantial changes and developments.

Mr Kenneth Pang, Commissioner of Rating and Valuation, will present a talk on the history and origin of rates, the significant changes over the years, and the recent developments of the administration, assessment and collection of rates. In a nutshell, Mr Pang will take us through the historic journey of rates in Hong Kong.

Mr. Pang was appointed the Commissioner of Rating and Valuation in February 1999 after completing a tour of duty as the Hong Kong Commissioner for Economic and Trade Affairs to the United States of America in Washington D.C. from 1996 to 1999 straddling Hong Kong's return to China in 1997.

Mr. Pang joined the Rating and Valuation Department of the Hong Kong Government in 1967, was qualified as a Chartered Surveyor in 1970 and rose to the rank of Deputy Commissioner in 1989. In 1993, he was appointed the Land Registrar and took the helm of the restructured Land

Registry which was the first Trading Fund Government Department operating on a self-financing basis.

Having successfully established the Land Registry as a financially-autonomous entity, Mr. Pang moved on in 1996 to serve in the United States of America as the Hong Kong Commissioner for Economic and Trade Affairs. He was Hong Kong's most senior government representative in North America before and after the 1997 Handover.

Following his return to the Rating and Valuation Department in early 1999 to serve as the Commissioner, Kenneth directed the implementation of the new policy of conducting General Revaluation of Rates and Government Rent on an annual basis, instead of a 3-yearly cycle, from 1999 onwards. He is committed to promoting the application of information technology and advanced computerization in the field of rating, valuation and property information services. His department has launched a number of e-government initiatives to deliver public services via electronic means on an "anywhere, anytime" basis.

Mr. Kenneth Pang is an Official Justice of the Peace, a Fellow of both the Hong Kong Institute of Surveyors and the Royal Institution of Chartered Surveyors, and a Registered Professional Surveyor (General Practice). He is a graduate of the Harvard University, USA and holds a Master Degree in Public Administration. In 2001, he received the Outstanding PolyU Alumni Award of the Hong Kong Polytechnic University.

Language	English
Fee	HK\$100 per person
Registration	Please complete and return the Standard Reservation Form to HKIS before 14 April 2005 together with payment. In the event of over-subscription, priority will be given to the Probationers and Student Members and/or placed in draw.

PQSL: Application of Navigation System by using Geo-information System (GIS) and Global Positioning System (GPS) (CPD/JO/2005011)

Guest Speakers Mr. Eric Ma, Mphil(GPS), BSc, RPS(LS), MHKIS, MRICS, MHKSPRS
Survey Manager, Fugro Geotechnical Services Ltd.
Ms Sandra Au, MSc(IT), BSc
Consultant, Horizon Technologies Ltd. (CAD & GIS Solution Centre)

Date, Time & Venue 19 March, 2005 (Saturday)
2:00 pm – 4:00 pm
Surveyors Learning Centre, HKIS,
Suite 811, 8/F, Jardine House,
1 Connaught Place, Central, Hong Kong.

Details The talk will review the state of art of the applications of navigation system by using Geo-information System (GIS) and global Positioning System (GPS). The talk will introduce the different approaches of GPS positioning at sea and on land, which have recently been applied successfully in civil engineering projects in Hong Kong. Speakers will also share their experience in using GIS for car navigation and mapping purposes. Integration of GIS and GPS systems in a PDA handled system will be shown in the talk. The advantages and challenges of applying the integrated system in our dally life will also be discussed in detail. Outdoor demonstration of the PDA handheld system (a mobile GIS that has GPS built in) is arranged after the talk and the speakers will explain some basic functions of the system to the members.

Language Conducted in Cantonese supplemented with English

Fee HK\$70 per person

Registration Please complete and return the Standard Reservation Form to HKIS a week before the event together with payment. In the event of over-subscription, priority will be given to the Probationer and Student Members and/or placed in draw.

PQSL: Construction Safety Regulations (CPD/JO/2005020)

Guest Speakers	Mr. Wycliffe Ho, Barrister-at-law, LLB, LLM (Bristol), PCLL (HKU) Mr. Danny Li, Solicitor, LLB (Hons), MBA (UniSA)
Date, Time & Venue	31 March, 2005 (Thursday) 7:00 pm – 8:30 pm Surveyors Learning Centre, HKIS, Suite 811, 8/F, Jardine House, 1 Connaught Place, Central, Hong Kong.
Language	Conducted in Cantonese supplemented with English
Fee	HK\$70 per person
Registration	Please complete and return the Standard Reservation Form to HKIS one week before the event together with payment. In the event of over-subscription, priority will be given to the Probationers and Student Members and/or placed in draw.

PQSL: Latent Defects of Building (CPD/JO/2005021)

Guest Speaker	Ms. Jo Lau, MHKIS, RPS (BS)
Date, Time & Venue	8 April, 2005 (Friday) 7:00 pm – 8:30 pm Surveyors Learning Centre, HKIS, Suite 811, 8/F, Jardine House, 1 Connaught Place, Central, Hong Kong.
Language	Conducted in Cantonese supplemented with English
Fee	HK\$70 per person
Registration	Please complete and return the Standard Reservation Form to HKIS one week before the event together with payment. In the event of over-subscription, priority will be given to the Probationers and Student Members and/or placed in draw.

PQSL: Leasing Strategy for a New Shopping Centre (CPD/JO/2005022)

Guest Speaker	Mr. Martin Leung, BSc(Hons), MRICS, MHKIS, AISCN, Project Manager of Kai Shing (REA) Ltd. (Subsidiary of Sun Hung Kai Properties Ltd.)
Date, Time & Venue	14 April, 2005 (Thursday) 7:00 pm – 8:30 pm Surveyors Learning Centre, HKIS, Suite 811, 8/F, Jardine House, 1 Connaught Place, Central, Hong Kong.
Language	Conducted in Cantonese supplemented with English
Fee	HK\$70 per person
Registration	Please complete and return the Standard Reservation Form to HKIS one week before the event together with payment. In the event of over-subscription, priority will be given to Probationer and Student Members and/or placed in draw.

PQSL: Insight into Roads (Works, Use and Compensation) Ordinance (Cap. 370) (CPD/JO/2005023)

Guest Speaker	Mr. Loi Wai Chuen, Peter, MRICS, MHKIS, RPS(GP), Chartered Surveyor of Chartersince Surveyors Limited
Date, Time & Venue	21 April, 2005 (Thursday) 7:00 pm – 8:30 pm Surveyors Learning Centre, HKIS, Suite 811, 8/F, Jardine House, 1 Connaught Place, Central, Hong Kong.
Language	Conducted in Cantonese supplemented with English
Fee	HK\$70 per person
Registration	Please complete and return the Standard Reservation Form to HKIS one week before the event together with payment. In the event of over-subscription, priority will be given to the Probationers and Student Members and/or placed in draw.

Building Surveying Division **Chairman's Message**



Edwin Tang
BSD Council Chairman

Government Policy on Building Maintenance and Management

We are glad to see recent initiatives from the Government, the Hong Kong Housing Society and the Urban Renewal Authority on promoting building maintenance and management. They have been well covered by the media. Yes, there will be more employment opportunities for the building professionals. However, of paramount importance is the improvement in health, safety and maintenance standard of our building stock. BSD will step up our promotion exercise to match. We hope that the new initiatives could circumvent the major hurdles to proper building maintenance and management, namely the formation of Owners' Incorporation and financial difficulties of some owners.

On the other hand, building surveyors have been facing keen competition with other building professionals. While BSD will continue its effort in promoting our expertise, members should take this opportunity to demonstrate the excellence of our professional service. The forthcoming demand should be high and we could put more emphasis on the quality of service than on pricing. Your quality of service is no doubt a credit to your professional life, to the prosperity of your company and to the status of the Institute.

Majority of the public still equates building maintenance simply to a combination of fabric repair, removal of unauthorized building works and decoration. BSD have been promoting the proper concept of building maintenance for years through various means, such as seminars organized by the Home Affairs Department. I sincerely hope that every member could be an ambassador of the Institute and promulgate the proper concept of building maintenance when delivering your service, either in public or private sector.

Reciprocal Recognition of Professional Qualification with the Supervision Engineers in Mainland

Representatives from the BSD namely, Raymond Chan, Robin Leung and Vincent Ho had attended the 5th Joint Meeting with the Ministry of Construction (MOC) on the

Reciprocal Recognition of Professional Qualification held in Beijing on 14 January 2005.

In the group meeting on the reciprocal recognition of the Supervision Engineers in Mainland and the relevant professionals in Hong Kong, the MOC had indicated its intention to pursue further and more in depth discussion with the BSD of the HKIS. Mr. PANG Zong-zhan of MOC also confirmed its decision to take the building surveyors as the only reciprocal recognition counterpart in HKSAR.

A working meeting was also held subsequently with the representatives from the China Association of Engineering Consultants (CAEC) (中國建設監理協會), discussing the details and time table for finalizing the reciprocal agreement. A preliminary schedule had been fixed for the steps forward with the aim of drafting up the reciprocal agreement skeleton, the necessary training course and examination content by June 2005 and signing the agreement by the end of 2005. In this regard, technical visits to HKSAR in March and Guangzhou, Shanghai and Beijing in April have been scheduled for both parties to familiarize the professional practices of the counterparts.

Building Affairs Tribunal (BAT)

President-TT Cheung and Vice President-Raymond Chan, accompanied by representatives from BSD Council, have attended a meeting at the Housing, Planning and Lands Bureau on 19 January 2005 to discuss our proposal on the BAT. We explained our proposal and HPLB raised some positive questions. Ideas were exchanged and we will fine-tune our proposal for further consideration and discussion with the Government.

World Organization of Building Officials (WOBO) – Conference in HKSAR in late 2005

As some of the WOBO Governors will not be available in April this year, the Governors Meeting in HKSAR scheduled in April 2005 will be deferred to late 2005. HKIS, being a WOBO member, will host the meeting followed by a conference. BSD is organizing the conference and more information will be announced in due course.

An Update from the BSD Technical Advisory Panel

The current representatives of the HKIS in the Building Sub-Committee (BSC) are Mr. Raymond Chan and Mr. Kenneth Chan and in the Authorized Persons and Registered Structural Engineers Committee (AP/RSEC) are Mr. Raymond Chan and Mr. Samson Wong. There was a Joint Meeting of the BSC & AP/RSEC on 14 January 2005 and the following are brief notes of the discussion at the meeting:-

1. **Draft New Part of the Code of Practice for Means of Access for Fire Fighting and Rescue (MOA Code) for Emergency Vehicular Access (EVA) – 3rd Revision** The new part of the code was issued on 21 December 2004.
2. **Registration of Building Service Engineers (BSE)** The Building Services Division of the HKIE would come up with a scope for study which might require BSE input from the Building Control point of view
3. **Review of Lighting and Ventilation (L&V) Requirements in Building** Buildings Department (BD)'s consultant was looking into the possible discrepancy between the simulation software (App. B) and VDF (App. A)
4. **Green Buildings: Implementation of the Comprehensive Environmental Performance Assessment Scheme (CEPAS)** A working group would be formed with representation from major stakeholders including HK-Beam, PGBC, etc.
5. **Draft CoP for Dead and Imposed Loads for Buildings 2003 – 1st Revision** DDI being prepared for the proposed legislative amendment of Building (Construction) Regulation 17 would be submitted to LegCo for negative vetting tentatively in mid 2005.
6. **Draft Revised PNAP 53 on Application for Occupation Permit (OP) and Submission of Record Plans & Information and Draft Revised PNRC 25 on Submission of Schedule of Building Materials & Products – 1st Revision** Minor comments on the draft were received. FSD and GEO had agreed to link to the database of submitted information and HD was being invited to join.
7. **Streamlining of Approval Process for Land and Building Developments** BD had meeting with PCICB which had set up Task Forces to study issues in construction stage that were impacting on the efficiency of the industry. They were: Self-certification and third party certification, alignment of key development parameters, delegation of authorities and centralized processing. The representative of the HKIS had expressed concern that PCICB was not representative of the industry in that committees and groups were appointed on personal basis without institutional backup. There was not questioning on the ability of these appointed personnel whom had been drawn from the industry but there were cases that what had been proposed met strong opposition from the industry and the final products were put out for consultation. BD agreed to reflect this viewpoint and requested that perhaps the HKIS should write separately to WB and PCICB. The recent debate in the Bills Committee concerning CICO was also cited as an example to supplement the viewpoint.
8. **Issue of PNAPs** BD would form a Working Group to look into the rationalization of the current PNAPs and separation of the bulk into mandatory and advisory.
9. **Review of the Design and Construction of Hoarding and Covered Walkway** BD agreed to set up a Working Group to find out innovative means of simplifying the same and reusable standard installations. Mr Samson WONG had been nominated as HKIS's representative.
10. **Recognition of AMHKIE** Entry requirements and ATC for TAHKIS in Building Surveying had been submitted by the HKIS for BD's consideration.
11. **Revised Minor Works (MW) Control System** Schedule of Minor Works was being finalized for March 2005.
12. **The Proposed Integrated Site Supervision System (ISSS)** Revised Technical Memorandum was being finalized for presentation to PLW Panel and eventually to LegCo for negative vetting in January 2005.
13. **Other Matters**
 - *CE's Policy Address: BD would look into performance based regulations and streamlining procedures*
 - *HPLB forthcoming consultation on Maintenance Management of Old Buildings, would likely consider Mandatory Inspection and Maintenance*

On behalf of the BSD Council, I wish you all a successful and rewarding Year of the Rooster!

General Practice Division

Chairman's Message



Yu Kam Hung
GPD Council Chairman

The AGM of the GPD council was conducted in December. Here are some highlighted items reviewing our performance in 2004, as well as some new items for this month:

Education and APC (Convenor: Mr Simon Wang)

With the hard work in the past year, we improved the consistency, transparency and quality of APC.

Business Valuation (Convenor: Mr KK Chiu)

We finalised the Business Valuation Standards after circulation to members for comments in June 2004. This paves the way for our members to participate in and promote business valuation services in Hong Kong.

CPD and Internal Communications (Convenor: Mr Ronald Cheung)

We placed more concern on our young members and this was reflected in the increasing frequency of CPD and training. Moreover, we spent more time enhancing communication with our young members in order to understand their concerns about the development of both the Division and the Institute.

Government Practice and Local Affairs (Convenor: Mr CK Lau)

An efficient and effective communication channel was set up with government and quasi-government organisations. Comments on various government policies have strengthened the Institute's commitment to the community. In addition, the working panel is engaged actively with the Polytechnic University on the research on the Hong Kong – Zhuhai-Macau Bridge.

International Affairs (Convenor: Ms Monita Leung)

To reinforce our connection with property professionals in other countries, we organised various visits overseas, including, in the past year, to Singapore and Malaysia. We are currently planning visits to Korea and Japan.

Mainland Affairs (Convenor: Ms Serena Lau)

The reciprocity agreement with CIREA proved successful last year. We also served different professional entities from the Mainland to promote our general practice surveying services, and organised various exchange

activities with government authorities and private real estate developers. A working committee will soon be formed to handle the reciprocity agreement with CREVA.

Public Relations (Convenor: Mr Daniel Mak)

Promotion of our profession to both the private and public sectors was realised through various luncheon meetings with private developers and government departments.

Professional Development (Convenor: Ms Serena Lau)

Professional advancement is considered an important task for the GPD Council; we began with a surveyor consulting our members on the directions in which our industry can develop.

Property Management (Convenor: Mr W L Mak)

The GPD council has worked hard on the idea of forming a new division to cover property and facility management. Since the issue involves the long-term development of the Institute, the Chairman suggested that careful discussion with all members within the Institute and further studies on this matter will be necessary.

Sales and Lettings (Convenor: Mr Ronald Cheung)

To acknowledge the importance of a marketing strategy in property development, we conducted the first 'Best Marketing Awards' Ceremony on 26 November 2004. The event went smoothly and successfully attracted attention from the press and the general public, further proving the significance of general practice surveyors in the real estate industry.

Valuation Standards (Convenor: Mr Lawrence Pang)

The new Property Valuation Standards have been finalised and are being printed. The new standards are tailor-made to accommodate updated requirements on listing rules, accounting principles and investment analysis.

The GPD Council has become increasingly busy and we need more help. If you are available to assist, please call me on (+852) 2820 2932. We welcome any comments and/or suggestions about our work and practice.

Land Surveying Division

Chairman's Message



Dominic Siu
LSD Council Chairman



Technical Membership Applications

Land Surveying Division successfully held a Joint FIG Forum/Briefing Session on the progress of processing Technical Grade membership applications on 5th January 2005, 6:30 pm in Room 801, Jardine House, HKIS office. There were 39 attendees. Both LSD representatives from Board of Membership (BOM) and Board of Education (BOE) were present explaining difficulties encountered, particularly on the issue of local/overseas land surveying courses which were not yet recognized by HKIS. Both representatives from BOE, BOM together with immediate past chairman Mr. Lam Li wah and me had to identify and agree upon a list of courses which met the required academic standard for becoming a Technical Member. The list had been endorsed by BOE and was pending for approval in the next General Council Meeting.

I am expecting that more than a hundred survey technicians will become TAHKIS soon after they have satisfied the approved training and Assessment of Technical Competence requirement.

5th Joint Meeting with the Ministry of Construction on 14th January 2005, in Beijing

I was a member of the HKIS delegation led by our President TT Cheung to attend the 5th Reciprocity Agreement meeting with the Ministry of Construction in Beijing on 14th January 2005. Ms Zhang Wenhui, Chief, Division of Education Department of Personnel, Surveying and Mapping Bureau, discussed with me for more than an hour and we exchanged views on the issue of reciprocity of surveyors in Land Survey and Mapping disciplines. She informed me that Surveying and Mapping Bureau had been drafting legislation to recognize the professional

qualification of surveyors in China. The bill was expected to be passed at the end of 2005. Mr. TT Cheung and I visited the Surveying and Mapping Bureau in the afternoon. We were warmly received by Mr. Liu Xiao Bo, Vice-Director of Department of Personnel and Education. He was optimistic with mutual recognition between members of HKIS and professional surveyors in China once the legislation stipulating the requirements of becoming a professional surveyor in China was put in place.

Open Discussion Forum HKIS/RICS relationship

An open discussion forum on HKIS/RICS relationship affecting Land Surveying discipline was held on 31st January 2005 to collect views of members on the issue of reviewing the co-operative agreement between HKIS and RICS.

Regulations for Land Surveying Division

The revised Regulations for Land Surveying Division 2004 was published and distributed to all HKIS LSD members in January. If any one of you has not yet received a copy, please inform HKIS Secretariat (Ms Margaret Yung) on 2526 3679. The document can also be viewed in the HKIS website.

Representation on HKIS/LSD Committees

The list of LS representatives on the various HKIS and LSD Committees has been updated, and the updated list will be posted on the HKIS website by the end of February.



Chu Fei Man can be reached at fmchu@hkis.org.hk
Rina Tsoi can be reached at rinatsoi@hkis.org.hk

Planning & Development Division Chairman's Message



Edwin Tsang
P&DD Council Chairman

Assessment of Professional Competence

A well conceived P&D Assessment of Professional Competence (APC) system has been prepared for graduates of accredited educational institutions (including HKU and HK PolyU in Hong Kong). It sets out the major requirements for becoming a qualified P&D Surveyor. Amongst other things, the major requirement is a minimum 3 years of relevant professional experience. For details, please

refer to the relevant APC Rules and Guide which are obtainable from the HKIS Secretariat. Interested candidates are invited to submit their applications via the HKIS.

List of recognised APC Counsellors are as follows:-

Prof. William Seabrooke, Mr. Kempis Lam, Mr. Edwin Tsang, Mr. Francis Lau, Mr. Eureka Cheng, Mr. Michael Cheung, Mr. Julian Wyatt

Quantity Surveying Division Chairman's Message



Sam Cheng
QSD Council Chairman

Kung Hei Fat Choi ! I would like to bring you some good news at the beginning of the year of Rooster

Launch of New Form of Contract

The HKIS has formed a Joint Contract Working Group (JCWG) with HKIA and HKICM to administer the launch in April 2005, senior Government officials have been invited to officiate the launch ceremony.

Reciprocity Agreement between HKIS and CECA

Subsequent to the Ministry of Construction (MOC) and Environment, Transport and Works Bureau (ETWB) meeting in Beijing on 14 January, the Reciprocity Agreement (RA) between HKIS and CECA is likely to be signed in March. Both MOC and ETWB are arranging senior government officials to attend the signing ceremony in either Guangzhou or Shenzhen. On the implementation issue, the mainland subcommittee representatives; Mr. Tommy Yim, Mr. Escode Yuen, Mr. George Nip led by the subcommittee chairman, Mr. Spencer Kwan had a meeting with CECA on 12 January when it was discussed and recommended that there would not be any written

examination. Candidates need to attend a training course/ seminar on cost engineering practice in the Mainland and to attend an interview. We plan to conduct the training and interview in July/August with the presentation of the CECA Certification and HKIS Diploma by end 2005. Please visit the QSD web page for update.

Annual Meeting with CECA/MOC

A delegation including the President Mr. TT Cheung; QSD immediate Past Chairman, Mr. Gilbert Kwok; QSD Council Members Mr. Stephen Lai, Mr. Spencer Kwan, Mr. K S Yam and our members Mr. George Nip and Ms YM Lee and myself visited MOC and CECA on the 13 January and had the 2004 annual meeting with CECA. At the meeting, Mr. Spencer Kwan reported on progress on the RA and that the working group would discuss with CECA to prepare for the signing ceremony of the RA in March. For the PAQS conference, CECA is hosting the event in Dalian in June. It is an honour that myself, our President, Mr. TT Cheung and Dr. Anita Liu were nominated as their consultants for the conference. Members are encouraged to submit technical papers for the conference, those who are interested to attend can visit CECA's website for update. On the exchange of young members, CECA had offered work placement for young HKIS members to work in their members' firms. We will

work out detailed arrangements and advise members on progress in due course.

Immediately after the meeting with CECA, the delegation visited the Department of Standard and Norms of the MOC and was received by the Director, Mr. Chen Chong and his officers; they are aware of the importance of cost control on government-funded projects and that quantity surveying practice is considered an effective way to manage construction costs to be widely promoted in China.

New Standard Method of Measurement (SMM4)

Members of the SMM drafting committees were invited to approve the printing draft of the new SMM. The SMM sub-committees would meet in early March to organize

workshops and events in connection with the implementation.

Professional Practice

Senior council members agree that professional practice notes to provide guidelines to assist members in daily works should be published; a Professional Practice Subcommittee was formed and met on 18 January, with the presence of Mr. Mickey Wong, Mr. Gregory Tung, Dr. Paul Ho, Mr. Cheng Ka Ching and Mr. Franki Yeung, when it was agreed that the QSD would sponsor to publish a book in Quantity Surveying Practice in Hong Kong, serving as a general reference and guidelines to young members, the Subcommittee would also issue practice notes on specific topics e.g. valuation of variations, assessment of loss and expenses due to prolongation. We can be sure in bringing our professional standard to a new height.

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For reservation

Please call the Secretariat on 2526 3679 or email: slcbooking@hkis.org.hk

歡迎預定設施

請電 2526 3679 或電郵 slcbooking@hkis.org.hk

Property & Facility Management Forum Chairman's Message



Michael Price
P&FM Forum Chairman

The General Council has now endorsed the need for the formation of the P&FM Division. This is to properly serve the interests of those members of the HKIS working in this important area.

The proposal would have been finalised in the General Council on 17 February 2005, and the date of an EGM set 2nd para, please delete the words ", most probably in March or April. (Editor's Note: EGM now fixed at 18 April 2005.) We would ask for your support as members to ensure that the division is formed. That members can belong to more than one division gives the necessary flexibility, within the Institute. This new division will provide more focus in this vital market area. We are looking to provide what our members need in the long term, to improve standards of professional practice, and encourage more membership. The focus will be on property management, estate management, facility management, asset management, and corporate real estate issues. **If you work in this area**, your support is needed and vital.

Open Discussion on the New Property and Facility Management Division

To explain the issues to all HKIS members, an open

discussion has been arranged on 23 February 2005, to which all are welcome.

Action Taken

Whilst concentrating on the formation of the new division, we continue to maintain close contacts with the Home Affairs Department dealing with the Building Management Ordinance. At our recent annual dinner, we networked with the Hong Kong Association of Property Management Companies, the House Managers Registration Board, the Home Affairs Department, amongst others, to further the interests of surveyors working in Property and Facility Management. Our visit to Pacific Place 3, and other CPD functions have been particularly well attended. We are also looking to build good relationships with Corenet International, the Corporation Real Estate Organisation, as well as local RICS Facility Management Faculty. Our meetings are held on the first Monday of every month, at 6:00pm at HKIS Headquarter, and any interested members are encouraged to attend and help.

Junior Organization Chairman's Message



Lesly Lam
JO Chairman

It is actually very pleasing as Chairman of the Junior Organization (JO) to see what the young members/probationers/students have done for the surveyors' society. JO has developed into a fusion of various surveying disciplines. I have personally seen what young people are capable of doing. Every time you join JO events/meetings, you can see and feel the energy.

The younger ones are faced with complex problems in the community. JO does make a difference to the lives of our colleagues, friends, schoolmates and even community members. This is achieved through our harmonious relationship in organizing CPDs/PQSLs/Social Events/JO Meetings, such as

- 26 Feb 2005 – 深圳商場及百貨業考察一天團
- 09 Mar 2005 – Property Price in The Eyes of User, by Mr. Arthur Shek (石鏡泉先生)
- Mar – June 2005 – Dragon Boat Practices + Competition
- Sep 2005 – 某內地城市考察團 (地點待定)

These are just a few examples. More extraordinary and tailor-made events will be arranged for you. Moreover, the JO representatives in various Divisions/Boards/Working Groups/Committees are expressing exactly our views from a young perspective. With this in mind, I like to thank all JO committees/co-opted members/students for their excellent work, commitment and time in helping to build up the JO as it is known today. Thank you everybody, for making our JO dreams come true – **helping young people to tackle challenges in our community.**

If it's to be, it's up to you and me. Join the JO! My email and ICQ are leslylam@hkis.org.hk and 2145098 respectively.

Access – compensation and assessment

– part 1



Lawrence H.C. Pang
FRICS FHKIS AACI MBA
MSc (Finance) CFA

Access is a critical feature of land; without access, a parcel of land has little utility and often no value. **Access** is defined in the Longman Dictionary of Contemporary English as **means of entering; way in; entrance**. More generally, it may refer to the ability to move people and goods by any method of locomotion between a parcel of land and a network of public highways.¹

The right of access of an adjoining property owner has long been established. In **Marshall v. Blackpool (1935) A.C. 16 (H.L.)**, for instance, Lord Atkin’s said:

“The owner of land adjoining a highway has a right of access to the highway from any part of his premises. ... The rights of the public to pass along the highway are subject to this right of access: just as the right of access is subject to the rights of the public, and must be exercised subject to the general obligations as to nuisance and the like imposed upon a person using the highway.”

Unfortunately, the authority is often empowered to construct a public work or takes other steps which may adversely affect the value of the landowner’s property, but with respect to which no land is physically taken from the landowner. In British and Canadian jurisprudence, this is often known as **injurious affection in the absence of a taking**.

The early English examples often involved the lessened enjoyment or utility of landholdings resulting from construction of railway lines and construction of works on riverbanks. Many of those cases also led to alteration or elimination of access to highways or rivers, and others vibration or other disturbance resulting from train traffic through residential or business neighborhoods. Incidentally, the modern counterparts occurred recently in Hong Kong when railway works related to the Tsim Sha Tsui Extension were constructed. It was widely reported by the press and exacerbated by politicians that those shops that abutted

the railway works had suffered significant drop of business. It has been argued that these shop owners be entitled to compensation from the authority or Government.

Nevertheless, entitlement to compensation will be defined by legislation. It will also depend on the facts of each case. In Hong Kong, it appears that compensation may be founded under Item 4 of Part II of the Schedule to the Railways Ordinance (Cap. 519) which provides that the matters for which compensation may be claimed arise only when:

- (a) “The closure of, or extinction, modification or restriction of a private right in respect of, a road or part of a road under section 22 of this Ordinance, **so that access to any land is adversely affected**.”
- (b) Disturbance resulting from **that** closure, extinction, modification or restriction”.

So far these provisions in the Railways Ordinance (Cap. 519) have not been interpreted by the Court but claims for compensation under the Roads (Works, Use and Compensation) Ordinance (Cap. 370), which contains similar provisions, were dealt with recently by the Lands Tribunal.²

The Berwell that did not bode well

Indeed, the first case, **Berwell Trading Limited v. Secretary for Transport, LDMR 6 of 2001**, was decided by the Lands Tribunal in November 2001. In this case, the claimant sought compensation in association with the construction of a footbridge at Siu Sai Wan Road in 1997. More particularly, the claimant alleged construction works right outside his shop at Full View Garden and in the close vicinity thereof, similar incidences of which I trust have taken place quite not infrequently all over Hong Kong. In this regard, the Lands Tribunal held, at para. 50 of the judgment, that it was necessary to distinguish between

¹ J. Bruce Melville, “Loss of Access”, a paper was written for presentation at the Annual Fall Seminar of the Alberta Expropriation Association held in Canmore, Alberta on September 20-21, 2002.

² The examples quoted by Gordon N. Cruden, Land Compensation and Valuation Law in Hong Kong, pp.434-435, 2nd ed., 1999 were in respect of claims under the Mass Transit Railway (Land Resumption and Related Provisions) Ordinance (Cap. 276) where the provisions for compensation are completely different.

access to the shop and pedestrian flow along the shop front. It remarked that in this case: **The fact that the columns at some distance away from the shop front and the planter would cause inconvenience to the pedestrians walking along the pavement does not necessarily mean that access to the shop is affected.** Obviously, in reliance on this observation, the Lands Tribunal found that the access to the shop of the claimant was not adversely affected after the construction works have been completed. To reinforce its judgment, the Lands Tribunal quoted from Buckley J in **W.H. Chaplin v. Westminster Corporation (1901) 2 Ch 329**:

“A person who owns premises abutting on a highway enjoys as a private right the right of stepping from his own premises on to the highway, and if any obstruction be placed in his doorway, or gateway, or, if it be a river, at the edge of his wharf, so as to prevent him from obtaining access from his own premises to the highway, that obstruction would be an interference with a private right. But immediately that he has stepped on to the highway, and is using the highway, what he is using is not a private right, but a public right.”

On the other hand, however, based on the photographs taken when construction works were carried on, showing dumps in front of the main entrance of the subject shop, the Lands Tribunal ruled that access to the shop was adversely affected and the private right of the claimant was infringed during that period.

The Santal who shut the door to compensation

The second case, **Santal Limited v. Secretary for Transport, LDMR 7 of 2001**, was decided by the Lands Tribunal on 13 May 2003. In this case, the claimant was the owner of a series of ground floor shops fronting onto Siu Sai Wan Road which were affected by the same footbridge construction in **Berwell** above. But unlike **Berwell** where the column of the footbridge was erected outside of the shop involved, the shops here were overshadowed by a length of hoardings erected outside the shopfront, leaving a corridor of some 2 metres in between for pedestrian to pass. One of the issues dealt with by the Lands Tribunal was to consider whether or not the access to those shops was adversely affected, temporarily or permanently or both, by the closure of, or extinction, modification or restriction of a private right in respect of the affected footpaths. Another issue was whether or not the claimant was entitled to compensation under paragraph 4 of the Part II of the Schedules of the Railways Ordinance.

Firstly, the Lands Tribunal agreed, as was held in **Berwell**, that a landowner had to establish that the infringement of private right had caused the access to his land to be adversely affected. Then, the Lands Tribunal remarked that in the worst scenario, that is when the hoarding only left a passage of two metres, freedom of passage of members of public along the footpaths was affected.

“They would have enjoyed the freedom of passage over a much wider footpath had there been no obstructions. However these obstructions did not prevent or in any way inconvenience persons coming and going into the shops of the Applicant. Further, once these persons were outside the shops they could move on along the footpaths in the same way as other members of the public. Therefore the access from the shops to the footpaths was not affected in any way by the hoarding. The true effect of the hoarding and the other obstructions at the time was that it reduced the capacity of the footpaths in terms of the pedestrian flow which has nothing to do with access to and from the lands of the Applicant. I conclude that there was no infringement of private right in the worst scenario and a fortiori, none at other times.”

The Lands Tribunal ruled that the claimant was not entitled to claim compensation.

This might not have been the end of the story because the claimant applied to appeal to the Court of Appeal. Nevertheless, the claimant did not pursue the case any further afterwards. But did the Lands Tribunal wrongly interpret the provisions in the Railways Ordinance or the Ordinance is too harsh on the matter of compensation without regard to the deterioration of the environment?

In certain respect, loss suffered by the landowner from unreasonable use of property by a neighbour bears certain similarities to the tort of nuisance. However, section 31 of the Railways Ordinance, like many other legislations that authorize the construction of public works, restricts the rights to compensation within the ambit of the Ordinance itself. In this regard, if one accepts that the words **adversely affected** are analogous to or can be interchangeably used with **injurious affected**, the latest development in the United Kingdom might be useful.

The Wildtree Hotels that wilted

In **Wildtree Hotels Limited and Others v. London Borough of Harrow (2000) 31 EG 85; (2001) 2 AC 1**, Lord Hoffmann summarized the claim as follows:

“The owners of the hotel (‘The claimants’) say that during the period of the works they were subjected to various forms of interference with their use and enjoyment of the hotel. Hoardings were erected (for improvement works of a bridge and its approach) which obscured the hotel or prevented or restricted access by themselves and their customers. For long periods the roads and pavements leading to the hotel were totally or partially obstructed or closed. The works caused considerable noise, dust and vibration. All this was very detrimental to business.”

The claimants claimed their land was **injuriously affected by the execution of the works** under section 10 of the Compulsory Purchase Act 1965 and sought compensation thereof. The House of Lords, after reviewing a series of earlier decisions, concurred with the English Lands Tribunal and English Court of Appeal’s ruling that compensation was not payable where an interference to some legal right, public or private, was not a direct physical interference to land or a right appurtenant to land. More particularly, the House of Lords held that no compensation would be recoverable for the noise, dust or vibrations during the construction process, quoting Sir Wilfred Greene M.R.’s remark in **Andreae v. Selfridge & Co. Ltd. (1938) Ch. 1, 5-6:**

“when one is dealing with temporary operations, such as demolition and re-building, everybody has to put up with a certain amount of discomfort, because operations of that kind cannot be carried on at all without a certain amount of noise and a certain amount of dust. Therefore, the rule with regard to interference must be read subject to this qualification, and there can be no dispute about it, that in respect of operations of this character, such as demolition and building, if they are reasonably carried on and all proper and reasonable steps are taken to ensure that no undue inconvenience is caused to neighbours, whether from noise, dust, or other reasons, the neighbours must put up with it.”

Likewise, in **St. Pierre et al. v. Minister of Transportation and Communication (1987) 1 S.C.R. 906, 38 LCR. 1**, the parties agreed that the owner had suffered a loss in the amount of \$35,000 caused by the construction of a highway on abutting property. The statutory test was it had to be reconciled with the principle that whether the loss was actionable at common law. The court found that it was not and that the loss agreed to was non-compensable. McIntyre J. at p. 916, speaking on behalf of the Supreme Court of Canada, concluded that the claimants’ economic loss was due to **the loss of prospect or the loss of view** which was a

“... field of damage which may not be considered...”

“From the very earliest times, the courts have consistently held that there can be no recovery for the loss of prospect.”

Obviously, the prevailing view of the legislators (not in Hong Kong perhaps) was the contemplation that the construction of public works will ensure for the benefit of the public generally, thereby outweighing any inconvenience suffered in common by all.

In fact, the problem of allowing compensation for injurious affection with no land taken is where the line is to be drawn between those who will be awarded compensation and those who will not. Any particular public project could be fairly said to affect a very great number of persons adversely with respect to such questions of access, view, noise, and lowered values because of change in the character of the neighbourhood. The legislations appear to attempt to resolve this difficulty by stating that only those persons injuriously-affected-but-not-taken-from particularly aggrieved (more in extent than their neighbours) by the works have a right to claim for injurious affection in the absence of a taking. Those whose estate in their lands was affected in common as to quality or quantity with their neighbours had no right to claim compensation for injurious affection in the absence of land taken.

How the primary residential market fared in 2004

2004

has been a good year. The property market enjoyed more transactions, higher prices and, with them, renewed

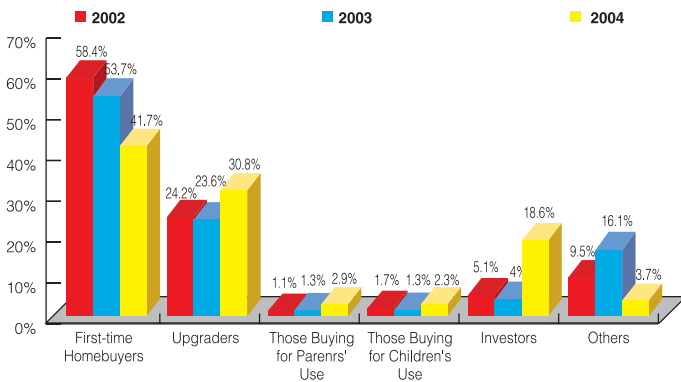
confidence. Significantly, the primary market, at least, experienced some interesting features that might shape its behaviour for years to come.

Thomas Li
Alvin Lam
Midland Surveyors Limited

Upgrading

Traditionally most buyers of primary (first hand) flats were first time buyers. They still are, but the ratio has been dropping in the past two years, according to a recent survey on 1,000 primary flat buyers. With the releasing of the pent up demand after years of doldrums and the negative equity ratio reducing, demand for newer and better flats has emerged. As a result, 30.8% of primary flat buyers in 2004 came from those who switched flats, a considerable increase from 23.6% in 2003. In addition, investors, who seemed to have deserted the market for some time, made a return. They amounted to 18.6% of primary flat buyers in 2004, a rise from 4% in the previous year. Please see Chart 1 below.

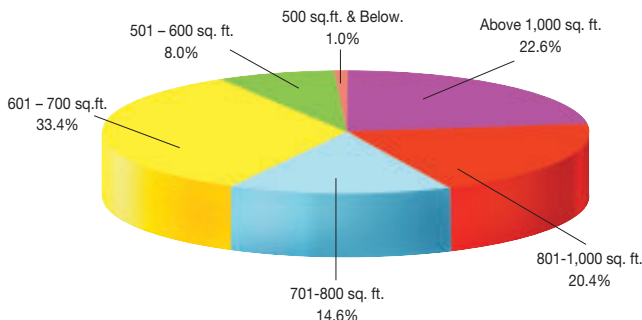
Chart 1 Breakdown of Primary Flat Buyers by Segments



Bigger Flats

With money comes the demand for bigger flats. As seen from Chart 2 below, 92% of the above interviewees wanted flats larger than 600 sq.ft. and 70% of them change flats for better living conditions and residents' amenities.

Chart 2 Breakdown of Purchase of New Flats by Unit Size



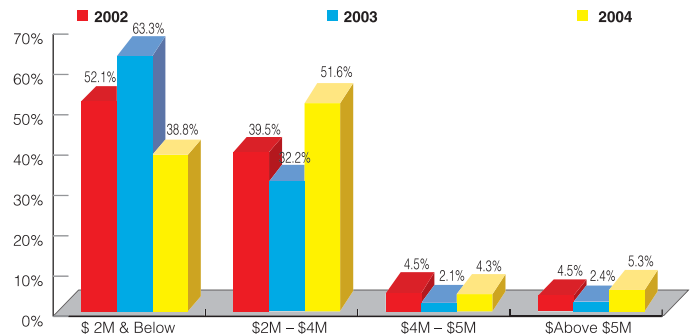
Higher Price

Higher expectations invariably drove up the price range. In the past few years, flats at HK\$2 millions or under were

the most popular. Things, however, improved in 2004. Of the same interviewees, 51.6% purchased flats between HK\$ 2-4 millions and only 38.8% purchased flats under HK\$ 2 millions, the first time this trend has reversed for many years.

A distribution of price range in recent years is shown on Chart 3 below.

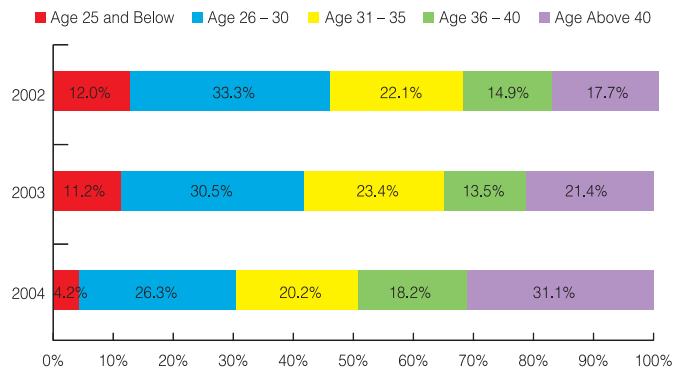
Chart 3 Breakdown of New Home Purchases by Transaction Price



Buyers' Age Profile

Perhaps fittingly, upgrading has something to do with the moving up of buyers' age. From Chart 4 below, the percentage of primary flat buyers below 40, a large source of first time buyers in the past, has fallen. Conversely, buyers above the age of 40, themselves less likely to be first time buyers, has risen from 17.7% in 2002 to 21.45% in 2003 to 31.1% in 2004. Higher age has reinforced upgrading.

Chart 4 Primary Flat Buyers' Age Profile

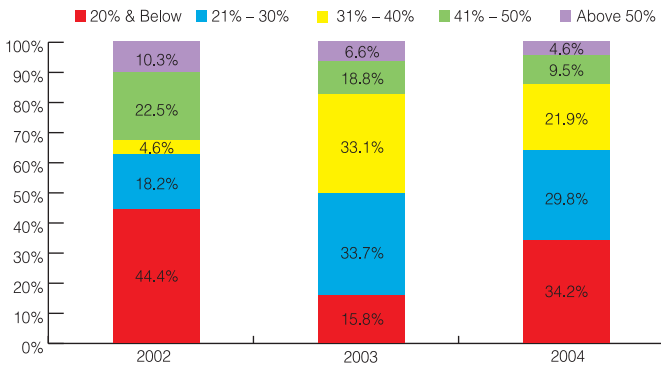


Mortgage as a Portion of Household Income

Despite rising prices, mortgage payment as a percentage of household expenses remains relatively low. 34.2% of these interviewees paid under 20% of household income for mortgage payment and 29.8% of them paid between 21-30%. As seen from Chart 5 below, about

65% of the interviewees' mortgage payment fell below 30% of household income. Affordability, therefore, is high.

Chart 5 Year One Mortgage Repayment for Recent Homebuyers as a Percentage of Household Income

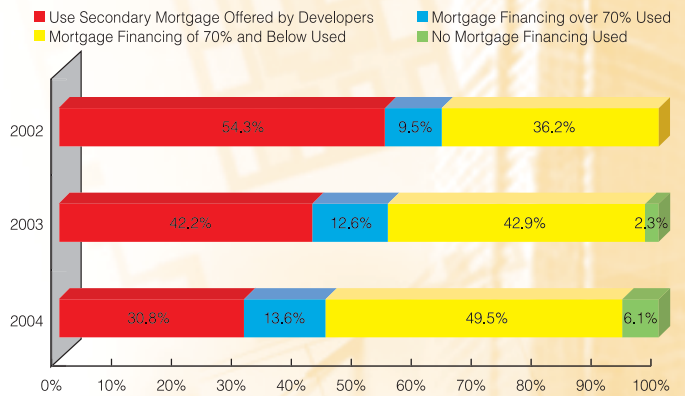


Pattern of Mortgage Loans

To buy new flats, 48.1% of the above interviewees sold their original flats, compared to 33.3% in 2003. This indirectly enlivened the secondary flat market. Of the new flat buyers, 49.5% wanted a mortgage loan of less than 70% of house price and 6.1% didn't want any mortgage at all. Only 13.6% of them wanted over 70% mortgage loans. Second mortgage offered by developers, on the other hand, attracted only 30.8% of upgraders, a result perhaps less than expected.

Chart 6 below shows the distribution of mortgage loans.

Chart 6 Overview of Mortgage Financing by Home Switchers



The financial strength of flat buyers is a further evidence of a buoyant market in which a fall, if there is one, might not be felt so severely.

Conclusion

The above features show that quality is by now a more preferred choice for new flats. This is undeniably a healthier sign and a stronger market in prospect. In turn, a spillover of strong demand for the secondary flats is a likely scenario.

Source of Charts: Midland Realty Primary Homebuyers' Survey

外資基金進軍中國房地產的新模式

戴德梁行上海投資部

新的外資房地產基金投資模式隨著2005年初新加坡背景投資集團公佈的兩個大型商場收購計劃悄然來臨。

過去外資基金的國內投資模式不外乎有三種

- 1 收購成熟的物業做長期投資
- 2 與本地發展商做個別專案合資
- 3 獨自經營開發業務

縱觀過去一年，外資基金多是追逐高回報的住宅物業發展項目，希望利用宏觀調控下發展商資金鏈斷裂的機會，迫切開拓融資管道所帶來的入市機會，收購優質專案。但一年下來能宣佈成功簽下的專案並不多，對外資基金來說最大的阻力不是找尋合適的專案，而是找尋合適的合作夥伴。

外資基金開始轉而追逐另一個更令人垂涎的市場。市場的拓荒者無疑是最近才剛宣佈與國內兩家著名連鎖百貨經營商簽

訂合作協議的新加坡集團。該集團將收購經營商旗下發展及經營的全國性商場物業組合，原業主則租及經營出售後的商場。

投資方除了獲得穩定租金收益外，還可以利用中方合作夥伴所擁有的豐富房地產資源，迅速建立一個泛全國的收益性物業組合。

組建中國首個商業房產基金

該新加坡集團估計未來收購的商場項目資產價值將達到人民幣100億。並希望通過這批優質資產，發行中國商業房產基金。如基金能上市成功，這將會是外資基金完成進軍中國商業房產的第二步曲，屆時將帶動更多國內外資本進入中國投資市場。按估計，在未來一兩年將會有更多國內國外房產機構投資者以其收購模式進入房產市場。

聰明的進入模式

是次成功收購模式有很多地方值得市場借鑒。面對日益發展的中國零售市場及強大商鋪物業需求，外資資金一直有意在中國投資商鋪物業。2004年底中國開放外資零售商的管制，提供了一個良好入市機遇。

2004年大型外資連鎖經營商紛紛增加在中國的投資，以迎接新的市場機遇。與此同時，內資零售經營商亦不斷擴充經營規模，增加市場份額，以抗衡外商的競爭。於是乎，內外資零售商有著急切的資金需求投放於擴充的營業網點，在房產專案上與外資基金合作，不但開拓了新的融資管道，亦推動本身零售業務發展。

對零售業主的啟示

擁有大量商場物業的零售業主，將會受到越來越多機構投資者的注意，投資商機會接踵而來。一般估計除了商鋪業主最受歡迎外，其他擁有大量自置經營性物業的業主，例如，物流營運商、工業園業主、連鎖酒店業主，也會吸引投資者的注意。

這種收購模式的成功關鍵是業主在轉讓物業的同時也答應向

投資方租回及經營該物業。一個售後租回 (Sale & Leaseback) 成交模式，除了物業質素外，現金流及營運商的經營能力都是影響投資決定的重要因素。

對投資機構的啟示

無疑，這種收購模式能令投資者短時間內建立一個龐大而能提供穩定收益的物業投資組合，而通過發行基金的形式持有這批物業亦是一個相對便捷的退出管道，完善了投資者的退出機制。

收購大批由單一租客經營的物業有著一定的市場風險，加上長期租約的捆綁，令到物業資產值的評估更多是與租金回報掛鈎，不同的收租物業有著不同回報率，投資者應謹慎選擇合適的物業組合作收購。

售後回租的交易在中國還是一個新興的概念，操作模式比傳統交易複雜。根據與眾多業主的接觸，感覺是業主普遍還不完全瞭解此種交易對企業主業務所帶來的好處。在協商的過程中，投資者更需特別注重向業主解釋其在物業經營管理經驗及提供詳細的資產升值方案，以達到雙方利益雙贏的局面。

Consolidated views in a representative capacity of the HKIS SURVEYORS ADVOCACY

SURVEYORS ADVOCACY

Building Management & Maintenance

Sustainable Development

Kai Tak Planning Review

Hong Kong 2030

Concept Plan for Lantau

WKCD

We want your opinion on these topics and emerging ones. Please call the Local Affairs Committee on 2526 3679 or email: linda@hkis.org.hk on how you may participate.

Legal and practical issues on construction defects

Kenneth Chan
QSD CPD Sub-committee

Construction defects is an interesting topic within the industry. On 8 December 2004, we had the pleasure of Catherine Mun, Senior Associate of Baker & McKenzie sharing with us some legal and practical issues regarding construction defects.

Catherine gave us firstly a brief overview on the obligations of contractors regarding construction defects, measurement of damages, and some practical points on disputes arising from defects liability. She made reference to a landmark case **The Bank of East Asia Limited v T sien Wui Marble Factory Limited and Others** in respect of tort liabilities and professional negligence.

According to Catherine, it would be more efficient, less disruptive, and save employer's management time if remedial works are carried out by the original contractor. She moved on to talk about the contractors' obligations when defects appear after the end of the Defects Liability Period. When will the contractor's action be time-barred? It could be from the date of practical completion, or from the date



when the contractor is obliged to rectify the defects if a Defects Liability Clause exists. Moreover, the Limitation Period plays an important role, which runs from the date when the employer discovered fraud, concealment or mistake. However the burden of proof on the default lies on the employer.

Catherine also gave us suggestions on measuring the costs for rectifying defects, such as keeping good records and getting a number of quotes, and that reasonable steps should be taken by the Employer to minimize loss to the contractor. The contractor called to make good the defects should do no more than correcting the defects and provide what the original contractor should have provided in the first place. Catherine reiterated that any extra costs in improving the works are not recoverable. She ended with some practical issues such as establishing Settlement Agreement and the brief process of Dispute Resolution.

We would like to express our sincere gratitude to Catherine for delivering such an informative and interesting talk.

Corrosion protection and monitoring in existing and new concrete structures

Staff Reporter

Mr Ian Chung, at this CPD event organized by the Property & Facility Management Forum on 15 December in the Surveyors Learning Centre, says that the usefulness of a concrete structure is influenced by the design and workmanship during construction. We see concrete structures that are incapable of functioning effectively even at an early stage of its designed life cycle, an obvious economic loss. Emphasis must be given to practical application of corrosion protection measures during



construction and implementation of monitoring measures post construction, particularly so for marine structures which are exposed to ocean environments because chlorine ion of the seawater will accelerate the reinforcement corrosion resulting in pre-mature rusting and damage. Mr Chung is a chartered civil and structural engineer by profession and is also a certified NACE International Cathodic Protection Specialist.



GIS application in property valuation

Ray Leung
LSD CPD Convenor



On 17 December, 2004, Mr PS Ho, Senior Valuation Surveyor of Rating & Valuation Department presented a talk on the Property Information Hub (PIH) that is being implemented by the department to assist the mass appraisal of shops. Illustrated with live demonstration, Mr Ho showed how the PIH could make use of digital map data and GIS tools to help retrieving property related information.

More than 50 members joined the event. Despite this is an event organized by the LSD, it has attracted members from the GP, QS and BS divisions which is about 4/5 of the total participants. They all shared Mr Ho's valuable experience in property valuation, in particular, knowing



the rule of thumb to determine whether their own flats had been fairly assessed.

An interactive VM seminar - a key technique: function identification

Mei-yung Leung
Department of Building and Construction
City University of Hong Kong

Value Management (VM) has been used since 1947. The HKSARG set up an inter-departmental steering committee in 1997 and recommended governmental departments to conduct VM studies for construction projects with estimated cost over \$200 million (WBTC 35/2002). As construction professionals, we should acquire technical knowledge for the design and cost management and also develop various management skills for setting the primary goals. VM emphasizes both function and cost in the systematic team discussion process. On 2 December 2004, a 2-hour VM mini-workshop was successfully organized by the Hong Kong Institute of Surveyors and the City University of Hong Kong in the Surveyors Learning Centre.

The 2-hour mini-workshop entitled "A Key VM Technique: Function & Identification" was facilitated by our honorable guest speakers: Mr David Yau, Assistant General Manager of Henderson Land Development Co. Ltd.; and Mr Tony Wu, Senior Engineer, Transport Department. 40 construction professionals including architects, structural engineers, surveyors, managers joined the interactive mini-workshop that focused on the Function Identification of VM

study. They directly experienced the VM technique by the participation of VM process. Seven groups were formed for team discussion during the mini-workshop.



After the introduction of Function Identification (verb-noun phase) and Function Hierarchy (how-why logic), each

team had to pick up a particular topic and construct their own satisfactory Function Hierarchy among their team members.

- | | |
|----------------------|--------------------------------|
| 1 Reduce pollution | 5 Organize a Christmas party |
| 2 Buy a car | 6 Re-develop Hunghom Peninsula |
| 3 Purchase flat | 7 Invest property |
| 4 Gain qualification | |

With the facilitation of Mr David Yau and Mr Tony Wu, each team established their own Function Hierarchy by using the verb-noun phase and the how-why logic which were learned in the first stage of the mini-workshop.

It was an interesting discussion. One of the teams originally prepared to organize a Christmas party for their staff. Finally, via the VM study, they found out that their fundamental mission of Christmas party was earning money (see Figure 1). It will totally affect the planning, organizing and controlling the Christmas party in the next step.

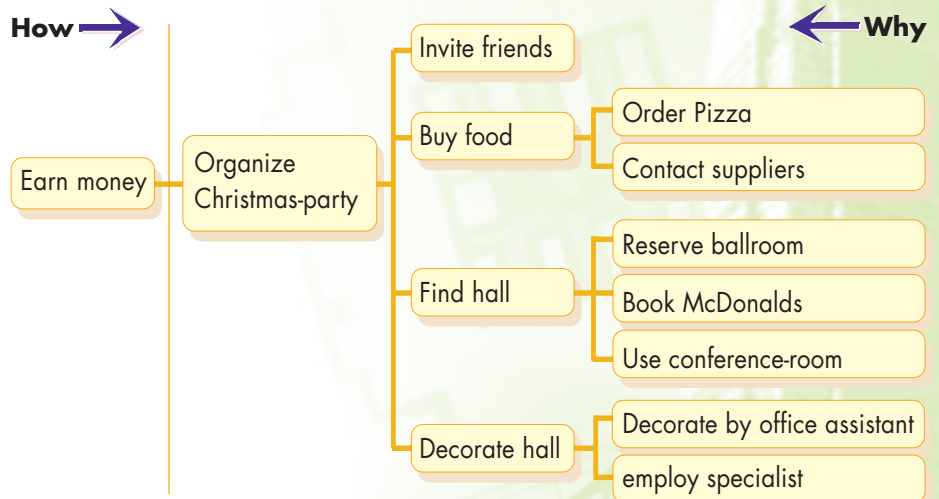


Figure 1 A Function Hierarchy for the Organization of Christmas Party



The Seminar successfully addressed the Key Function: Function Identification for construction professionals. Most of participants highly satisfied such interactive mini-workshop (mean = 5.17; SD = 0.95; where 1 = very dissatisfied and 7 = very satisfied) and proud of themselves in completing a successful Function Hierarchy. Over 10 participants indicated that they were interesting in the VM knowledge and would like to have further study in this particular topic in the future.

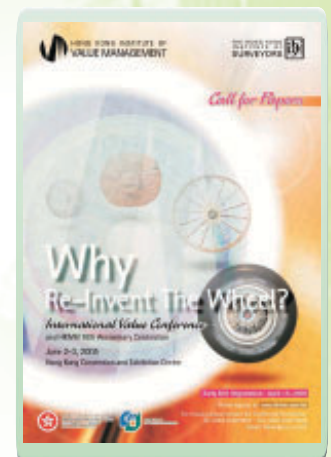


At present, we are planning to arrange two formal 'VM module I' workshops in May 2005 (Hong Kong) and June 2005 (Beijing), and an international VM conference in June 2005. Details will be announced in February 2005. All are welcome to join with us in the wonderful Value world.



International Value Conference - Call for Paper

The Conference, which will take place in the Hong Kong Exhibition and Convention Centre, 2-3 June 2005, will open your views and explore the potential of applying Value Management in your organization or business. For more details, please visit www.hkivm.com.hk



Erratum

In the January 2005 issue, Page 19 : the email address of Rina Tsoi should read: rinatsoi@hkis.org.hk
29頁：「經敘」應該是「經常」；「朗蟲」應該是「害蟲」

Getting to know the council

理事專輯

Wong Chung-hang – Senior Vice President



Lesly Lam (JO Chairman),
Karen Kong (JO Committee)
& Emily Ling (Editorial
Board – JO Representative)

What drove you to pursue surveying as your career?

Outdoor activities, such as camping, are always my favourite hobbies. I also like geography and the landscape. Since the job nature of land surveying contains all these substances, I decided to change my appointment in the Hong Kong Government as a survey technician in 1973.

There was no degree course offering land surveying studies in Hong Kong at that time. The then government sponsored me to study for a professional qualification in the United Kingdom. I was promoted to the professional land surveyor grade in 1983. Since then I have constantly been involved in the affairs of the Institute. I like my work and the life in the Institute. I am proud to be a member of a big family like HKIS.



(Mr. Wong is currently the Chief Land Surveyor of the Highways Department.)

We are impressed by your other qualifications, such as a member of both the Chartered Institute of Arbitrators and the British Computer Society. Is it your personal commitment to value added?

People should always enhance themselves with various kinds of knowledge in order to be able to face challenges. As a professional land surveyor, we studied Land Law. I liked law very much. I then pursued Arbitration study since it is rather a surveying related legal subject. I was able to join the British Computer Society because I have been involved in computerized surveying projects for years.

In your career, are there any unforgettable experiences that you want to share with us?

There are 3 projects in my career that make me feel very pleased to share with others:

• The Lands Department's Land Information System

In the late 1980s, the Lands Department decided to set up the computerized Land Information System to replace all the manual work of maintaining the maps and land boundary records. I was one of the first few officers working in the department's Land Information Centre responsible for preparing the tender specifications for this unprecedented project. Later, I was also involved in outsourcing the work of converting all the paper maps and

land boundary record plans into digital format. This project was a very complicated one. We not only encountered many technical problems but also needed to tackle those cultural changes within the department as a result of the computerisation.

• Land Resumption for the West Rail Project

From 1996 to 1999, I was working in the Railway Development Section of the Lands Department responsible for the preparation of resumption plans for the West Rail Project. The Railways Ordinance had just come into operation. The West Rail was the first project to use this ordinance as the legal framework for implementing a rail system in Hong Kong. To fast track the implementation of this railway scheme, surveying work relating to land resumption and site clearance had to be completed within a very tight time frame. We handled a number of objections to the scheme successfully. More than 1,200 lots were eventually resumed at one go.

• The Independent Survey Control System for Shenzhen-Hong Kong Western Corridor

To fulfill the design and construction requirements, an independent coordinate system and a localized height datum must be established for this cross-boundary mega infrastructure project. It involved a good working partnership with the survey experts on the Shenzhen side. We had to discuss with them face to face for defining the

specifications and determining the required logistic support for the simultaneous field surveying operations. At last, we managed to complete the joint survey with the Shenshen side for the unprecedented 56-hour satellite positioning observation (using GPS – the Global Positioning System) and 60-kilometre long first order leveling network.

What are the targets you want to achieve as Senior Vice President of HKIS this year?

Although there are five disciplines within our institute, members of HKIS provide related professional services to the community. There are overlapping surveying expertise across the five divisions in HKIS. The five divisions are the pillars of the Institute. HKIS is a house supported by these five pillars. The forums formed under the Institute's constitution as cross-divisional expertise promotion groups are the beams connecting these five pillars. We have been very successful in the past few years to create the concept of **Surveyors under One Roof** or **One Surveyor**. Whenever the community think of land development or property management, they will approach the surveyors, be they the LS, GP, PD, BS or QS. We must protect this very important concept as a matter of boosting our strength of unity. We need to help each other. The Junior Organization is a very good example for a fusion of the five disciplines. Let our members grow up together and live together.

Hong Kong is a major financial centre with dynamic land and property development. HKIS has to maintain a high professional standard. Hong Kong has strong links with the Mainland. HKIS is well accepted and respected in the Mainland. We should aim to become the regional centre for surveying excellence.

You have been involved in many types of institute and voluntary work. Can you share with us your skills in becoming a successful surveyor?

Attitude is very important. When you adopt a right attitude to do a job, you will try your best to do it. You don't feel tired. Hard work will make you succeed, but only attitude can drive you to work happily. With a good attitude you can get through a lot of work without much difficulty and you will be awarded with the job satisfaction that follows. Attitude is everything.

What do you do in your leisure time? Is it true that what you do in your leisure time should be related to your profession?

I like playing golf. It has been my hobby for more than

five years now. It is good to maintain a healthy social life with the sports you like. I've made more friends through golfing. Some of them are my new friends in the Institute. I spend most of my leisure time with my family. Every one should put their family in the first place. If you have given your family more of your time, you don't feel work is a pressure to you. At home, I like Chinese calligraphy. I still manage to do some practice each week.

There are less female members in Land Surveying Division. The field work makes LS jobs look very tough. Is it true?

There are more women professional land surveyors in recent years. With the advance in technology, field work has become less tough than it was before. Satellite positioning equipment is commonly used nowadays. The requirement to climb up to the hill top to collect survey data has greatly been reduced. However, the demand for good computer knowledge and good spatial data processing skills has become a norm for young people to join the land surveying discipline. Many female LS members have demonstrated their ability in these areas very well. Ladies are more patient than men. They are good at presenting their ideas. I have seen many successful lady land surveyors in my office and in the Institute.

You have worked with many other disciplines. Are there any difficulties for a land surveyor, being a minority in the work group, to deal with the others?

I have worked with GP surveyors in the Lands Department for many years. Now, I work with the civil engineers in the Highways Department. Although we provide the back-end services for them to tackle their problems in the front line, land surveyors are indispensable. In fact, land surveyors are in the centre of all the civil engineers. They always come to talk to you for survey technical assistance. We have been very successful in diversifying our services to suit the needs of our clients. Nowadays, we use more digital map data. We build photo-realistic digital terrain models. We use computer animation to present highway design work to the affected local residents. You only need to keep on enhancing your service. Your sound service will definitely be useful to many other people. The last but not the least, you need to work with other professions in a cheerful manner. Friendship is above all.

The interview ended in a harmonious feel. We have to say that Mr. Wong is a very nice senior member who is always concerned with the prospects of young surveyors in the HKIS.

Women in Surveying**測量半邊天**Kelvin Ng
JO Committee**Dorothy Chow - performs high level commitment in developing her career****Where did you obtain your degree in surveying?**

I graduated from the University of Hong Kong with a Bachelor of Science in Surveying.

How did you get started with the surveying career?

My surveying career started when I graduated, a time when the market was booming. I am lucky to have entered the field because I have always been interested in real estate, construction and surveying suits my career aspiration and personality.

How can surveying attract more women?

The existing combination of men and women in the industry is quite satisfactory, I believe when more female surveyors progress to senior positions, more women will be encouraged to join.

How did you get to this stage of your career?

My first job was Valuation Surveying Graduate in the Rating and Valuation Department of the Hong Kong Government. After that, I joined Jones Lang LaSalle and I am now an Associate Director of the Valuation Advisory Services Department. My experience has been great. I got plenty of guidance from senior practitioners in the two government departments. Definitely a lot of hard work and persistence, a high level commitment is essential in developing a career. I am lucky that my boss and the company I work with have given me many valuable opportunities.

When did you develop an interest in land matters and town planning?

When I was with the Lands Department, I had the opportunities to cooperate with different government departments, working on land matters and town planning that required the understanding of different development controls. It is very interesting to go beyond these controls and understand their rationale and intention behind.

What are your responsibilities?**Describe a typical day?**

Working in the Valuation and Advisory Services Department of a real estate consultant firm, I provide professional advice to different clients' real estate requirement, prepare valuation and consultancy reports of different nature



for a variety of purposes, apart from meeting with clients to understand their requirements.

Would you share your memorable working experience?

I have been involved in litigation support cases and spent a lot of time going through lengthy documents. Very high quality reports were required to be prepared within a short time frame. Frequent meetings with counsel, solicitors and other expert witness were held. Working on these projects is very challenging and demanding. The surveyor must have good writing skills, otherwise his/her point or opinion could not be delivered clearly. It is also important to focus and to keep a very clear mind in answering queries from lawyers and overcome challenges from the counterpart. I attained a high level of job satisfaction through undertaking these cases.

After several years of working in the industry, what are the key attributes that you see important?

The life of a real estate consultant is quite hectic, time management and to get organized are of paramount importance. Apart from professional skills, communication skills, a sense of responsibility, integrity, persistence and dedication are needed.

What is your advice to young people entering the surveying profession?

Professional work requires a lot of commitment and persistence, so be prepared to work hard, but the reward could be considerable. The diverse areas of the surveying profession allow people to choose whatever they really enjoy. There are also plenty of chances to work with different people from different industries.

What are your predictions for the property industry in 2005?

With the improvement in the economy and rapid developments in the PRC market, the property industry in 2005 will continue to look good. I expect the market to improve steadily following the strong upsurge in 2004.

What do you do in your spare time?

I am pursuing a Master degree in Finance from the Chinese University of Hong Kong, I need to spend much of my time studying but I also enjoy reading and traveling.

Date	Event	Organiser	Location	
2005				
March	4	HKIS Diploma Presentation	SLC, HKIS	
	8 – 9	Real Estate Services Expo	Chengdu, PRC	
	21	Career Challenges for Surveyors Practising in Hong Kong and the Mainland – a professional ethics perspective	HKIS/ICAC	SLC, HKIS
April	16 – 21	FIG Working Week 2005 and XXVIII General Assembly	FIG	Cairo, Egypt
	18	HKIS EGM	HKIS	SLC, HKIS
June	2 – 3	Why re-invent the wheels	HKIS/HKIVM	HKECC, Hong Kong SAR
	27 – 29	9 th PAQS Congress 2005	PAQS/CECA	Dalian, PRC
	(tentative)	Hebei-Hong Kong Week	HKTDC	Hebei, PRC
September	7 – 9	第四屆京港澳測繪技術交流會	HKIS LSD	Macau SAR
	27 – 29	The 2005 World Sustainable Building Conference	Japanese Ministry of Land, Infrastructure and Transport (MLIT)	Tokyo, Japan
October	16-22	International Property Valuation Conference and FIG Commission 9 Working Week	HKIS/CIREA/FIG	Beijing, PRC
	(tentative)	MOC Conference	ETWB & MOC	Xian, PRC
	(tentative)	BSD Conference	HKIS BSD	Hong Kong SAR
	(tentative)	HKIA, HKIE and HKIS Joint Conference	HKIA, HKIE & HKIS	Hong Kong SAR
November	18	HKIS Annual Dinner 2005	HKIS	Hong Kong SAR
December		HKIS Annual General Meeting	HKIS	Hong Kong SAR
2006				
July	(tentative)	Quality Building Award 2006	HKIS	Hong Kong SAR
October	15 – 20	FIG XXIII Congress and XXIX General Assembly	FIG	Munich, Germany
2007				
July	2 – 7 Jul	FIG Working Week 2007 and XXX General Assembly	FIG/HKIS	Hong Kong SAR

For further details, please contact the HKIS office on 2526 3679 or visit www.hkis.org.hk

NB: SLC = Surveyors Learning Centre, 811 Jardine House, 1 Connaught Place, Central, Hong Kong



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

Career challenges for surveyors practising in Hong Kong and the Mainland – a professional ethics perspective

The Hong Kong Ethics Development Centre of the Independent Commission Against Corruption (ICAC) in conjunction with the HKIS is conducting a talk on 21 March 2005 from 6:30 pm to 8:30 pm.

For more details, please contact the Secretariat on 2526 3679 or email: cpd@hkis.org.hk

Junior Organization Annual Ball 2004

The JO Annual Ball 2004 was a buffet dinner in a fine dining restaurant in the heart of the romantic Knutsford Terrace, Tsim Sha Tsui on 13th November 2004.

Special thanks are due to the sponsors: Chartersince Surveyors Limited, Kai Shing Management Services Limited, Knight Frank, Dynasty Premium Asset Valuation & Real Estate Consultation Limited and HKIS 2004-06 GPD Council Chairman Mr Yu Kam Hung.

Over 120 surveyors, guests and friends enjoyed the hilarious fun when everybody literally lived up to the party's theme: **Your Idols in 80's and 90's**. Apart from videos of the Top Ten Hits from these decades, we have also had an **Idol Imitation Competition**; the amusing performance of the contestants brought about the climax of the evening.

Another highlight of the party was the Lucky Draw, it functioned by bringing the entire floor into roars of laughter.

The Annual Ball ended with every body dancing to the oldie sound played by the live band in the restaurant. Let's view that joyful event in the photo gallery at http://www.hkis.org.hk/hkis/html_jo/index.jsp



Lesly Lam
JO Chairman
Kenny Chan
JO Committee Member



◀ Our honourd guests (form left to right)
Mr Yu kam Hung (2004-06 GPD Chairman), Hon. Patrick Lau (Legco Member) and Mr Tony Wan (2004 JO Chairman)



▼ More guests! (From Left to Right)
- President Mr. T.T. Cheung,
Mr Sunny Chan (2003 JO Chairman)
and Mr Honby Chan

▼ Lucky Draw – Here's the winners!
Ms Rina Tsoi (LSD Hon Sec) presenting the gift to the Winner, together with our MC, JO Chairman



It's party time!

