

SURVEYORS

測量師時代
Times

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2005 Presidential Year
2005年會長報告

HKIS 2004-2005 General Council

香港測量師學會2004 – 2005年度理事會

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The Annual General Meeting of the Institute was successfully held on 12 December 2005. TT Cheung, the outgoing President, gave a speech, which I did not time exactly but must have run over 40 minutes. Those who know TT well enough are no doubt accustomed to his long speeches, if not too long sometimes, to be honest. So 40 minutes was no surprise at all. What I found different at the AGM – a feeling I am sure shared by many that night – was that 40 minutes suddenly became too short. Too short for the president to report on the meetings and committees he attended, the journeys he made, the ceremonies he officiated, the comments he gave on our behalf to the Government and related organizations on various issues, the contacts we opened up, the new initiatives we created, the conferences and seminars we hosted, the guests we received, the friends we made so on and so forth. For the benefit of those who did not attend the AGM, a consolidated version of the President's report is published in this issue of the Surveyors Times, pages 3 to 12.

To propose an increase in annual subscription was always a challenge, although as noted in the report by the Hon Treasurer at the AGM, there has been a pressing need to do so. Proposals for concessionary rates for non-local members were also made. Over 650 members, including proxies, voted on the resolutions. While we are glad that all the resolutions were passed at the AGM, the views of those who voted against the resolutions should be carefully addressed.

Taking up the new challenge is our incoming President; CH Wong, a land surveyor by profession, is no stranger to most members through his many years of dedicated service to the Institute. In his inaugural speech, the new President pledged to "preserve as many as possible those policies made by the outgoing council, while encourage the incoming Council to review and redefine the Institute's strategic aims in response to new changes". Now that the bar has been raised, we will certainly look forward to a challenging year ahead. A full report on the new President and the new Council will be published in the January issue of the Surveyors Times.

On behalf of the new Council and the Editorial Board, may I wish our readers a Merry Christmas and a productive 2006.

Francis Leung



Building Our Community Contributing Our Professionalism

Introduction

My president year was very vibrant. It began with the witness of the most unforgettable SE Asia tsunami disaster in early 2005. The resignation of Mr Tung from the Chief Executive of HKSAR in March was unprecedented. I still recalled the good time of the election campaigns for the new Chief Executive when most of the Hong Kong citizens seemed to have high hope on the election of Mr Donald Tsang. We witnessed an improvement in efficiency of the SAR government under his leadership. We were very keen to work with the new governance on a number of issues where surveyors could contribute to the society. For example, the West Kowloon Cultural Development project, the harbour enhancement, the planning of the Lantau Island and the Kai Tak area, the land application list, urban renewal and the mandatory building inspection scheme, just to name a few.

While we are busy working for the betterment of Hong Kong, I have found Hong Kong is becoming more divisive in the last six months. It is sad to see that while the economy is beginning to pick up, some politicians cannot wait to push ahead the constitutional reform under their "democratic propaganda" the way of which I cannot submit to. Most professionals are politically apathetic. What they want are stability and predictability.

As a responsible professional body, we are trying our best in offering our professional views in the areas of our expertise to help the general citizens to understand the issues in debate and provide our analysis before they make their own judgment. Similarly, we are continuously monitoring the performance of the relevant government departments to ensure that they perform with the most transparent operation possible. I sincerely hope that everyone in Hong Kong would spend more effort in improving our built environment for our health and for our children.

In my president address delivered at the last AGM, I have highlighted the following areas that my Council would address:

- To improve communication with members
- To strengthen divisional autonomy
- To broaden membership base
- To improve advocacy of surveyors
- International and mainland development
- Professional development
- Members' welfare
- To reform the HKIS Administrative Office
- To review the HKIS/RICS relation
- To nurture the Juniors
- To review the governance of the Institute

I am proud to report that your Council has addressed almost all the above issues within the very short one year of our service. My term as president would end with another major event in Hong Kong, the WTO's 6th Ministerial Conference. What does it bring to us? While we spend a lot of money to make it work and the immediate return is a threat of terrorism and loss of business. It certainly does no good to the already fragile local economy. Whether it is a wise decision to host the conference at this time of the year in Hong Kong is yet to be confirmed.

Internal Affairs

Council meetings held

The Council members were very dedicated and worked harmoniously throughout the year. There were a total of 19 Executive Committee meetings held during the year. The three Board Chairmen attended 7 EC meetings which focused on matters related to the Board issues. This has greatly improved the efficiency of the Council. I am also pleased to report that the attendance rate of Council members were remarkably high with 4 members attained a record of 100%. They are Lam Li Wah, Yu Kam Hung, Wong Bay and I.

4 General Council meetings were held in the year to transact the businesses of the Institute. 13 out of 25 GC Councillors recorded a 100% attendance.

EGMs held and Resolutions carried

4 Extra-ordinary General Meetings (EGMs) were held in the year. The EGM for the formation of the Property and Facility Management Division (PFMD) was held on 18 April 2005. The meeting was adjourned due to insufficient quorum.

The adjourned EGM was re-convened on 18 May 2005. The resolution for the formation of the PFM Division was supported by members. In accordance with the constitution and by-laws, the PFM Division was formally formed within HKIS.

The EGM held on 27 September 2005 was with 7 proposed resolutions. Resolutions 1 to 7 were related to changes of the constitutions & by-laws which affected membership and required 75% affirmative votes from members presence or proxied in order to be carried. It would allow

direct membership and direct fellowship routes to HKIS membership, if approved. The other resolutions were in an attempt to straighten out the defects in the admission of Technical grade members and to install a mechanism for the Council to suggest appropriate fee structures for different types of membership.

Resolutions 1 to 7 required a quorum of 100 in order to convene the meeting. Since there was insufficient quorum, the meeting was adjourned. However, Resolutions 8 and 9 were not related to membership and required only 30 members to present to form as quorum. There was sufficient quorum for the meeting and the EGM was convened to move the 2 motions. The 2 resolutions were all carried.

The adjourned EGM was re-convened on 27 October 2005. The proposed resolutions for direct membership received approximately 50% of supporting votes and did not meet with the required 75% affirmative votes and therefore were not carried.

Although the motions were defeated, it was not bad to see that the support for the motions was increased to 50% compared with the 10% two years ago. While without lowering our professional standard, expanding our membership base is of paramount importance to the sustainability of HKIS. The direct membership routes would allow us to bring in high calibre members already working in the field. I trust the incoming Council would re-package the proposed resolutions and do more lobbying to get members' support for this important move initiated by the Institute.

Membership Growth

As at 9 December 2005, the total membership of the Institute is 6,534, with a modest growth of 3.24% over the last year. There are 4 Hon Fellows, 449 Fellows, 3,491 Members, 38 Technical Associates, 1 Technical Trainee, 2,390 Probationers and 161 Students.

It is noted that there is a net increase of 198 Corporate Members, representing an increase of 5.3% over the last year.

The membership growth of Technical grades is not satisfactory with only 39 members in total. More marketing of technical grade membership should be done in the coming year to broaden our membership base.

Review on nomination and reporting system

The SVP, Mr C H Wong, was tasked with the job of reviewing the nomination system of members to external bodies and to devise a reporting system. With the new system in place, we now have proper record and procedures for nominations and reporting.

One of the assets of being members of the Institute is to have access to information that our representatives received from their external representations. The new system will ensure that our representatives bring back to Council the information that they have received on behalf of the Institute and the Council would be able to assist the member representatives to reflect the Institute's views properly.

Re-structuring of the Administrative Office

The previous Council has appointed a management consultant to look into the many aspects of our Institute and have made a number of recommendations to improve the efficiency and effectiveness of our existing set up. The Administrative Office is now being re-formed, with the right re-allocation of resources and the addition of new staff, and gradually turned into a well structured and professionally run secretariat to serve the Councils and members.

Over the year, we have recruited 3 additional staff, (1 Assistant Manager for administrative services, 1 Information Management Manager and 1 Research Assistant). We regret to see the departure of the Secretary General after 7 years service. We learn that he is now settling well back into his professional career.

The current Council members have continuously communicated with the staff and as a result, the morale of the staff is getting higher over the year. They now understand what are the objectives set and also appreciate the voluntary services that the Council members have put in, and in turn, they work closer with us to deliver a good result in the year.

Communication with members

I have said in many of my speeches that there is a need to ensure a better, efficient and direct communication between members and the Institute. We have upgraded the webmail system lately and also seek members' consent to allow us to communicate with them via their preferred email addresses. With the recruitment of the Information

Management Manager, we are planning to embark a complete revamp to our website and hope that not long in the future we are able to communicate with members on the website. More importantly, we can poll members' views on the website to ensure that what we are doing is truly representing the wish of our members.

During the term, your Council has taken the initiatives to meet different members' group each month to exchange our views on a face-to-face basis. We have met 9 groups of members over the year, both in Beijing and in Hong Kong. The monthly members' happy hours on the last Friday of each month from May 2005 onwards provide a good occasion for members to meet and chat.

The Council has organized 11 members' forums to solicit members' views on topical subjects, for both internal and external matters.

Disciplinary cases

The Council has commissioned 4 Preliminary Review Committees (PRC) to look into 4 complaint cases. Two cases were found not established. Two cases were recommended by the PRC for further investigations. One case was discharged and the other case was recommended to go for trial.

The Council received 4 reports from the Committees of Investigation (CI) in this term, two of which were commissioned by the previous Council. Two cases were subsequently discharged upon recommendation of the CIs whereas two cases went on to Disciplinary Board for trial.

The Council appointed 4 Disciplinary Boards (DB) this year to trial 4 members. Two cases were recommended by the CIs commissioned by the previous Council. Out of the 4 cases, 3 subject complaints were sentenced. The fourth case is now awaiting the Disciplinary Board's decision.

In view of the rather long disciplinary procedures in the past, the Council has deliberated the issue and considered that it was no good for both the subject of inquiry and the Institute. The Council agreed on setting a guideline on the time for response as below:

- (1) Preliminary Review Committee : Recommendation to be submitted to Council within 30 days from the date of their appointment;

- (2) Committee of Investigation : Recommendation to be submitted to Council within 60 days from the date of their appointment; and
- (3) Disciplinary Board : Recommendation to be submitted to Council within 90 days from the date of their appointment.

Surveyors' Lunches

3 surveyors' lunches were organized in the year. The guest speakers were (1) Mr David Lane on the subject of PPP/PFI services in Hong Kong and the UK; (2) Ms Teresa Cheng, SC speaking on the roles of surveyors in dispute resolution mechanism; and (3) the Hon Selina Chow sharing with us her views on the relation between politics and the professional.

Opening of new library

The new library was officially opened on 21 April 2005, celebrating the 21st anniversary of the Institute. It is now equipped with 3 computers for members to check mails and surf on websites. The conversion also enables us to have more space for the Administrative Office, to free the staff from working in a congested work space as before. A President Room is also created to enable the President and other executives to host visitors and to meet with the media, thereby improving the image of the Institute.

The library also becomes the venue for the monthly members' happy hours on the last Friday of each month, when members get together to chat and enjoy free wine and snacks.

The Council is working on a library system to store the information received and be usable to members. It is hope that we will have our HKIS e-library system in the near future.

HKIS Annual Dinner 2005

The Annual Dinner was successfully held on 14 November 2005 at the Grand Hyatt Hotel. We have the great pleasure of the presence of the Chief Executive, the Hon Mr Donald Tsang, as our Guest of Honour. The presence of the CE has greatly boosted the social status of surveyors in town with his public recognition of the Institute as close partner of the government.

New HKIS corporate video

The Council approved the production of a new HKIS corporate video as the old one was no longer reflecting the current structure and works of the Institute and the surveying services. The new video was shown to the CE and many other guests at the Annual Dinner and received very good comment.

Members' Welfare

At the beginning of the Council year, we entrusted the Hon Treasurer to head the Members' Welfare Committee looking at providing general welfare to our members.

We have produced our first HKIS membership card, contracted with a number of merchandizers to offer attractive discounts on their products to our members. Members may like to refer to the details published in the Surveyors Times or to find out more on the HKIS website.

Supporting the Junior Organization

The Council has approved the proposal from the JO council to raise the age limit of JO members from 35 to 40 to be in line with the general benchmark in Hong Kong. We trust that the support will enable the JO to attract more capable members to serve their council.

The Council has approved to fund an executive training programme for members recommended by the JO Council. As I have mentioned in my new president address last December that the JO is an important resource and the only cross-discipline set-up within the Institute that has a clear mission to help young members to develop in the profession and contribute to the Institute in its various functions and activities. The Council believed that a proper investment in the development of the JO for the nurturing of future leaders is important. The training programme will enable them to facilitate their growth to serve the Institute and the society in the future.

External Affairs

Appointment of members to external bodies

The Council has made 56 appointments of members to various government bureaux and departments, education and training institutions, community and volunteer services

organizations, real estate services related organizations and some international organizations in the year.

Appointment of arbitrators and independent valuers

The Council has made 6 appointments of an arbitrator jointly with the HKIA and 19 appointments of an independent valuer at the request of the disputing parties.

Submission of surveyors' views to the government

The Council has submitted 29 papers to the Government throughout the year to offer surveyors' views. These submissions covered surveyors' expertise in planning (Lantau concept plan and Kai Tak), building maintenance and management, West Kowloon Cultural Development project, provisions under the Land Registration Ordinance for determination of land boundaries, revision of the code of practice issued under the Land Survey Ordinance (Cap 473), Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545), constitutional reform and CEPAll, and alike.

The submissions received serious attention from the government in particular our views on WKCD, building maintenance, land resumption and matters related to the land survey ordinance.

Meeting with government departments and policy makers

During the Council year, we have met the government departments and policy makers on 29 occasions, both in Hong Kong and in Beijing, to express our views directly.

I have personally met the then Acting CE, Hon Donald Tsang on 13 May 2005 and the CS, Hon Rafael Hui, on 19 August 2005. I have also maintained constant dialogues with our Legco representative, the Hon Patrick Lau, to ensure that surveyors' views are properly reflected in the Legco.

During the term, I have met the following politicians to introduce to them the expertise of surveyors:

- (a) Ir Dr Hon Raymond Ho, JP
- (b) Hon Abraham Razack, JP
- (c) Hon Mrs Selina Chow, GBS, JP

(d) 45th Concern Group (Hon Alan Leong, SC, Hon Audrey Eu, SC)

(e) Hon Kwong Chi Kin & Hon Li Fung Ying, BBS, JP

(f) Hon Chan Yuen Han, JP

(g) Hon Lau Kin Yee, GBS, JP

(h) Hon Emily Lau, JP

(i) Hon Timothy Fok, GBS, JP

Advocacy

The Institute has been more proactive in advocacy this year, in particular in the following areas: (a) Land disposal system, land application list, land premium and property market review; (b) Comments on WKCD projects with respect to the use of PPP, construction cost and tendering strategy; (c) Proper building maintenance; (d) on the launching of professional standards and (e) Best property marketing award.

Visits by counterparts

The Council and divisional councils received 19 delegations from all over the world in the year. The visits not only recognize the professional status of the Institute but also allowed our members to make friends with counterparts in the world.

Agreements signed during the year

We have executed 6 agreements in this council year.

The greatest achievement is the signing of the Reciprocity Agreement with our QS counterpart, the China Engineering Cost Association (CECA) in Beijing on 24 May 2005. We will soon have some 200 mainland members to join us on top of the 100 CIREA members who joined last year. Similarly some 200 QS members will get the CECA qualification in China soon.

Another important document that we have executed was the Memorandum of Mutual Recognition of Membership (MMRM) with the RICS on 14 November 2005. With the globalization manifesto of the RICS, the two Institutes are operating under different structures and have caused concerns to our members in particular the return of the RICS in Hong Kong conducting competing activities with the Institute. The relationship with RICS was carefully deliberated in many occasions in various councils and also at open forums with members. The MMRM executed

carefully defined the relationship between the two institutes and installed a system to ensure that there is no back door route of any chance takers.

The Memorandum of Understanding on the Formation of Business Valuation Forum signed between the HKIS, the HK Society of Financial Analysts and the RICS Hong Kong on 3 October 2005 has enabled surveyors to better equipped in the areas of business valuation.

The Surveyors' Alliance Asia

Since the formation of the SAA last year, the Executive Council of SAA has established and met twice to formulate the action plans for the 3 founding institutes.

Joint institutes' activities

We have maintained close partnership with other local professional bodies via the Coalition of Professional Services Ltd. The representatives get together each month to exchange and share the experience of matters of common interests.

The presidents of HKIA, HKIS, HKIP, HKILA and HKIS have regular dinner meetings hosted in turn to discuss matters of common concerns. Institutional leaders are closely communicated.

The five institutions have a number of joint activities organized in this year:

- (a) Joint donation to the Red Cross for SE Asia tsunami victims on 12 Jan 05
- (b) Joint forum on the development of the WKCD project on 29 Jan 05
- (c) Joint meetings with Acting CE on 13 May 05
- (d) Joint meetings with CS on 19 Aug 05
- (e) Joint submission to CE on fee tendering
- (f) Joint meetings with Hon Frederick Ma on fee tendering on 21 Nov 05
- (g) Joint institutes' conference on 22 Nov 05 (chaired by HKIS this year)
- (h) Quality Building Award 2006 (chaired by HKIS this year)
- (i) Social programme : "My Heart My Home – 18 Districts Best Loveable Sights" jointly with the 18 District Councils. (chaired by HKIA)

Professional Development

CPDs organized for the year

A total of 77 events were organized by the Council and divisional councils this year, giving a wide variety of choice for members.

International and local conferences

The Institute has sponsored delegates to attend 20 international conferences and meetings in the year.

The International Property Valuation Conference held in Xian on 16-18 October 2005 was the first joint initiatives between FIG Commission 9, CIREA and HKIS (GPD). The 4th Beijing-Hong Kong-Macau Geomantic Conference held in Macau on 7-9 September was another joint effort of the land surveying experts of HK, Beijing and Macau. The organization and participation of these conference not only enable the Institute to maintain a good international profile but also re-confirmed HKIS's role as the bridge between mainland counterpart and the rest of the world.

The Institute has also organized, co-organized and sponsored delegates to attend 20 local conferences and workshops. Members are benefited from the conferences on the following subject in this year include (a) PPP; (b) Value Management; (c) Licensing and (d) Building maintenance and urban renewal.

Research and publication

The Institute has sponsored 4 research projects recommended by the Research Committee. 2 were GP-related and the other 2 were QS specific. The research papers are available in HKIS library.

The Institute has successfully applied for 2 research projects under the government PSDAS fund in the year. Both projects were from the initiative of the QSD council.

- (a) "Enhancement of Construction Value Management: Professionalism for the New Generation". Research head: Dr Leung Mei Yung of City University of Hong Kong.
- (b) "Promotion of Best Professional Practices for Public Private Partnerships Projects". Research head: Dr Paul Ho of City University of Hong Kong.

The Institute has been able to enjoy the funding support from the government through the PSDAS scheme. We have in the past applied for other research on GP related subjects. I encourage the other divisions to make effort in conducting more research in their specialties in the future.

The Institute has launched a number of important publications and standards in the year. The launching of these publications has set local industry standard for good practices. These include (a) Business valuation standard; (b) Valuation standards on properties; (c) Guidance notes on valuation of properties for mortgage purpose (2nd edition); (d) Standard for of building contracts 2005 (jointly with HKIA and HKICM); and (e) Standard method of measurement of building works (4th edition) (jointly with HKCA and other E&M institutes).

The Board of Education has completed the ATC Guides and Procedures. It is hope that we can admit more technical grade members in the future with the ATC system now in place.

I have repeatedly requested members and universities to produce more textbooks on local practices so that our young members are able to benefit from the experience of the senior surveyors. We have seen a few new books, mostly GP related, launched this year. I sincerely hope to see more publications in the future.

Education

The Council has taken the liberty to visit the 3 local universities in the year to understand their current emphasis on education and to exchange views on industry expectation on their graduates. We have also discussed areas of collaboration such as joint research under PSDAS or HKIS funding, publication of textbooks and the sponsorship of prizes for outstanding students. The response from the universities was very positive.

The Institute has accredited 2 local surveying courses during the year.

A delegate led by Professor Barnabas Chung and members of the Board of Education paid a visit to our Australian counterparts last summer, to learn and exchange experience in the area of education.

Social Development

While we are busy in the many aspects of our profession, we have not neglected the importance of a well-balanced lift of our members. Starting from May 2005, we have organized the monthly members' happy hours on the last Friday of each month at the HKIS library. Besides providing an opportunity for members to meet and chat with free wine and snacks, we have arranged wine tasting, toast master presentation, introduction of golf etiquette, etc.

We have inaugurated the HKIS Golf Society to provide more specific services to our golfers. Two tournaments were organized in the year, one in the Mission Hills on 25 January 2005 and the other in Kau Sai Chau, Sai Kung on 1 November 2005.

The Institute has contracted with the HK Jockey Club for places at the Club and Association Box at both the Shatin and Happy Valley. Members may enjoy these ideal venues for business entertainment and leisure on the racing nights at competitive rates.

The JO has been very energetic this year under the leadership of their chairman, Lesly Lam. The JO dragon boat teams won two trophies in the Stanley Dragon Boat races on 11 June 2005, namely 華籍男子乙組盃賽第6名 and 女子組碟賽第4名.

We have participated in the "All Professionals Cup 專業超霸盃" soccer competition organized by the HK Coalition of Professional Services on 28 August 2005 at the Stanley Ho Sports Centre, Sandy Bay.

The JO has arranged a joint badminton function with the Chartered Institute of Building (Hong Kong) on 23 October 2005. These functions revealed that we have a lot of talented young members.

The JO has also arranged wine tasting and a poolside party during the year for members of all ages and the students currently studying in the universities. Through these functions, we hope we can reach the younger generation so that they feel that they are part of the big family. It is only with this unflinching job commitment, we are able to build a solid base for the future of our profession.

Conclusion

With the support of the dedicated Council, I am able to achieve a number of milestones in the very short period of my presidency. I am truly indebted to them and in particular to the following members:

Francis Leung – besides taking care of the monthly magazine of improving both standard and quality, he has devoted a lot of his time to preparing the 4 EGMs during the year. He has also handled 12 disciplinary cases and as my advisor on a number of occasions in the year. Thank you very much Francis.

Lam Li Wah – besides taking care of the financial side of the Institute, Lam has established a well-organized Finance Committee structure within the HKIS. This is an important move as we are unable to rely too much on a single person when the Institute is growing big. A more corporate structure is required. Members would surely agree with me that the Welfare Committee has done a great job under Lam's leadership bearing in mind that the Committee is a new set up and therefore not an easy task to be entrusted.

Yu Kam Hung and Paul Ho for their effort in supporting my advocacy of raising the profile of surveyors. The result of which is undeniable.

Barnabas Chung – for his unfailing trust and support in me, not just in my president year but also in the past years leading to my presidency.

Ways forward

- To improve the communication with members and in particular how to reach the majority silence;
- To devise a more structured approach to market the professional services of surveyors;
- To broaden the membership base by recruiting more technical grade members and to re-launch the direct membership scheme for members' endorsement;
- To devise a more structured approach for the advocacy of surveyors and to institutionalize the meetings with

senior government officials for better recognition of the professional status of the Institute;

- To set up an information management system to properly manage the information of the Institute which is the greatest assets to the general members;
- To decide the market positioning of the Institute in the mainland and to devise a strategic plan to move ahead;
- To review on the governance of the Institute to ensure a good succession plan is installed. The current rotation-system for presidencies amongst divisions and the ways of divisional council members to be elected shall be carefully reviewed; and
- To spend proper resources in training for future leaders, both in the Institute and in Hong Kong.

I would like to express again my utmost gratitude to all Council members for their support and trust in me throughout the year. I am also grateful to a number of members, young and old, for their continuous support and advice during my term of presidency, to which I am truly indebted.

Lastly, I cannot miss out to take this opportunity to thank you for my beloved wife, Margarita, for her understanding and unfailing support in this critical year.

I trust you would not receive any more mails from me in the middle of the night as I have done so in the past. It is time for me to step down from this post of heavy commitment and to re-schedule my life pattern for further advancement. I wish you all the best in the years to come.

Thank you.

T T Cheung
President 2004-2005

建設社會為己任

專業精神匯社群

序

我當會長這一年是充滿了動感及允許測量師參與的一年。從令人難忘的南亞海嘯到選舉特區新的特首，西九或強制驗樓等，香港每天都在變。對一向政治冷感的專業人員來說，我們所希望見到的是社會穩定和可預測性。但在某些民主力量積極爭取之餘，我們不幸地看見香港正在分化。作為一個專業團體，學會一直參與社會事務，不單向政府有關部門提供專業意見和監察並希望從而可以幫助改善市民大的生活環境及質素。我現在欣然彙報我就任時所提出的重點工作大部分都已經完成。

內部事務

- 執行委員會一共舉行19次內部會議，而其中7次是三個委員會主席一起列席的。理事會一共開會4次。處理超過1,000個學會事務；
- 本年度召開了4次會員特別大會。5月18日的會員特別大會通過了成立「物業設施管理組」的動議。9月27日的會員特別大會提出了9項動議。按法定與會人數通過第八及第九項。10月27日的會員特別大會再次提出關於擴大會員人數動議，但不獲通過；
- 截至12月9日會員人數是6,534，比去年增加了3.24個百分點。而正式會員則增加了198人，同往年比較多了5.3個百分點。但在技術級會員的增長上祇錄得39人，成績未如理想；
- 今年理事會一共聆聽了12個有關紀律的案件，而各個事件均在不同的階段得到處理。此外，理事會更通過了處理不同階段紀律事宜的時間承諾；
- 會員間的溝通：今年以來，我一直強調會員間溝通的重要性。學會已更新電郵系統及即將換代的網頁將令

人耳目一新，而且樂於利用這個簡便快捷的通訊方法。除這之外，理事會九次出訪位于不同地域或工作單位的會員，聆聽他們的意見；此外，我們每月杪的歡樂時光聚會，及11次的課題論壇都一一讓我們聽取得到會員的需要及意見；

- 委任對外事務代表機制；
- 重組秘書處；
- 舉行了3次測量師中午聚餐。主講嘉賓均為各界翹楚；
- 新圖書館啟用；
- 重新製作香港測量師學會短片；
- 開拓會員福利。推出學會的第一張會員卡，又與個別機構合作給予會員一系列購物優惠；
- 培育青年組；
- 於11月14日在君悅酒店成功舉行2005年周年晚宴、特首曾蔭權先生以嘉賓身份列席。

對外事務

- 推舉了56位會員以學會代表身份參與各類對外事務；
- 委任了6位仲裁員及19位獨立估值員；
- 就不同課題向特區政府作出了29次的諮詢回覆並得到了重視；
- 就不同課題與政府部門及立法局議員會面29次；直接反映測量之聲；
- 接待了來自不同國家地區的代表團共19個；
- 本年度一共簽訂了6份協議和意向書。其中最重要的首推與中國建設工程造價管理協會在5月24日簽訂的



互認協議；除此之外，11月14日與英國皇家特許測量師學會所簽訂的會籍互認備忘錄和10月3日與香港財經分析師學會及英國皇家特許測量師學會香港分會所簽訂有關商業估值的備忘錄；

- 參加亞洲測量師聯盟執行委員會會議兩次；
- 跨學會活動 — 學會一直與其它專業學會及香港專業聯盟保持緊密工作關係並通過一系列活動探討、鞏固及提升本業的水平和社會地位。

持續專業發展

- 本年度一共提供了77項持續專業發展課程；
- 派代表出席了20個國際會議；
- 參與或舉辦了20個本地的會議和研討會；
- 撥款支持4個科研項目並同時成功申請特區政府兩項研究項目撥款；
- 出版了一系列專業標準、守則和指引；包括了商業及物業估值標準，建築標準合約和標準量度法，為業界厘定統一的標準，更有效地減少爭拗和訴訟；
- 教育委員會完成制訂技術評核試指引及程序，提高吸納技術協佐會員的工作效率；
- 理事會造訪了本地3家大學，與有關學系展開探討測量本科內容與社會需求。

文康活動

本年度學會參與和開始了一系列文娛康樂活動，希望通過跨學會或跨測量專業範疇的聚會相互認識，建立和鞏固大家的友誼，為本業創造更好的社會條件。

結語

在理事會成員的大力支持下，我得以順利完成並達到工作目標；在此，我向他們致敬。我特別感謝梁立基、林利華、余錦雄、何學強及鍾鴻鈞教授，他們在不同領域的付出及支持令我將學會的成就帶到一個新的境界。

前瞻

- 優化並鼓勵會員間的溝通和會務參與；
- 更有效地推廣測量專業；
- 開拓會籍；
- 與政府部門加強溝通渠道及定期給予專業意見；
- 將學會所發表的文章和其它資訊有效率地向所有會員公布；
- 對內地市場作出定位和訂立推廣策略；
- 檢討學會管治模式及培育領導成員。

最後我必須要再三感謝理事會成員的鼎力支持，對於我家人無條件地並肩作戰我更是萬分感激。我將卸下會長的職責及重整我的日程，邁向人生的下一步；在此，我祝願各位身體健康，生活愉快。

張達棠 會長

HKIS Annual Dinner 2005

For over 700 diaries, 14 November 2005 would have had a note on, saying: 6:45pm HKIS Annual Dinner, Grand Hyatt, Harbour Road, Hong Kong; guest of honour: Chief Executive of the HKSARG, the Honourable Donald Tsang.

The CE arrived at 7pm sharp despite the rush hour heavy traffic, and he had a bad cold; he candidly added that his medical advisor told him not to go to any parties because colds are infectious but his political advisor said he should, he abided by his political advisor.

The President, TT Cheung, has been quick to thank the CE for breaking the medical rule and reassured that the surveying profession will, like it has always done, continue to work closely with Government on all issues that the discipline may cover.

Meanwhile, the Chairman of the Annual Dinner Organizing Committee, Raymond Chan, gives his thanks to Horace Lam, Tony Wan, Maris Lo, Eric Ma, Gilbert Kwok, Billy Wong, Joseph Wong, Jeffrey Wong, Fiona Chong and Tzena Wong for their contribution to the event management.









Speech by the President of the Hong Kong Institute of Surveyors, TT Cheung, at the HKIS Annual Dinner on Monday, 14 November 2005

The Hon Donald Tsang, distinguished guests, fellow members, ladies and gentlemen,

It is my pleasure to welcome you to the HKIS annual dinner. We are very honoured and grateful to have the Honourable Donald Tsang, the Chief Executive of the HKSAR to be our guest of honour and to deliver a speech at our annual dinner this evening. Mr Tsang, I understand that you are not feeling well today. We are truly grateful for your kind presence. We hope you will come to our Annual Dinner again next year.

We are very honoured to have over 50 distinguished guests with us tonight. Please join me in welcoming our guests in our usual way.

We have a very fruitful year in HKIS history. I must express my appreciation to my Executive Committee members and the three Board Chairmen for their support and trust. They have been working so hard for the past eleven months. The Executive Committee met twice a month and we seem to have worked for two years already.

The membership of the HKIS has grown to 6518 by the end of October 2005. We now have 3941 corporate members, 38 technical members and 2539 probationers and students. A new Property and Facility Management Division has been formed pursuant to the wish of members at an EGM held in May. We now have six divisions with the expertise to serve an even wider spectrum of the property industry in Hong Kong. I have confidence that membership will soon break through 8000 with the formation of this new division, the recruitment of technical grade members and through reciprocity agreements with our Mainland counterparts.

The Institute has been very active locally throughout this year, and continue to offer our professional views to Government on matters relating to land sales and land use, urban renewal, building maintenance, property management and environmental sustainability. We have been very vocal in issues covering the West Kowloon Cultural District, harbour reclamation, mandatory inspection of old buildings and proposed the setting up of a building affairs tribunal to deal with disputes on building matters. I am glad to report that our views are well received by Government.

We are currently focusing on the development of the WKCD project and urban renewal of old districts. The WKCD has a major impact on the construction industry. We have stood up to speak out what we should do in both the Legco and to the media over the last twelve months. We support the notion that the project should go ahead as soon as possible and we do not want to see the project becoming the focus of a political debate.

With respect to urban renewal, surveyors have much to offer. We very much like to see a faster pace of urban renewal and have submitted to Government our research findings on the application of the Land (Compulsory Sale for Redevelopment) Ordinance and pointed out that urban renewal should start from the proper utilization of land before the 4Rs are to be implemented.

As a professional body, the Institute strives for excellence. The council has published new standards and updated old ones in the year. These documents include the new Standard Form of Building Contract, the valuation standard and the guidance notes to property valuation. We will soon launch the new HKSMM4 replacing the one which has been in use for more than 30 years as well as a business valuation standard to meet with the requirement of the SFC. We are currently studying with our architect and engineer counterparts to see if there is a need to create a new building standard for Hong Kong; in the long term, Hong Kong should have its own building standard.

Although the Institute is a local professional institute, we are widely connected with the rest of the world in the area of surveying. We have signed a reciprocity agreement with our quantity surveying counterparts in the Mainland this May. We are expecting to have about 200 qualified members from each side to become members of the other by the end of 2005. We have signed a Memorandum of Mutual Recognition of Membership with the Royal Institution of Chartered Surveyors today to strengthen the working relationship with our long working partner in England. We have also signed an MOU with the Institute of Civil Engineering Surveyors in England in October to recognize the professional standard of each other in areas of civil engineering survey and geo-spatial survey. We will continue our exchange with quality overseas organizations with a view to maintaining the high standard of the Hong Kong Institute of Surveyors.

Mr Tsang, distinguished guests, it is my great honour to be the President of the Hong Kong Institute of Surveyors, where I have learnt a lot in this year. During my tenure of presidency, I visited members at their working places and to listen and understand their concerns, and found that we have many high caliber members with good knowledge, good heart and dedication to the surveying profession and the local community; there exists a common area amongst us all – contributing continuously to the stability and prosperity of Hong Kong and for our future generations.

Finally, I wish you all an enjoyable evening. Thank you.

The Hong Kong Business Valuation Forum



On 24 November, the Hong Kong Institute of Surveyors, the Hong Kong Society of Financial Analyst and the Royal Institution of Chartered

in response to the SFC, the three institutes agreed to form a joint forum to handle the issues arising from business valuation services carried out by their members. The organization is named as the Hong Kong Business Valuation Forum 商業估值議會 (HKBFV).



The member instituted in a Memorandum of Mutual Understanding that only professional institutes who agree on the following vision and objective statements could join the HKBFV. The vision of the HKBFV is to "protect public interest by providing quality business valuation services" and the objectives of the HKBFV are:

- To have a unified business valuation standard for member institutes to follow;
- To have a set of professional competence requirements for members who are capable of doing business valuations within each member institute of the Forum;
- To have each member institute enforcing its disciplinary procedures for members engaging in business valuation; and,
- To set up an Advisory Board comprising representatives from member Institutes to promote the practice of professional business valuation in Hong Kong.

Speaking at the press conference were TT Cheung, President of the HKIS; Karl Lung, President of the HKSFA and David Tse, Chairman of the RICS HK.

Surveyors (Hong Kong Chapter) jointly held a press conference in the Surveyors Learning Centre on the newly introduced Business Valuation Forum.

According to the convenor and honorary secretary of the BVF, Joseph Ho, Hong Kong has increasing needs for the provision of business valuation services. Since there exists no uniform standards to regulate and guide the works of business valuation practitioners in Hong Kong, Securities and Future Commission (SFC) had raised its concern about the standard of business valuation for use in financial reporting in its consultation paper in May 2003. As members of the Hong Kong Institute Surveyors (HKIS), the Hong Kong Society of Financial Analysts (HKSFA) and the Royal Institution of Chartered Surveyors (RICS) are involved in the delivery of business valuation services in Hong Kong,

The Council of the Hong Kong Business Valuation Forum comprises:

Kam-hung YU	The Hong Kong Institute of Surveyors	David FAULKNER	The Royal Institution of Chartered Surveyors
Lawrence PANG	The Hong Kong Institute of Surveyors	Professor Kwong-wing CHAU	The Royal Institution of Chartered Surveyors
Karl LUNG	The Hong Kong Society of Financial Analysts	Joseph HO (Convener and Hon Secretary)	The Hong Kong Institute of Surveyors
Richard MAK	The Hong Kong Society of Financial Analysts		

The Advisory Board of the Hong Kong Business Valuation Forum comprises:

Kam-hung YU (Chairman)	The Hong Kong Institute of Surveyors	Stanley MOK	The Hong Kong Institute of Directors
Karl LUNG (Vice Chairman)	The Hong Kong Society of Financial Analysts	David WONG	The Hong Kong Institute of Directors
Lawrence PANG	The Hong Kong Institute of Surveyors	Oliver RUI	The Chinese University of Hong Kong
Richard MAK	The Hong Kong Society of Financial Analysts	Professor Vidhan GOYAL	The Hong Kong University of Science & Technology
David FAULKNER	The Royal Institution of Chartered Surveyors	Archie TSIM	Hong Kong Exchanges and Clearing Limited
David EDWARDS	The Royal Institution of Chartered Surveyors	Stephen CHAN	CPA , individual
Charles GRIEVE	Securities and Futures Commission	Joseph HO (Hon Secretary)	The Hong Kong Institute of Surveyors
Sylvia SIU	The Law Society of Hong Kong		



President of the HKIS, TT Cheung, told the media that to perform its role properly, the HKBVF must have credibility and the establishment of an Advisory Board 商業估值議會顧問委員會 and a HKBVF Council 商業估值議會理事會 are necessary to meet these objectives.

Mr Cheung further added that the HKBVF in May this year has invited various professional bodies and regulators to nominate independent members to join the Advisory Board, these include SFC, HKSE, HKICPA, Institute of Directors, Law Society, University of Science & Technology and Chinese University. The Advisory Board serves as a consulting body to the Council to reflect independent views from non-valuers. This in turn means that board members must be both knowledgeable and independent and should ideally comprise a mix of experienced practitioners, academics, and non-valuers from the corporate world or government. To date, there are a total of 14 Advisory Board



members (6 from the member institutes and 8 are independent members) and an honorary secretary. Should there be additional member institute(s) in the future, the number of seats will be added and adjusted and it is agreed that the principle of the board structure is to have the majority of the board members being independent of the member institutes.

The Council is the executive and governing body of the HKBVF. The Council will essentially represent the member institutes in advising the government, the regulators, the investing public and practitioners on matters relating to business valuations. The Council will also be responsible for promoting best practices, enforcing standards by way of disciplinary investigation and dealing with complaints against Registered Business Valuers registered with the HKBVF 商業估值議會註冊商業估值師 (R B V).

With the setting up of the Advisory Board and the Council, the HKBVF has completed and finalised the Business Valuation Standards which will be released to the public at the end of this year and a set of Professional Competence Requirements of a RBV.

Case Study

Joseph Ho, Convenor, Business Valuation Panel, GPD

While the formation of the Hong Kong Business Valuation Forum is promulgated, the Hong Kong Institute of Surveyors has received a referral of an inquiry on business valuation. This is a case where a valuer prepared a business enterprise valuation using Discounted Cash Flow Method under the Income Approach. The manner the valuer derived the discount rate and the parameters adopted in computing the discount rate were challenged by other valuation industry practitioners and complained to the regulatory authorities. The complainants even commented that the work was a sub-standard business valuation.

The concerns were: (i) did the valuer use the Capital Asset Pricing Model (CAPM) rightly to build up the discount rate or not? Basically the valuer was engaged to value

an infra-structure project in mainland China, and in his CAPM computation he adopted a US risk-free rate but analysed the equity market premium by reference to the equity market in Hong Kong. According to the complainant, this is against the general principle laid down by various authoritative theories, and that the resultant discount rate failed to match with other similar projects; and (ii) whether the existing valuation standards provide sufficient guidance to ensure that the valuers used appropriate ways to derive the discount rates.

As we do not have access to the data and information used by the first valuer, we cannot comment on whether he used the model correctly. However, there are numerous text books and papers available that provide information on the right model.

Both the Business Valuation Standards published by the Hong Kong Business Valuation Forum and The HKIS Valuation Standards on Trade-related Business Assets and Business Enterprises published by The Hong Kong Institute of Surveyors stressed the importance of disclosing the valuation method and the procedures followed in the application of the valuation method selected in a valuation report. Both standards referred the use of each valuation method to the International Valuation Standards Guidance No. 6 published by the International Valuation Standards Committee of which The Hong Kong Institute of Surveyors is a member.

However, both standards, including the International Valuation Standards, are by no means intended to provide a step-by-step manual to guide or regulate valuers in reaching a value conclusion; rather, they provide appropriate guidance to the valuers in preparing their valuation reports to achieve the highest standard of professionalism.

We take the view that when a member is preparing a valuation report for his or her client for whatever purpose,

they should at first satisfy the question of whether he or she is a qualified valuer or not. Practice Statement 1 of The HKIS Valuation Standards on Trade-related Business Assets and Business Enterprises requires Members to ensure that he or she possesses sufficient knowledge of the appraised asset, and the skills and experience necessary to undertake, prepare and complete the required valuation report competently, independently, impartially and, shall accept full responsibility for it. In fact, both standards and the International Valuation Standards requires a valuer to convey to the intended user and/or reader a clear understanding of the opinions expressed by the valuer and should be couched in terms that can be read and understood by any person who has no prior knowledge of the subject being valued. A satisfactory report shall neither contain any ambiguous information or opinion nor mislead the intended user and/or reader in any way.

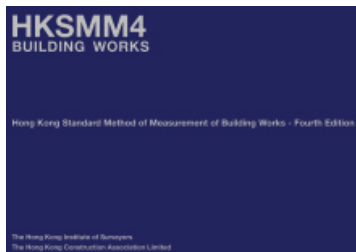
This is a good opportunity to remind our Members that in preparing a valuation, either a business valuation or valuation of property, he should disclose the specific assumptions used and also the justification for his choice.

On the HKCPS

Stephen Liu, the Institute's representative to the HKCPS Board, reported on 14 November 2005 on the following:

- The visit to Beijing by the Coalition has been confirmed. There are a total of 20 Directors from the Coalition and President or Chairman of the various professional Institutes joining. The Chairman of the HKCPS, the Hon CY Leung will be the leader of the Delegation.
- The visit to Fujian is likely to take place in 2006.
- The HKIS enquiry on the SARS fund project application has been responded to; however, a reply is still outstanding and the Institute is waiting committee endorsement.
- The next AGM of the HKCPS has been scheduled to take place on 12 December 2005 before the Board Meeting. One of the agenda items will be the election of Chairman and Vice Chairman but there is no need for election of Directors as it is for a three years term from last year.
- For the Young Coalition Committee, there will be some lunch talks to be organized on a bi-monthly basis to encourage young members' interest.
- The meeting endorsed the Hon Treasurer's proposal to make provision of \$10,000 for each of the activities run by the HKCPS which was to be completed before the end of the financial year in order to compile a proper account.

Launching of the SMM4



The Hong Kong Standard Method of Measurement of Building Works, 4th Edition (SMM4), which will enhance efficiency and minimize disputes by standardizing methods of measurement of building works, has been launched on 25 November 2005 after more than a decade's work by the drafting committee led by Ken Goodbourn and members, past and present, comprising KS Shum, YY Ho, Eric Au, Peter Tann, Ambrose Chan, Eddie Toh, Albert Cheung, CW Cheung, Ricky Kwok, Mike Ashton, David Lai, YK Chu, CM Yung, Sam Cheng, Ir Howard Lok, CK Wong, Steven Griffin, Ir Victor Cheung and Hermes Wong.

The launching ceremony was a joint event between the Hong Kong Institute of Surveyors and the Hong Kong Construction Association and was officiated by the Hon Rafael Hui Si-yan, GBS, JP, Chief Secretary for Administration of the HKSAR Government. Joining the President of the HKIS, TT Cheung and President of the HKCA, Conrad Wong, were nearly 100 guests including the Hon Patrick Lau, the Hon Abraham Razack and senior executives from quantity surveying, contractor and developer firms.



Speaking at the launching ceremony, the President of the HKIS, TT Cheung, said that amongst the six specialties that the surveying profession has to offer, the quantity surveyors are the ones who will have the closest working relationship with the SMM4. The quantity surveyors are cost engineers who cover cost planning, preparation of tender documents and participate in contract administration, prepare cash flow forecasts and exercise cost control over a project. The SMM4 is a perfect tool for quantity surveyors and he believed that even junior surveyors can put the



Standard in application with minimal professional support. For undergraduates reading the surveying discipline, this document will facilitate their understanding of the costing issue. The Institute is confident that the SMM4 will not only serve as a platform but also functions as a maintenance tool for up-keeping

professionalism. Mr Cheung said that to the public, the SMM4 also has something to do with them. For public works which are paid out of the taxpayers' pockets, the SMM4 will provide a system for the monitoring of risks and balancing of economic benefits, the SMM4 will contribute to our society.



is important to determine a standardized measurement method for the industry as a whole.

The first edition of SMM (SMM1) was adopted in 1962. With all the changes that had taken place in the local society and also in the profession, SMM1 had been modified in 1968 (SMM2) and again in 1979 (SMM3). 26 years have passed since the adoption of SMM3 till now. The construction market of Hong Kong has been drastically transforming in the past two decades with the fast advancement in construction design and technology. Massive use of new construction technologies like curtain walls, raised floor and diaphragm walling reveals the need to amend and adopt a new set of standard for the industry. The first meeting of members of SMM4 Drafting Committee was on 16 March 1992. With the efforts contributed by related professional institutions and their corresponding representatives, and backed by extensive support from industry practitioners, SMM4 was finalized and launched in November 2005.

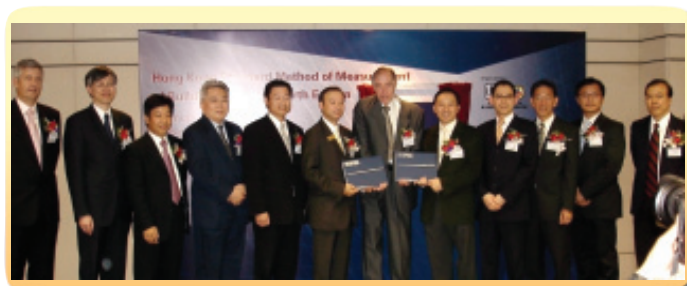


The President concluded by saying that the Hong Kong Institute of Surveyors is committed to shouldering the responsibility and face the challenges that the ever changing market will bring and is dedicated to conducting a series of seminars and workshops to ensure that both the industry and the public are aware of the benefits that the SMM4 will bring.



Besides the addition of measurement methods for new construction materials and technologies, SMM4 also simplified the traditional way of measurements, which will directly lower construction costs by minimizing use of human resources. Property developers and end users will both be benefited with the launch of SMM4.

SMM4 has adopted the table format of presentation, a new feature as compared with SMM3, which clearly and neatly indicates important information including type of construction, method of measurement, definition, etc. The systematic presentation of data helps avoid confusion and unnecessary disputes. This new edition standardized and systemized descriptions of construction projects, which will largely simplify drafting procedure of bill of quantities. Electronic version of SMM4 is also available for users to facilitate more efficient and accurate input of data.



It is estimated that approximately 3 to 6 months are needed to draft new sets of tender documents upon adoption of SMM4. Construction contracts based on SMM4 will appear in the market in 6 to 12 months after today's launch. According to past experience, it will take about 2 years for the industry to widely adopt a new set of measurement method.

A brief history

Standard Method of Measurement (SMM) is widely utilized by the global construction industry. Key objective of SMM is to offer a standardized method to measure all construction materials while formulating Bills of Quantities (BQ) in the process of tendering and calculation of amended construction costs. If different measurement methods are used by different construction projects, the resulting confusion may even lead to disputes or lawsuits. Thus, it

The Organizing Committee is planning to translate SMM4 into Chinese to cope with the needs of local practitioners who are actively developing the PRC market and also for their counterparts in the PRC who are gaining international market recognition.

GPS/GNSS 2005



The Senior Vice President, Wong Chung Hang, has been one of the officiating guests at the opening ceremony of The International Symposium on GPS /GNSS 2005 which was held on 8-10 December 2005 at the Hong Kong Polytechnic University. The Hong Kong Institute of Surveyors is a co-organizer of the symposium.



The symposium has dedicated to subjects relating to the modernization of the Global Positioning System (GPS) and the development of Global Navigation Satellite System (GNSS), and is considered to be one of the most important surveying professional events in the Asia-Pacific region. According to the SVP, the hosting of this symposium has been very successful and is evident by the number of renowned speakers and participants coming from not only around the region, but also as far as from Europe and America.

The wide range of technical subjects presented has been an important attribute to the success of the symposium. Because of Hong Kong's strategic position in the region, there was also a significant number of speakers from China in the symposium. Overseas participants have made use of the opportunity to share experience with their Chinese counterparts on the development of the Chinese Beidou Satellite Positioning System.

Participants have made new friends during the social events of the symposium and refreshed friendship with old ones. The symposium has achieved all its objectives. Overseas guests have enjoyed their stay in Hong Kong and taken home with them wonderful memories of Hong Kong.

Some delegates also took the opportunity to visit the HKIS, one notably from Jamaica!



Sushi, tempura and sashimi



Secretariat staff had a sumptuous round of Japanese cuisine on 15 December when TT Cheung, President of the HKIS (2004-2005), took them to the Miso Restaurant in the basement of Jardine House for lunch.

The outgoing President gave his thanks to members of staff for their hard work throughout the year and assured them that the Institute is dedicated to bettering its operating environment as can be seen in the upgrading of office equipment and alike.



It is difficult to say goodbye; its about making memories, about joy and jelly donuts, about wishes granted, about work done and definitely remembering the times everybody have had spent with the outgoing President this year.



CONGRATULATIONS TO THE FOLLOWING WHO WERE ELECTED AS

HKIS MEMBERS ON 10 NOVEMBER 2005

FELLOW (1)

QS DIVISION

HO HOK KEUNG

MEMBERS (18)

BS DIVISION

NG TSZ KIN
WONG NGA CHI

GP DIVISION

WONG CHING HANG
WONG KWAI SANG

PFM DIVISION

LAI WING SUM
LEE HON YIN

QS DIVISION

CHEUNG WAI CHUNG
CHEUNG WAI KIN
LAM KWOK WAI PATRICK
LEE FOOK PUI BILLY
LI YIN LIN
LO CHUNG YIN
SHUM WAI KIT
SIN WING SANG
TAM YUNG LEONG
WONG DIN MAN
WONG LOI KI
YU KWOK YUNG

TECHNICAL ASSOCIATES (4)

LS DIVISION

CHAN KIT YING
LEUNG YU TAI
LEE FUK CHEUNG
LOK WAI KEUNG

CORPORATE MEMBERS

REGISTERED IN ANOTHER

DIVISIONS (600)

GP DIVISION

LAU TAK FRANCIS

PD DIVISION

KONG SIU MAN KENNY
LAM KA FAI FRANCIS
LI CHI CHEONG MARKUS
NGAI CHI KONG
SO CHUN HIN
YEUNG KA LAI
YIP WAI LAM WILLIAM

PFM DIVISION

ARNOLD, JOHN RICHARD
AU KIN WAH
AU WAI CHEONG TERENCE
AU WAI HUNG
AU YEUNG HO WAI
AU YEUNG HON MAN STEVE
CHAN BAK HANG RAYMOND
CHAN CHEONG
CHAN CHI MING
CHAN CHI WAI

CHAN CHUN WING STEPHEN
CHAN FAI
CHAN HO TONG ALFRED
CHAN HOI HENRY
CHAN HON KWONG LOUIE
CHAN JING YUN STEPHEN
CHAN JOR KIN KENNETH
CHAN KAI LAM
CHAN KAM WA
CHAN KIT
CHAN KUI SING
CHAN KWOK HUNG KENNY
CHAN KWOK KIN
CHAN KWOK KUEN KEVIN
CHAN KWOK LEUNG
CHAN KWOK WAI
CHAN LAI HUNG
CHAN LAN SUM THERESA
CHAN LEE YICK TONNY
CHAN LOK KIN
CHAN LONG FUNG
CHAN MAN WAI
CHAN MEI KUEN
CHAN MUK KEUNG RINGO
CHAN MUN KEUNG
CHAN OI KWAN JOSEPHINE
CHAN PING CHUEN
CHAN PING CHUNG EDDIE
CHAN PUI FUNG
CHAN SHUI FUN JOSEPHINE
CHAN SHUK CHI
CHAN SIU HONG HONBY
CHAN SO TING
CHAN SZE MING
CHAN TAK MAN
CHAN TAK MING
CHAN TAK SHING ANTONY
CHAN TO LUEN
CHAN TSZ CHUNG
CHAN TSZ KIN
CHAN WAH WAI DAVID
CHAN WAI CHEUNG
CHAN WAI KIN
CHAN WAI KIU
CHAN WAI KWAN ERIC
CHAN WAI MING
CHAN WAI MING
CHAN WAI YIP
CHAN YIN FONG
CHAN YIN LING
CHAN YIU KEUNG
CHAN YUEN MAN
CHAN YUK HAR
CHAN YUK KIT
CHAN YUK MING
CHANG WAI IP
CHAU CHEUK NGA
CHAU CHUNG YIU
CHAU KING MAN
CHAU KWOK CHEONG
CHAU KWONG WING
CHAU SAI HUNG
CHENG ALVIN TSZ KIN
CHENG CHIU YAN

CHENG HIN KONG ERNEST
CHENG HO LAI
CHENG KAI MING
CHENG KAM WAH
CHENG KAR BIK STELLA
CHENG KWOK WAH
CHENG PO MING
CHENG ROBERT
CHENG WAI FUN
CHENG YAT HO
CHEUK CHEUNG KEI
CHEUNG CHI KEUNG
CHEUNG CHI WAI
CHEUNG CHOR YIN
CHEUNG HIU WAI
CHEUNG KA FU
CHEUNG KIT MING
CHEUNG KIU CHO VINCENT
CHEUNG KWAN KIT
CHEUNG KWEI SANG
CHEUNG KWOK HO
CHEUNG LAP LEUNG JIMMY
CHEUNG MAN KAM THOMAS
CHEUNG MEI YEE ANGELA
CHEUNG PING KEUNG
CHEUNG PO LEUNG
CHEUNG PUI SIM
CHEUNG TAT TONG
CHEUNG WAI KEUNG ANDREW
CHEUNG WAI SUM
CHEUNG YAN KWAI EDDY
CHEUNG YIU KWOK
CHEUNG YU KAU KENNY
CHIM WAI SUM
CHIN HON FAI
CHIU HON FAI
CHIU KA YIN
CHIU KAM KUEN
CHIU LING CHUNG
CHIU SO MUI
CHIU WAI MUN
CHIU YAN YAN
CHIU YING CHEUNG
CHOI CHI MAN
CHOI CHUN TONG
CHOI LAP YIU
CHOI MING HANG EDMUND
CHOI MING YUEN
CHOI SHING LAM
CHOI TSZ ON
CHONG HON TAK
CHONG WING HONG BENJAMIN
CHOW CHUNG KWONG
CHOW KA FUNG
CHOW KON MAN
CHOW SHUK LING
CHOY MAN WAI
CHOY TAK SHING
CHOY WAI WYATT
CHOY WAN YUEN
CHU CHUNG KEUNG DOMINIC
CHU LOP TAK
CHU WAI YIU
CHU YIM MUI CHARITY

CHU YUE BUN
CHUI CHI SHING
CHUI YAN KIT
CHUNG CHAN KEUNG
CHUNG CHI KIN LEO
CHUNG HON LING JOHN
CHUNG KUEN HON
CHUNG TIN LUNG
DILLON SEAN JUSTIN
DING CHARN LAM
DONNET, ALAN CRAWFORD
DY WAI FUNG
FAN CHOR KIT
FAN KIM FUNG
FAN KIN KEI
FAN PAK CHUEN
FOCK WAI WA ALBERT
FOK EUGINA
FONG CHI WING
FU WAI SHING
FUNG KAI YAN STEPHEN
FUNG KAR CHUN
FUNG KIN SHING
GAN KIM SEE WENDY
HA SIK KWAN LESLIE
HO CHEE YIN
HO CHI WAI
HO CHI WING DANIEL
HO CHIN CHOI
HO JOHN YUN KUEN
HO KA KEUNG
HO KA KI NELSON
HO KA WAI ROSSETER
HO KAM SHING
HO KWOK LUN TOMMY
HO MAN CHEUNG
HO SING HUNG
HO SIU FUNG
HO SUI KAI
HO SZE MAN
HO SZE MUN
HO TZE YUNG
HO WAI HUNG VINCENT
HO WAI LIM WILLIAM
HONG KEUNG
HUI CHI MAN
HUI CHI YAN RICHARD
HUI CHIU KIN
HUI CHOI WAH
HUI PUN
HUI WAH LUN
HUI WAI CHUN
HUNG CHUEN KA
HUNG SIU KUEN
HUNG YUEN CHUN
IP CHI
IP CHI KAY ANDREW
IP CHUN MING
IP MAN CHING
IP WAI KEI SILVIA
JONES, TIMOTHY CHARLES
KAM KAI SIN ANDREW
KAM MAN YIU PHILLIP
KAM SIU LAM ANGEL

KAM TSZ KWAN
KAM WAI HO
KAY SIU HUNG
KING TAK WAI DAVID
KIPLING, GERARD ANTHONY SIMON
KO KIU KIN
KO SUET YING
KONG CHEE CHEUNG
KONG KING WAH
KONG SIU MAN KENNY
KOO YAU SAM JASON
KOOON SAI WING
KUNG SUI LUN
KWAN CHUNG SUM MICHAEL
KWAN KA WAI
KWAN LAI YING
KWAN MAN YEE
KWAN PING WAN SUSANNA
KWAN SIU KAI
KWAN SIU YUEN
KWAN YIU WAH
KWO MAN HANG
KWOK KWOK YUEN
KWOK NGOK CHUNG
KWOK SIU HONG
KWOK TZE PONG
KWOK WAI LEUNG
KWOK WING HON KENNETH
KWOK YUEN HONG
KWONG KWOK LEUNG
KWONG SIU BUN
LAI CHIN HUNG GARY
LAI CHIN PANG
LAI CHIU CHEONG
LAI KA LUEN
LAI KWAN HONG
LAI MAN KAI
LAI SHUI WAH FLORA
LAI SIU CHEUNG
LAM CHI HANG
LAM CHI MING KEMPIS
LAM CHING WAH ANDREW
LAM CHU WAN
LAM CHUN MAN DAVID
LAM HO CHEUNG DOMINIC
LAM HO YIN RICKY
LAM KA FAI FRANCIS
LAM KAM YIU
LAM KWAI HUNG
LAM KWAI KAM DANIEL
LAM KWOK CHI TOMMY
LAM KWOK WING
LAM LAI SANG
LAM LIK SHAN
LAM LONG CHAU
LAM MIU SHEUNG KELLY
LAM MUK HUNG
LAM SAU WAI
LAM TSAN WING ALEXANDER
LAM TUNG YEE TONY
LAM WAI YU
LAM YAN YAN ANGELA
LAM YIU WA
LAU CHEUNG CHEE

LAU CHI HONG	LI WING KANG	NGAI CHE KWONG	TSANG SAU LAN	WU CHI KEUNG ANDY
LAU CHI KIN	LI YUNG SAU LAWRENCE	NGAN YUEN CHUEN	TSANG WAI HUNG	WU KIM MAN CLEMENT
LAU CHUN YIP ANTHONY	LING WAI KIT RICKY	OR YIU CHUNG	TSANG YUK CHUNG EDWIN	WU MING FUNG
LAU KAI LEONG	LIU KING TONG	PAN YAT CHONG	TSE CHI KIN	WU MOON HUI MARCO
LAU KIN KWOK	LIU LAP HANG	PANG LAP YIN	TSE KIN WAH	WU SUK KEUNG
LAU KWOK FAI	LIU WAI MAN RAYMOND	PANG WAI SHAN	TSE LAP WA	WU WING KIN
LAU KWOK ON	LO CHOR LUN	PING TAK WAI	TSE WAI HUNG	WU YUK LAM
LAU PAK WO	LO HON CHEUNG	PONG KAM KEUNG	TSE WAI LEUNG	WYATT JULIAN GORDON
LAU SIU HONG	LO KAI YUAN	PONG YIU PO	TSE WILON	YAU CHUN FAT
LAU SIU MING	LO KAK KEUNG	POON KAI MAN SIMON	TSE WING HO JEREMY	YAU KONG FOO
LAU SUI LUNG	LO KWAN SHING	POON LAP NAM	TSOI KAM BOR	YAU MAN SHUN
LAU SZE WAN SERENA	LO KWOK YING	POON WAI LAM WILLIAM	TSUI CHI KEUNG	YAU WAI YIP
LAU SZE WING SANDRA	LO MEI TAK	POON YAN CHI	TUNG SIK YIN	YEE LAI CHU
LAU TAK FRANCIS	LO WAI YING	POON YAU MAN	WAI CHUN SING TERENCE	YEUNG CHO YAU
LAU WAI SUM	LO YEE TAK ELLEN	POUND, ANDREW LEONARD	WAI WING HANG	YEUNG KIN MAN
LAU WAI TAT	LOK HONG MING	PRICE, ROLAND MICHAEL	WAN SIU HING	YEUNG MAN KAI
LAU WING HAN VIVIAN	LOO KWOK LAI FRANCIS	SCHRODER, DAVID FREDERICK	WAN WAI LAM VIVIAN	YEUNG PANG
LAU WING SHAN	LOONG KOON MAN	SETO SAI WAH	WAN WAI MING	YEUNG PO TIN
LAU WING WAI	LOU YIN YEE	SHAM HEUNG KUEN DOMINIC	WANG SIN WING	YEUNG SAU MING BORIS
LAU WING YAN	LOUEY WING HONG	SHIU KWAI KING JOE	WONG BAY	YEUNG TAK WAH DENNY
LAU WING YIN	LUI LOP KAY	SHIU WANG	WONG CHAK SUN	YEUNG WAI KIT
LAW CHIN KEUNG	LUI NGAI FAI	SHUM CHI HUNG	WONG CHE KEUNG	YEUNG YAU TAK WILLIAM
LAW KAM PUI	LUI PO LUNG KENNY	SHUN SIU MAN	WONG CHEONG MAN RAYMOND	YEUNG YEE MAN ELLA
LAW PAK KAY	LUI TAT WAN	SIN KWOK LEUNG ALAN	WONG CHEUK SIN	YEUNG YUEN HIN
LAW SAI HONG	LUK TSZ WAI	SING YIU KO	WONG CHI KIN	YIM CHI KEUNG
LAW SHEUNG PING	LUK WAI HANG	SIT KIN FAI	WONG CHIN WAH	YIM KA HO
LAW YING KIT	LYN WING SZE	SIU CHOI PAI	WONG CHIU HUNG	YIM PUI CHUEN
LAW YUK NGOR	MA HING KWUN	SIU KIN MING	WONG CHUN FAI	YIM WAI KEUNG
LEE CHEUNG YIU GORDON	MA KAM CHUEN	SO CHEE SING	WONG CHUN FAI	YIM WAI MAN CHRISTINA
LEE CHU HON	MA TING MO	SO HUNG FAI	WONG CHUNG KEE STEVE	YING YAT MAN
LEE CHUN FAT	MA YIU LAM	SO KIN WAH	WONG HO MING	YIP CHI FAI
LEE HOI TAT NATHAN	MAK CHAK KWONG	SO MAN HO KEVIN	WONG HOI KI	WONG HOI KIT WILFRED
LEE KAM YUEN	MAK KA SHUN	SO SIU TING KUCINA	WONG HOI KIT WILFRED	WONG HON CHUNG
LEE KIN WAI	MAK LIN YI CYBILL	SO WAI LIK	WONG HON CHUNG	WONG JENNY
LEE KIN WANG BOSCO	MAK NIN SANG	SUEN MAU HING	WONG JENNY	WONG KAM FAI RAYMUND
LEE KIN YEE	MAK WING LUNG	SUN KIN SANG KINGSTON	WONG KAM FAI RAYMUND	WONG KIN YEE
LEE KWOK CHUEN	MAK YIU MAN DANIEL	SUN TZE WAH	WONG KIN YEE	WONG KOON HUNG ALBERT
LEE LAP PUI FRANCIS	MAN CHI HO	SZE MANG KWAN MARIA STELLA	WONG KOON HUNG ALBERT	WONG KOON KAU
LEE LEE	MAN CHI HO HUBERT	TAI HOI PUN	WONG KOON KAU	WONG KWOK CHI
LEE PING KUEN	MAN HAY WAH	TAI YUK SUM	WONG KWOK CHI	WONG KWOK MING
LEE PO KING	MAN KING FAI	TAM CHUN MAN	WONG KWOK MING	WONG KWONG SANG
LEE SIN WAH	MAN KIT BIU	TAM SHIU HONG	WONG KWONG SANG	WONG LAI HUNG CATHERINE
LEU CHING YIN	MAN SHUK CHING ALICE	TAM SIN HANG	WONG LAI HUNG CATHERINE	WONG LEUNG YAU JIMMY
LEUNG CHI CHING	MAO CHIU DIK WILLIAM	TAM SING KI	WONG LEUNG YAU JIMMY	WONG MAN LUNG
LEUNG CHI HANG JOY	MAU SUET FAN	TAM SIU WAN	WONG MAN LUNG	WONG MAN YI
LEUNG CHIU HUNG	MO YAN SHAN	TAM WAI LING MARY	WONG MAN YI	WONG MEI LIN
LEUNG HOK PANG	MOK CHOI HAR	TAM YUN CHEONG	WONG MEI LIN	WONG SAI LUN
LEUNG KAM WAH	MOK PING YIU	TANG CHIU MAN	WONG SAI LUN	WONG SAI MAN SIMON
LEUNG KWOK PANG JOSEPH	MOK SHEUNG CHUNG	TANG KEE DUEN CHRISTOPHER	WONG SAI MAN SIMON	WONG SAI NING
LEUNG LAI FONG CAND	MOK TAT FAI	TANG KWAN LAM	WONG SAI NING	WONG SAN
LEUNG LAI HUNG MONITA	MOK TAT HUNG	TANG LUEN TAI	WONG SAN	WONG SE KING PETER
LEUNG MIU YIN KAREN	MOK WING KWONG RAYMOND	TANG PING FAI	WONG SE KING PETER	WONG SHING ALAN
LEUNG PO KI	NG CHEUK TIM	TANG PO CHU NICOLE	WONG SHING ALAN	WONG SIN YEE
LEUNG SUK FUN	NG CHOR LUN	TANG SIU KWAN TERRY	WONG SIN YEE	WONG SIU HON ADDI
LEUNG TAK CHOR	NG CHUN WAH	TANG YIU CHEONG	WONG SIU HON ADDI	WONG SUET FONG
LEUNG WAI CHEONG RICHARD	NG HO KEI	TANG YUK TIM	WONG SUET FONG	WONG SZE PING
LEUNG WAI YIU	NG HUNG MUI	TANNER, MICHAEL SCOTT	WONG SZE PING	WONG TAK WAH
LEUNG WING YAN MONICA	NG KING FAI RICKY	TAYLOR, DONALD WILLIAM GERARD	WONG TAK WAH	WONG TANSAN
LEUNG YIU WAH PHILIP	NG LAI SHAN	TONG CHUN HO WILLIAM	WONG TANSAN	WONG TSZ HONG
LI CHI KEUNG	NG MI KAU	TONG PING TAT	WONG TSZ HONG	WONG TSZ YIP
LI CHUNG WING	NG PO SAN	TONG SHEK YAN	WONG TSZ YIP	WONG WAI KIT
LI KIN KWOK	NG PUI KEUNG	TONG TUNG	WONG WAI KIT	WONG WAI KONG
LI KWOK WAH	NG SIU LAM	TONG WAI KIN KENNETH	WONG WAI KONG	WONG WAI LEUNG
LI MAN CHEUNG FRANK	NG SUI LING	TONG YIU CHUNG	WONG WAI LEUNG	WONG WAI YIN
LI MIU LAN	NG WAI KI SAMSON	TONG YUEN KING	WONG WAI YIN	WONG WING HONG
LI PUI KEUNG	NG WAI PONG	TSANG CHI HONG	WONG WING HONG	WONG WING HONG
LI TING	NG YAN YAN AMY	TSANG CHUN YUI	WONG WING HONG	WONG WING SUN
LI WAI KUEN THOMAS	NG YAU YEE PETER	TSANG KA KAN	WONG WING SUN	WOO KAM WAI DEREK

RESIGNATION (4)

ROACH-BOWLER, ANDREW COLIN PATRICK
CHUNG KA HO
FUNG CHI KIN BEREK
KO HOI LUN

Announcement

Mr Wong Chung Kee, Steve MHKIS, BS Division

At a meeting held on 10 November 2005, the General Council accepted the recommendation of the Disciplinary Board in accordance with Clause 2.1.1 of the HKIS Rules of Conduct to severely reprimand Mr Wong Chung Kee, Steve, a Member of the Building Surveying Division, for his conviction by the District Court which found him guilty of an offence under section 9(3) of the Prevention of Bribery Ordinance, Cap. 201. The Disciplinary Board has confirmed Mr Wong's dishonesty was unbecoming the conduct of a professional surveyor.

Mr Wong Yung Shing MHKIS, GP Division

At a meeting held on 10 November 2005, the General Council accepted the recommendation of the Disciplinary Board in accordance with Clause 2.1.1 of the HKIS Rules of Conduct to reprimand Mr Wong Yung Shing, a Member of the General Practice Division, for plagiarism in respect of an article entitled "Valuation of Copyright Intangibles – Part 2" and published on pages 25 to 26 of the Surveyors Times (Vol. 13, No. 12, December 2004). The Disciplinary Board has found that Mr Wong's behaviour was unbecoming the conduct of a professional surveyor.

鋁窗保養



鋁窗飛墮對公眾安全構成一大威脅。有見同樣事件近日屢見不鮮，香港測量師學會因而對問題作出了探討，並向市民大眾說明見解，從而幫助解決及杜絕問題的根源。

香港測量師學會副會長陳旭明在記者招待會上，詳細解釋了近日鋁窗飛墮的原因，主要是舊式鋁窗大都使用鋁質拉釘以固定窗鉸，這些鋁質拉釘容易氧化，而且鬆脫之前通常都沒有先兆。

這些舊式鋁窗大多用於樓齡約十多年以上的樓宇內，在香港約有超過一半的樓宇都採用了這些舊式鋁窗，由於鋁質拉釘的氧化程度一般較難從表面察覺，加上這些舊式鋁窗的壽命亦大約只有十多年，因此，舊式鋁窗有著很大的潛在危險。

新式的鋁窗大多已經使用了不銹鋼螺絲以取代鋁質拉釘，一般比較容易在其鬆脫前察覺得到，加上新式的鋁窗用料亦比較厚，所以新式的鋁窗比較舊式的安全得多。

香港測量師學會建議市民應該定期檢查鋁窗，尤其留意拉釘或螺絲的狀況。如果市民使用舊式鋁窗的話，應該找合適的承建商更換窗鉸，而更換每對窗鉸亦只需花費約百多元，惟必須留意更換窗鉸所用的應為更加耐用的不銹鋼平頭螺絲。若因鋁窗的用料較單薄而未能使用螺絲的話，亦應該採用不銹鋼拉釘。

此外，香港測量師學會會長張達棠亦提醒市民必須保養鋁窗，尤其避免利用鋁窗曬晾衣服等物件，以保障鋁窗的壽命。



雲南省企業融資代表團來訪學會



11月23日雲南省企業融資代表團一行29人來訪學會。代表團學習目標是研究內地企業與國際

資本市場接軌、主板及創業板上市的評估要求。香港測



量師學會副會長長陳旭明和產業測量組主席余錦雄作出了招待並介紹了產業測量師所提供的各類評估服務。

第八屆海峽兩岸城市地理信息系統學術論壇



由中國科學院暨香港中文大學地球信息科學聯合實驗室舉辦的第八屆海峽兩岸城市地理信息系統學術論壇於11月28日在香港中文大學祖堯堂舉行。香港測量師學會和香港規劃師學會是論壇的支持機構。

論壇主題是「城市理資訊系統的持續發展」，旨在討論城市地理資訊系統如何可以有效地應用於城市規劃、基礎設施管理、電子化政府服務的個案及其經濟效益。出席論壇的代表來自內地各省市和港、澳、臺三地。房屋及規劃地政局長孫明揚是主禮嘉賓並致開幕辭，原國務院辦公廳秘書局陳拂曉副局長擔任了主題演講嘉賓；高級副會長黃仲衡代表香港測量師學會出席該次論壇。論壇促進了與會代表在城市地理資訊的建設和應用範疇的相互交流，大家取長補短，獲益良多。



Step 2 for quantity surveyors in reciprocity

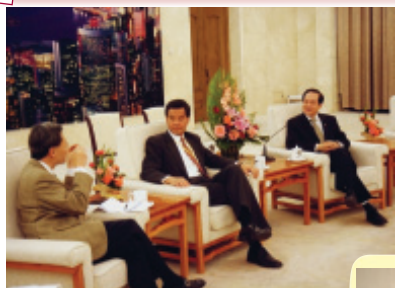


The purpose of the event was to mutually recognize the qualification of the two professions which may ultimately open up the mainland market to provide career opportunities for quantity surveyors.

Subsequent to the signing of the reciprocity agreement with the China Engineering Cost Association on 24 May 2005 in Beijing, an assessment on professional qualifications took place in Guangzhou from 28 November to 1 December. A total of 173 quantity surveyors from the HKIS and 200 cost engineers from the mainland participated in the training and assessment.

According to Spencer Kwan, Honorary Secretary of the QSD Council, the road is still long but the first and most important step has already been taken and he is sure that this momentum will pave way for more achievement in the near future. Spencer also sends heartfelt thanks from his Division to all those who have contributed and participated in the event, the results of which are likely to be announced before the Chinese New Year.

香港專業聯盟北京訪問團



密經貿安排」框架下所面對的問題。

事實上，自從 CEPA「更緊密經貿安排」簽訂以後，專業界別所碰到的問題，例如：營業執照、人事及經營權等等還是沒有具體政策落實而

香港專業聯盟於 11 月 28 日組團前往北京與國家領導部門會面，主要探索香港專業人士在 CEPA「更緊



處處碰壁；CEPA「更緊密經貿安排」實效到戶是有賴于各有關部門正面地處理該等事宜。

香港測量師學會會長張達棠及前任會長廖凌康代表學會參加是次活動，日程包括拜訪全國人大副委員長韓啓德，商務部副部長廖曉淇及國務院港澳辦公室副主任陳佐洱；又中共中央統一戰線工作部副部長樓志豪席設午宴人民大會堂接待了代表團一行人。



SAA Ex Co met in Hong Kong



The SVP, Wong Chung Hang, said that a meeting of the SAA Executive Council has been held in Hong Kong at the HKIS Office on 14 November 2005. Matters discussed included the election of Chairman; an updating of the Register; the selection of the SAA logo and letterhead; plan for an annual function in KL in June 2006 and in Hong Kong towards end April 2007; the publication of a half-yearly newsletter for the SAA; an update on recognition of academic qualification of relevant courses in universities; promotion of SAA and Invitation of New Partners in coming

SEASC in Brunei and to hear reports on major events happened in each Partner's country/city and within each member institute.

Mr Wong added that the register (directory) of SAA partners' officials will be extended to include the incumbent divisional chairmen and other council/board members. In the case of HKIS, all members of the General Council will be included in the register. The new register will facilitate better communication between SAA partners at all levels.

Furthermore, SAA delegates to the 8th South East Asian Survey Congress in Brunei on 21-25 November 2005 will promote the organization of SAA and invite surveying institutes of other Asian countries to join.

The SAA Executive Council meeting has also selected the logo for SAA.

SAA has adopted a logo



Founding partners of the SAA (The Hong Kong Institute of Surveyors, the Institution of Surveyors, Malaysia, and the Singapore Institute of Surveyors and Valuers) at its 1st Executive Council Meeting held on 23 June 2005 decided to have a regional Logo Competition amongst members and non-members of HKIS / ISM / SISV.

Enthusiastic responses were received from Hong Kong (24 entries), Singapore (15 entries) and Malaysia (31 entries). The Executive Council of SAA at its 2nd Meeting held on 14 November selected the winning logo from the short-listed entries. The winning logo should be simple but elegant enough to personify the dynamic and professional alliance. After several rounds of selection, winner of the logo competition goes to Ms Wan Maimun Abudllah from Malaysia.

Result of the logo competition was announced at HKIS Annual Dinner on 14 November 2005. The winner will receive a grand prize of HK\$10,000 (or equivalent currency) and a certificate. John Loh, Immediate Past President of ISM represented the winner to receive the certificate from Mr Wong Chung Hang, Senior Vice President of HKIS.



Sincere thanks are given to the following who have submitted their logo designs.

Name	Division	Entries
CHAN Jor Kin Kenneth	Building Surveying	1
CHAN Wing Yee	Land Surveying (Probationer)	2
CHOW Lai Na	General Practice	3
CHOY Yee Ching, Elaine	Non-member	2
CHUI Yu Tung	Non-member	1
DING Choi Hing, Donald	Building Surveying (Student)	1
LEE Nga Ting	Non-member	1
LEUNG TSZ Ying	Non-member	1
SHUM Kwan Yi	Non-member	1
SIU Ka Yan	Non-member	1
TAN Li Ling, Jane	Quantity Surveying (Probationer)	1
TONG Ping Tat	Building Surveying	2
TSANG Sheung Hei	Non-member	1
WONG Chung Hang	Land Surveying	1
WONG Ka Ma, Vincent	Non-member	3
WONG Mei Yee	Quantity Surveying (Probationer)	1
YAU Yuk Puk, Hosanna	Non-member	1

8th South East Asia Survey Congress



▲ (left) The Senior Vice President and the congress delegates
(Right) The Surveyor General of Brunei greeted Dominic Siu, the LSD Chairman.

Geomatics and the Community: Spatial Way to Sustainable Development

The 8th South East Asia Survey Congress (SEASC) was

held in Bandar Seri Begawan of Brunei Darussalam from 21 to 25 November 2005. The Senior Vice President, Wong Chung Hang; the Land Surveying Division Chairman, Dominic Siu and other delegates have represented Hong Kong at the Congress. About 250 participants coming from the South East

Asia region, Australia, New Zealand and countries as far as Europe and America participated in this significant international event for land surveying and geomatics professionals.

There were presentations on the latest development on

Spatial Data Acquisition and Management, Photogrammetry, Remote Sensing, Geodesy, Cartography, Global Positioning System and Global Navigation Satellite System, Cadastre and the future of Geomatics professions. Being the host of the 8th SEASC, the Brunei Institution of Geomatics and the Survey Department of Brunei Darussalam have offered excellent hospitality to the participants and organized a perfect congress for professional surveyors to meet, share experience and exchange views on making more contributions to the benefit of the community towards sustainable development.

Promotion of the Surveyors' Alliance Asia

The Annual General Meeting of the ASEAN Federation of Land Surveyors and Geomatics (the ASEAN Flag) has also been held in Brunei Darussalam as part the 8th SEASC activities. It is an annual gathering for delegates from the ASEAN countries. Making use of this opportunity, the Senior Vice President has presented a talk on the Surveyors Alliance Asia at the ASEAN Flag Dinner. A promotion leaflet on Surveyors Alliance Asia prepared by the three founding partners, namely the Hong Kong Institute of Surveyors, the Institution of Surveyors Malaysia and the Singapore Institute of Surveyors and Valuers, was also distributed at the 8th SEASC. Although most delegates are land surveying professionals, they have shown great interests in the formation of a regional multi-discipline surveying alliance. Surveying and valuation professional bodies in countries like Brunei Darussalam, Thailand and Indonesia will formally be invited to join the Surveyors Alliance Asia in due course.

From the IVSC

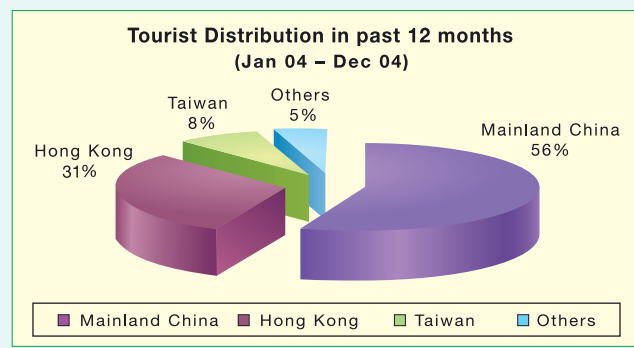
Joseph J Vella, MAI, CRE, FRICS, has been named chair of the International Valuation Standards Committee (IVSC), a not-for-profit organization that represents more than 50 countries in the creation and publication of global standards and procedural guidance for the valuation of assets. He will serve as chair of the IVSC for a two-year term.

For further details on the IVSC, please visit www.ivsc.org. The Hong Kong Institute of Surveyors is a member of the IVSC.

Erratum

On page 45 of Vol 14 No 8, the year that Dominic Siu first joined the Government should be: 1973.

In Vol 14 No 11, page 35, the table should read:



Congratulations

Cheung Hau-wai 張孝威

Building Surveying Division

Fellow since 1996

Deputy Director of Buildings

**has succeeded Wu Moon-hoi Marco
as Director of Buildings effective 9 December 2005.**

Property & Facility Management Forum Chairman's Message



Mike Price
PFM Forum Chairman

Monday, 28 November 2005, would have seen the inaugural annual general meeting of the Property and Facility Management Division. By the time you read this, we will have instituted our divisional council, and will be set on our path as a separate division within the HKIS. Members will also be able to register separately as P&FM surveyors through the Surveyors Registration Board.

We have received over 600 applications to join our division, but can I emphasize that this joining process is but no means over. If you are working in the property management, facility management, asset management, shopping centre management, and corporate real estate field, then this division is for you, and you should join it now. There is no additional fee. Get your form from the HKIS office.

The work we will be doing over the coming years, will be aimed at benefiting HKIS members working in these fields, and we will be looking to divisional members having the first option in any event that we organize. The APC/ATC was approved by the General Council at its meeting in November. This means that we will be able to offer an APC/ATC assessment method of membership within the next 12 months. We will formally launch this process, and advise universities and colleges of requirements, as and when we have the diaries, note books, and application forms available. It is our target to finalise this by 31 January 2006.

Surveyors Annual Dinner

Myself and committee members had the opportunity to host various dignitaries to our table at the annual dinner held on 14 November 2005, at the Grand Hyatt. This included Ms Angelina Cheung (Assistant Director of Home Affairs Department), Ms LC Wong (Chairman of Housing Managers Registration Board), Mr Brian Crock for (Chairman, of International Facility Management



Association), Mr Ricky Yuen (Chairman of Chartered Institute of Housing, Asia Pacific Branch), Ms Maureen Fung (Chairlady of Institute of Shopping Centre Managers), Mr Alkin Kwong (Vice President of Hong Kong Association of Property Management Companies). We see good relationship with fellow institutions working in our areas as being fundamental and important to the development of our division on the longer term. Especially in such issues as the amendment to the Building Management Ordinance, and looking to have surveyors registered as housing managers.

Accreditation

We will be looking shortly to accredit various courses, most particularly in relation to the BSC of property management which is offered by the Hong Kong Polytechnic University.

CPD

We are continuing with our discussion regarding structured CPD, with the Hong Kong Polytechnic University, and will be looking to publishing our initial programme by the 31 January 2006. We also want to develop to corporate real estate group, Charles Lai of Hong Kong Airport Authority and Elaine Chow of Fu Bon Bank, will be heading a group in this area.

Website

Our area within the HKIS website is now almost ready with great thanks to Kenneth Chan. We will keep this area updated and look to it as a major communication tool with our members. We will be looking to hold events so that we can gather and share experiences over the next 3 months.

Finally, may I thank members, principally, MC Ip, Alan Wong, Kenny Chan, amongst others, who have selflessly given up their time to assist the District Board holding building management competition.

Can I also personally thank the council, Gary Yeung and KW Lam, and in particular Angel Kam who will be stepping down from the council, for their dedication and selfless efforts over the last few months without which we will not have a Property and Facility Management Division.

A new wave of demand

Hong Kong housing market is on its way up. Despite some intermittent halts, it has continued a steady climb since the end of 2003. Greater purchaser's confidence apart, it stems also on the belief that there won't be another forecast of a supply deluge.

Demand, naturally, creates its own supply. Government land auctions have resumed in 2004, with great results each time. This, together with tenders offered in recent years by the two railway corporations and more rigorous land transactions, has now provided developers with more land banks.

Balance

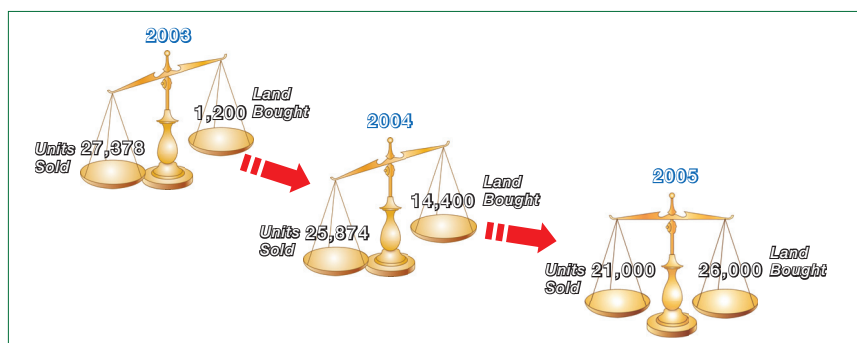
In the doldrums in 2002, as a means to reduce supply and arrest further decline in property prices, the HKSAR government stopped land auction. In 2003, developers sold 27,238 units but recouped a land bank enough to build only 1,200.

Even in 2004 developers had difficulties replenishing their stocks. There was still a huge imbalance. Units sold amounted to 25,874 while "production" stood at only 14,400. See Chart 1 below.

As things stood, buyers' sentiment was fuelled by the view of a limited supply. Things then took a drastic, if welcome, turn this year. Through various sources, public or private, developers have replenished their inventory aplenty and are able to reverse the "deficits" in previous years. See chart 1 above.

Resting on the belief of a limited supply alone is, therefore,

Chart 1 Land Supply Overview: Stabilizing Trend



The resale, or second hand, market has also suffered the same fate. A survey of Hong Kong's 12 largest residential estates shows that transactions of three-bedroom units have fallen in recent years. See Chart 3 below.

Source : Midland Realty, Research Department

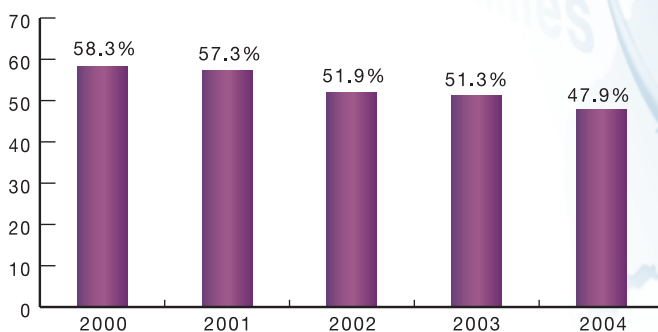
not enough to sustain the recovery pace, or to scale new heights. It needs something more.

Demand

Improvement in economy, as Hong Kong is experiencing now, should, at the very least, translate into a stronger demand for housing. It is, therefore, reasonable to expect the continued recovery will metamorphose from a supply-shortage orientated one to a demand-driven market. And a significant portion of demand should come from those who want to upgrade their accommodation.

Despite recovery since the nadir of the SARS inflicted 2003, flat buyers still had reservations on the economy and were less prepared to spend too much on their accommodation. Developers were aware of their concerns and turned to offer smaller units instead. As a result, the percentage of transactions of first hand flats over 700 square feet has fallen in five successive years since 2000. See Chart 2 below.

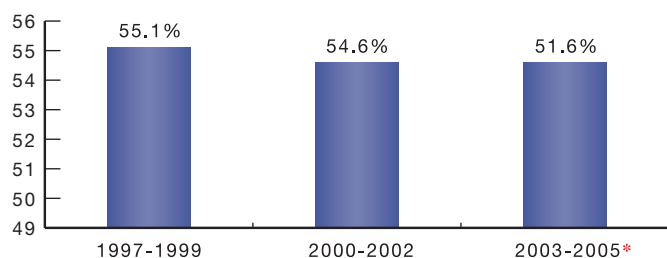
Chart 2 Percentage of Transaction of First Hand Flats over 700 sq ft



N.B. : The above data is based only on transactions with floor areas available.

Source : Land Registry and Midland Realty's Research Department

Chart 3 Percentage of Transaction of Resale Three-bedroom Flats



N.B. : 1. The above data is based only on transactions with floor areas available. The review covers the following estates: Taikoo Shing, Kornhill, Heng Fa Chuen, South Horizons, Laguna City, Sceneway Gardens, Whampao Gardens, Mei Foo Sun Chuen, Luk Yeung Sun Chuen, City One Shatin, Discovery Bay and Kingswood Villas.

2. The data for 2005 is up to July 31 only.

Source : Land Registry and Midland Realty's Research Department

激光掃描在城市測繪的應用

馮永康

科技發展，一日千里。隨着激光掃描機的開發、面世及發展，土地測量界很快便採用這個嶄新的方法應用在城測繪相關的工作上。城市發展的模式，一是開發新的土地如移山填海，一是舊區重建。

新開發土地可能掘出千年古墓。香港的李鄭屋漢墓就是在開發土地時無意間發現。在舊區重建，常遇上一些既有特式又有歷史價值的建築物，或是原地保留，或是需要遷移。無論那個方案，這建築物及其周邊的地方，都需要一定的測繪資訊。激光掃描可以應用在這些歸類為文物保護的範圍。

香港地勢多山，所有新開發或已發展的土地多有斜坡為鄰。斜坡監測及管理，除了使用傳統方法和儀器外，激光掃描方法亦可提供很大的協助。除此之外，激光掃描亦可應用在測量複雜喉管系統。土地測量人員使用高科新法及適當的作業模式，能提高工作效率及開拓創新的應用的領域。配合現代化都市發展模式及步伐。

香港現有的沿海地帶，有不小地方都是填海得來的。為保護現有剩餘的海港，也為可持續發展的理念，不可能再大量填海。香港地勢多山，所以新開發的土地多有斜坡為鄰，或是天然斜坡，或是人造斜坡、擋土牆等。這些土地的開發，要包含一套完善的斜坡監測及管理的方案，以保障市民的生命及財產。進行這些斜坡監測工作，除了使用傳統方法和儀器外，激光掃描方法亦可提供很大的協助。激光掃描可以在很短的時間內收集大量的數據：大量的三維的測量點（點雲 – point clouds）。這特性可用於以下的範圍：

- 滑坡緊急測量
- 擋土牆監測
- 岩石紋理的量度
- 箱籠擋土牆（Gabion wall）變形觀測
- 土方計算

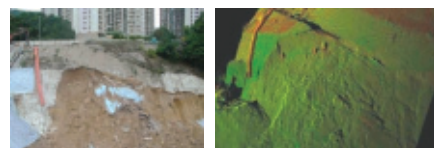
而掃描軟件可以量度點雲中點與點之間的距離、方向等。亦可以制作三維數學模型，及在模型中飛行（flythrough）。

除此之外，激光掃描亦可應用在測量複雜喉管系統。土地測量人員採用適當的作業模式，能提高工作效率及開拓創新的應用的領域以配合現代化的都市發展模式及步伐。

斜坡監測

滑坡緊急測量

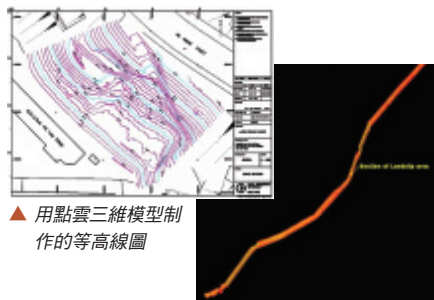
香港地勢多山，建築物之開存在不小的斜坡。在雨季或颱風季節（每年的五月至十月），大雨後有可能發生滑坡事故。



▲ 滑坡的現場

▲ 滑坡的現場的點雲

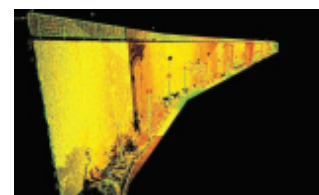
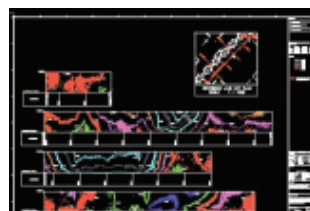
滑坡災難發生後，若採用傳統測量方法，測量人員不可能在實地或近距離的範圍盡快進行測量工作，因為非常危險，而且測到的點很有限。激光掃描機可在很短的時間，遙距測出極多的點（點雲），從而繪制地貌圖、橫切面圖、等高線圖等，提供工程人員必需數據用作設計緊急維修方案。因為可以在較遠距離施測，外業測量人員亦較安全。



▲ 用點雲三維模型制作的等高線圖

▲ 滑坡後的橫切面

擋土牆監測



▲ 擋土牆的點雲

▲ 用點雲制作的等厚線（Isopach）圖

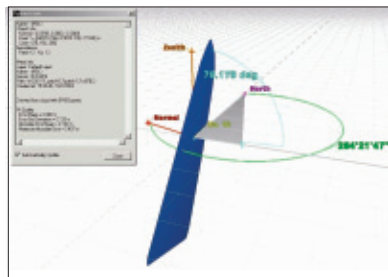
在傳統的測量方法，測牆上變形的點很有限，而且未必可以完全掌握變形的情況。使用激光掃描方法，可以收集高密度的三維點雲，從而分析牆的變形。亦可制作等厚線 (Isopach) 圖。

岩石紋理的量度

在防治岩石的塌方，先從了解它的結構開始。岩石的表面因種種原因而表露出來，或是風化、塌方，或是泥土上的孤石，或是城市發展時開發而表露出來。紋理的分佈顯現在岩石的表面，收集它的數據，了解它的結構，對防治塌方工作有很大的作用。一般接近地面的岩石表面，比較容易量度，一張梯已可以了。但是在數十米高的石牆，要量度它的紋理，極不容易。



▲ 崩塌的石牆



▲ 紋理的傾角及其方向

使用激光掃描機，可以在數十米以外收集石面高密度的三維數據，再產生三維模型，從中處理及量度裂縫的大小、傾角及其方向。

箱籠擋土牆 (Gabion wall) 變形觀測

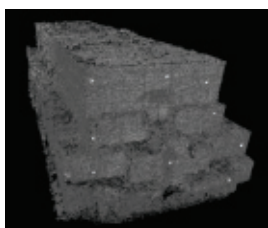
在特制的鐵籠加上鐵網外框，並放進石塊作重量，架起多個鐵籠便組成箱籠擋土牆。如在塌方發生，阻擋泥沙石。而這些箱籠會因受衝擊而變形，記錄及分析它的變形情況，可以推算塌方的規模、力量等等。從而訂定防治的計劃。



▲ 箱籠擋土牆

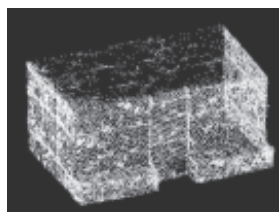
這項變形觀測是利用激光掃描機對不同物質有不同反射強度的原理，收集了的點雲都附有反射強度的數值，在掃描軟件中用反射強度值作分離點雲的依據，箱籠的鐵網外框被分離出來。

掃描塌方前及塌方後箱籠的框架，可供制作三維模型，顯現變形情況，協助推算塌方的規模、力量等等。



▲ 箱籠擋土牆的點雲

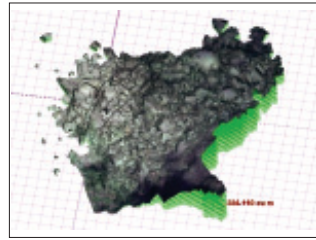
鐵線網籠的外框點雲 ▶



土方計算

岩石的塌方後，作一次掃描，覆蓋碎石堆表面的點雲可制作

三維數學模型，再估算出塌下的沙石量。如果有塌方前這地點的高程數據，精度會更高。



▲ 土方計算



▲ 崩塌的岩石

文物保護

激光掃描可以在很短的時間內收集大量的數據：大量的三維的測量點 (點雲 - point clouds)。這些點雲可以很有效地收集建築物表面的形狀，對研究這些建築物的結構、歷史都有很大的幫助。

李鄭屋漢墓

在一九五五年八月，工人在深水埗興建李鄭屋平房區時，發現了一座古墓。由於古墓在李鄭屋區發現，而又屬於漢代，因此被命名為“李鄭屋漢墓”。



▲ 測量人員正在操作激光掃描機

▲ 激光掃描機安置在古墓內



▲ 古墓透視外觀 (點雲)



▲ 古墓 (點雲)

這座漢墓被原地保留下來。為了更為妥善保護這座古建築物，除了使用全站儀的傳統工具及方法作變形的監測，亦用激光掃描機把墓內結構作詳細記錄，我們正在嘗試把激光掃描方法使用在變形的監測。

新界的新田大夫第

這座華麗的府第於清同治四年 (一八六五年) 由文頌鑾



▲ 新界的新田大夫第



▲ 大夫第 (點雲)



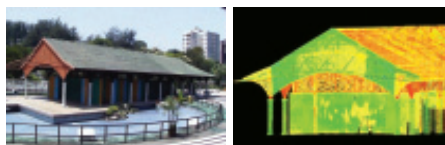
▲ 正廳 (點雲)

◀ 新田大夫第正廳

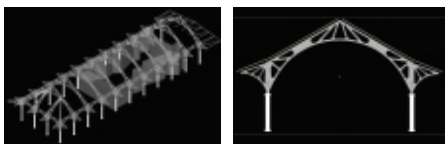
所建。我們已為新界新田大夫第掃描，為一樑一柱作了詳細記錄。可作日後參考，用作歷史、建築物等等的研究工作。

卜公碼頭 Blake Pier

這座上百年歷史的碼頭上蓋，在中環舊碼頭重建時遷移到九龍摩士公園。政府有意把這碼頭上蓋安放在一座新興建的碼頭。由於這座碼頭上蓋的結構圖則早已遺失，所以這次激光掃描測量除了記錄卜公碼頭上蓋的三維模型外，亦用來製作一系列的切面圖，以協助工程人員拆卸及在新址重新裝置起來。當然這些數據亦會用於碼頭的設計，計算出精準的位置預留柱位。



▲ 在摩士公園的卜公碼頭 ▲ 卜公碼頭（點雲）



▲ 卜公碼頭結構透視圖 ▲ 卜公碼頭結構切面圖

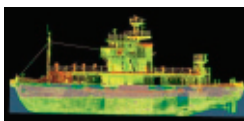
滅火輪“葛量洪號” — Alexander Grantham

一艘有五十年滅火經歷的滅火輪是香港市民的集體回憶。在1953年建造，見證了半世紀的海上消防歷史的“葛量洪號”，船上的設備和初下水時有很大分別。原有的設計圖只可以作參考之用。

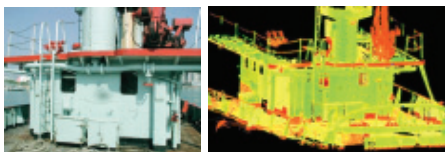
我們用激光掃描方法詳細紀錄了這艘船的外形、甲板、船身和設



▲ 滅火輪“葛量洪號”雄姿



▲ 滅火輪“葛量洪號”（雲點）



▲ 般尾甲板 ▲ 般尾甲板（雲點）

備等等。特別在機房裡面的喉管，使用傳統測繪方法一般比較難精確地測到喉管的中心或中線。激光掃描方法是利用高密度的點及特別的軟件去擬合喉管的模型。成果比較傳統測繪方法更理想、快捷。

結束語

激光掃描技術的應用仍在起步的階段，本文所引用的方法和例子，仍有發展及改良的空間。在高科技的新儀器及傳統方法結合運用，及為面對個別需求，開發新的應用範圍，如能適當的組合使用，能發揮更大的功效，為城市測繪的范籌，作更大的貢獻。

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CPD/QS/2006002

An Introduction to the Standard Form of Building Contract, Private Edition – 2005

Guest Speaker Peter Berry, Independent Consultant, MRICS, FCI Arb, practicing Mediator of the HKIAC. He is also a consultant of Hong Kong Construction Association.

Date & Venue 7:00 pm – 8:30 pm Thursday 12 January 2006 SLC, HKIS

Details This CPD will cover key clauses in the new Standard Form of Contract that Surveyors have to note. The presentation will last for 60 minutes and will be followed by a Q&A section.

Language English

Deadline 6 January 2006

Fee
Priority

\$100 for HKIS Members; \$150 for non-HKIS Members
QSD members

CPD/JO/2006005

深圳考察 —— 華僑城地王 —— 百仕達紅樹西岸營銷交流

講者 百仕達地產營銷部總裁羅雷先生，曾任職國家計委、和記黃埔（中國）等著名機構和團體，1999年加盟百仕達，曾任百江投資有限公司副總裁，現任百仕達地產有限公司營銷總裁職務。

日期 2006年1月14日 星期六 下午2時至下午7時半 (4小時CPD)

地點 深圳華僑城紅樹西岸銷售部現場

詳情 隨著國內經濟急速發展，近年國內的物業發展及營銷手法已極具規模，作為香港測量業界是有必要去真正了解國內市場。百仕達地產已開發了近百萬平方米的高尚居住小區，其成功開發的百仕達花園1-4期，曾先後獲建設部優秀建築設計一等獎，深圳首批“環境文明小區”很多項殊榮。迄今仍是引領深圳的地產潮流，深獲置業人士好評的高尚物業的領先代表。百仕達地產於01年以7.8億投下華僑城地王，經過國際化團隊的精心策劃，將紅樹西岸打造成為代表中國最高級別的濱海休閒住宅區。除了樓盤本身的超卓規劃及引領國內物業的超前智能化設計，其突破的營銷手法更令該盤做出深圳的天價，絕對是全國最出色的樓盤之一。

14:00	灣仔碼頭皇崗車站集合
15:30	到達華僑城紅樹西岸銷售部
15:45	由百仕達銷售部簡介樓盤
16:00	現場示範小區及單位參觀
17:00	總裁羅雷先生就紅樹西岸的理念及營銷作講解
18:30	與總裁晚餐及交流
19:30	現場解散

語言 普通話

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提醒 請帶齊有效回鄉証

著飾

截止日期
人數

Smart Casual
2006年1月10日
70人 (先到先得)

CPD/JO/2006001

HKIE YMC and HKIS JO Joint CPD – Management Contracts and their Use in Macau Projects

Guest Speakers Craig Shepherd, Partner, Construction and Arbitration Group, Herbert Smith
Kenneth Mach, Senior Associate, Construction and Arbitration Group, Herbert Smith

Date & Venue 6:30 pm – 8:00 pm Monday 16 January 2006
HKIE Seminar Room, 9/F Island Beverley, No 1 Great George Street, Causeway Bay, Hong Kong

Details Craig Shepherd heads the construction and arbitration group in Hong Kong. He advises on front-end construction procurement and represents clients as counsel in domestic and international arbitrations arising out of international commercial transactions. He has drafted and negotiated contracts for a wide range of major infrastructure facilities in Asia including many power projects. He has worked on projects procured traditionally, on an EPC / turnkey basis and under project finance structures. Craig also advises on tendering procedures and international procurement rules (including WTO) and drafts ancillary documentation such as collateral warranties, direct agreements, bridge agreements, bonds and guarantees.

Kenneth Mach is a senior associate of Herbert Smith's Hong Kong office. He has advised on adjudications, mediations, domestic and international arbitrations and High Court proceedings. He has acted on behalf of the Government of Hong Kong SAR, utility companies, companies listed on the Hong Kong and Dow Jones stock exchanges, private clients, architects and engineers in relation to significant projects, including landfills, expressways, residential and commercial developments, and buildings at and infrastructure for Chek Lap Kok International Airport.

The seminar will cover:

- (i) the typical structures of projects using construction management contracts or management contracting and how they differ from conventional project structures;
- (ii) the principal legal issues to bear in mind when dealing with a management contract / construction management; and
- (iii) management contracts / construction management for projects in Macau.

Language

English

Fee

HK\$100 per person (maximum 40 HKIS members priority will be given to probationers)

Application

HKIS members should send applications directly to HKIS office using the Standard Registration Form

Remark

No walk-in members will be allowed



The Hong Kong Institution of Engineers
Young Members Committee

香港工程師學會 青年會員事務委員會



THE HONG KONG INSTITUTE OF
SURVEYORS

香港測量師學會

CPD/QS/2006004

Construction Insurances – The Good, the Bad and the Ugly

Guest Speaker Stephen Tennant, MRICS, FICES, MAPM, Director of Construction & Infrastructure, Aon Hong Kong Limited

Date & Venue 7:00 pm – 8:30 pm Thursday 19 January 2006 SLC, HKIS

Details

A quantity surveyor with over 30 year's experience, Steve Tennant has been involved in Hong Kong's construction industry since 1980. His Hong Kong working experience includes 19 years with one of Japan's largest general contractors undertaking commercial functions on some of the largest and most complex infrastructure projects in Hong Kong and the Asia Pacific region. His experience includes Build Only, Design and Build and Build, Operate and Transfer contracts. It was during this time that he first gained significant experience in construction insurances, including policy coverage, policy procurement and policy claims.

Steve then operated his own consultancy for a number of years offering expert services such as mediation, dispute resolution adviser, expert reports, contract administration, project management and insurance procurement advice. In 2004 Steve was invited to join Aon Hong Kong Ltd as Director of the Construction & Infrastructure Division. This Division is responsible for the provision of specialist construction insurance broking services to Employers, Consultants, Contractors and Sub-contractors.

In his presentation, Steve will address in layman's terms, drawing upon both his contractor and insurance broking experiences, matters such as:

- Who's who in Insurance and what's the difference between an Insurance Company, a Loss Adjuster, an Insurance Agent and an Insurance Broker?
- Why do we require insurance in construction contracts?
- We'll take the cheapest insurance, that's OK isn't it?
- Some examples of problems that have been caused by incorrect specification of insurances in contract documents. How were the problems solved?
- What are subrogation rights and should they be waived?
- What's the best way to procure a CAR/TPL insurance policy?
- Some observations on the SFBC 2005 Edition from an insurance point of view.

Language

English

Deadline

10 January 2006

Fee

\$100 per person

Priority

QSD members

CPD/HKIS/2006006

Presentation for Joint Boards' Australia Study Tour 2005 NEW



Date & Venue 7:00 pm – 8:30 pm Friday, 20 January 2006 SLC, HKIS

Details A three-day condensed study tour to Australia was held in August 2005, led by Professor CHUNG Hung Kwan Barnabas with 11 HKIS delegates who are representatives of Board of Education (BoE), Board of Membership (BoM), Board of Professional Development (BoPD) and Junior Organization (JO).

Objective of the tour is mainly to understudy the vigorously advancing counterparts in Australia, viz the 4 institutions (AIBS, API, AIQS, ISA) in the areas of Membership, Education, Professional Development and Office Administration.

All members are welcome to share this experience from Australia.

Language English **Fee** Free Admission (Reservation by fax is acceptable)
Priority 150 (first come first served)

CPD/QS/2006003

Public-Private Partnership (PPP)

Guest Speakers Brian Downie is a Senior Associate in Minter Ellison's Asian Construction team, and is highly experienced in both contentious and non contentious construction-related work. His work with the construction industry includes advising on contract formation, project delivery strategies, project risk analysis, contract administration and project monitoring.

Tim Burbury has wide ranging projects experience in Hong Kong and Australia, advising domestic and international clients including governments, developers, utilities, education and training institutions, contractors, sub-contractors, engineers and project managers, banks and financial institutions. His areas of practice include PPPs, project development and delivery advice, drafting and negotiating tender and project documentation and project advice in all phases of telco-infrastructure projects, gas infrastructure projects, mixed commercial / residential projects, education facilities including housing, power and processing projects. Tim is currently working on the Guangdong Terminal project and the Venetian Macau Development.

Date & Venue 7:00 pm – 8:30 pm Monday 23 January 2006 SLC, HKIS

Language English **Fee** \$100 per person
Deadline 16 January 2006 **Priority** QSD members

CPD/HKIS/2005078

Standard Form of Building Contract 2005 – Road Map for Professional Liabilities & Relationship between Main and Sub-Contractors



Guest Speakers Gregory Tung, BSc(QS)(Hons), LLM, FRICS, FHKIS, MCIArb, Barrister (non-practising), Director of James R Knowles (Hong Kong) Limited. Mr Tung is a Chartered Quantity Surveyor, a contributor to various construction industry journals and an experienced construction contract consultant specializing in drafting of contracts, sub-contracts and claims documentations; providing contractual advices; pursuing and defending claims on clients' behalf; conducting and representing clients in arbitrations in construction and insurance cases in building and civil engineering projects at both main contract and sub-contract levels; sitting as arbitrator and as dispute resolution advisor; and delivering seminars.

Gilbert Kwok, FHKIS, FRICS, LLB (English law), LLB (Chinese law), Past Chairman of the Quantity Surveying Division, HKIS, Partner and Head of the Construction Group of Li & Partners. Mr Kwok is a chartered surveyor and a qualified Hong Kong lawyer. He has extensive experience in drafting and advising on construction contracts, consultancy agreements and other relevant contracts relating to a wide range of construction projects in the region including Hong Kong, Macau and PRC as well as outside Asia such as Africa and South America. He has also acted on behalf of employers, contractors and consultants in various construction litigations and arbitrations.

Kelvin Chan, B Sc (QS) (Hons), LLB, Solicitor, Consultant of Li & Partners. Mr Chan has been involved in litigation and arbitration of various types of construction projects and also in drafting various types of construction contracts. Before joining Li & Partners, Mr Chan had been the head of the legal department of a blue chip developer in Beijing for more than 3 years. He is therefore also familiar with real estate and construction transactions in the Mainland.

CPD/PQSL EVENTS

Dennis Wong, LLB, Solicitor, Assistant Solicitor of Li & Partners. Mr Wong graduated from the University of Sydney with a Bachelor Degree in Laws and a Bachelor Degree in Commerce (major in Accounting and Economics). Mr Wong was admitted in both New South Wales, Australia as well as in Hong Kong. Mr Wong has undertaken a wide range of predominantly contentious work, acting for professionals, employers, main contractors and subcontractors in respect of building and civil projects. He has also been involved in non-contentious construction work such as reviewing and drafting design and build contracts and supply contracts

Date & Venue 6:30 pm – 8:00 pm Thursday 23 February 2006 SLC, HKIS

Details The new edition of the Standard Form of Building Contracts (SFBC) including the main contract, nominated sub-contract and the nominated supply contract have already been published. This seminar in the series will be presented by Messrs Li & Partners and Messrs James R Knowles (Hong Kong) Limited focusing on the "Road Map for Professional Liabilities & Relationship between the Main and Sub-Contractors". This CPD event will provide a detailed analysis of professional (Architects and Surveyors) liabilities under SFBC and the relationship between Main and Sub-Contractors under the new form of nominated sub-contract.

Language English / Cantonese

Fee \$100 per person

Deadline 16 February 2006

Priority

Members of the HKIA / HKICM / HKIS
a first-come-first-served basis (max 200 persons)



SLC, HKIS = Surveyors Learning Centre, 811 Jardine House,
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The Legislative Council, HKSAR

For enquiries, please contact the QBA 2006 Secretariat Office at tel (852) 2372 0090 or fax (852) 2372 0490 or email: enquiry@QBA2006.com or visit: www.QBA2006.com

Can a general election result in functional outcome

Yam Kwan Sum
MHKIS

The author is not a member of any political party, nor does he have any specific political views – he is just one of the ordinary citizens of Hong Kong. Considering the theme of electors chasing returns (ie the rewards or benefits they expect to get from a person they vote for), the author will, in this article, argue whether the representatives or public officers, who are elected by means of a general election, are fighting for our returns.

According to the equation of “Voting Behavior Function” by Towns, an American Scholar, the reason electors vote for a candidate is based on “the anticipated residual returns that could be gained by him the elector if this candidate is elected” = “anticipated returns that could be provided by this candidate” minus “the elector’s voting cost”. Electors will compare the “anticipated returns that could be provided by this candidate and the “the elector’s voting cost”. Electors will select the candidate who appears to be able to provide them with the greatest returns after costs. Electors themselves can calculate or estimate the cost of voting; however the anticipated returns could only be guessed from the commitments being made by the candidates during the election, together with a forecast of whether this candidate can fully or partially satisfy their wishes if he is elected.

Taking an overall view of some contemporary elections, every candidate usually promises to do a lot of things if he / she is elected in order to solicit votes during the election. However, are all these commitments put into practice after election? Seldom! I cannot say that those who were elected but could not fulfill all of their promises were cheaters. This is because the conditions before and after the election are continuously changing in light of the general trend of time, situation and environment. It might be true that the elected candidate was incapable or it was hard for him to fulfill the promises because of these changing conditions; but it may not be true. How could the electors ascertain the facts? While the elected candidate could discharge his duties with the collaboration of the government or relevant departments, he could also manipulate the government or relevant departments, all these sizable organizations, to conceal his unwillingness to put his pre-election commitments into practice even if he was able to do so. Although some respected investigators try their best to reveal the broken promises of elected candidates, it is not feasible to expose all of them due to limited resources. Furthermore, it is

unfortunate that there is no legal penalty in the case of such default. Since election is a trusteeship of rights or obligations between the electors and those representatives or public officers who are elected in compliance with prefixed rules and methods, if those representatives or public officers have not contravened any law or regulation, they only have a moral obligation to fulfill the wishes of the electors, and have no legal liability to the electors. That is why these broken promises are insufficient to have them removed from the political stage or make them leave office. Consequently, it is important to select an honest and proper candidate. While electors, with their personal experiences and abilities, can assess the truthfulness of a candidate through short-distant observation and contact, a suitable system is still necessary to act in concert with and balance the power of the elected candidate. For example, the full-time duties of the elected candidates, supervising their performance by the electors, etc., so that they, with a degree of self-responsibility and self motivation, can discharge their duties wholeheartedly. It thus enhances the “probability” of getting the anticipated returns from the elected candidates in the above “Voting Behavior Function”.

On the other hand, when electors do not inform the elected candidate of their wishes, the primary prerequisite for the elected candidate to fully or partially satisfy the wishes of the electors (plus those of other members of the community) after he has been elected is to identify the wishes of the electors. Nonetheless, there are some restrictions stated in management theory that can hinder communication between the elected candidate and the people he represents, e.g.: time, distance, technology and the span of control, etc. If there are only a few people that the elected should take care of, he can utilize existing technology to overcome the restrictions of time and distance, and he can place these people within his span of control. Under these circumstances, he can understand the wishes of each person he represents before he makes a decision, and then he could satisfy the wishes of all or at least the majority of the people. But if the number of people that the elected candidate represents exceeds his span of control even with the help of existing technology, coupled with the restrictions of time and distance obstructing communications between the elected candidate and the people he represents, then the elected candidate cannot totally or partially satisfy the wishes of the people he represents, nor can he know the wishes of each person

he should look after. Communication is very important. The successful results of any election system depends on “span of communication”, that refers to the maximum number of people which a candidate can communicate with. The electors’ passion to vote is subject to the elected candidates understanding their wishes and this is restricted by the “span of communication”. The efficiency of his “span of communication” is inversely proportional to the number of people. In other words, when the number of people is greater, the communication is poor. However, with the advent of developments in technology, one’s “span of communication” will be increased. If the elected candidate is unable to communicate with the people he represents, then how can he be capable of looking after the wishes of these people? In this case, the electors will not expect anything from this candidate.

Whether the rules and methods of election be comprehensive or not, the electors will only be interested in the outcome, which is the performance of the elected candidate. Notwithstanding the virtues of the concept of a general election, if the elected candidate who has been elected by a general election in any hierarchy, fails to communicate with the people he represents, or fails to fully implement his promises, then the electors will gradually be disappointed in the elected candidate and then in the election. Under these circumstances, a more forceful campaign strategy will be required to stimulate the electors’ passion to vote.

After observing General Elections for the Presidents of the United States and Taiwan many times, I found that electors would usually cast their votes for a candidate because of his charisma. Such charisma does not relate to his actual deeds but to propaganda, slogans and shows / events. This type of general election has slowly evolved into a kind of “star” election. In order to attract more votes, the candidates would try to create a dominant position by all kinds of methods and by investing a considerable amount of money. According to data provided by the Federal Election Committee in the United States, the cost of the election contest for each seat in the Senate reached US\$3.7 million while the cost for a seat in the House of Representatives reached US\$0.39 million during the November 1994 election of US Congressmen. Under the spell of capitalism, if there is no thorough and comprehensive system to monitor the elected candidate, the outcome of the general election could be terrible once the elected candidate hunts for returns on his / her “investment”.

I am not opposing the idea of a general election. I am just an ordinary citizen who aspires for democracy. Undeniably, a general election can realize the right of people to take charge of domestic politics. However, is it possible for the

general election to fulfill such objectives under the existing systems and conditions? Electors should deliberate the question sensibly and avoid being misled by some hollow concepts. General election is one of the roads to democracy. But this has to be well-matched with other systems so that it can achieve its objective; otherwise, the result could be deplorable. For instance, Hitler was elected by the Germans in a general election before the Second World War. As I have not conducted any survey or obtained any evidence to prove whether Hitler’s initiation of the World War was in compliance with the wishes of the majority of Germans or not at that time, let’s leave this question to be pondered over by all our intelligent readers.

As mentioned before, the outcome of a general election could be improper if there is no appropriate system to go with, the elected candidates are dishonest or the situation goes beyond the elected candidates’ “span of control or communication”. Then which hierarchy is suitable for a general election? The requirements of the general election’s supporting system vary depending on different time, conditions, systems and environment. Since the supporting system can be altered in a myriad of ways, I am not going to study it further. Regarding the honesty of the candidates, it is also totally dependent on the subjective views of the electors and the behavior of the candidates, so it is difficult to make any conclusion here as well. If the situation goes beyond the elected candidates’ “span of control and communication”, he is unable to achieve something even if he possesses the ambition to do so. We can then create some positive scenarios for him to accomplish what he wants.

As pointed out above, the elected candidate may have the restriction of “span of control and communication” that means the number of people which he can deal with is limited. But it is a solvable problem. The solution is to study and define a number of people in the constituency which an elected candidate is able to handle using both technology and organization. Owing to limitations of the ability of human beings and organizations as well as the limitations of existing technology, the number of people in the constituency cannot be excessive, I call it the grass-roots level, e.g.: the towns of China. Within this grass-roots level, the electors are living in the same district as the candidate, and the number of people the elected candidate represents falls within his “span of control and communication”. Electors in this size of constituency can learn not only of the accomplishments of the elected candidate throughout their daily lives, but also understand the behavior, deeds and character of each candidate so that they can select someone who can be entrusted as per their own wishes in the general

election. After the election, the electors can still keep close contact with the elected candidate. The elected candidate can also keep in touch with each person he represents, and so he can understand their demands and wishes. Therefore he can first summarize the demands and wishes of the people he represents and then balance these with other external factors before making any decision. In addition, the people being represented can easily express their grievances and requests to the elected candidate and they can closely monitor him.

In most cases, however, there are too many people to be represented and the number usually exceeds the "span of control and communication" of an elected candidate. If the number of people being represented exceeds the capacity of an elected candidate, even with the backing of technology and organization, then we have to divide the number of the people being represented into several constituencies in which the representatives or public officers are elected by general election. These representatives or public officers from each constituency then discuss matters collectively. Nevertheless, it is difficult to communicate when there are too many representatives or public officers. Moreover, the number of people is inversely proportional to the efficiency of discussions, which means the greater the number of people, the lower the efficiency. Besides, some cases which should be addressed are complicated and involve national security information. In these circumstances, while the people of the grass-roots hierarchy can entrust the elected candidate to act on their behalf, they should also entrust these elected candidates to elect the upper-hierarchy level representatives or public officers to handle these complex duties as discussed above. In this way, the lower-hierarchy representatives will elect the upper-hierarchy representatives. In other words, except for the grass-roots election being a general election, in all other hierarchies, above the grass-roots hierarchy, elections are indirect elections.

Most people consider that such indirect elections for upper-hierarchy representatives or public officers are not democratic, and cannot demonstrate that the grass roots people are the masters of the country. Moreover, given the vast distance between the upper-hierarchy representatives or public officers and the people at the grass-roots level, the understanding of grievances and requests of the grass-root hierarchy will be deficient. I believe that we should not blindly ask for democracy; we have to scrutinize the actual situation sensibly and objectively. If the outcome cannot achieve the objective of democracy, we have to seek other methods and wait for a timely opportunity to implement the general election.

In my point of view, an ideal system is something which allows people to express their grievances and requests to the grass-roots representatives or public officers whom they can closely monitor. If the grass-roots representatives or public officers do not have appropriate authority, they can then express the grievances and requests on behalf of the people they represent to the upper-hierarchy representatives or public officers; and they also have the right to monitor these upper-hierarchy representatives or public officers in the discharge of their duties. Under this system, the lower-hierarchy representatives or public officers will state the grievances and requests as well as monitoring the upper-hierarchy representatives or public officers on behalf of the people. The gap between the upper and the lower hierarchies can be bridged by the expression of grievances of the people and their supervision. The representatives or public officers at the highest hierarchy can identify the grievances and requests of the people by the flow from lower-hierarchy to upper-hierarchy, and they will be monitored indirectly by the people at the grass-roots hierarchy.

I am not dropping a hint that general election will not be as effective as expected at an upper-hierarchy in a democratic society nor do I regard it as a kind of sugarcoated poison that we should give up. Actually, I also believe that general election is one of the ways to realize democracy, so that elections at various hierarchies should develop and be explored alongside this objective. We have to wait for a propitious moment to implement general election at that hierarchy.

Albeit the theme of this article is returns-oriented, I am not promoting or encouraging readers to be fond of self-interest in all things. For some major issues of principle, we have to pay attention to our self-interest but at the same time we need to look after the public interest. If every one of us looks after the public interest, we will live in a harmonious environment. Taking public interest into equal consideration also results in a return for each of us. When electors select the Chief Executive of Hong Kong, they should not one-sidedly stress on whether he can bring benefits to themselves or just a small group of people, but also need to lay much more emphasis on whether he can take the interests of the whole territory into account.

Since the topic of election involves a wide range of issues and my study in this area is still superficial, this article is likely to have overlooked some details and have some failings. Please do not hesitate to point out my failings. Lastly, I would appreciate any comment from you.

辦公室花園

陳佐堅
環保建築專業議會主席
(2005, 2006)

本年九月趁著參加「2005可持續建築世界大會」在東京舉行之便，順道參觀了位於東京的多幢新建的辦公大樓，看看東京在這方面的最新發展。其中走訪了位於汐留重建區的兩幢日本企業集團：「松下電器」和「資生堂」的東京總部大樓。

這幾年來，日本的環保建築發展得很快，可以說是百花齊放；其中的一項趨勢便是建築設計減少與環境的對抗，而是儘量與環境融合。究竟這是一個什麼概念呢？在過去的一段長時間，建築設計者不斷追求利用高科技，追求劃一的舒適和便捷的環境，這種做法可維持多久呢？以科技引出自然的力量，去創造更高質素的舒適，應該是未來和最為「自然」的選擇。

這兩幢樓宇的建成，充分反映了企業文化、形象、價值取向的異同。

松下電器

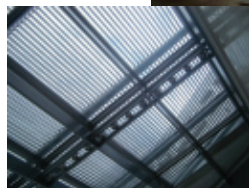
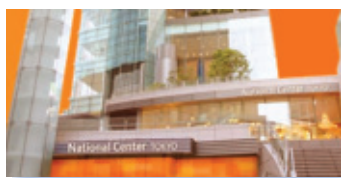
首先是「松下電器」的東京總部和其產品及科技發展展覽中心—National Centre

。全幢大樓外牆使用 Low-E 真空玻璃，外型現代，美輪美奐，充分反映了企業走在科技發展的尖端前線。其高層管理在介紹大樓的籌建時，更透露樓宇百年壽命的設定，外牆要經得起長久使用，天氣變化對它造成的不斷影響的沖擊；而內部則具備靈活性，可供不時的改動，迎合時代變遷對工作間使用的改變要求。

今日的科技發展，並未能讓我們在商業樓宇的建設和使用，經濟地利用再生能源；目前商業上的使利再生能源，只止於技術性的探討與實驗而已。例如這幢大樓便在天台設置了180枚80W

的太陽能發電系統 (photovoltaic solar generation system)，可產生10.5kW 電量，足夠一層辦公室的一般用電。

設在大樓最頂層的是該總部的會議中心和空中花園，主人就在這裡介紹大樓建設的構思、過程和管理。該空中花園的可使用極高，原因時外圍為玻璃牆所包圍，頭頂當然是開放的，但卻巧妙地安放安置了一雙層鋁合金百頁系統，即使其



▲ 空中花園

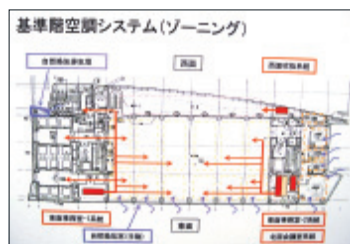
◀ 阻隔強風的雙層鋁合金百頁

所處的高處，在強風的吹襲下，亦可如常使用。

辦公樓層設計的特色是每兩層樓均設置的共用會議或休息地帶，相關的部門的員工會被安排這相通的樓層內，上下層由開放式樓梯連結起來，上落可免除使用升降機。同時可引入大量日光，減低對人工照明的需求。



▲ 每兩層樓均設置的共用會議或休息地帶



▲ 標準層空調示意圖

兩層高的玻璃幕牆為「雙重夾心」減低耗能設計，兩層玻璃的中間部份引入自然通風，亦有設備可將熱氣抽走，減低對空調的負荷。

標準辦公室的照明為慳電裝置，並設有分區控制系統，在天花安裝感應器，以至員工離開不在工作位置的時候，可控制燈具自動熄掉，減少不必要的浪費用電。



▲ 雙重夾心玻璃幕牆



▲ 天花安裝感應器

由於企業是生產家電和照明等產品的，要特顯其在這方面的成就和建樹，他們在外牆安裝了特殊的燈飾系統，晚上亮起來特別燦爛奪目。

資生堂

至於「資生堂」東京總部大樓的設計與建造卻截然不同。它是少數獲得 CASBEE^[1] 最高評級“S”的新建大樓。

「資生堂」為日本第一間西藥製造廠，於 1872 年在東京銀座地區開業；其名字取自「易經」之「至哉坤元、萬物資生」。其企業使命是「發掘新而豐饒的價值、為生活和文化創造美艷」。所以，他們將總部訂為「21世紀全球性公司的臉貌」和「創造新價值的智能生產中心」。隨之而生的意念包括：改進價值創造、追求適切



▲ 資生堂總部大樓外牆一瞥

性和效率、靠貼電腦化、安全性及環保 (Green) (能源節約和環境保護)。



▲ 辦公室花園

它的外牆不是時下多人所採用的玻璃幕牆，而是鑲嵌了陶瓦的外牆 (Terra cotta) 和落地玻

璃窗，大大減少了透熱的玻璃，減低耗能，達到環保綠色建築的目的。這批陶瓦是利用改良的傳統燒製方法，製成適用於高層大樓，耐用和結實的大塊面磚。該陶瓦只用了當地的原材料，而其中百分之四十乃為循環再造的物料。

在樓宇空調設計方面，大樓亦引入了一個大型的自然通風系統；在較溫和的氣候之下，辦公室的空調會加入自然通風。在夏天的時候，會利用晚上下降的溫度，來清除日間累積的熱量。外面的風會直接引入室內的「辦公室花園 (Office garden)」，使飲在這裡亦可直接感受到風的吹動。另外，為了要在工作間維持穩定的氣溫和濕度，外面的空氣會透過自然通風管道，被引入天花以上的空間，作為間接的自然通風。

每兩層樓設有一中庭，是為「辦公室花園 (Office garden)」作為員工休息舒展的地方，它比起「松下」相類似的設施給人較為溫馨 cosy 得多。

大樓的設計亦充分照顧了員工的需要，其中一層全層闢作員工餐廳，以津貼價錢，使員工毋須到外面與人在繁忙時間爭食，在極舒適的環境下，享用自己選擇的美味午餐。公司對員工無微不至的照顧可見一斑。另外大樓亦每兩層設有專用吸煙間，要吸煙的員工毋須跑到大廈外面去吸煙。以上所描述的設施，都有助有著提高員工的生產力。



▲ 員工餐廳

大樓其他環保和慳電的設置包括慳電照明系統、雨水使用和廚房污水處理系統等。

這兩幢總部大樓的設計，均能充分反映了企業的宏願。「松下」所強調的是高科技，突出企業在科技發展上的領先地位。「資生堂」作為一藥物和化妝品製造企業，要給人親切、實際和可靠的感覺，故其樓宇和室內設計，鮮明地體驗美艷、智慧、用心、現代、人性和簡潔。它們在環保建築設計上，大大為我們提供了可以追循的途徑。

^[1] CASBEE 即日本近年來所發展的「樓宇環境效率綜合評核系統」，計量樓宇的環境質素 (Q) 與對環境的負荷 (L) 為比例 (BEE = Q/L)，分五級，即C, B-, B+, A 和最高評級S。

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先情後理，是控制壓力的第一步

今天是壓力的年代，面對壓力，不同的人有不同的心態，但很多人皆有強烈的無奈或無力感，因為他們嘗試減壓，或試圖改變環境，結果往往是徒然。

感受壓力的第一個反應多是情緒上的變化，包括因感受「威脅」而覺得焦慮、因「失去」而感覺哀傷、因「失敗」而感覺羞喝，和因「被干擾」而感覺憤怒。這些負面情緒使我們感覺非常難受，更造成多方面的惡性循環。它會驅使我們作出一些無效的適應行為，或甚至造出進一步傷害性的行為，包括遷怒別人、逃避問題、借酒消愁等。這些情緒也會打擊我們的自信和動搖我們的人生觀，也因此進一步影響我們對處境作出偏差的評估。

面對壓力的首要處方是「疏通情緒」。步驟如下：—

正視受壓和情緒困擾的事實 面對壓力和不如意的事情，很多人的反應是逃避而不願去面對，這樣做只會令自己泥足深陷。因此，第一步驟是我們要正視自己的困擾。

容納情緒困擾 受壓會令到我們感覺「心痛」，正如身體創傷會使我們身體感覺痛楚一樣。身體受傷雖然痛楚，但我們會提醒自己痛楚是會隨傷口痊癒而消失的；遭受人生打擊而受情緒困擾也是一樣，因此我們要對自己說：「我受到這個打擊，心中感覺痛苦是正常的反應，但我有信心我是可以復原的」。

抒發和化解情緒困擾 情緒困擾得不到抒發，心中的痛苦便不能化解，而且可能導致各種身體不適，也可能造成各種行和人際關係的問題。我們要找家人或好朋友傾訴心中的鬱結，在傾訴的過程中，不要抑壓不開心的情緒，也不要強忍眼淚，抒發是疏通情緒的關鍵步驟。

以正面情緒取締負面情緒 無論逆境多難受，打擊多大，我們也不要忘記親情和友情是人生的最大支持力量。因此，我們要珍惜自己的家人和朋友。很多遭受人生重大打擊而跌至谷底的人，都是因得到家人和朋友的親情和友情的支持和鼓勵，重新建立自己的人生及事業。

(本文立場由全人發展中心顧問團提供。文章內容、立場及意見不代表香港測量師學會。)

Getting to know the council 理事專輯

Bay Wong – chairman of the Board of Education

Emily Ling
Editorial Board
JO Representative
Vincent Lim
JO committee member

Education is knowledge and ethics

What is your view on the combination of several surveying courses into a general comprehensive course in The Hong Kong Polytechnic University and City University of Hong Kong?

It is a good change. First and foremost, it would provide more career opportunities and flexibility for graduates and young surveyors. General surveying courses equip them with all round knowledge and skills before they enter the Industry. They would specialize in one of the divisions they prefer when they have more understanding in that field. It helps both the students and the market. Multi-skilling and comprehensiveness is the trend. Such change is just to suit the trend and market needs.



We are interested to know the future plan of Board of Education.

Comparing to other professional institutes such as the legal and medical professions, the foundation and scale of HKIS is relatively small because HKIS has only been established for 20 years. Human resources will be a crucial and essential success factor that we should focus on.

One of the missions of BOE is to strengthen the relationship and collaboration between the educational institutes and the profession. We have recently visited HKU, Poly U and City U. We exchanged our views and requirements on the future young surveyors with the University Professors so that the degree courses would be modified and enhanced to suit the needs of society and our profession. We have also planned to arrange seminars and workshops with high schools to attract bright new entrants and promote the surveying profession. Currently, a corporate video clip, started by JO members, has been produced to facilitate our promotion exercise.

In my opinion, education is not just teaching and conferring knowledge. It is not that simple. We should target at one's commitment and ethical development which is more important than knowledge and ability. We should also train surveyors to concern and get involved in affairs affecting our profession and the society. Surveyors should

contribute more to the knowledge world and to the development of the profession.

You are the Assistant Director of the Housing Department, could you tell me us the difference in maintenance of different types of Public Housing (Y-shape, Harmony, etc). Does the modification of building type minimize maintenance requirements?

Different housing designs are developed mainly to cater for the changing market needs and trend at different periods of time. Each building design has its good features but similar maintenance needs.

For different era, there is different emphasis in building design. For example, apart form aesthetics and functionality our customers now concern more on durability and our estate management and maintenance colleagues on manageability and maintainability. I have to know and understand the needs and problems the residents encountered. Feedback and Feed-forward are important.

In recent years, we were more involved in giving building performance advice to architects and engineers on the building design. We hope our new generation of housing estates will be more durable, easier to manage and maintenance friendly. It will benefit the residents, upgrade

their quality of living as well as the standard of our building stock in society.

Apart from the design and material choices, workmanship is another important contributing factor to building performance and maintenance quality. Hence, we have carried out many quality initiatives and cultural changes to the maintenance industry since 2000. We now focus more on our service quality. It was attained through the Quality Maintenance Contractors Scheme, partnering with service providers, cultural change programs, customer surveys and intensive education/training of frontline workers.

As a successful professional and senior managerial head in a government department, what is the most challenging event you encountered in your path? How did you overcome?

Everyday we encounter many challenging issues ranging from emergency cases, questions from the mass media and enquiries/complaints from the residents/owners. As a professional, we have to be serene and respond promptly. Fast response to the media and tenants and coordinating the efforts of different professionals for effective actions are important. The outbreak of SARS in 2003 and our quick actions to inspect and complete drainage repairs in over

150 estates would be a good experience to share.

Quality control and training for staff are critical success factors. There are performance verification systems such as technical audit and customer survey which can help to monitor the quality of our works and services.

“Maintenance” is now recognized as service. The attitude of the frontline staff will directly affect the organization’s image and reputation. Therefore, as managers, we have to keep on inspiring, training and developing staff and ensure good internal communication is maintained.

It is interesting that your brother, Samson Wong is also a building surveyor. Do you influence each other?

I did not inspire him to become a surveyor. Perhaps it’s his interest and eagerness that made him join this profession. To survive in the market we have to compete. In fact, “benign competition” would be favourable and beneficial for the industry and personal development. For me, I mainly compare and compete with my past. “How can we be better than yesterday?” would be my motivation for continuous improvement.

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Women in Surveying 測量半邊天



Kelvyn Ng
JO Committee

Julia Wong – a dedicated surveyor with a big heart

What made you pursue a career in General Practice surveying?

I obtained a degree in Surveying at the University of Hong Kong several years back when the property market was at the onset of an unprecedented slump, and property-related jobs fell short then as traditional top picks in the market. I refused to be deterred by such a stark reality, and passionately sought to pursue a career that plays a vital role in providing and bettering space environment for the enjoyment of many. To become a General Practice surveyor, with involvement in the planning, valuation, development, marketing, sale or leasing and management of land and properties, became my natural career pursuit.

What advice would you give to young female GPs who want to “break out of the mould”?

As the property market is known for its volatility and unpredictability, a young GP must be versatile and flexible enough to adapt to the ever-changing trends and capture any upcoming opportunities. Such qualities, coupled with dedicated persistence in one’s commitments, would prove to be valuable assets for a young GP. Also, a young professional must never be complacent but press on with lifelong learning in order to enrich one’s professional knowledge and sharpen one’s business acumen. I believe female GP surveyors are just as competent as their male counterparts and are capable of excelling and outperforming in their fields of commitment, and this I have witnessed in many of the outstanding women surveyor.

How did you get to this stage of your career?

I joined Swire Properties after graduation as a surveyor trainee. I treasured and explored the work nature and facets of every placement offered during the comprehensive training period, be they on the leasing of retail shops, management and maintenance of Grade A commercial properties, technical and security support, or marketing and sale of residential developments. Lastly, I decided that my passion lies more in the area of project-based developments, valuation of land and properties, and planning and acquisition of potential sites. The opportunity to work in development & valuations is satisfying.

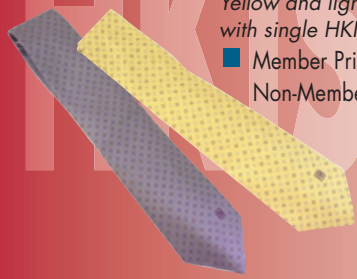
What are the key attributes that you see important in a GP’s career?

Teamwork is virtually a pre-requisite in the surveying profession, especially because surveyors regularly and inevitably need to co-operate with clients local and from the mainland, architects, planners, solicitors, engineers, technicians, designers, financiers, resident groups, in-house professionals and any other persons possible. In this light, being co-operative, accountable, responsible, presentable and communicable will definitely give surveyors a competitive edge, as teamwork in a harmonious and efficient manner synergizes rewarding outcomes, primarily in terms of group performance and personal achievement.

Do you have any particular interest?

I like traveling, particularly to places of diverse and original culture. I join short mission trips on an annual basis to developing places like northern Thailand and Cambodia, not much to sightsee scenic spots but chiefly to reach out to the less fortunate. It is unspeakably fulfilling to know that small acts of kindness could actually uplift and make a difference in other people’s lives. That is what keeps me rejoining such trips. Apart from this, I am also fond of photography, badminton and swimming.



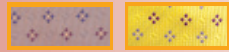


Yellow and light blue silk tie, weave details with single HKIS embroidered logo.

- Member Price: HK\$90
- Non-Member Price: HK\$150

Patten style

Blue, Gold



Beige silk scarf with single HKIS embroidered logo.

- Member Price: HK\$100
- Non-Member Price: HK\$150



HKIS square lapel pin with HKIS logo and is suitable for both gentlemen and ladies.

- Member Price: HK\$30
- Non-Member Price: HK\$50

HKIS Shop sells a range of attractive gifts bearing the HKIS logo. To view the range of goods or place an order, please call the Secretariat on 2526 3679 or visit www.hkis.org.hk



Stylish yellow cap perfect for outdoor sun-screening, embroidered with HKIS logo.

- Member Price: HK\$30
- Non-Member Price: HK\$50



A4 folder, crafted from fine leather and made to high standards, beautifully lined and embossed with the HKIS logo.

- Member Price: HK\$180
- Non-Member Price: HK\$250



Members' Privilege *(With your HKIS membership card, you can enjoy these special offers.)*

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 from 1 August 2004 to 31 December 2005. Inquiries please call **2866 1677**.

Towngas Avenue

A free cheese cake worth HK\$120 upon spending of over HK\$500 at Towngas Avenue (merchandise, food and beverages but exclude gas appliances) until 31 December 2005. For inquiries, please call **23672710 or 23672713**.

Shell Card*

A special discount of HK\$1 per litre for all successful application for the Shell Card issued. For more details, please contact Alex Au of Kingsway Concept Ltd, telephone **2541 1828**.

Caltex StarCard*

A special discount of HK\$1 per litre for all successful application for the Caltex StarCard issued. For more details, please contact Eric Law of Ming Xing Investment Co Ltd, telephone **2851-3297**.

* (The HKIS will not be privy to any contracts between the HKIS members and the agency concerned. We will not be responsible for the administration of or the consequences arising from these contracts, including any personal data that the HKIS members may agree to provide to the agency.)

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

Offer to HKIS Members and their families: \$2,710 \$2,570

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). Valid till 31 December 2005

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 Secretariat on **2526 3679**.

Date	Event	Organiser	Location
2006			
July 14	Quality Building Award 2006 – Award Presentation Banquet	HKIS	Hong Kong SAR
October 15 – 20	FIG XXIII Congress and XXIX General Assembly	FIG	Munich, Germany
2007			
May 12 – 17	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

FIG Working Week 2007

Strategic Integration of Surveying Services

12 – 17 May 2007
Hong Kong SAR

Call for paper : October 2006
 Submission of abstract : 30 November 2006
 Confirmation of acceptance : 20 December 2006
 Submission of full paper : 15 February 2007

For enquiries, please email the Secretariat at:
info@hkis.org.hk or call (852) 2526 3679
 For details on the HKIS, please visit: www.hkis.org.hk
 For details on the FIG Working Week 2007,
 please visit: www.fig.net/fig2007

The guns of nav-alone

The heading of this article should have been JO Annual Dinner – squarely correct; but when we get to see the pictures, one wonders where the foodstuff was, it was a time fiddling with guns, not quite what you may find in The Guns of Navarone fortunately!

