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SURVEYORS

測量師時代
Times

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Pull together for
common cause

和衷共濟

HKIS 2005-2006 General Council

香港測量師學會2005 – 2006年度理事會

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In this issue we feature an interview with Professor Barnabas Chung (page 45), a senior member who, quite deservedly, commands a lot of respect from many members. Barnabas is a founding member of the HKIS. He has been instrumental to the enactment of the Surveyors Registration Ordinance and the setting up of the Surveyors Registration Board in 1991. It is a pity to many that Barnabas has never been our President. The truth of the matter is, many, including sitting Presidents, look to him for guidance and advice on many issues pertaining to the development of the Institute and our profession. The Institute is privileged to have been graced with Barnabas' valuable contributions for so many years, never diminishing even during his semi-retirement as a scholar-cum-practitioner in recent years. With Barnabas as our "Institute whip", we are assured of proper conduct of business, and most important of all, continuity of wisdom and policies despite change of councils.

Speaking of continuity of policies, the President has charted out his vision for future development of the Institute in his inaugural speech (January issue, pages 9 and 10). Amongst others, enhancing the identity of the Institute and upholding professional standards are the prime issues being addressed by the General Council. There are on-going discussions, for and against, regarding a possible new title for surveyors (see President's Message, page 3 and 4). Thinking ahead, what are the medium and long term strategies of the Institute and our profession? These are issues that the General Council cannot properly address without full participation from members, and guidance from "Institute whip" like Professor Barnabas Chung!

Francis Leung

本期重點文章之一將是第45頁一篇有關鍾鴻鈞教授的訪問。資深望重的鍾教授是香港測量師學會創會會員之一，尤其是在執行1991年當時立法局所通過的《測量師註冊條例》，及後根據該法例而成立的《測量師註冊管理局》，鍾教授做了大量顯著的工作。鍾教授沒有當上會長，對很多會員來說像是有點遺憾；事實是眾多會員以至歷屆會長在學會很多議題上，無一不向他投石問路！儘管鍾教授已經從工作崗位退下來，處於學者兼執業人仕的半退休狀態，然而，學會繼續蒙恩得到鍾教授毫不動搖的支持；他名副其實是我們的《會鞭》，監督著學會事務的操守，在他的智慧裏，理事會的週年變動都沒有令掌舵人失去方向。

談到政策的持續性，會長在他的上任演詞裏（見一月號第9及10頁）表明了他對學會未來的展望和構思；其中包括了維護專業水平及提升學會的面貌。在是否應該用一個測量師的禮儀稱謂上（會長的話，見本期第3及4頁），我們做了討論。除此以外，學會中期以至長期的路，我們又何去何從？在這些重大的議題面前，我們一定要得到所有會員的聲音或參與，當然，缺不了像鍾鴻鈞教授前輩的智慧。

梁立基



Pull together for common cause

In many countries, surveyors together with real estate appraisers alike are ranked within the top five professions, both socially and politically, partly due to their professional standing and partly due to the size of their practising population. In Hong Kong, different categories of surveyors (including the appraisers and the cost engineers as they are called in other countries) work very closely with one another. The Hong Kong Institute of Surveyors embraces all the land development and property management related surveying professionals in Hong Kong. To the community at large, there is a need to promote the "One Surveyor" concept. Within the Institute, members should pull together to make common cause for the well being of the surveying profession.

It has long been a discussion topic for the Institute to establish a distinct identity for professional surveyors in Hong Kong. How does the title "Surveyor" or "Sr." grab you? Registered medical practitioners use the title "Doctor" or "Dr.". Professional engineers in Hong Kong use the prefix "Ir." in front of their names or "工程師" after their Chinese names. The engineers can do that because the constitution of the Hong Kong Institution of Engineers stipulates that HKIE corporate members are entitled to use the courtesy prefix "Engineer" or its abbreviation "Ir.". The Institution of Surveyors, Malaysia adopted a similar approach last year. ISM corporate members can use the prefix "Sr.". In the Institute, the use of a courtesy prefix for professional surveyors was first discussed at the Executive Committee meeting held on 29 December 2005. Members of the Executive Committee have considered other prefix abbreviations like "Sv.", "Sy." and even "Cls.". "Cls." is the abbreviation for the Putonghua pinyin "Ce Liang Shi - 測量師".

Divisional council views were also collected. At least two divisions considered that the use of a courtesy prefix is not necessary at the moment. A decision was finally made at the General Council meeting held on 26 January 2006. The proposal has to be shelved for the time being.

The General Council sees the importance of fair decision-making process within the Institute. The use of a courtesy prefix affects all members and involves an amendment to the Institute's constitution. The General Council should not proceed further with this proposal because a consensus has not been built among divisions. For some members, including me, the dream of using a surveyor courtesy title has not come true. But, members should agree with the other conclusion that the General Council should not propose any resolution to amend the Institute's constitution when there is at least one division thinks otherwise. The General Council should make every effort to build a consensus when a decision has to be made to change or amend the Institute's constitution. To be a high performance team, the General Council should always try to work out the best course of action. Collaboration at the Executive Committee and General Council levels should also be aimed at exploring more alternatives. Every endeavour should be made to avoid unnecessary single-track mistakes.

I am not saying that the Institute always need a consensus from all divisions in order to do things nor advocating off-track thinking. Some minor decisions or improvement action plans can be made in a more informal manner. There are many issues that the General Council wants members to know. In the face of competition, members have a growing stake in the Institute's continued success. Come to the

Institute's monthly Happy Hour to be held at the library of the HKIS Office on every last working Friday. Our interest in the Institute's affairs should bring us together at all times. Members can make use of the Happy Hour gathering to exchange views with the General Council. Every one of us should take the lead in pursuing the common interest of the Institute at every opportunity.

Starting from February, those members who were born in the same calendar month of the Happy Hour that come for a drink are entitled to win a prize at the lucky draw held during the gathering. The prize is a HKIS souvenir item to be selected by the winners themselves. Please do come to

enjoy free drinks and celebrate others' birthday under the relaxed atmosphere in the Institute's beautiful library. For me, I hope I will win a HKIS tie in August.

Before I stop, please remember to use my email president@hkis.org.hk to maintain communication with me in the electronic way as well.

Good luck and good health in the Year of the Dog!

Wong Chung Hang *President*

和衷共濟

在很多國家，就專業行業而言，測量師與房地產估價師的社會及政治地位，是前列於首五位之內，這是由於他們的專業名聲及執業人數眾多。對香港來說，服務於不同專業範疇的測量師（其中包括其它國家稱為估價師和造價工程師的），大家的工作其實唇齒相依。香港測量師學會涵蓋了從土地開發到落成後物業和設施管理的專業測量人員。對市民大眾而言，需要推廣「單一測量師」的概念。為了學會整體利益，會員們需要和衷共濟，攜手維護測量專業的地位。

一直以來，大家都在談論測量師的專業獨特身份。在名字加上「測量師」或是「Sr」一個稱謂，您覺得如何？註冊的醫療執業人士用「醫生」或是「Dr」一名銜。香港的專業工程師用「工程師」或是「Ir」這個禮儀稱謂，這是香港工程師學會規章所允許的。從去年開始，馬來西亞測量師學會（ISM）做法同出一轍，ISM的專業會員則用「Sr」的稱謂。在我們測量師學會裡，執行委員會打開了這個議題，並曾經考慮其他縮寫稱謂，如：「Sv」，「Sy」甚至於「Cls」種種建議。「Cls」是取測量師三個字的漢語拼音（Ce Liang Shi）的首個字母。學會各組別對稱謂的觀點也表達了意見。最少有兩個組別覺得對稱謂的採用不需要倉猝。事情在2006年1月26日的理事會也作出了決定，建議暫時被擱置。

理事會非常重視議決過程是否公平合理。採用禮儀稱謂會影響會員及意味著學會的規章需要修改。除非理事會是肯定議題得到所有組別的支持，否則不會貿貿然地推出一個規章修訂案。對一些會員甚至包括我本人在內，這個用測量師禮儀稱謂的夢沒有成真。但會員應該同意，建議修改

學會規章的動議要得到所有組別的共識，團結一致的精神是不可以破的。作為一個高效率團隊，理事會必須做大量的工作，務必取得共識，方可推出任何需要修訂規章的表決議案。理事會和執行委員會層面上的合作，應該是要共同探討更多選擇。事情經過深思熟慮後，便可防範獨斷的錯失。

話雖如此，學會也不可能凡事都要取得共識才可行事。有些事情比較簡單，乾脆利落的處理了就是。當然，理事會一直是非常重視會員們對不同議題的看法。每當面對挑戰，會員都需要有任重道遠的精神，去維護學會的持續成長。我誠意地邀請各位，參與每月最後一個工作星期五黃昏，在學會圖書室所舉行的測量師歡樂時光。維繫我們在一起的，正是我們對學會的熱誠，在歡樂時光裡，我們可以輕鬆地聊聊，無所不談，提提意見，務求達到共同理想。

由今年二月份開始，每個月底的測量師歡樂時光將會舉行抽獎。所有該月出生的會員，來到歡樂時光共聚，都有機會贏得一份學會紀念品。請大家踴躍參加。我個人則希望在八月份贏得學會領帶一條！

擱筆之前，請記著利用這個電郵地址president@hkis.org.hk跟我保持溝通。

祝願各位狗年幸運如意，身體健康！

黃仲衡 會長

From the Council Table

The General Council has scheduled to meet on the fourth Thursday of the odd months throughout 2006 except for March when the meeting will take place on the 30th day. The Executive Committee meets on the second Thursday of each month except for February and March when the meeting will take place on the 16th day in both months.

Spokesmen 2005-2006 Council

President	WONG Chung-hang
Senior Vice President	CHAN Raymond
Vice President	YU Kam-hung
Building Surveying Division	WONG Alex
General Practice Division	LAU Serena
Land Surveying Division	CHAN Henry
Planning & Development Division	TSANG Edwin
Property & Facility Management Division	PRICE Michael
Quantity Surveying Division	Dr HO Paul
Local Affairs Committee	CHEUNG T T

Governance of HKIS

The following appointments have been endorsed in the General Council meeting held on 26 January 2006:

Administration Committee	CHAN Raymond (Chairman) Senior Vice President
External Affairs Committee	YU Kam-hung (Chairman) Vice President
Local Affairs Committee	CHEUNG T T (Chairman) Immediate Past President
Dispute Resolution Committee	CHAN KK (Chairman)
Project Management Committee	WONG Samson (Chairman)
Members Welfare Committee	LAM Li-wah (Chairman)
Research Committee	Professor CHAU Kwong-wing (Chairman)

Senior Vice President heads Administration Committee

The Senior Vice President, Raymond Chan, is to head the

Administration Committee for a term of one year expiring at the HKIS AGM in December 2006, reporting to the General Council on a bi-monthly basis throughout the 2005-2006 Council year.



The terms of reference of the Administration will be for the Committee's own decision.

Vice President heads External Affairs Committee

The Vice President, Yu Kam-hung, is to head the External Affairs Committee for a term of one year expiring at the HKIS AGM in December 2006, reporting to the General Council on a bi-monthly basis throughout the 2005-2006 Council year.



The External Affairs Committee is to develop the relationship with surveying institutes and organizations outside the Hong Kong SAR; to coordinate with allied counterparts in the Mainland and in overseas; to support set-ups of which the Institute is taking a leading or active role and new initiatives such as the appraisers associations in the Mainland, Korea, Japan and locally; to promote HKIS qualification and Hong Kong expertise by the organization of events.

Honorary Secretary heads Editorial Boards

The Honorary Secretary, Francis Leung, is to head the Institute's two editorial boards for a term of one year expiring at the HKIS AGM in December 2006. The Surveyors Times Editorial Board looks after the monthly newsletter whereas the Journal Editorial Board is responsible for the half yearly English language peer-reviewed journal, Surveying and Built Environment.



IPP heads Local Affairs Committee

The Immediate Past President, T T Cheung, is to head the Local Affairs Committee for a term of one year expiring at the HKIS AGM in December 2006, reporting to the General Council on a bi-monthly basis throughout the 2005-2006 Council year.



The Local Affairs Committee is to receive directives from the Executive Committee and/or the General Council on subject matters to be addressed; to identify proactively current and/or emerging subject matters within the HKSAR that the surveying profession should be addressing; to set up a working group on each subject matter so identified and to charge each working group so formed with its aims and working parameters to include but not limited to: a) collate and analyze information available on a subject matter, b) formulate opinion and views that are representative of the HKIS, c) publicize opinion and views agreed upon by each working group through the chairman or spokesperson of each working group via media available; to give guidelines and directives to each and every working group so formed on their mode of operation; to recommend to the Executive Committee the appointment and replacement of a chairman for each working group so formed.

Nomination of members to the Surveyors Registration Board 2005-2006

Senior Vice President	CHAN Raymond Yuk-ming
Vice President	YU Kam-hung
Building Surveying Division	CHONG Ben Wing-hong WONG Alex Loi-fat WONG Bay
General Practice Division	LAU Serena Sze-wan PANG Kenneth Tsan-wing WAN William Shiu-wah
Land Surveying Division	LAM Li-wah TANG Conrad Hong-wai TANG Sze-kin
Planning & Development Division	TSANG Edwin Ching-lun
Property & Facility Management Division	CHAN Kenny Kwok-hung LAM Kwok-wing PRICE Michael Roland
Quantity Surveying Division	CHENG Sam Sum-hing CHUNG Stephen Wai-kit KWOK Gilbert Ching-wa
Academia	LEUNG Hing-fung MAN King-fai YIU Chung-yim

Appointment of Honorary Legal Advisor 2005-2006

Anthony Kenneth Houghton has been re-appointed

Honorary Legal Advisor of the Institute for Council Year 2005-2006.

A chartered surveyor, a member of the Bar in England and Wales and in Hong Kong, as well as a Chartered Arbitrator and Fellow of the Hong Kong Institute of Arbitrators, Houghton has been in practice as a barrister in Hong Kong since 1989 encompassing general commercial litigation with a particular emphasis on construction litigation and arbitration. Advisory work and contract drafting are also part of his practice.

Appointment of Auditor

The Council has endorsed the re-appointment of Fok Chan Leung Wan CPA Ltd as auditor.

From the Board of Education

The Council has endorsed both (a) the Assessment of Professional Competence (APC) and Assessment of Technical Competence (ATC) Rules and Guidelines and (b) the Notes for Guidance of Employers, Supervisors and Counsellors to APC for the Property & Facility Management Division.

The Council has endorsed a cross-divisional common framework for Assessment of Technical Competence (ATC).

The Council has endorsed the benchmarking qualifications for BSD, GPD, QSD and PFMD as of the same standard as the benchmark higher diploma under Bye-Laws 2.4.2(a)(i)& (ii).

The Council has heard that the Board has appointed Kenneth Chan to be the chairman of a working group to review and update the Policy & Procedures for Course Approval, Maintenance and Review.

Board of Education 2005-2006 Council Members

- WONG Bay (BSD) - Chairman
- TANG KC (QSD) - Vice Chairman
- POON Lawrence (GPD) - Honorary Secretary
- HO Vincent (BSD)
- WONG Kam-wah (BSD)
- KWAN Susanna (GPD)
- TANG Conrad (LSD)
- KWAN Lam-fat (LSD)
- LAM Francis (P&DD)
- CHAN Kenny (P&FMD)
- LAI Stephen (QSD)
- CHAN Claudia (JO)
- CHUNG Barnabas (Co-opted member)

From the Board of Membership

The Council has heard that applicants for Technical Associates and Probationer membership will be advised of obtaining confirmation of acceptance of academic achievements not currently listed on the list of recognized courses before submitting applications to the Board of Membership in order to avoid double handling in administrative time and for the purpose of expediting the current pace of processing by the divisional representatives and the Board.

The Council has further heard that the administrative arrangement for forming interviewing panels for the purpose of interviewing applicants for membership will be handled by respective divisions with details reported to the Board for record purposes.

Board of Membership 2005-2006 Council Members

KWOK Evenlyn (QSD) - Chairman
 WONG TN (LSD) - Deputy Chairman
 CHEUNG TC (BSD)
 FU Edward (BSD)
 WONG Augustine (GPD)
 FOK Eugina (GPD)
 TANG WL (LSD)
 LAM Li-wah (LSD)
 LAU Francis (P&DD)
 YEUNG Gary (P&FMD)
 LAM KW (P&FMD)
 TSE Thomas (QSD)
 YIM Keith (QSD)
 TSE Doris (JO)
 TSOI Rina (JO)
 CHIU KK (Co-opted Member)

From the Board of Professional Development

The Council has heard the following:

- A web link with other CPD providers such as the HKIE, HKIA, HKIP and HKMA is in progress.
- The Board is now scrutinizing the feedback from an open forum on Certification of Professional Specialization held on 19 July 2005.
- The 1st draft guidelines of CPD Policy and Structure were circulated to all divisions in June 2005 and the Board would work out the final draft for approval with a view to implementation of mandatory CPD in year 2006.
- The catalogues of CPD learning packages from CEM and AIQS were sourced and the Board would examine these before display in the Library.

Board of Professional Development 2005-2006 Council Members (as at 23 February 2006)

CHUNG Barnabas (BSD)
 CHAN Kenneth (BSD Stand-by)
 HO Daniel (BSD)
 CHEUNG Ronald (GPD)
 LEUNG Monita (GPD)
 LAM Hok-lam (LSD)
 TANG Sze-kin Eric (LSD)
 SO Albert (PDD)
 TSANG Edwin (PDD)
 WONG Alan (PFMD 2-year term)
 HUI Daniel (PFMD 1-year term)
 CHENG Sam (QSD 1-year term)
 KWAN Tin-che Spencer (QSD 2-year term)
 LAM Lesly (JO)
 CHENG Grace (JO)

Surveyors Luncheon

Total Maintenance Scheme

Monday, 20 March 2006

12:30pm (reception)

12:45pm (lunch starts)

Shang Room, The Dynasty Club

7FI, South West Tower

Convention Plaza

1 Harbour Road, Wanchai, Hong Kong

Guest speaker:

Mr Thomas Chan JP

Permanent Secretary for Housing,
 Planning and Lands (Housing)
 cum Director of Housing

For further details,
 please refer to attached
 registration form
 and the HKIS website
www.hkis.org.hk

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

Outstanding LCS projects of former Municipal Councils



The time allowed for consultants to prepare sketch design, detailed design, working drawings and tender documents is also too long. It requires 10-18 months for Open Space, 18-22 months for Library cum Indoor Recreation Centre Complex and even 20-22 months for Swimming Pool Complex. In normal practice of private projects, such work can be completed within a year.

The Institute has responded to a letter from the Legco of 3 November inviting HKIS views on whether the lead-time required for specific procedures could be compressed and the ways to speed up the implementation process of Leisure and Cultural Services (LCS) projects.

Procedures and lead-time

According to information given by the Architectural Services Department, the total lead-time required for pre-construction works of the LCS projects is too long. It may require at most 46 months for pre-construction works of Swimming Pool Complex and Library cum Indoor Recreation Centre Complex, and 42 months for pre-construction works of Open Space. The total lead-time is definitely too long when compared with private projects which may need less than 2 years.

The above lead-time does not include the time required for approval from the Property Strategy Group for projects involving construction of government buildings which may need a further lead-time of 6 to 18 months, as well as special processes such as land resumption, environmental impact assessment, slope stability works and application for inclusion in Resource Allocation Exercise by the Leisure and Cultural Services Department so on and so forth. This may mean that the final lead-time required for pre-construction works would be much longer than 4 years. Such a long period would create a problem of wasting resource and the question of whether it is cost effective for implementing these projects.

In particular, the time allowed for selection and appointment of consultants is 6 months which seems lengthy. A shorter period, say 3-4 months would be more appropriate.

According to information given by the Architectural Services Department, the construction time for LCS projects may need at most 35 months. Such time may be shortened to about 2 years due to the simplicity of the LCS projects. For example, the construction of swimming pool complex requires 31-35 months but actually the nature of most swimming pool complexes are quite similar to others. As a result, it may be possible to shorten the construction period, especially if the contractors have previous experience in construction of swimming pool complexes are employed.

Ways to speed up

Different Government bureaux and departments, mainly the Leisure and Cultural Services Department and Architectural Services Department, are involved in the implementation of the LCS projects. Greater coordination between them would be very useful for facilitating the pre-construction work and also the construction process.

The experience gained from previous LCS projects should be very useful for Government officials in order that they can put more effort into reducing the lead-time for LCS projects with reference to those previous LCS projects.

The Institute also felt that it is essential for Government to formulate its policies consistently. In fact, the construction industry has suffered badly from the "stop-and-go" situation over the past years: where in one year, when the emphasis was on creating jobs, there was a surge in public works; then, in the next year, when the emphasis got shifted to cost-effectiveness, many projects had to be halted or aborted. What the Institute would like to see is a strong growth in public works. Policy consistency and predictability are very important.

Joint Institute Forum on new cruise terminal development

A forum on the new cruise terminal development in Hong Kong, jointly organized by the HKIP, HKIE, HKILA, HKIS and HKIA was held in the Surveyors Learning Centre on 11 February 2006.



The panel members included Professor Bernard Lim (President of HKIA), Ir Dr Greg Wong (President of HKIE), Leslie Chen (President of HKILA), Stanley Yip (President of HKIP) and Dr Paul Ho (Chairman of Quantity Surveying Division of HKIS).

Dr WK Chan, Chairman of the Subcommittee on Southeast Kowloon Development Review of the Harbour-front Enhancement Committee firstly introduced the background of the Kai Tak Planning Review conducted by the Planning Department. According to Dr Chan, the public generally supported Government's suggestion to include a cruise terminal at Kai Tak during the Stage 1 Public Consultation in 2004, but there were also views regarding the locations of the cruise terminal during the Stage 2 Public Consultation in 2005. He pointed out major considerations and concerns including air, noise and water pollution problems, transportation to and from other parts of the city as well as compatibility with other land-uses in Kai Tak area. Ir Dr the Hon Raymond Ho, Legco Member representing the Engineering Functional Constituency added that there should be careful planning on land-uses in Kai Tak balancing the tourist attractions, green area, housing and transportation infrastructure.

Stephen Yuen of Cruise City HK Limited introduced their cruise terminal proposal at Hung Hom. Mr Yuen pointed out the importance of "cruise economy" to Hong Kong. Without disclosing the detailed design, he mentioned advantages of their scheme including sufficient infrastructure supports on land, technically feasible to accommodate mega cruise ships and compatible with other land usage in the vicinity. He also stated that the project could be completed within 3 - 4 years and no reclamation would be required. Finally, Mr Yuen urged Government to make a go-ahead decision without further delay.

After that, Frankie Yick of Wharf Limited introduced their alternative scheme by utilizing the existing Kowloon Permanent Pier Number 7. Mr Yick stated advantages of their proposed location. The site is located in the heart of Tsim Sha Tsui and is adjacent to the proposed West Kowloon Cultural District development. All essential supporting facilities including hotels, shopping, entertainment areas and public transportation facilities are already there. No major reclamation is required and the footprint of piled foundations would be minimal. The opportunity cost would be low because the proposed site is currently used as a temporary car park. It is a cost effective and fast solution as the whole development will only require 45 months including time allowed for planning application, and the construction cost will be around \$680 million. Furthermore, no government subsidies and land would be required, the Public Private Partnerships (PPP) approach could be adopted. One might also notice that the proposed location was surrounded by land owned by Wharf and no public tendering would be carried out. Ir Dr Greg Wong raised concerns about traffic congestion on Canton Road as well as the marine traffic near Tsim Sha Tsui. Dr WK Chan also pointed out that the proposal would require reclamation which might contradict with the court ruling on restricting reclamation within the Victoria Harbour. Richard Willis raised the concern that the current parking charge for cruises at Ocean Terminal was very high and, if there would be only one cruise terminal operator, there might be a monopolistic situation.

Richard Willis, Chairman of Hong Kong Association of Travel Agents, stated his views that a cruise terminal should be constructed immediately in order to resolve the current shortage problem of parking area for mega cruise ships. Besides, Mr Willis also stated that there was keen competition from Shanghai and Singapore which are now developing their cruise terminals. Hong Kong should need more than one. Therefore, Government should make the appropriate decision as soon as possible.



The Hon Patrick Lau, Legco Member representing the Architectural, Surveying and Planning Functional Constituency pointed out that it would be important to have a cruise terminal in Hong Kong to attract more tourists. However, it would not be possible to have one in Kai Tak within the coming 3 to 4 years. In fact, the lack of

supporting infrastructure in Kai Tak (such as the transportation to other attractive points) should be considered in details. Further consultation and planning of the Kai Tak area would take considerable time. As such, he thought Wharf's proposal might be a quick solution to the current problem. In the long-run, Hong Kong would need another cruise terminal and this might be located at Kai Tak or other suitable locations. He also suggested that Government should carefully plan the harbour, including marine traffic and use of coastline for cargo handling, typhoon shelter and cruise terminal.

Following the presentations, there were heated discussions on various issues. One attendee pointed out that while not fully understanding Government's intention, Government had invited some proponents to submit a proposal for a "cruise city", not "cruise terminal". A cruise city should include all associated facilities such as hotels, shopping, recreational and entertainment areas. Kai Tak might provide a solution. However, it was industrial view that a cruise terminal should be available as soon as possible to meet the industrial demand and in future there could be two (or even three) cruise terminals in Hong Kong. If Government could make a decision to develop a cruise terminal now, it would not be available in three to four years. As such, a quick or temporary solution should be considered. Wharf's proposal might look a good one, while bearing in mind those possible problems mentioned above. Dr W K Chan argued that Kai Tak could also provide a temporary solution. However, there would be the lack of relevant supporting infrastructures. The Hon Patrick Lau added that in view of the current slow Government planning and decision making process, it was not likely to have a cruise terminal at Kai Tak within the coming ten years. Mr Stanley Yip, President of HKIP, raised the question whether Government should develop the cruise terminal itself (like the new airport) or ask a private developer to do so. If Dr the Hon Raymond Ho suggested that PPP would be a good approach for the cruise terminal as Government has previously used too much public resources in building the hardware. If private developers could participate, they would know how to use their resources effectively.

In conclusion, the travel industry does need a cruise terminal as soon as possible and Hong Kong may even need two or more cruise terminals. While different proponents may have different views on the location of the proposed cruise terminal or city, most people will agree that Government should make the appropriate decision without undue delay.

On Town Planning (Amendment) Ordinance

The Ordinance has been operating and the Institute wrote to the Director of Planning on 12 January, giving its observations thus far:-

- The Institute still views that owner's consent is not necessary.
- On "... if the application is not the owner and the owner is a limited company, the required consent from the owner includes company seal, authorized signature and a resolution of the Board of Directors...", this is considered too demanding as the resolution involves notification of meeting and the number of directors could be many. The situation is worse if there are more than one such owner. It is considered an authorized signature with company chop and supporting company registry information is sufficient.
- There is no mechanism for the application to respond to public comments. If applicant responds by way of submission of further information, he runs the risk of the hearing being rescheduled for another 2 months. It is suggested that the public consultation period be shortened to 2 weeks to allow a reasonable time for response so that in preparing the TPB Paper the PlanD can form a balanced view.

President tells Recruit about the surveying profession



The President, Wong Chung Hang, gave a detailed introduction on 4 January on the career prospects of the surveying profession to Recruit, a major classified advertisement medium widely circulated in Hong Kong. The feature story can be found in the 17 January issue of the publication.

HKIS members in landscape award adjudication panel

The Best Landscape Award for Private Development 2006 has requested that the Institute sends two representatives as jurors of the adjudication panel; these two members are Dr Paul Ho from the Quantity Surveying Division and Daniel Hui from the Property & Facility Management Division.

QSD Chairman is design competition juror

Dr Paul Ho, Quantity Surveying Division Council Chairman, has been nominated HKIS representative as jury member of the Causeway Bay Waterfront Design Competition. Another HKIS member serving the Competition Working Group is Fanny Chiu of the Property & Facility Management Division.

President becomes patron of Surveying Society



The President, Wong Chung Hang, has accepted an invitation to be a patron of the Surveying Society of the Department of Real Estate and Construction, University of Hong Kong.

HKIS representatives in LandsD/HKIS Liaison Group



The Institute has nominated the following members as representatives to the Liaison Group: Andrew Fung, Eric Ho, CK Lau, KL Leung, SK Pang, Rock Tsang, Stephen Yip and Simon Tam. The Convenor is CK Lau.

MWC working on 2nd generation membership card



Convenor of the Members' Welfare Committee, Lam Li-wah, says that the Committee has started discussion on the Institute's 2nd generation membership card which is very likely to contain a barcode to facilitate data retrieval during events. Mr Lam also says that the Committee has recently taken delivery of a lanyard with HKIS embroidered logo and to purchase, members may want to visit: www.hkis.org.hk or call the Secretariat on 2526 3679.

The Members Welfare Committee 2005-2006 comprises: Lam Li-wah (convenor), Nathan Lee (BSD), Ivan Ng (GPD), George Leung (LSD), Penfield Lau (LSD), Eric Chan (LSD),



John Ho (P&FMD), Jervis Chan (QSD), Emily Ling and Sheldon Ip from the JO. The Committee meets on the first Wednesday of every calendar month.

Annual Gathering 2006 of HKCPS



On 9 January 2006, members of HKIS including the President, Wong Chung Hang, Immediate past president, TT Cheung, Senior Vice President, Raymond Chan, Honorary Secretary, Francis Leung, Chairman of the Land Surveying Division, Dominic Siu, Chairman of the Building Surveying Division, Edwin Tang as well as Stephen Liu, Spencer Kwan and JO representatives Billy Wong, Lesly Lam, Joseph Chong and Jeffrey CH Wong all attended the Annual Gathering 2006 organized by Hong Kong Coalition of Professional Services (HKCPS).

Nearly 100 guests from various professional bodies participated in the event and the evening began with an opening speech by the Chairman of the HKCPS, the Hon CY Leung, followed by a sharing session from each professional service shown below:

- Hong Kong Institute of Certified Public Accountants, Mr Paul Chan, President
- Hong Kong Institute of Architects, Professor Bernard Lim, President
- Hong Kong Bar Association, Mr Rimsky Yuen, Vice Chairman
- Hong Kong Dental Association, Dr Tony Fok, Hon Secretary
- Hong Kong Institution of Engineers, Dr Ir Greg Wong, President
- Hong Kong Institute of Landscape Architects, Mr Leslie Chen, President
- The Law Society of Hong Kong, Mr Peter Lo, President
- Hong Kong Medical Association, Dr Choi Kin, Chairman
- Hong Kong Institute of Planners, Mr Stanley Yip, President
- Hong Kong Institute of Surveyors, Mr Wong Chung Hang, President.

HKIS Outstanding Final Year Dissertation / Project Awards 2005

Results Announcement

The Hong Kong Institute of Surveyors Research Committee has organized the "Outstanding Final Year Dissertation / Project Awards" for final year students of accredited first degree courses. The purpose of the Awards is to promote research amongst future surveyors and rewards the efforts

of the undergraduates. The Awards are based on merits in research as well as the research output applicability to the surveying profession.

The panel of judges has awarded prizes to the following papers:-

Division	Awardee	University	Project Title
Grand Prize			
QSD	CHENG Wing Man, Canis	University of Hong Kong	A study on the organizational culture and total quality management implementation of construction companies in Hong Kong
Top Award Winners			
BSD	WAN Ho Yee, Holly	University of Hong Kong	Effects of management bodies on building management quality of private residential buildings in Hong Kong
GPD	KWOK Lai San	University of Hong Kong	Hong Kong real estate agency industry: Survey on important marketing factors and branding attributes in light of service intangibility
LSD	CHAN Yuk Eip, Stanley	Hong Kong Polytechnic University	Remote sensing analysis of atmospheric aerosol loading in Hong Kong
QSD	CHENG Wing Man, Canis	University of Hong Kong	A study on the organizational culture and total quality management implementation of construction companies in Hong Kong
Second Award Winners			
BSD	NG Ka Hung	City University of Hong Kong	Comparative study of the deformation and sorptivity of recycled aggregate concrete made by two mixing approaches
GPD	TANG Wing Kwan	University of Hong Kong	An empirical study of the relationship between property prices and speculative activities in Hong Kong's residential markets
LSD	CHAN Ka Chi, Gary	Hong Kong Polytechnic University	An investigation into the setting out work of the deep bay link project
QSD	FUNG Kun Hou, Dick	University of Hong Kong	The adoption of advanced technologies for Hong Kong construction industry

Acknowledgements

The Institute would like to thank all those who have participated and contributed to this event.

Research Committee

Chairman:	Professor Chau Kwong Wing			
Members:	Dr Daniel Ho (BSD)	Grace Cheng (BSD)	Pang Shiu Kee (GPD)	Jim Lam (GPD)
	Mo Sun Yuen (LSD)	Chiu Kam Hon (LSD)	Dr Paul Ho (QSD)	Sandy Tang (QSD)

Panel of Judges

Wong Chung Hang (President)	Professor Chau Kwong Wing (Chairman of Research Committee)	
Kenny Chan (BSD)	Kenneth Yun (BSD)	Dr Lawrence Poon (GPD)
Lawrence Pang (GPD)	Sung Hong Kwong (LSD)	Dr Conrad Tang (LSD)
Simon Kwok (LSD)	Dr Paul Ho (QSD)	Gregory Tung (QSD)

Unprecedented restructuring of AD posts in Buildings Department

The BS Division has reported its objection to the proposed opening up of AD posts which are originally filled up by building surveyors to structural engineers in October 2005.

On 22 October 2005, the Institute wrote to the functional constituency's legislative councilor, the Hon Patrick Lau, signaling its alert to the proposed opening up and stated that "... Building Surveyors and Structural Engineers are two different building professionals by qualification. They receive different academic and professional training and hence play different roles on building or construction matters in both private and public sectors. The career development of a GBS and a GSE should be quite different. Therefore, the proposed opening up will no doubt have implication on the efficiency of BD and his quality of service..."; the Institute further requested a representation on the subject.

The Institute wrote on 5 December 2005 to the Chairman of the Establishment Subcommittee of the Legco, the Hon Li Fung Ying, BBS, JP, who concurred to circulating the letter to all members of the ESC and the Administration for information and response.

On 12 December 2005, the Housing, Planning and Lands Bureau replied and provided the Administration's response as follows:

"... The review of the opening-up of Assistant Director (AD) posts in the Buildings Department is an internal administration and management review. After the review, we propose the conversion of two Government Building Surveyors posts of the Existing Buildings Divisions, designated as AD/Existing Buildings 1 and AD/Existing Buildings 2, from single-disciplinary posts (open to officers of the Building Surveyor (BS) grade) to bi-disciplinary posts (open to the BS or Structural engineer (SE) grades). The proposal is made on the basis of the consistent findings of the Organization & Management Study (1998), the Review Group (2004) and an independent Consultancy Study (2005). The findings of the above studies affirm that the job competence requirements of the AD/Existing Buildings 1 post and the AD/Existing Buildings 2 post match the grade competence of both the Building Surveyor and Structural Engineer grades. Therefore, both grades are considered to have the required experience, professional knowledge and competence to take up the jobs. The Administration has also carefully listened to and considered the views of the staff associations and all relevant factors before making the proposal to the Establishment Subcommittee (ESC).

The ESC has endorsed our proposal at its meeting on 7 December

2005. We shall follow up the advice made by Members of the ESC that suitable criteria should be drawn up for the filling of these two AD posts to ensure that the right officers are selected to take up the posts. We shall proceed with the necessary work upon approval of the conversion proposal by the Finance Committee..."

The Institute proposes to meet as soon as possible with the new Director of Buildings, Cheung Hau Wai, to deliberate our concern again so as to ensure that the right professionals are selected to take up the posts especially when the mandatory building inspection scheme which calls for the expertise of building surveyors is in the pipeline for its successful implementation.

元朗區優質樓宇管理比賽2005

Yuen Long Quality Building Competition 2005



學會代表，物業設施管理組理事林國榮最近向執行委員會彙報了是次的參與。據報告：頒獎典禮已順利舉行，主禮嘉賓是署理民政事務專員蘇惠思小姐，元朗區議會社委會主席黃健榮先生，其他嘉賓包括專業團體及元朗區清潔香港地區委員會的各位代表。林國榮是評審委員會的一份子，任內他曾經提出了若干評審委員會應該注意的規範，而該等建議最終獲得評審委員會的接納。

會長出席中聯辦新春酒會

President at Spring Reception of Liaison Office



2月9日學會會長黃仲衡出席了中央駐港聯絡辦公室舉行的新春酒會。酒會在會議展覽中心舉行，三千多名社會各界知名人士應邀出席，氣氛熱烈。全國政協副主席董建華、行政長官曾蔭權、外交部駐港特派員楊文昌、駐港部隊司令員王繼堂、政委張汝成出席了酒會。長實集團主席李嘉誠、地產建設商會主席何鴻燊、行政會議召集人梁振英、立法會主席范徐麗泰等也參加了盛會。中聯辦主任高祀仁在酒會上表示，過去一年，香港和祖國同發展、共進步。他總結了香港過去一年取得的成就，盛讚香港呈現的新現象，並寄望特區政府繼續發展經濟，改善民生。高祀仁又說，香港當前的首要任務，仍然是發展經濟，改善民生。在新的一年裏，中聯辦將繼續承擔起溝通聯絡的責任，為支持特區政府依法施政，維護香港社會和諧及穩定繁榮，做出努力。

On the move

BSD Fellow to head department

Dr Daniel Chi-wing Ho, Building Surveying Division, Fellow since 1999 has been appointed Head of Department of Real Estate and Construction, University of Hong Kong with effect from 1 January 2006.

Dispute resolution experts join Hong Kong consultancy

Peter Ho and Philip Allington, together with a team of dispute resolution specialists have joined EC Harris in Hong Kong with effect from 1 January 2006. Both men have been key individuals in dispute resolution practice before launching H+A in 2004. H+A is viewed in the market place as a high quality niche practice offering quality independent advice to the local and regional construction industry.

Mike Allen, Partner at EC Harris and Peter Ho, Managing Director for H+A believe that the merging of resources will strengthen the capability of EC Harris' Contract Advisory Service (CAS) team in the areas of expert witness, contractual advice, forensic delay analysis and dispute resolution.

The Building Authority (BA) has just revised Practice Notes for Registered Contractors 31, 46 and 49

1. <http://www.bd.gov.hk/english/documents/pnrc/Pnrc31.pdf>
http://www.bd.gov.hk/chineseT/documents/pnrc/Pnrc31_c.pdf
2. <http://www.bd.gov.hk/english/documents/pnrc/Pnrc46.pdf>
http://www.bd.gov.hk/chineseT/documents/pnrc/Pnrc46_c.pdf
3. <http://www.bd.gov.hk/english/documents/pnrc/Pnrc49.pdf>
http://www.bd.gov.hk/chineseT/documents/pnrc/Pnrc49_c.pdf

are the direct links to the English and Chinese versions of the documents in the website of the Buildings Department (BD).

Please also take note that PNRC 45 is hereby withdrawn since its contents have been incorporated in the Code of Practice for Site Supervision issued in November 2005.

Issue of Revised PNAPs 66, 132, 186, 225, 254, 283 and 284

The Building Authority (BA) has just revised Practice Notes for Authorized Persons and Registered Structural Engineers 66, 132, 186, 225, 254, 283 and 284 :

1. <http://www.bd.gov.hk/english/documents/pnap/Pnap066.pdf>
2. <http://www.bd.gov.hk/english/documents/pnap/Pnap132.pdf>
3. <http://www.bd.gov.hk/english/documents/pnap/Pnap186.pdf>
4. <http://www.bd.gov.hk/english/documents/pnap/Pnap225.pdf>
5. <http://www.bd.gov.hk/english/documents/pnap/Pnap254.pdf>

6. <http://www.bd.gov.hk/english/documents/pnap/Pnap283.pdf>
7. <http://www.bd.gov.hk/english/documents/pnap/Pnap284.pdf>

are the direct links to the documents in the website of the Buildings Department (BD).

Please also take note that PNAP 242 is hereby withdrawn since its contents have been incorporated in the Code of Practice for Site Supervision issued in November 2005.

The Building Authority (BA) has just revised Appendix of Practice Note for Registered Contractors 2

- <http://www.bd.gov.hk/english/documents/pnrc/Pnrc02.pdf>
http://www.bd.gov.hk/chineseT/documents/pnrc/Pnrc02_c.pdf

are the direct links to the English and Chinese versions of the document in the website of the Buildings Department (BD).

Frequent visits to the BD's homepage at <http://www.bd.gov.hk> will keep you abreast of the BA's latest announcements.

**CONGRATULATIONS TO THE FOLLOWING WHO WERE ELECTED AS
HKIS MEMBER ON 26 JANUARY 2006**

FELLOW (1)

QS DIVISION

CHAN YUEN KWONG

MEMBERS (198)

LS DIVISION

LAU FAT CHI

QS DIVISION

謝慶平

陸平定

李月華

俞富橋

丁海濤

付紅陽

吳學偉

周守渠

梅晴

朱連

崔江

楊靜

陳亞平

李鵬

崔刪非

盧燦斌

李科成

孫瑞平

倪健

俞兆焱

房滋敏

顧衛東

秦嘉

王寧

牛長森

楊榮政

李斌

肖軍貴

畢仲英

張建紅

孫勤生

陳小良

蔣磊

周長生

祁大勇

傅水琳

薛軍

曹兆杰

呂芳琼

董悅

李駿

潘正偉

胡正軍

吳曉穎

張林春

李熾萍

張柯

曾浩濤

王彭齡

魏興華

施東英

吳虹鷗

田忠玉

張霞

劉海峰

哈培桂

周盛廉

李雅麗

陳軍

徐國良

江建平

韓英

徐玉堂

崔麗平

柴天儀

王凱

李志文

宋宏

潘文明

鮑偉忠

孫玉倫

陳守中

譚平均

劉健

杜產陽

沙兵

王瑞玢

王國明

田啟蒙

夏敏

張敬標

陳建民

趙群

唐雲毅

司建暉

王潤卿

胡朝葵

李玉蘭

程潔

程濤

嵇衛國

高憲梅

戴高翔

張中

張曉

郭榮順

黃瀚青

盧一平

賈莉芳

陸志紅

裴華山

遊暉

王冬梅

王金社

奚萍

舒宇

任海城

崔國杰

王舒靜

施占新

林利平

李英

林華

錢滬

褚得成

李秀芬

牟傳華

童春

張雪寧

郭學力

董紅兵

向京芳

郭珠遠

張慧翔

冉浩

李明義

黃華英

關志一

龔桂林

戴堅強

張弘

孫貴江

解改香

馬紅

矯遠波

孫曉東

馮良

楊山

羅晶晶

金鐵英

王旭永

郭建欣

肖蓮

李俊岩

彭金花

唐安淮

鞏崇州

李真

王東

唐小平

王善春

卜曉南

王愛華

張東海

晏飛

樂高陽

張忠良

劉潔

常宏

王建德

張子建

黃兵

李朝陽

姜國慶

張美華

柯經安

楊萬洪

李木盛

陳光義

韓惠

張莉

劉文

張文效

韓吉連

楊博

白維山

鄭愛清

王美林

張麗萍

郜順利

賴銘華

郭楠鵬

查世偉

丁躍平

鐘泉

許錫雁

馮航

伍捷

高峰

楊玲

陳金海

鐘峰

鄧立俊

單建國

陳豔民

路德民

鍾清屏

TECHNICAL

ASSOCIATE(1)

LS DIVISION

WONG KWAI KIN

CORPORATE MEMBERS

REGISTERED IN OTHER

DIVISIONS (37)

PD DIVISION

CHAN LOK KIN

YU KAM HUNG

PFM DIVISION

CHAN CHE KWAN

CHAN SHU KWONG DENIEL

CHENG CHUNG FUNG

CHEUNG TIN CHEUNG

CHEUNG YU LUN

CHUNG TAI KWAI

CHUNG WAI KIT STEPHEN

FONG FU TAK

FONG YUK WAI ALBERT

HO KWONG NGAI ERIC

HUANG SHU YUK

HUI HO WAI CLEMENT

KWAN YIK FONG

KWOK KIM SANG EVENLYN

KWOK SIU WING

LAI HON KWAN CHERRIE

LAM CHI MING STEPHEN

LAW WING ON

LEE KIT CHEONG

LEUNG KA TUNG TONY

LEUNG MEI YUNG

LEUNG WAI CHUNG

SUEN CHI MING JIMMY

SO HO MAN

SZETO WAI LIN WILLIAM

TSANG HIN TONG

TSUI HO PATRICK

TSUI SIU LUNG

VONG PIK CHI PETTI

WONG CHI KIN JESSE

WONG HO FAN

WONG WING CHI VICKIE

WONG WING CHEUNG DENNIS

YIM SIU CHUNG

YU TAK CHEUNG

RESIGNATION (5)

CHAN SHUI CHI

CHOW SO HA

CHUNG MIN CHUN GRACE

NGAN MAN HO

RICHARDSON BRIAN VICTOR

會長出席穗資格考試中心會議

President in Guangzhou on Open Examinations qualifications



議題包括：香港居民參加在粵舉行專業考試的具體程序和要求及香港有關專業學會就香港居民報考在粵舉行的內地專業考試可提供的支援。會議結果是香港各學會原則上同意成為資格考試中心，在香港的代理點，受委托進行審查報考人的學歷證書和其它經驗資格。



學會會長黃仲衡1月10日連同產業測量組主席劉詩韻及建築測量組主席鄧海坤前往廣州市，出席「廣東省人事廳專業技術人員資格考試中心」有關香港居民參加在粵舉行專業考試安排的會議。參與議會的其他學會有香港建築師學會、香港規劃師學會、香港園境師學會和香港工程師學會。



香港環境運輸及工務局的網站，將會建立連結至廣東省人事廳資格考試中心，提供有關在粵舉行專業技術考試的簡介和通告。

現時跟香港測量師學會有關的技術人員資格考試有監理工程師、土地登記代理人、註冊資產評估師、註冊設備監理師、房地產經紀人、房地產估價師、造價工程師、拍賣師等等。

Real Estate Service and City Development Expo in Chongqing



The Institute will participate in the 7th Hong Kong Real Estate Service and City Development Expo organized by the Trade Development Council in Chongqing from 7 to 8 March 2006. The Senior Vice President, Raymond Chan, is now working with the JO Committee on all participation arrangements.

Why Chongqing

- The largest inland port city in China and is the economic center on the upper reaches of the Yangtze River
- Has a GDP growth rate as 12% in 2004

- A centre for foreign investors and multinational companies, when the western region emerges as China's most potential economic region
- Rapid growth and substantial development in the region
- Huge market demand for city development and real estate services due to rapid developments in the burgeoning western region
- Increasing need for office premises as well as residential properties to accommodate the influx of foreign investment
- Better infrastructure to be developed to support the region's economic progress





Surveyors happy hour

測量師歡樂時光



6pm to 8pm at HKIS Library
 黃昏6至8, HKIS圖書室
 last working Friday of every month
 每月最後一個工作星期五

So much FUN to celebrate others birthday

Members who were born in the same month are entitled to win a prize



The dates of Surveyors Happy Hour for 2006 are:
 24 February, 31 March, 28 April, 26 May, 30 June, 28 July, 2 August,
 29 September, 27 October, 24 November and 29 December.
 For enquiries, please email the HKIS Office at:
info@hkis.org.hk or telephone (852) 2526 3679.



Building Surveying Division Chairman's Message



Edwin Tang
BSD Council Chairman

Editorial Error in Surveyors Time – January 2006

I regret that due to editorial error, some members' names were put under "Fellow Members" in the BSD Council list published in the last month's Surveyors Times. As soon as the matter came to our attention, I have sent apology to those members and the editor has agreed to look into the matter to avoid recurrence of such incident.

Consultation Paper on Mandatory Building Inspection

Every opinion counts! As the consultation period has been extended to 15 March 2006, I appeal to members to support the initiative and send your comments directly to the Government before 15 March. Please also consider making specific support to the proposed Building Affairs Tribunal (BAT) and commenting on the qualification of "Inspectors" as their way forward may be gauged by public responses. The Consultation Paper is available at http://www.hplb.gov.hk/eng/publication/mbi_index.htm whereas our BAT proposal is available at http://www.hkis.org.hk/hkis/html/upload/NewsEvent/nwvta2159_0.pdf

For the Questionnaires that we sent to HKIS members by broadcast, response rate is low but the views expressed are generally in line with what we collected at our Discussion Forum on 14 December 2005. Our working group is now finalizing our responses on the Consultation Paper.

M/Yr	Conference Title	Venue
01/1987	1. Crisis and Survival	Riverside Plaza
01/1988	2. Fitness of Buildings	Hilton Hotel
01/1989	3. Building Control: The Way Ahead	Excelsior Hotel
01/1990	4. Management of Maintenance	Victoria Hotel
01/1991	5. Safety of Buildings	Grand Plaza Hotel
01/1992	6. Efficient Buildings	Marriott Hotel
03/1993	7. Vision and Mission-The Changing Roles of Building Surveyors	Conard Hotel
04/1994	8. Zero Defect Buildings-Quality Assurance throughout the Building Cycle	Gold Coast Hotel
09/1995	9. PRC Property Development	City University of HK
11/1996	10. Build Environment at the Cross Road (jointly organized with WOBO)	HK Convention and Exhibition Centre;
11/1997	11. Rejuvenation of Building Surveying Skills-Towards a Better Built Environment	Harbour Plaza Hotel
10/1998	12. Safety and Health Hazards in Buildings	Great Eagle Hotel
10/1999	13. Managing 21 st Century Building Facilities	JW Marriott Hotel

Working Group on Reviewing BS APC

The current Rules and Guides for the Assessment of Professional Competence (APC) have been used since 2001. BSD Council as well as BS Divisional Education Committee would like to conduct a review for the sake of refining and streamlining the assessment system to suit the demand of the dynamic market. The working group so formed has organized an open forum on 28 March 2006 to collect views from students, probationers and members.

Before you attend the forum, you may wish to know the APC results in previous two years. In fact, the results are improving:

	BS APC 2004		BS APC 2005	
	Nos. of Candidates	PASS	Nos. of Candidates	PASS
Practical Task	133	54 (41%)	118	48 (41%)
Critical Analysis	10	2 (20%)	55	25 (45%)
Professional Interview	27	8 (30%)	17	9 (53%)

Building Surveyors Conference 2006 – 20th anniversary

BS Annual Conference will celebrate its 20th anniversary in September 2006. While more details will be announced in the coming months, I would like to put you into the "time machine" below:

M/Yr	Conference Title	Venue
10/2000	14. Moving Forward with Modern Technologies	JW Marriot Hotel
10/2001	15. Managing Social and Cultural Changes-Challenges and Opportunities	JW Marriott Hotel
10/2002	16. Revitalization of Built Environment	JW Marriott Hotel
10/2003	17. Servicing our Buildings to Serve	Conard Hotel
10/2004	18. Commercial Premises: Participation and Contribution of Building Professionals	JW Marriott Hotel
10/2005	19. Anatomy of Licensed Premises and Professional Practice	Harbour Plaza Hotel

General Practice Division Chairman's Message



Serena Lau
GPD Council Chairperson

Gong Xi Fa Cai! May your wishes come true and have a happy, healthy and prosperous Year of The Dog!

List of independent valuers

The first issue I would like to draw your attention is that we wish to seek your application to enroll in the "List of Independent Valuers". The Criteria to be admitted are as follows:

- A Fellow or Member of HKIS;
- 10 years post qualification experiences in Hong Kong;
- The immediate past 5 years experiences should mainly involve property valuation; and
- Not having been sued successfully for professional negligence in the past.

You may refer to the publication: HKIS Guidance Notes for Surveyors Acting as Independent Experts in Commercial Property Rent Reviews (1st Ed, 2000) for details of the role of Independent Valuers.

Revision of GPD Regulation

The GPD Regulation was last updated in September 1998. With the introduction of Technical Associates grade membership and other issues, the Council considers it appropriate to update and revise the document. Our Vice Chairman, Dr Lawrence Poon has been appointed convenor of an ad hoc working group to study and recommend to the Council the proposed amendment.

Revision of GP firm list

The existing GP Firm List has not been updated for years. Besides, the admission criteria are subject to revision too. The Council has appointed our Vice Chairman, Charles Chan, to review the existing application and updating procedures.

Report from APC Panel (Convenor: Susanna Kwan)

Following is the statistical result of the latest APC for members' reference:

1	Number of candidates enrolled written test	: 80
	Number of candidates attended the test	: 79
	Number of candidates passed	: 47
	Number of candidates failed	: 32
	Number of candidates absent	: 1
	Passing rate of written test	: 59%
2	Number of candidates enrolled interview	: 61
	Number of candidates attended the interview	: 59
	Number of candidates passed	: 33
	Number of candidates failed	: 26
	Number of candidates withdrew	: 2
	Passing rate of interview	: 56%

To admit more members and at the same time to maintain acceptable standards – APC Panel members would be pleased to listen and discuss with you any recommendations to achieve this mission. Panel members are Louie Chen, Simon Cheng, Annie Chui, Susanna Kwan

(convenor), Francis Lam, Martin Leung, Francis Lo, Lawrence Pang, Rock Tsang, Simon Wang and Yu Kam-hung.

Report from Property Valuation Standards and Practices Panel (Convenor: Lawrence Pang)

Members are reminded to note that new applications to enroll in the "List of Property Valuers undertaking valuations for incorporation or reference in listing particulars and circulars and valuations in connection with takeovers and mergers" will be processed in June and December every year and deadlines for application will be set for 31 May and 30 November each year. Applications made before 31 May and 30 November will be eligible for vetting in June and December in the same year respectively. For your information, two panels, the vetting panel and the appeal panel have been set up and the panel members are as follows:

The vetting panel members are :- Charles Chan, Simon Wang, Andrew Fung, Augustine Wong, Choi Lap Yiu, KK Chiu and C K Lau.

The review panel members are :- Wong Chung Hang (HKIS President), Serena Lau (HKIS GPD Chairperson), Kenneth Pang JP, Ernst Ip (Accountant) and Larry Kwok (Lawyer).

Our Vice Chairman, KK Chiu, is the convenor of both the vetting panel and review panel.

Report from Membership & Technical Associate Issues (Convenor: Edward Au)

Member from another division who applies for HKIS GPD membership are reminded that he or she must demonstrate that he or she has acquired certain knowledge of LOCAL GP Surveyor's practice as deemed necessary by the Board of Membership in order to avoid any future embarrassment and waste of efforts by both the applicant and the HKIS in arranging the interview.

Nominations, appointments and representatives

The following members have kindly accepted to be our representatives in the following Board / Committee in the HKIS:

Local Affairs Committee	CK Lau
External Affairs Committee	KK Chiu
Members Welfare Committee	Ivan Ng
Surveyors Times Editorial Board	Edward Au

Organizing Committee of Annual Dinner	Irene Li
Organizing Committee of Annual Conference	Tony Wan
Board of Membership	Eugina Fok Augustine Wong
Board of Professional Development	Ronald Cheung Monita Leung
Board of Education	Dr Lawrence Poon Susanna Kwan

Property Marketing Award 2005 retro



The Organizing Committee met on 24 January to celebrate the success of the 2005 Award ceremony. The chairman of the organizing

committee, Ronald Cheung, says that the committee will re-convene very soon and he is sure the next round of work will even be tougher as many properties launched in 2005 are tip top pieces.



Land Surveying Division Chairman's Message



Dominic Siu
LSD Council Chairman

HKIES Application to FIG

The Institute has received a letter from Prof Holger Magel, President of FIG informing that the application of HKIES to become a member of FIG will be brought to the General Assembly in Munich on 8 October 2006 for a decision. The LSD will closely monitor the development.

Proposed Amendments on Regulations for LSD

Regarding the future planning and workload of LSD Council, a proposal on having additional Office Bearers may be necessary. Please visit http://www.hkis.org.hk/hkis/html_lsd/index.jsp for details and you are welcome to forward your comments to the Honorary Secretary, Ms TSOI Rina by email, rinatsoi@hkis.org.hk. Your comments are important to the development of the LSD Council.

Calendar of Events 2006

April	LSD Golf Tournament
May	LSD Surveyors Lunch
May / June	EGM, LSD
July / Aug	LSD Conference
Sep	LSD Annual Dinner
16 Nov	LSD AGM

Adverse possession – Legco oral questions

Following the adverse possession case ruled by the Final Court of Appeal on 6 January 2006, the Hon Patrick Lau, Legislative Councilor, has kindly lent his support to the Land Surveying Division to use his valuable time slot to raise questions in the Legislative Council Meeting on 8 February 2006 on how government is going to assess the impact of adverse possession on government land and to devise policies and measures to rectify the mistakes in the land boundary records and to prevent and deal with legal proceedings on ambiguous or even controversial New Territories land boundaries arising from the court ruling.

I must thank, Mr S C Leung, chairman of the Boundary Survey Advisory Committee and Mr Henry Chan, council member of LSD, both of them have made valuable contribution in drafting the question as well as follow-up question and background information for the Hon Patrick Lau.

Question on adverse possession of a government land – following is a question by the Hon Patrick Lau and an oral reply by the Secretary for Housing, Planning and Lands, Mr Michael Suen, in the Legislative Council on 8 February 2006:

Question:

It has been reported that the Court of Final Appeal recently ruled that land in "adverse possession" in the New Territories were not affected by the New Territories Leases (Extension) Ordinance, and that for the land in the New Territories taken in possession both before and after 1997, it was not necessary to take 1997 as the commencement date in calculating the number of years of adverse possession of the land concerned. These rulings apply to the illegally occupied private or government land in the New Territories. Moreover, the New Territories Land Boundary Survey Plans currently in use by the Government were drawn up in 1904. Such plans are not only too sketchy and incomplete but are also outdated. Although the Lands Department has been updating the relevant land boundary information, the progress is too slow and hence grey areas or inaccuracies have long existed in some of the land boundaries. As a result, the locations of some of the leased land as shown in the land boundary plans do not tally with their actual locations. In this connection, will the Government inform this Council:

(a) as the existing legislation provides that a piece of government land will become the occupant's property after it has been continuously occupied for 60 years, whether the authorities have assessed the number of Government land lots in the New Territories which have become the land of the relevant occupants as a result of the above provisions and rulings; of the sizes of the land involved and the amounts of revenue foregone in terms of land premium and Government rent etc, as well as the measures taken by the authorities to prevent government land in the New Territories from unauthorized occupation;

(b) whether it has any policies or measures to prevent and deal with legal proceedings on ambiguous or controversial New Territories land boundaries arising from the relevant rulings; and

(c) of the measures taken by the authorities to rectify the mistakes in the land boundary records, so as to avoid privately owned land lots being incorrectly shown as government land on the relevant records, thereby causing the land owners concerned to be regarded as having taken possession of government land while the private land as shown on the relevant records are left in disuse?

Reply:

Madam President,

By way of background, I wish to outline briefly the judgment recently delivered by the Court of Final Appeal on a case involving adverse possession of private land in the New Territories.

At the outset, there is a time limit to bring legal action to recover land in adverse possession. The limitation period to bring action to recover Government land is 60 years from the date on which the right of action accrued, and that for private land is 12 years* .

The judgment of the Court of Final Appeal (CFA) concerns cases involving the lot owners and squatters of private lots in the New Territories. The New Territories land leases expiring before June 30, 1997 was extended by the New Territories Leases (Extension) Ordinance, Cap 150. The CFA held that this did not give rise to any new lease and hence the time period after the return of sovereignty should continue to accrue towards the number of years of adverse possession. However, as Cap. 150 does not apply to unleased Government land, the judgment of the CFA is not applicable to adverse possession cases over unleased Government land.

I wish to respond to individual parts of the question now:

(a) Under the Land (Miscellaneous Provisions) Ordinance (Cap. 28), it is unlawful to occupy unleased Government land for private use without permission. Any person who, without reasonable excuse, does not cease to occupy unleased land as required by a notice issued by the Authority shall be guilty of an offence and be liable on conviction to a fine of \$10,000 and to imprisonment for 6 months.

The total area of the Hong Kong Special Administrative Region (HKSAR) is 110,173 hectares, leased and managed by the HKSAR Government. Of these, around 31,860 hectares of land are unleased, most of which are located in the New Territories and outlying islands. Due to the large-scale clearance exercises undertaken for the development of new towns and large-scale infrastructure projects in recent years, unlawful occupation of Government land has been significantly reduced.

Through different means and channels, the Government also strengthens land control to prevent unlawful occupation of unleased Government land. Legal actions will be taken against unlawful occupiers of Government land to deter them doing so. If unlawful occupation is found by land control officers, appropriate action will be taken to rectify the situation, for instance by invoking the relevant provisions in Cap. 28. If circumstances permit, the District Lands Offices may also issue short-term tenancies to occupiers, thereby bringing the uses associated with

unlawful occupation of unleased Government land regularized. This can generate revenue and reduce the possibility of unlawful occupation. If necessary, the District Lands Offices will fence off unleased Government land which are prone to unlawful occupation, and put up warnings at prominent locations to deter persons who wish to occupy such land unlawfully.

If a person wishes to apply to the Court claiming adverse possession over unleased Government land, the onus of proof is on the claimant, and he needs to satisfy the court that he has been occupying the relevant unleased Government land during the required period of time without interference or being challenged. In view of the land control measures I mentioned just now, we believe it would be very difficult for the claimant to provide sufficient evidence to establish his case.

(b) & (c) I would answer parts (b) and (c) of the question jointly, as both of them concern land boundary records.

Over 210,000 private lots in the New Territories are held under Block Government Leases, and are known as old schedule lots. These old schedule lots were surveyed one hundred years ago using graphical survey method for the purpose of recording ownership and related taxation purposes.

The number of the lots involved is great, and to re-survey their boundaries according to the present survey standards will require huge resources and considerable amount of time. According to an estimate by the Hong Kong Institute of Surveyors, such a re-survey will cost about \$1.9 billion and require 10 years.

Under the resources constraints, it will not be possible for the Lands Department to re-survey the boundaries of all old schedule lots. Notwithstanding this, the Department will during the course of its work, such as land resumption for infrastructure projects, processing development of land and processing of small house applications, conduct surveys for lots with unclear boundaries and will update the land boundary records if and when the needs arise. In the longer run, if resources permit, the Lands Department will consider undertaking more re-survey of old schedule lots.

If it is detected by the Lands Department during the course of its work that the boundary of a lot is inconsistent with the record, a deed of rectification can be entered into with the lot owner and the land boundary record updated.

However, if the lot owners concerned do not agree with the rectification, or if the lot owners concerned cannot be located, there will be difficulties in establishing the re-surveyed lot boundary.

* The Limitation Ordinance, Cap. 347, was amended in 1991 which amended the limitation period to bring action to recover private land from 20 years to 12 years.

「逆權管有」未批租政府土地 — 以下為二月八日立法會會議上劉秀成議員的提問和房屋及規劃地政局局長孫明揚的答覆：

問題：

據報，終審法院最近裁定「逆權侵佔」的新界土地不受《新界土地契約（續期）條例》影響，而對於在1997年之前和其後均被佔用的新界土地，在計算涉及的佔用年期時亦不以1997年作為開始日期。這個判決適用於被非法佔用的新界私人或政府土地。此外，政府現時採用於1904年制定的新界土地界線測量圖，不但簡略不全，而且不合時宜。雖然地政總署有更新相關土地界線的資料，但進展緩慢，部分土地界線長期存在灰色地帶或出錯，以致土地界線圖所顯示的部分批地位置與實地位置不符。就此，政府可否告知本會：

(一) 鑑於現行法例規定政府土地被連續佔用60年後，便會變為佔用人的土地，當局有沒有評估現時有多少幅原屬政府的新界土地因上述的規定及判決而變為佔用人的土地；涉及的土地面積和當局在地價及地租等方面的損失款額，以及當局有甚麼措施防止新界政府土地被非法侵佔；

(二) 有沒有任何政策或措施，以預防和應付因有關判決而引發就模糊或具爭議性的新界土地界線所提出的法律訴訟；及

(三) 當局有何措施更正出錯的土地界線紀錄，以避免誤把屬於私人土地的地段在有關紀錄上顯示為政府土地，以致有關的業權人被視為侵佔政府土地，而紀錄上顯示的私人土地則被丟空廢置？

答覆：

主席：作為背景資料，我需要簡介終審法院最近就一宗「逆權管有」新界私人土地訴訟所作出的裁決。

首先，透過法律程序申請「逆權管有」土地是有法律追索時限的，就政府土地而言，是提出訴訟權產生日期起計追算60年；而私人土地，則為12年*。

終審法院只是就一宗處於新界私人地段的業主與逆權佔用者的個案而作出裁決。於一九九七年六月三十日前屆滿的新界土地契約根據《新界土地契約（續期）條例》（第150章）可續期，終審法院的裁決指出此舉是沒有產生新的業權，因此回歸後的期間應作連續計算。然而，由於第150章不適用於未批租的政府土地，因此終審法院的裁決並不適用於逆權佔用未批租的政府土地的個案。

現在讓我回答問題的各部分：

(一) 根據《土地（雜項條文）條例》（第28章），霸佔未批租的政府土地作為己用乃非法行為，如佔用人在政府發出法定通知後，在無合理辯解下未有遵照通知而停止佔用該土地，即屬違法。一經定罪，可被罰款一萬元及監禁6個月。

香港特別行政區的總面積為十一萬零一百七十三公頃，由特區政府負責批租和管理。當中約三萬一千八百六十公頃為未批租土地，大部分位於新界及離島地方。由於過去多年發展新市鎮及興建大型基礎建設工程而須進行的大規模清拆行動，非常顯注地減少了非法佔用政府土地的情況。

特區政府亦透過不同的方式及途徑，加強土地管制工作，以防止未批租的政府土地被侵佔。而對於一些已非法佔用政府土地的人士，地政處會採取法律行動，以收阻嚇之用。負責土地管制的人員，如在巡查時發現非法佔用政府土地情況，會採取適當行動，如援引第28章的規定，清除有關的佔用情況。在情況許可下，各區地政處亦可透過向佔用人發出短期租約，把非法佔用未批租政府土地的用途納入規管範圍內。此舉既為庫房增加收入，又可達到防止被侵佔的可能性。在有需要時，各區地政處亦會把容易被非法佔用未批租的政府土地用鐵線網圍起，並於某些當眼地點豎立告示牌，警告欲非法佔用該些土地的人士。

如果要透過「逆權管有」方式，向法庭申領未批租的政府土地，舉證責任在於申索人身上，要使法庭信服申索人於有關年期時是不受干擾及不被挑戰地連續佔用有關政府土地。由於剛才所述的政府土地管制政策的實施，申索人要作出舉証的難度一定很高。

(二) 及 (三) 由於問題第二及第三部分均與土地界線紀錄有關，我將合併回答：

新界集體官契所涵蓋的私人地段，稱為舊批約地段，為數超過21萬幅，是在100年前以圖樣方式測量，並繪成丈量約份圖，適合當時記錄業權和稅收之用。

由於數量龐大，要按照現行測量標準重新測量這些地段，所需資源非常龐大，為時亦會甚長。根據香港測量師學會的估計，這樣的重新測量工作需動用約19億元，需時10年。

現時礙於資源所限，地政總署未能為所有舊批約地段進行重新測量。儘管如此，該署在日常工作中，例如收回土地進行基建工程、處理土地發展、處理丁屋申請等，如遇到地段界線不清晰的情況時，會為有關地段進行界線測量，並在有需要時更新地段界線紀錄。長遠而言，在資源許可的情況下，該署會考慮進行多一些舊批約地段的重新測量工作。

地政總署在日常工作中，如發現地段界線與記錄不符時，可與有關地段業權人訂立修正契據，更新地段記錄。但如有關業權人不同意修正，或地政總署無法找到有關業權人訂立修正契據，要確立重新測定的地段界線便會有困難。

* 有關收回私人土地的追索時限業經修訂，現為提出訴訟權產生日期起計追算12年，在1991年《時限條例》（第347章）經修訂前為20年。

Planning & Development Division Chairman's Message



Edwin Tsang
P&DD Council Chairman

At its 1st meeting held on 9 January 2006, the DEC of the Division decided to investigate shortening of the APC training period from three years to two years. Details will be announced in due course. Probationers are encouraged to take the P&D route to become qualified.

We also welcome two new members admitted through the multiple membership arrangement in January; they are Messrs Chan Lok Kin and Yu Kam Hung.

Planning & Development Surveyors provide a comprehensive range of professional services in town planning and property development.

Property Development

Development Feasibility Study Prior to inception of a development proposal, Planning & Development Surveyors provide clients with necessary site search and detailed analysis, and advise them on property values and appropriate land acquisition strategies. They conduct detailed market research to understand specific markets and recommend the appropriate type and mix of land uses, and the optimal scale of development with a view to maximizing project return while minimizing the risks. Development appraisal, covering land and property valuation, cash flow analysis, project return estimation, sensitivity analysis, etc., can be undertaken to test the viability of the development proposal under different scenarios.

Land Administration Inputs Planning & Development Surveyors specialize in the interpretation of lease conditions; advise on compliance with the lease conditions or any modifications to the lease conditions required; act for the land owner to submit an application to the Lands Department for a modification (or surrender and re-grant) of their land lease, negotiate with the Government on the lease terms and conditions (including the land premium); and assist in the execution of the lands document.

Town Planning Applications Depending on the statutory town plan zoning that the development site falls within, development on it may require prior approval from the Town Planning Board. Planning & Development Surveyors can advise on zoning implications and the strategy to submit

planning applications, review and or appeal; co-ordinate with other professional experts to prepare the necessary technical impact assessments to support the planning application. Professional services may also be provided in submitting planning objection to gazetted town plan to safeguard the interests of land owners.

Development Project Management Property development requires a wide range of inputs from various disciplines. Planning & Development Surveyors can help to set up a right team for development projects with team members coming in at an appropriate time during the process; monitor the project progress against the development programme, advise on re-distribution of resources and to resolve issues arising during the development process.

Project Evaluation In order to update clients on the change in financial position of the project, Planning & Development Surveyors will carry out continual evaluation of the development proposal throughout the development process. It is done by inputting the actual cash inflow and outflow as well as a more accurate forecast on future incomes and expenditure into the financial model. A regular review of the property market trends can ensure that the development meets the client's requirements apart from the supply and demand situation in the market.

Town Planning

Public Sector Planning & Development Surveyors are involved in the formulation of planning, lands, housing, environmental and other development strategies and policies; participate in the preparation of statutory town plans under the Town Planning Ordinance and the non-statutory departmental and layout plans. Major development briefs are also prepared to guide development. Through the statutory and non-statutory plans, they regulate and control the type of land use and property development permitted having regard to the relevant planning policies, the environmental context and specific site characteristics.

Private Sector Planning & Development Surveyors advise clients on the extent to which the use and value of their land and property would be affected by town planning and environmental policies. The most common professional

services include preparation, coordination and/or submission of planning applications, master layout plans, rezoning requests and planning objections; acting on behalf of clients in making written representations and attending hearing in planning review, appeal cases according to the Town Planning Board and Appeal Board proceedings respectively.

Other Common Professional Services Planning &

Development Surveyors also assist clients in site planning and advise on urban design matters together with the relevant design experts. They also specialize in coordinating large-scale planning studies usually supported by various technical impact assessments e.g. Environmental/Ecological Impact Assessment (EIA), Drainage Impact Assessment (DIA), Traffic Impact Assessment (TIA), Geological Impact Assessment (GIA), Landscape & Visual Impact Assessment (LVIA), Social Impact Assessment (SIA).

Property & Facility Management Division Chairman's Message



Michael Price
PFMD Council Chairman

I would like to share with you all progress we are making. We will share with you details of our proposed assessment of professional competence, and assessment of technical competence (APC & ATC), in the next issue of Surveyors Times. We will also be covering promotion of the division and other issues.

We have just had a very successful committee meeting where we covered variety of important issues. We will soon be launching a pilot structured CPD programme. This will be aimed at upgrading members' skills at a reasonable cost in a targeted manner. It is an exciting innovation, which we are working hard to ensure success. It is for you, it needs your support. Look out for the details. Thanks to Alan Wong of Hong Yip and Daniel Hui of the Salvation Army.

You will see in this issue 2 important sections. One is our ground rules



for council meetings and the other sets out our draft policy and

targets for the next 5 years. We believe as a council we are here to serve the members and as members of the council we have a responsibility to serve.

Ground Rules

- 1 Everyone to perform or leave, or will be asked to leave;

- 2 Attendance is vital. 3 missed without prior notice and good reason in a row – Out + Replaced;
- 3 Members will undertake full responsibilities for areas and report at each meeting;
- 4 Meetings should start at 6:30 pm promptly and end at 8:00 pm. (Maximum length to 8:30 pm) Maximum 10 minutes per agenda item;
- 5 Meetings are held first Monday of every month (Hon. Secretary will provide time table);
- 6 Written reports must be provided for major issues;
- 7 Minutes produced within 7 days. All members must follow up in a disciplined manner.

The priorities and targets we have set down will provide our basis for moving forward over the coming 5 years. We welcome your input, both verbal and in writing, and we would be grateful to receive such. We will hold a member's forum during March to discuss and accept views, before finalizing this document. It is your division, let us know what you want and you need. Certainly, the need for establishing a China presence within the next 5 years is vital for both the division and HKIS as a whole.

Priorities and Planning for the Next 5 Years Property and Facility Management Division – For finalization by 31 March 2006

Visions and Targets

1 Jan 2007, One Year Our objective is to be at least 800 members strong, with a proper and functioning APC/ATC in place. Recognized by universities and other

tertiary educational institutes, as a leader in the field. We will have professional and well-planned CPD functions.

1 Jan 2011, 5 Year We will have 1,500 members strong. We will have a China presence and a written agreement to our members to practise in China. We will have well functioned APC and CPD practices, and run conferences for our members regularly. Appropriate reciprocity agreement will be in place for all similar institutes within the region.

We will review these plans in 2 years, and add a 10 year programme.

Priorities for Year 1

1 Promotion – includes cooperation with other organizations, e.g. HKIFM, IFMA.

- a) Launch divisional web site and keep updating.
- b) Be recognized by universities.
- c) Be recognized by government departments.
- d) Holding of lunch and meetings with important stakeholders.
- e) Press conferences as required.
- f) Articles in the Surveyors Times and other magazines.

2 Membership

- a) Ensure internal recruitment is expanded to maximum levels.
- b) Ensure that membership is accessible to outsiders, with APC/ATC arrangement, and infrastructure in place. Minimum 800 members.
- c) Arrange appropriate agreement in respect of access to Registered Professional Housing Managers registration.

3 Finance

Ensure finances are on the firm footing with good income and the Division gets the fair share of HKIS's overall expenditure.

4 APC/ATC

- a) It is absolutely critical that the infrastructure be in place by 31 January 2006.
- b) Copies of the APC/ATC are to be sent to universities, etc and companies to ensure they are aware of the quality that we need.

5 CPD

- a) Full year plan is to be prepared for professional useful CPD functions;
- b) 1-year and 5-year plan;
- c) A conference on, one suggestion – property marketing, is to be arranged in this year, in conjunction with other institutes.

Conclusion

Our aim is to be proactive, and not reactive. Our ground rules as agreed will be imposed fully. We must aim and achieve the tasks that we set ourselves to be successful.

Council Property and Facility Management Division
January 2006

Our website will soon be operational and we will be looking to communicate through e-mail from now on. Elaine Chow and Charles Lai are looking to establish a corporate real estate group and I would ask anyone interested to contact them.

Finally, anyone who is eligible to join this division, should do so now. There is no additional fee and it is for those surveyors practising in property management, facility management, asset management, and corporate real estate fields.

Any one who can help, please contact us through Rebecca Tsoi on 2844-4915 or rebeccatsoi@swireproperties.com.

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Quantity Surveying Division Chairman's Message



Dr Paul Ho
QSD Council Chairman

The message in January has briefly mentioned a number of targeted tasks to be carried out this year. While most of these tasks would need some time to achieve, I would like to report on the progress.

Mainland China

The Vice Chairman, Spencer Kwan and Hon Secretary, Stephen Lai, visited CECA in Beijing on 16 January 2006 to finalize those outstanding issues relating to the recent training and assessment conducted in Guangzhou last December. As a result, the General Council has in its meeting held on 26 January 2006 approved 197 CECA members to formally become HKIS (QS) members. In order to maintain the long-term sustainability of the quantity surveying profession in China, the QSD is also considering accrediting suitable university programs in China so that in the long-run, there will also be university graduates to become HKIS members through the route of traditional training and APC.

International

Three different task forces have been formed to explore the possibility of signing certain agreements with some suitable overseas professional institutions.

Conditions of Contract

The consultancy agreement for the drafting of a standard maintenance contract was finalized. It is expected that the drafted maintenance contract will be available within a few months.

ATC

Last year, the quantity surveying sub-degree programs offered by the Hong Kong Polytechnic University and City University of Hong Kong were accepted as the benchmarking standard programs. The QSD is considering accrediting other suitable sub-degree programs in Hong Kong.

Professional Practices

A long list of professional quantity surveying practices has

been discussed and prepared. As a starting point, the QSD will focus on the preparation of two professional practice pamphlets, namely pre-contract cost planning and control as well as assessment of direct loss and expense.

CPD Events

The QSD has successfully organized two CPD events, namely: Construction Insurances – The Good, the Bad and the Ugly; An Introduction to the Standard Form of Building Contract on 19 January 2006 and 12 January 2006 respectively.

Other events

While pressing ahead with various QSD tasks, I have also been involved in some major activities including presenting a speech entitled "The Suitability of Design-and-Build Procurement Approach" in the Design and Build Symposium organized by the Architectural Services Department of the HKSARG on 26 January 2006; gave written views on the West Kowloon Cultural District Development to the Chief Secretary for Administration on 26 January 2006, and acted as one of the chairmen /moderators for the Joint Institute Forum on New Cruise Terminal Development in Hong Kong on 11 February 2006.



Junior Organization Chairman's Message



Billy Wong
JO Chairman

I would like to take this opportunity to thank all JO committee members for their contribution and would like to highlight the recent major events organized by the JO.

CPD events and APC workshops

2 CPDs on Management Contracts, RMB Banking and a BS APC workshop on Critical Analysis jointly organized with BSD were held in December 2005 and January 2006.

We have also scheduled 8 CPDs and PQSLs for different divisions and student members from Feb to April 2006. Please refer to the CPD schedule for details.

Site Visits

Site visits to Central reclamation project and residential development in Shenzhen were successfully held in Jan 2006. It has been a good opportunity for members to have more understanding on the latest development in Shenzhen. The feedbacks of the event are good and we have planned to organize more site visits particularly in the Mainland for members' interests.

University Visits

The JO has been invited to deliver a Career Talk for undergraduates of Building and Real Estate Department, the Hong Kong Polytechnic University in Jan 2006. Visits to other universities are to be arranged.

Social Events

We have organized social events: Hiking and JO Basketball Cup Competition in February and March for all members. Any other suggestion, please feel free to contact me at wongbilly@hkis.org.hk.

Nomination for various Boards & Committee

Besides busy in organizing JO activities, JO members are also actively involved in HKIS Council and various Boards and Committee.

Board of Membership	Doris Tse Rina Tsoi
Board of Education	Claudia Chan
Board of Professional Development	Grace Cheng Lesly Lam
BSD Council	Billy Wong Jo Lau
GPD Council	Martin Leung
LSD Council	Kenny Chan
PFMD Council	Jean Cheng Lesly Lam
QSD Council	Victor Lau Joseph Chong
Members Welfare Committee	Emily Ling Sheldon Ip
Finance Committee	Victor Lau Karen Kong
Newsletter Editorial Board	Jeffrey Wong
External Affairs Committee	Martin Leung
HKIS Annual Dinner OC	Lesly Lam Jeffrey Wong
HKIS Annual Conference OC	Billy Wong Joseph Wong
Real Estate Service & City Development Expo, Chongqing	Martin Leung Jean Cheng
Joint Institutes Career Exhibition OC	Grace Cheng

Construction Value Management

CD Pack is available



The project entitled **Enhancement of Construction Value Management Professionalism for the New Generation** funded by the Hong Kong Institute of Surveyors and the Commerce, Industry and Technology Bureau, HKSAR is completed.

Over the last two years, the Hong Kong Institute of Surveyors, the City University of Hong Kong and the Hong Kong Institute of Value Management have successfully indicated the importance of professional development consisting of a series of VM activities (seven seminars, three '5-day module I' workshops and an international conference). In total, over 500 construction professionals participated in our Value Management (VM) activities in Hong Kong and Mainland China.

The aim of the project has been to update and disseminate VM knowledge and skills as required from construction professionals so as to enhance the competitiveness of professional services in a regional context. Through this project, professional surveyors both in Hong Kong and the Mainland gained benefits.

To disseminate the basic and updated VM to construction professionals in the industry, a 'Construction VM' CD pack containing the VM speeches, the VM training course content and the VM conference papers have been produced. Further information could be searched via <http://bcm.cityu.edu.hk/newevents/newevent.php> or contact Dr Mei-yung Leung, Lecturer of City University of Hong Kong; email: bcmei@cityu.edu.hk.

If you are interested in getting a copy of the Construction VM knowledge CD pack, please contact the Hong Kong Institute of Surveyors via email: linda@hkis.org.hk on telephone (852) 2526 3679.



CPD/JO/2006007

Hong Kong Construction Contract Dilemma 香港常用施工合同的兩難處

Guest Speaker KC Tang, FHKIS, FRICS, RPS(QS), AVS, Director of K C Tang Consultants Ltd. (Quantity Surveyors, Construction Cost and Contract Consultants), with over 29 years professional experience in quantity surveying.

Date & Venue 7:00 pm – 8:30 pm Wednesday 15 March 2006 SLC, HKIS

Details Should the terms of construction contracts be harsh or lenient? Obviously, employers would like harsh terms while contractors would like lenient terms. Is it really good to put in harsh terms in the contracts? Harsh terms or lenient terms have own their pros and cons. They can often be double-edged swords. Contract drafters will unavoidably face dilemma situations where they will have to make a difficult choice. The speaker will highlight some of these dilemmas to provoke thinking.

Language English

Fee \$100 per person

Deadline 8 March 2006

Priority Probationers and Students

CPD/JO/2006009

BS APC Workshop 2006 Part 1 – Procurement Strategies for A & A works

Guest Speaker Dr Edward CY Yiu, BSc, MPhil, PhD, MRICS, MHKIS, MBEng, PFM, Chartered Building Surveyor, Assistant Professor at Department of Building & Construction, The City University of Hong Kong

Date & Venue 7:00 pm – 9:00 pm Monday 20 March 2006 SLC, HKIS

Details The selection of various procurement systems is very important to ensure a good start for a development project. This seminar will provide an insight on the concept of procurement systems and how their principles can be applied practically. It will also give an overview on the selection of different procurement strategies for the A&A projects in terms of tendering arrangement and forms of contract. The speaker will demonstrate to candidates ways to analyze the A&A tenders critically. The final part of this workshop will be a 30-minute Q&A section to facilitate a free discussion on the topic.

Language English

Fee \$100 per person

Deadline 10 March 2006

Priority 80 (BS Students and Probationers)

CPD/PFM/2006019

Management of Property with Quality Management System – A Must or Just a Gimmick

Guest Speaker Harvey WT Liu, BA, FCIH, MHKIH, Group Manager – Quality Management & Information Technology

Date & Venue 7:00 pm – 8:30 pm Tuesday 21 March 2006 SLC, HKIS

Details The Government has requested service providers to implement TQM in their companies. How can companies practically achieve this quality assessment and auditing? What are the difficulties encountered and how can we tackle them in daily management operation?

Harvey Liu was graduated from the University of Hong Kong and he has nearly 18 years practical experience in property and facility management. He joined Urban Group since graduation. Apart from his core duty as a property assets manager, Harvey has started his career in quality management aspect since the 1996 when Urban Group commenced a quality journey to implement ISO9001 system. Since then, he has assisted the Group in obtaining ISO9001, ISO14001 & OHSAS18001 Certification for

different subsidiaries. Through the implementation of TQM, Urban Group was awarded the Overall Winner of HKMA Quality Award in 2003. He is now the Group Manager – Quality Management & Information Technology of the Group. He is also a Corporate Member of Hong Kong Institute of Housing (MHKIM) and a Fellow Member of Chartered Institute of Housing – Asian Pacific Branch (FCIH). Harvey will talk on the implementation of the quality management system through his practical experiences.

Language Cantonese supplemented by English
Deadline 14 March 2006

Fee \$100 per person
Priority First-come-first-served basis

CPD/QS/2006020

Site Visit – Terminal 9 Development (2 hours of CPD would be counted)



Date 9:00 am – 12:00 noon Saturday 25 March 2006

Gathering Point 9:00 am SHARP at the General Post Office, Central

Details The Container Terminal 9 Development which was completed in July 2005 is the largest terminal infrastructure project in Hong Kong. The Development comprises approximately 120 hectare reclamation, 1940m of piled quay deck in six berths, sloping and vertical seawalls, breakwater, roads and pavings, culverts, offices/administration buildings, substations, chemical waste treatment facilities and M&E works.

To enhance our professional knowledge on civil engineering projects, a site visit is arranged to this Hong Kong's largest terminal infrastructure project. In this event, we will visit the Southern Terminal of the Development which is operated by Modern Terminals Limited. We will also take a look of the piled quay deck structure and various Terminal facilities including the cranes and crane rail system, the bollard and fendering system, the administration building and various container handling facilities and equipment.

Language English supplemented by Cantonese
Deadline 18 March 2006

Fee HK\$120 per person (including transportation)
Priority QSD Members on a first-come-first-served basis (max 40 persons)

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 27 March 2006 SLC, HKIS

Language English
Deadline 20 March 2006

Fee \$100 per person
Priority QSD members

CPD/BS/2006015

Building Surveying Division – Open Forum for the APC Review



Facilitator Jo Lau (Convener, BSD APC Review Work Group)

Date & Venue 7:00 pm – 8:30 pm Tuesday 28 March 2006 SLC HKIS

Details The Rules and Guides for the Assessment of Professional Competence (APC) currently used was adopted since 2001. Although the time of implementation is not long, the BS Divisional Council as well as the Divisional Education Committee would like to make a review for the sake of refining the assessment system to suit the demand of the dynamic market. We expect to have changes to the system although not drastic. It may be: the time frame on the assessment or the number of the required submission that have to be made for appraisal. No matter what changes will be made, it will affect all current BS Probationers as well as student members who are preparing for qualifying as building surveyors and get the qualification of MHKIS as well as RPS (BS) in Hong Kong. While the Work Group is making the review, we would like to hear members' views, especially from Probationers on the existing system together with any comment on the APC.

Language Cantonese

Fee Free (Reservation by fax is acceptable, and confirmation will be returned by email.)

Deadline 21 March 2006

Priority All BSD members, probationers and student can share their views via this open forum.

CPD/GP/2006022

Adverse Possession



Guest Speaker Louie Chan, BSc, MBA, LLB(Hons), MRICS, MHKIS, Barrister-at-Law – Fortune Chambers

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

Details The Court of Final Appeal had allowed two appeals on cases in connection to adverse possession. What are the recent developments? What are the legal requirements for a claim of adverse possession? What are the practical issues for surveyors?

Mr Chan obtained his first degree in estate management in the UK and was qualified in 1990. Whilst he continued to work with consultants and property companies, he pursued his interest in legal studies. He was then called to the bar in 1999 and after pupillage he became practising barrister with specialization on company, construction and property litigation works. He will talk on the topic of adverse possession through his practical experiences.

Language Cantonese supplemented by English

Fee \$100 per sperson

Deadline 30 March 2006

Priority GPD Members

CPD/JO/2006013

Standard Form of Building Contract

Guest Speaker KC Tang, FHKIS, FRICS, RPS(QS), AVS, Director of K C Tang Consultants Ltd. (Quantity Surveyors, Construction Cost and Contract Consultants), with over 29 years professional experience in quantity surveying.

Date & Venue 7:00 pm – 8:30 pm Mondays 10 April 2006 and 24 April 2006 SLC, HKIS

Details The talks will be conducted in two sessions. The speaker will walk with the audience through the "old" version of the Standard Form of Building Contract which will still be in use for some time to help candidates for APC clarify common mistakes or misunderstanding. Improvements introduced in the 2005 version will also be briefly touched upon. Heavy dialogues with the audience will be established to generate interested topics and cultivate memories for the future. Further sessions may be added depending on demand.

Language English

Fee \$100 per seminar / \$150 for 2 seminars

Deadline 27 March 2006

Priority Probationers and Students

CPD/PD/2006023

Planning & Development Control in Hong Kong



Guest Speaker Professor Barnabas H K Chung, MSocSc, FHKIS, FRICS, FBEng, FFB, FRSH, F.PFM, MCMI, ACIArb, RPS(BS), AP, Retired Chief Building Surveyor of Buildings Department, HKSAR Government, currently Visiting Professor of Department of Building & Real Estate, the Hong Kong Polytechnic University

Date & Venue 7:00 pm – 9:00 pm Tuesday 11 April 2006 SLC, HKIS

Details This will be an interactive seminar where the speaker will discuss with the participants the framework and principles, as well as anomalies in the system of planning and development control.

Language English

Fee \$100 per person

Deadline 28 March 2006

Priority first-come-first-served

CPD/JO/2006021

Construction Defects, Limitation Periods and Contractual Remedies



Guest Speaker Catherine Mun, Solicitor LLB (HKU) PCLL Bachelor of Civil Law (Oxford)

Date & Venue 7:00 pm – 8:30 pm Wednesday 19 April 2006 SLC, HKIS

Details Catherine is a Senior Associate of Baker & McKenzie and a member of the firm's Dispute Resolution Group. She has been specializing in construction and engineering related dispute resolution and projects. She will discuss with us, as well as illustrating with cases, the common problems arising out of construction defects, the limitation periods and the contractual remedies.

Language English

Fee \$100 per person

Deadline 7 April 2006

Priority Probationers and Students

CPD/QS/2006017

Alternative Dispute Resolution – A Better Way to Resolve Construction Disputes



Guest Speakers Peter Berry is an Independent Consultant and is an accredited Mediator of the HKIAC. He is a Fellow of the Hong Kong Institute of Surveyors, Fellow of the Chartered Institute of Arbitrators, Member of the Royal Institution of Chartered Surveyors and has been connected with the Hong Kong construction industry for more than 40 years. Peter is also a consultant of Hong Kong Construction Association.

Nicholas Seymour is the Managing Director of Battersby Kingsfield Limited, Hong Kong. He specializes in the provision of advice on claims avoidance during the tender/pre-contract stages for building and civil engineering projects and the provision of post contract dispute resolution advice and expert services involving mediation, arbitration and litigation. Nicholas is a Fellow of the Royal Institution of Chartered Surveyors, Fellow of the Chartered Institute of Arbitrators, Fellow of the Hong Kong Institute of Arbitrators and holds a BSc Degree in Quantity Surveying and an MSc Degree in Construction Law and Arbitration. Nicholas is a council member and past Chairman of the Society of Construction Law Hong Kong and is a council member of the Construction Mediation Committee, which is a sub-group of the Hong Kong Mediation Council.

Date & Venue 7:00 pm – 8:30 pm Thursday 20 April 2006 SLC, HKIS

Details Recently, Mediation and other ADR methods have been used widely in handling construction disputes. This CPD will cover the

emerging trends in alternative dispute resolution, the use of mediation on the resolution of construction disputes, and the use of adjudication, dispute resolution advisors, expert determination and partnering in resolving construction disputes with a view to enhance our professionals on the knowledge and skills in the construction dispute resolution process.

Language English
Deadline 6 April 2006
Fee \$120 per person
Priority QSD Members

CPD/QS/2006018

Contract Provisions for Adjudication, the UK Experience: Can it Work in Hong Kong

New

Guest Speaker Barry Melbourne, MAARB, RQS (NZ), FNZIQS, FInstCES, MRICS, MCI Arb

Date & Venue 7:00 pm – 8:30 pm Tuesday 25 April 2006 SLC, HKIS

Details Barry Melbourne is a Chartered Quantity Surveyor and has worked in the construction industry for 35 years, 25 years of which have been spent working in Hong Kong. Barry has worked for the MTRC on their Island Line, Lantau and Airport Railway and Tseung Kwan O Projects and has been part of the contract administration team for the Kwai Chung Container Terminals 4, 6, 7 and 9.

In this talk, Barry will discuss adjudication and its relative position within the dispute resolution spectrum and review the history and statistics arising out of the introduction of the alternative dispute resolution process of adjudication within construction contracts in the United Kingdom and compare the UK experience with the similar steps being undertaken in Hong Kong.

Language English
Deadline 11 April 2006
Fee HK\$120 per person
Priority QSD Members

CPD/JO/2006016

APC Series – A Review of Licensing Mechanism and Design Consideration for Residential Care Homes (Elderly Persons)

New

Guest Speaker Richard KH Cheung, BSc, FHKIS, ARICS, ACI Arb, RPS(BS), Authorized Person

Date & Venue 7:00 pm – 8:30 pm Thursday 27 April 2006 SLC, HKIS

Details The fact that Hong Kong is confronted with an aging population is recognized by Government since the early '90s. Steps were taken to introduce a proper licensing system for Residential Care Homes which came into force in June 1996. Mr Richard Cheung, who has worked on over 150 Residential Care Homes, will give a quick illustration of Residential Care Homes in the context of location, layout and design followed by an introduction on the laws, regulations and codes governing Residential Care Homes as well as the distinct stages in the licensing process.

Language English
Deadline 20 April 2006
Fee HK\$100 per person
Priority Probationers and Students

PQSL/JO/2006008

An Introduction of Office Leasing in Hong Kong and Brief Market Overview

Guest Speaker Jeffrey CH Wong, MSc, MRICS, MHKIS, RPS, Associate Director, Savills (Hong Kong) Limited

Date & Venue 7:00 pm – 8:30 pm Wednesday 29 March 2006 SLC, HKIS

Details Jeffrey is responsible for strategic real estate planning and financial analysis work for corporate clients apart from providing advisory service in relation to clients' occupational property portfolios; specialist transactional expertise; rent review and lease renewal or restructure consultancy services.

The seminar will cover:

- Leasing Strategy for Grade A commercial office in Hong Kong
- Office market overview since year 1997 and forecast
- How to manage a portfolio leasing project

Language Cantonese supplemented by English
Deadline 15 March 2006

Fee \$70 per person
Priority Probationers and Students

SLC, HKIS = Surveyors Learning Centre, 811 Jardine House,
1 Connaught Place, Central, Hong Kong. For enquiries, please call 2526 3679.

Surveyors Fellowship

**Gathering 7pm to 8:30pm
last Tuesday of every month**

801 Jardine House, 1 Connaught Place
Central, Hong Kong

**all HKIS members
are welcome**

For enquiries, please email:
lkwan@hkland.com;
horace@hongdau.com.hk;
clai@hkland.com or call
Linda at the Secretariat on
2526 3679.

No one has ever seen God, but if we love one another,
God lives in us and His love is made complete in us.
John 4:12



THE HONG KONG
POLYTECHNIC UNIVERSITY
香港理工大學

Department of Building and Real Estate

Applications are invited for admission in the 2006/2007 academic year for the taught postgraduate programme for practising engineers, surveyors and construction professionals.

MSc / PgD in Project Management

Entrance Requirements

Bachelor's degree in relevant disciplines or the equivalent (including recognised professional qualifications); and preferably two years of relevant working experience.

Credits Required

No. of credits required for graduation:
30 credits for the MSc award and 21 credits for the PgD award.

Application Procedure

1. Application form is available at the Academic Secretariat Podium Office (opposite to KCRC station), the Hong Kong Polytechnic University, Hung Hom, Kowloon
2. Online application website: www.polyu.edu.hk/study

Information Sessions

- a.) 25 February 2006 (Sat) at 2:30pm-3:30pm (Room TU318)
- b.) 8 March 2006 (Wed) at 8:00pm-9:00pm (Room TU318)

Enquiry: Tel.: 2766 4367 Irene Wu (Dept. of BRE) or
Tel.: 2333 0600 (Academic Secretariat)



**MSc Programmes in
Construction Project Management and Real Estate**

MSc (Construction Project Management) majoring in:

- ◆ Construction Business Administration
- ◆ Construction Information Management
- ◆ Construction Law and Dispute Resolution
- ◆ Project Finance
- ◆ Quantity Surveying *

MSc (Real Estate) majoring in:

- ◆ Facility Management
- ◆ Land Administration
- ◆ Planning and Development
- ◆ Real Estate Investment and Finance
- ◆ General Practice Surveying *



All programmes are accredited by the Royal Institution of Chartered Surveyors (RICS).

* These two programmes are also professionally accredited by the Hong Kong Institute of Surveyors (HKIS).

PART TIME: 2 YEARS

FULL TIME: 1 YEAR



	Information Seminar I:	Information Seminar II:
Date:	18 th March, 2006 (Saturday)	23 rd March, 2006 (Thursday)
Time:	3:00 - 4:00 p.m.	6:30 - 7:30 p.m.
Venue:	Rm. 526, Knowles Building, The University of Hong Kong, Pokfulam Road, Hong Kong	Rm. 807, Knowles Building, The University of Hong Kong, Pokfulam Road, Hong Kong
Online Reservation: http://rec.hku.hk/eForms/2006/MScIS/		

Closing date of application:

31st March 2006 **

Application forms and further information may also be obtained from the Department Website:

<http://rec.hku.hk>

** Late applications may be considered



General Enquiries :
Tel: 2857 8628
(Ms. Fonia Lam)

E-mail:
lamkf@hkucc.hku.hk



THE HONG KONG POLYTECHNIC UNIVERSITY

Department of Building and Real Estate, Faculty of Construction and Land Use

MSc/PgD in Construction Law and Dispute Resolution

Programme Code: 04001

Stream Code: CLM/CLP

Features

- Part-time Programme
- 2½ years for MSc and 2 years for PgD
- 3rd cohort commencing September 2006
- Offered by the Faculty of Construction and Land Use
- Hosted by the Department of Building and Real Estate with contributions from allied departments
- Supported by visiting practitioners, including Lawyers, Arbitrators, Mediators, experts from China & senior construction professionals.
- Some of our subjects are approved for Continuing Education Fund.



Programme Aims

- Integrate the necessary knowledge in construction management and law for the needs of construction professionals.
- Cut through discipline barriers by integrating the various skills and strengths of the different professions to produce a specialized contribution to the construction industry.
- Apply theory to practice by providing training on key dispute resolution skills offered by approved trainers leading to accredited mediator qualification.
- Attract construction graduates and lawyers who wish to specialize in construction law and alternative dispute resolution.

Entry Requirements

- Bachelor's degree in a construction-related discipline or equivalent (including recognized professional qualifications) plus a minimum of two years relevant work experience; or
- Qualified lawyer.

Programme Structure

- MSc students opting not to take the dissertation shall complete 10 subjects, including 5 compulsory core subjects. Students opting for dissertation shall complete 7 subjects, including 5 compulsory core subjects, plus MSc Dissertation (equivalent to 3 subjects).
- PgD students shall complete 7 subjects (including 5 compulsory core subjects).

Information related to the programme structure is available from the website

(http://www.bre.polyu.edu.hk/frameset/frameset_course.html) or from the Programme Leader, Prof. Edwin H. W. CHAN (tel: 27665800, email: bsedchan@inet.polyu.edu.hk).

Enquiries and Application

Application form is available at the Academic Secretariat Podium Office (opposite to KCRC station), The Hong Kong Polytechnic University, Hung Hom, Kowloon. Enquiry Tel.: 2766 5807 Connie Yap (Dept. of BRE) or 2333 0600 (Academic Secretariat)

Online application website:

<http://www.polyu.edu.hk/study>

Application deadline: 30 April 2006

Public Seminar organized by the Programme for Construction Law & Dispute Resolution

Time : 25 March 2006 (Saturday) / 2:30 pm – 5:30 pm

Venue : Room Y304, 3/F, Core Y, The Hong Kong Polytechnic University

Title : UPDATE of Contract Practice in Mainland China

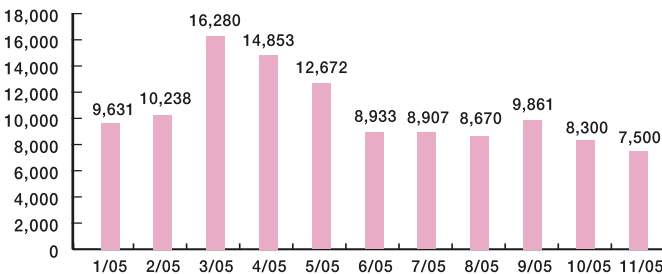
Key Speaker : Prof. Lu Youjie, Tsinghua University, Beijing

Free of Charge : Fax for a seat reservation at 2764 5131 (Ms. Connie Yap) or e-mail : bsconnie@polyu.edu.hk

Fear of default on first payments – the facts

In the wake of the sixth, and probably not the last, increase in interest rates in 2005, the housing market, understandably, has cooled down. See Chart 1 for overall property transactions from January to November 2005.

Chart 1 Transaction of First Hand Units from January to November 2005



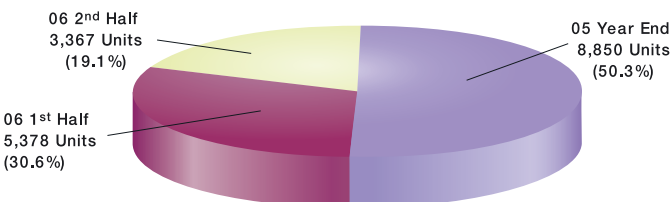
Remarks : November 2005 transaction records are estimates only.
Source of information: Land Registry records and Midland Realty Research Department

With house prices falling and sales dwindling, fear of a widespread default on first payments for pre-sale flats has emerged. However, one should look at the completion dates of these flats before deciding whether the effect, at this stage, is drastic or not.

Let us examine the facts

To study this effect, we conducted an analysis on 18 new developments where flats were sold during 2004 and 2005. A total of 17,595 units were offered for sale and about 80% of which were sold. The occupation dates of these 17,595 units, however, vary. Only about 50% will be available for occupation and therefore subject to transactions in a relatively short period, as seen in Chart 2.

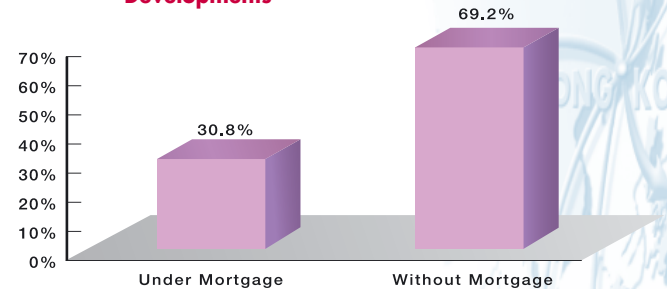
Chart 2 Estimated Completion Dates for 18 Developments with Advanced Sale Units



Remarks : Occupation Dates are dates of notification of occupation by developers
Source of information : Midland Realty Research Department.

Another vital statistic is that, among the 11,988 units sold (recorded figure from January 2004 to September 2005), 3,694 (30.80%) of them have secured mortgage (see Chart 3). The number of units exposing to default risk is, therefore, much less.

Chart 3 Mortgage Status of Advanced Sale Units in 18 New Developments



Source of information : Midland Realty Research Department

Of the remaining 70%, their owners now have more options. Banks have broadened their range of loan options to mitigate the effect of rising interest rates. Developers are to offer extensions to transaction deadlines. In some transactions, the payment of last installment can be deferred to considerably later than the issuance of occupation permits. Such measures give owners more time to find buyers before settlement of the balance of purchase price. It may also help if, after a downward adjustment of prices, flats can be easier to sell. Owners have a longer time to offload their properties and have a greater chance of securing money to complete the deal. Their chance of default is, therefore, smaller.

A further analysis revealed that more than half of flat buyers chose to pay by periodic payments during construction. They have already paid 15 to 20% of the purchase price as down payment. As their payment is already quite substantial their chance of default is, therefore, also relatively smaller.

As developers can hold default buyers liable for losses the most likely group to default is those owners registered by shell companies. From our records, only 20% of first hand buyers who bought their flats through used shell companies. The percentage, after all, is not that great.

The fear of default on first payments, of course, is real. But we have to judge on the above facts as well.

中國房地產市場回顧及2006年投資熱點展望

Mainland real estate market into 2006

葉建成
戴德梁行

2005年，對於中國房地產投資市場是有許多值得紀念意義事件的一年，也是海外資本投資國內大宗物業開始進入實質性大面積開花結果的一年。根據估算，2005年外資在中國大陸地區大宗物業投資總價值超過107億人民幣，其中僅上海面積就超過32萬平方米，總價值超過6.5億人民幣，投資地區集中在上海、北京兩地。圖表一為最近12個月主要投資物業。

在成熟物業投資欣欣向榮的背後是資本市場的大力追捧。11月25日，領匯房地產基金終於成功上市，募集資金約200億；此後，12月21日，以廣州四商場為基礎的越秀房地產投資信托基金成功上市，募集資金17.9億港幣，公開發售部分超額大約500倍，是今年超額倍數最多的股票。在領匯、越秀、泓富3個房地產信托基金成功發行後，大連萬達等一批國內基金都躍躍欲試，準備上市。

地點	基金名稱	項目	時間	項目金額	合作方式
北京	摩根士丹利房地產基金 與上海盛融合資	北京富力 (甲級寫字樓)	2005年2月	4億人民幣	整體購買
	凱德置地旗下基金(新加坡)	北京中環世貿中心A、B棟 (甲級寫字樓)	2005年3月	18.37億元	整體購買
	凱德置地旗下基金(新加坡)	北京安貞華聯商廈 望京華聯商廈	2005年4月	17.46億元	售後回租
	揚子基金(中美合資)	北京遠洋新幹綫D座 (酒店式公寓)	2005年4月	3000萬美元	整棟購買
上海	摩根士丹利房地產基金	錦麟天地服務式公寓	2004年11月	6000萬美金	整棟購買
	摩根士丹利房地產基金 與上海盛融合資	世界貿易大廈	2004年12月	7980萬美金	整棟購買
	麥格裏集團旗下基金	上海新茂大廈 (甲級寫字樓，今年完工)	2005年1月	8億元	95%股權
	中信資本(香港)	永銀大廈(寫字樓+服務式公寓)	2005年1月	9900萬美元	整棟購買
	高盛旗下Whitehall 房地產基金	上海百騰大廈(甲級寫字樓)	2005年4月	1.076億美元	整體購買
	摩根士丹利房地產基金	上海廣場	2005年4月	1.09億美元	購買92%股權
	花旗旗下基金	永新廣場(甲級寫字樓)	2005年10月	7612.5萬美元	購買75%股權
	基匯基金	東海商都	2005年10月	8億人民幣	整體購買
	豐樹旗下房地產基金	浦東機場鎮歐羅物流倉庫	2005年11月	1480萬美元	整體購買
	麥格理集團旗下基金	上海城市酒店公寓	2005年11月	5000萬美元	整體購買

圖表一 資料來源:戴德梁行 投資部

與此同時，在開發市場上，隨著2005年5月份開始的宏觀調控政策，住宅價格開始下跌，目前在一級土地市場上主要以商辦用地產主，圖表二為2005年上海前十大轉讓金額的土地項目。

可以說，土地一級市場上還是表現出對於市區中心地塊的強烈需求，但是，除了複地與ING在曲陽地塊的再度合作之外，上海在土地開發上本地開發商與海外機構的合作還很少。

編號	區	地址	出讓月份	地塊面積	可建面積	容積率	用地性質	總價(萬元)	樓板價	受讓人
1	虹口	四川北路4街坊 108號地塊	05.2	26,788	147,334	5.5	商辦	114,000	7,738	中建蛇口
2	虹口	匯山碼頭東塊地塊	05.4	35,210	42,252	1.2	商業/ 文化娛樂	146,000	34,554	浙江華門房地 集團有限公司
3	浦東	上糧八庫地塊	05.4	27,301	49,912	1.8	商業、辦公	71,200	16,690	保利上海集團
4	浦東	灘坊新村街道 245街坊23宗地塊	05.4	4,020	6,030	2.6	商業/住宅	318,500	20,178	新鴻基
5	長寧	88街坊32/8 丘地塊	05.7	60,853	242,803	3.99	商辦	148,000	6,095	東方海外、上海 新長寧(集團) 有限公司
6	楊浦	新江灣城 C1	05.10	176,842	282,947	1.6	居住	158,893	5,616	廣東珠江投資
7	虹口	多倫路二期 1號	05.11	42,258	166,919	3.95	綜合	65,037	3,896	利嘉(上海)股份 有限公司
8	普陀	長風地區1號地塊	05.11	143,845	359,613	2.5	綜合	124,200	3,454	國浩房地產(中國) 有限公司
9	楊浦	翔殷路國和路地塊	05.11	24,799	99,196	4	商辦	52,078	5,250	上海巴士房地產 開發經營有限公司
10	浦東	陸家嘴竹園商貿區 2-3、2-4地塊	05.11	96,900	387,600	4	綜合	450,000	11,610	和記黃埔

圖表二 資料來源:戴德梁行 投資部

總結 2005 年投資市場，主要規律體現在：

- 2005年主要投資領域集中在京滬的成熟物業，這也驗證了對於2005年市場的核心判斷。
- 經過 2—4 年的觀察、研究時期之後，外資房地產信託基金已經開始實質性進入市場進行項目投資。目前每只基金基本還在第一個項目的消化階段，預計過了消化期後會進入更深入大範圍的投資階段。同時也會有更多基金進入大陸投資。
- 每一投資項目主要投資金額度主要在3—10 億人民幣之間，要求回報率收購時回報率參差不齊，但在改造或提租後毛收益率基本在9%以上，一般整體價格均低於市場價格。這也說明基金在該投資過程中扮演了優質項目篩選的角色。
- 在開發商與海外基金聯姻市場上，表現的態勢卻素還是不溫不火，由於實力、資信等因素，外方對於成為少數股東的要求頗為嚴格，為保障自身權益方面在風險分擔、財務管理、退出機制方面設計了很多細節，比如往往要求項目還未到清算階段就退出。因此，目前有幸得到外資青睞的開發商還集中在複地、萬科、首創等老面孔上。

總結2005年經驗，結合目前資本市場、房地產市場的新動態，預計在2006年，投資熱點將繼續集中在成熟物業投資上，其主要規律展望體現在：

- **規模**受成功案例，資本市場影響，成熟物業投資將比2005年進入更成熟、更大規模階段，預計2006年總投資規模將超過130億。
- **區域**2006年主要投資區域還將主要集中在北京、上海以及珠三角區域，但在2006年末隨著優質項目的減少，基金公司將逐步開始考察二錢城市。
- **投資類型**將從目前最集中的寫字樓、服務式公寓、市中心商場向包括工業廠房、物流倉庫、大賣場、酒店等更大範圍的投資類型擴張。
- **投資主體**將從目前以香港、新加坡北京基金為主基礎上增加歐美基金，並隨著內地物業香港上市的加快，國內國有企業、民營企業、非銀行金融機構介入的速度將加快。將來，不同渠道來源的資本其資金利率成本、募集成本、投資成本將成為互相競爭的要點。
- **關聯市場**與該市場相關的融資機構、中介機構（包括上市投資銀行、估價機構、投資顧問機構等等）將會快速衍生，許多在海外有服務經驗的機構將進入大陸市場。而一批專門定制基金需求產品的開發商也將更加活躍獲取開發項目。

BS APC Workshop 2005



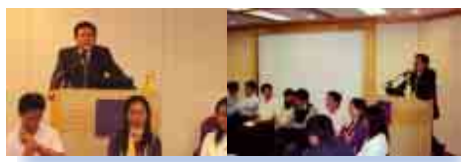
Peter Dy
BSD
Billy Wong
JO Chairman

With the flowing of thanks accompanied by the warmest clapping hands, we have closed the CPD Event on "Analyze Critically the Critical Analysis" held on 13 December 2005 in the Surveyors Learning Centre. This also signified the end of the series of APC (BS) Workshops in the 2004 to 2005 Council Year.



As we have reported in previous issue of the Surveyors Times, this is really a first trial for us in

organizing events in such a format. Instead of holding one single event, we have organized different workshops, we called it "Part I to Part IV". Instead of giving lecture talks in a one-way direction, we managed to allow interflow.



The series of workshop started with the Mock Assessment

(Practical Task) held at Sai Kung Outdoor Recreational Center in June. Members may wish to know more details of this event by reading Issue 8 of Surveyors Times in 2005. Part II of the workshop is the Past Paper Review, Richard Cheung and Alex Wong have been invited to be the speakers for this event in the evening of 22 October 2005. Members were shown how to analyze questions in extracting the examiners' requirements by making reference to past examination papers.

Part III can be described as the most interesting event among the four workshops. The Building Diagnosis Workshop was



held on 25 October. Members attending were separated

into four groups randomly and each group was given a set of pictures showing various kinds of building defects. Members were encouraged to make diagnosis with proposal on the remedial measures. Four experienced "building doctors", namely David Chan, Andrew Ip, Kenneth Yun and Jo Lau were invited to be facilitators and lead the discussions with the members.

In the final part of this series, we have invited our divisional Chairman, Edwin Tang, together with an experienced assessor, TC Cheung to give a talk in relation to written submission and critical analysis. Apart from the general submission requirements, our guest speakers shared with members on the views of assessors' expectations and the common mistakes made by members.



We believe that members who have joined this series of workshop must have gained on all fronts, whether that be the understanding of assessment requirements, preparation for examination or professional practice.

The Institute is very concerned with the need of graduate members, particularly on the APC. Other than organizing this series of APC Workshops, we are preparing for a discussion forum in March/April 2006 in order to hear directly the voices of graduate members on our assessment system and requirements. Please watch out for coming announcements.



Last but not least, we have to give our heartfelt thanks to the BSD Council, JO and all helpers at the APC series; without their support and contribution, the workshops would not have been possible.

History, growth and future of RMB banking in Hong Kong

Joanna Kwok
JO Committee Member

Renminbi (RMB) business and investment has been a hot topic recently, particularly after the opening of the RMB currency market in Hong Kong. Not only investors, surveyors are also interested in understanding more about the issue. In light of this, the JO invited Mr Li Siu-kei, Assistant General Manager of the Bank of Communications (Hong Kong Branch), to give us a talk on the history, growth and future of RMB banking in Hong Kong.



Mr Li first pointed out the emerging status of RMB in Hong Kong in past decades. It is found that RMB has appreciated steadily by

3.5% in the past 10 years side by side with money supply which has also grown by around 20% every year. RMB has also become acceptable in Southeast Asian countries and definitely in the Hong Kong SAR.



He then moved on to discuss the RMB business in Hong



Kong which started on 25 February 2004. Apparently, there are 4 types of RMB business in Hong Kong, namely deposit, exchange, remittance and credit cards.

However, services relating to RMB provided by banks are still very limited and controlled, and profit margin for banks is little. The good news is RMB credit cards are becoming more popular. Mr Li suggested that there is great potential in this area because it is estimated that about 60 million Mainlanders visit Hong Kong every year.

So the question is: can Hong Kong act as an overseas RMB centre? In order to become a full-functioned centre, a region must possess 4 characteristics: deposit, settlement, investment and loan & advance arrangement. Mr Li does not believe that Hong Kong possesses all the criteria at this moment. Hong Kong has to do a lot more to become one.



We would like to convey our sincere thanks to our guest speaker for sharing his valuable experience with us.

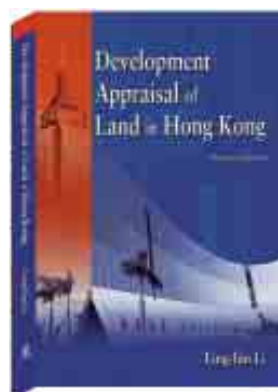
Book review: Development Appraisal of Land in Hong Kong – revised edition



Kelvin Ng
JO Committee

Most GP surveying students and practitioners look upon Dr L H Li (MHKIS, Associate Professor of Department of Real Estate and Construction at the University of Hong Kong) 1997 publication "Development Appraisal of Land in Hong Kong" as their Bible. The Hong Kong land system has undergone drastic changes such as land application system, suspension of sales of House Ownership Scheme in the meantime and the author decided to modify the content to meet with the latest developments

In his new book, Dr Li reiterates his view on the Dual



Rate Approach and the DCF approach, and criticizes the relationship between "high land price" and "high property price". He points out that new land do not necessarily come from Government.

GP surveyors are aware of the Land Title Ordinance passed in 2004, the revised edition

contains a detailed account on this milestone in relation to Property Rights Registration in Hong Kong. The book also uses various charts to compare land use with corresponding sales volume from 1984 to 2004, and features figures of Industrial Output against Supply of Industrial Land for the period 1984 to 1998.

Under S22 of the Building (Planning) Regulations, bonus plot ratio can be granted with the consent of Government. However, such decisions are knowingly complicated, and the revised edition will tell you why. In 2001, the Building Department, the Lands Department and the Planning Department jointly issued the first of a series of practice

notes on Green and Innovative buildings. The revised edition gave a full account on this new development.

Using Section 16 Application on "hotel" use application in a zoned "Other Specified Uses (Business)" sites as an illustration, the author showed the new rule of the game in addition to talks about general policy for Lease Modification; Premium Assessment; the Appeal of Premium Assessment and the concerned legal matters. More interestingly, the revised edition also recorded a chronology of major land and housing policies in Hong Kong from 1894 to 2004, which is a handy reference for the historical land development in Hong Kong.

Real Estate Study Tour 2005 – Beijing and Shanghai

*Committee of Real Estate Study Tour 2005
Department of Building and Real Estate
The Hong Kong Polytechnic University*

The Real Estate Study Tour Presentation Night was held on 8 December 2005. Guests from the Department of Building and Real Estate of HKPU and the Junior Organization (JO) of the Hong Kong Institute of Surveyors gave us a memorable sharing and we all enjoyed it so much.



The Real Estate Study Tour 2005 took place from 10 to 18 June, 2005. It was an eight days trip and we visited



Beijing and Shanghai. It is undeniable that this Study Tour gave us a valuable chance to broaden our horizons.



The purpose of the tour is to understand the real estate market in Beijing and Shanghai. We totally visited four firms, Colliers International, DTZ Debenham Tie Leung International Property Advisers, Shui On Land Limited and Sunco Group (China) Ltd. We also visited The Beijing Organizing Committee for the Games of the XXIX Olympiad (BOCOG).



Everyone has gained



invaluable knowledge of valuation practice, development practice, urban planning system and traffic planning of the Olympic Games in these two major cities. The most important thing is we went

outside of our classrooms to experience the real estate market and daily life with our peers in Tsinghua University. It was most interesting talking with them.

Lastly, we would like to express our gratefulness to the JO for their sponsorship and attendance at the Presentation Night.

建築工地安全小貼士 Health tips in a construction site



葉家瑄
香港大學護理系導師

建築工地危機四伏，倘若不注意個人衛生或忽視週圍工作環境，就會引致許多不可預知的後果，所以防範未然，預防勝於治療，注重個人衛生，尤其重要。

近日，世界各國禽流感肆虐，各地政府均作出各樣戒備的應變措施，衛生署及衛生防護中心都向大眾宣傳正確洗手方法，注意個人衛生習慣及避免接觸活禽鳥等一般防範禽流感知識。

流行性感冒(流感)(Influenza)通常由呼吸道傳染，可是抵抗力較弱的建築業從業員則可能較易患上肺炎、支氣管炎等併發症，較嚴重者可致死亡。其實一般患者會於兩至七天內痊癒，但建築工地一般比較人流密集，部份從業員有日常吸煙或其他個人衛生的種種習慣，都會輕易感染到流感而病倒，影響緊迫的工作。



已染流感的人一般經過一至三天的潛伏期後，病徵如：身體疲累、咳嗽、喉嚨痛、鼻塞、流鼻水、發燒、頭痛及肌肉痛等才會出現。因此預防的最好方法是增強自己的抵抗力，如

充足休息及睡眠，均衡飲食，維持適量運動，勿吸煙及避免吸入二手煙，及當打噴嚏或咳嗽時，緊記用紙巾掩蓋口鼻，再棄於有蓋的垃圾桶內。另外，每年注射流感疫苗亦是一種有效的預防方法。本港流感高峰期一般是每年的二、三月及七、八月。每年十月中至十一月中是理想的注射時間，注射後一至兩星期才產生流感抗體。而今年疫苗包括 (a) 類甲型／新喀里多尼亞/20/99(H1N1) 類病毒；(b) 類甲型／加利福尼亞/7/2004 (H3N2) 類病毒；(c) 類乙型／上海/361/2002 類病毒。注射流感疫苗可能有輕微腫痛出現於注射處，不過少數人注射後六至十二小時會感到肌肉或關節痛及發燒等反應，一般在兩天內自動退減。倘若有呼吸困難、口舌腫脹、風疹塊的過敏反應出現，必即時到醫生求診。但對雞蛋、新霉素 (Neomycin) 及流感疫苗有嚴重過敏反應的人，便不適合接受流感疫苗注

射。有關資料可直接從衛生署衛生防護中心 www.dh.gov.hk 及 <http://www.chp.gov.hk> 下載。



近日，本港曾經出現登革熱(Dengue Fever)及日本腦炎(Japanese Encephalitis)病例。而登革熱病是白紋伊蚊傳染，白紋伊蚊喜在日間叮人，特別是日出後兩小時及日落前數小時。另外，由三帶喙庫蚊因叮咬帶有日本腦炎病毒的野生鳥類、或豬隻，再叮咬人類，便容易把病毒傳播到建築業從業員。這兩類疾病主要是由蚊叮途徑傳播，不會由人直接傳染，而工地處處地面凹凸不平，堆積大量建築材料，水井、水管淤塞，容易積聚不能流動的污水。這些污水能成為蚊蟲滋生的温床，倘若工地附近有大量林木或接近禽畜飼養場，更容易成為這類蚊患滋生。一般預防方法是穿著長袖衫及長褲，宜穿著淺色衣服。在戶外工作時，把褲管藏於襪子內，於身體外露的部份塗上蚊怕水／膏來防止蚊叮，緊記各類罐及樽應用蓋封好，工地上盡量避免積污水。

工地週圍放置許多建築物料，如被含有鐵、銅、鋁等的金屬物料，造成的皮膚損傷，容易使破傷風梭狀芽胞桿菌的細菌透入皮膚表面，由傷口入侵，而產生毒素破壞神經系統，所以如有損傷，應該立刻處理。最重要是盡快接受注射第一劑破傷風菌疫苗(Adsorbed Tetanus Toxoid)，以防止感染破傷風菌(Tetanus)，之後定必依照指定的日期完成餘下的第二及第三劑量的疫苗注射，才表示身體完全接受整個療程，往後每十年再注射加強劑。一般皮膚輕微損傷或小傷口，應立刻用清潔劑或可用和暖的清水清洗傷口上的污穢，再用清潔的紗布抹乾，才貼上藥水膠布。其他的傷患，如不潔的大傷口或出現血流不止的情況，均必須立即前往急症室由醫療人員徹底治理。

(本文由作者提供。文章內容、立場及意見不代表香港測量師學會。)

Periscope 潛望鏡

Emily Ling
Sylvia Mok
JO Committee

Barnabas Chung – the wind beneath wings

We found our way to the Belgos East Restaurant on 13 December 2005 with only one agenda topic: to do an interview with Professor Barnabas Chung. The fantastic Belgium cuisine did not wash away our task but it is almost too good to be true to find the glitterati to be so frank in telling us what is in his mind and in his heart.

The don is one of the 85 founding members of the Institute and has seen the birth of both the Hong Kong Institute of Surveyors Ordinance (Cap 1148) in 1990 and Surveyors Registration Ordinance (Cap 417) the following year. He initially represented the Institute in arguing against the proposed registration of professionals but when the Surveyors Registration Ordinance (Cap 417) became law, he took up the responsibilities in the formation of the Surveyors Registration Board and acted as the inaugural Chairman, not only for one term but for four consecutive terms, because he knew the Ordinance is going to have significant impact on the surveying profession as a whole.

To give

People ask why he gives so much to the Institute.

The Professor has been serving the Board of Education for nearly two decades and became Chairman of the Board of Professional Development upon its inauguration in 2003. None of us shall find strange the Mentorship Scheme the Professor introduced to the Hong Kong Polytechnic University in 1999, which allows students to have precious opportunities to gain the advice from their mentors.

He does all these because of love. “Whatever is beneficial to people, it is worth giving”, says the Professor.

Sense of humour

Professor Chung has nicknamed himself TOM, standing for The Old Man.

Vintage meaning years, he is only that many years older and that many years wiser. Just when we were about to congratulate him on retirement from Chief Building Surveyor in the Buildings Department of the HKSAR, he jumped straight into serving the academia.

He says he loves chatting with the undergrads and you almost always find him surrounded by members in laughter. We have asked him why he always wears a smile on his face and everything seems fascinating to him. He said, “whatever you do, you can always find something appealing in it. If not, it is not because the subject is uninteresting at all; it is because you have not devoted enough to experience the fun”.

Kingmaker

He has never been the king in the Institute, but he is a kingmaker.

Professor Chung shared with us the myth of being a kingmaker. That is to facilitate the growth and development of young surveyors, to be their support and back them up with opportunities and advice. He is always enthusiastic to introduce the surveying profession to new comers, and have sponsored many students to conferences and seminars. Though he does not become king, he enjoys much of being a supporter, to see his "daughters and sons" maturing into prominent figures in society.

It is easy to find within the Professor a critique of the foundations of society which are often taken for granted by people; it would be true to say that he has examined the conditions of human pursuits through instruction in a number of substantive areas, definitely work and organization which illuminate the importance of the dimension of power within them, resulting in social changes.

The status that the surveying profession enjoys today is the result of hard work of many predecessors, Professor Barnabas Chung being one of them.



**... If you wanted the sky I would write
across the sky in letters that would soar
a thousand feet high, to sir with love...**



Women in Surveying 測量半邊天



Kelivn Ng
JO Committee

Phoebe Yee - gender difference does not count

How did you enter the surveying profession?

Actually, I wanted to be a social worker and that naturally was my first choice; surveying was one of the choices too and I treated that as a lucky draw but I ultimately found that surveying is indeed the top prize for me after graduation from the Hong Kong Polytechnic University.

What is your career path?

I started off in Wayfoong Property (previously a valuation arm for HSBC) and then joined the Government as a graduate trainee, followed by a consulting firm and jumped to private developers.

My major duties now are on property investment as well as asset management issues such as how to enhance the group's property value with existing resources. Everyday, my phone rings at very high frequencies starts from 9:00am sharp, apart from receiving instructions from bosses and listening to various clients' (sales, leasing, property management and account departments) problems, I handle all the cases. Actually, it is a very challenging job which needs a creative mind and in parallel, balancing the group's overall interests.

What are the differences between working in a public body and the private sector?

Working in a public body, I have to be extremely careful in details as one minor mistake can lead to damage of public interest whereas in the private sector, I have to focus on profit and at the same time solving the problems without delay.

However, no matter in the public or private sector, both require equal professionalism to arrive at different goals.

Can you share some of your memorable working experience?

Grosvenor Place was a project that I handled which received the most awards; these included the MIPIM award (the Oscar of Residential Property in the world), the best layout awarded by the HKIS, the landscape award and most

importantly sold out at a very good price at that period of time. All these commentaries involved sweats and tears. I think teamwork is very important. A good project should comprise a smart boss to lead the team, a reliable and innovative architect, creative marketing to promote the project and a careful surveyor as a housekeeper to look after the development from the conceptual stage to disposal stage and to assess every inch in deep thought in order to fight for the group's best interest and in parallel to protect buyers' interest under a safety nest.

What advice would you give to young female GP?

Whatever men can do, women can do better. To share with you one of my nightmares, I went to construction site



A one 8am to have a final review of CC checklists as I had to carry out joint inspection with Lands Department regarding the issuance of CC issue afterwards. During the pre-inspection, a group of sub-contractors protested around the site with media claiming the main contractor's fault. After settling down the protestors, I found

that part of the carpark area was not consistent with the lease conditions but no one at the site could help except a site security guard (ridiculous but it was true). As CC was a crucial element for disposal purpose, I then marked all the carpark areas again with the guard. After the joint inspection, I then went to Site B at 11am to have a meeting with Clerk of Works discussing about the checklists for inspecting OP by Buildings Department and walked around each floor to ensure that everything was all right. At night, I worked with our company secretary and an external surveyor in the printing office to check the bulk print for the financial use. I got home at 4 am the next day, took a nap and went back to office at 9 am. I believe there is difference in men and women, but when it comes to work, the difference doesn't count. The point I want to make here is that it's not about gender; it's about working attitude.

What do you do in your spare time?

I enjoy yoga. When I have some time, I like to go to the flower market, as a matter of fact, I had obtained a professional certificate for floral design. Occasionally, I play mahjong with friends too.

Cosmos Bookstore (天地圖書)

15% discount on books and 10% on stationery purchases (except fix priced and special priced items) in the Cosmos Bookstore on 32 Johnston Road, Wanchai and 96 Nathan Road, Tsimshatsui till 31 December 2006. Inquiries please call **2866 1677**.

Towngas Avenue (名氣廊)

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 30 June 2006. Inquiries please call **2367 2710 or 2367 2713**.

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A privilege offer of \$2919 (original \$4560 for male) and \$2739 (original \$4300 for female) for all HKIS members and their families. Plan inclusive of TWO Doctor Consultations, Physical Examination (Weight, Height, Blood Pressure & Pulse) & Medical History, Chest X-ray, Electrocardiogram, Kidney Function (Urea & Creatinine), Liver Function (SGPT & SGOT), Complete Blood Count, ESR, Diabetic Screening (Fasting Glucose), Rheumatology Screening (Uric Acid & RA Factor), Lipid Profile (Total Cholesterol & Triglycerides), Thyroid Screening (T4), Urine Test (Urinalysis), Occult Blood, Colon Cancer Screening (CEA), Hepatitis Profile (HBsAg, HBsAb), Prostate Specific Antigen for male, Pap Smear for female. Offer valid till 31 December 2006. For enquiries, please call **2608 3170** or visit www.union.org.

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

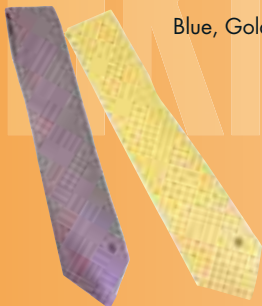
Shell Card

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

HKIS

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Dark blue lanyard with HKIS logo, key ring and mobile phone connecting thread.

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

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

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Date	Event	Organiser	Location
2006			
March	7 – 8	7 th Hong Kong Real Estate Service and City Development Expo	HKTDC, Hong Kong SAR
	20	HKIS Surveyors Luncheon	HKIS
April		LSD Golf Tournament	LSD
May		LSD Surveyors Luncheon	LSD
July	14	Quality Building Award 2006 – Award Presentation Banquet	HKIS
August		LSD Conference	LSD
September		LSD Annual Dinner	LSD
October	8 – 13	FIG XXIII Congress and XXIX General Assembly	FIG
November	16	LSD Annual General Meeting	LSD
		HKIS Annual Dinner	HKIS
December		HKIS Annual General Meeting	HKIS
2007			
May	12 – 17	FIG Working Week 2007 and XXX General Assembly	FIG/HKIS

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



深圳紅樹西岸考察實況 JO Visit to Shenzhen

測量師學會青年組06年首次深圳大型考察在1月14日順利舉行。會員透過親身體會，從項目設計理念、建築用料，到營銷手法去瞭解這個被譽為華南最矚目的豪宅區。

在此，青年組感謝發展商的悉心安排，會員們不但聽取了國內住宅市場的最新分析，更有機會參觀現場並跟營銷人員交流，獲益良多。

