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Serving the community with
professional understandings
專業見解 服務社群

THE HONG KONG INSTITUTE OF
SURVEYORS
香港測量師學會
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From the Editor 編者話

The Surveyors Times is an essential link between our members and the Institute. Although it may only be one of many publications that members receive each month, and although it may not be thoroughly read before it gets buried and gradually lost in a magazine rack (if not immediately discarded) it is a publication of our own, helping to create some sense of belonging to the Institute. It is also an important piece of record bearing witness to the profession's growth and development. It is also a good marketing tool through which we let our counterparts and other interested parties know of our profession. Of course, the Surveyors Times is the prime source for keeping our members up-to-date on the developments of our own profession.

At the editorial board, we are working hard to communicate effectively with our readers, by giving the right information to the right audience with the right means. Money is also an important consideration, particularly when the Institute is headed towards a deficit for the current financial year and very likely for the years to come. We are exploring means of saving on the one hand and revenue generation on the other. One area that we are seriously looking into is the possibility of e-publishing. While there seems to be little doubt that technically e-publishing is achievable, we will need to carefully address other "soft" aspects such as members' preference, reading habit, advertisers' response, implications to those external parties or organizations to whom we can better reach out by solicited mailing of our publications, etc. etc.

A working group will soon be set up to give the matter our thorough consideration. If you would like to join the working group or give any comments/suggestions, please write to us or e-mail to linda@hkis.org.hk.

Francis Leung

《測量師時代》是學會與眾會員保持聯繫的重要橋梁之一，也可能是會員們唯一按月從學會寄來的刊物。讀者們不一定會把它詳細讀完才把它擱置一旁（如果仍未棄掉的話！），但它確實是我們的刊物，一本凝聚會員向心力的刊物。它不單標誌著測量行業的存在和發展歷程，也是一件方便用於本會推廣工作的工具；我們大概會認同讓其他有關人士或機構明瞭本地測量行業是何等重要。《測量師時代》一直理所當然地肩負起為學會發放第一手事務消息這個首要基本點任務。

《測量師時代》編輯委員會不斷跟讀者溝通，目的是希望通過適當的內容及適當的資源分配，把最新的消息轉達到會員手上。出版經費是一個不可抹殺的因素，特別是在一個資金匱乏的時期，我們必須積極尋找開源節流的方法去確保本刊的運作。我們考慮到電子出版這個概念。毫無疑問，電子出版在技術層次是完全可行的；然而，我們千萬不要忘掉芸芸讀者的閱讀喜好、閱讀習慣、對廣告收入的影響、外界對轉變的演繹及他們未能及時手拿一本的空蕩。

我們將要成立一個工作小組去詳細研究這個課題。如果您想加入工作小組或是想發表意見，請給我們寫封信或是將寶貴意見電郵到 linda@hkis.org.hk。

梁立基



Serving the community with professional understandings

Developing a brand management policy to raise the government and community awareness of the Institute's professionalism is one of the visions of the Hong Kong Institute of Surveyors. But, how we go about it is a very complicate and long term process. I have talked about the importance of setting profession standards and regulating business ethics. In this issue, I would like to talk about advocacy – the ability of the Institute to use its professional understandings to recommend plans and actions publicly. To leverage the Institute's advocacy role to influence the thinking of the media and the public on issues affecting the profession, and the real estate and construction industries, the Institute has to define a strategic aim that in a long run will bring benefits to members. In terms of brand building, advocacy is the most accessible role that the Institute can have an edge over other commercial organisations or non-local bodies because of its recognised professional and statutory standing. High key public relation or frequent media exposure is an effective means to bring out the distinct identity about the surveying profession. As a result, it will bring intangible benefits to members and will increase members' loyalty to the Institute.

It has long been the main policy of the Institute to create a proactive public relation strategy. Being a local professional body, the Institute has to take care of a host of many issues including its duty to give advice to the government and some related mainland organisations. There are different means for the Institute to communicate its opinions to the government, the media and the public. In the past few months, the Institute has conducted some research work and

completed its written submissions to government policy bureaux and the Legislative Council to express the Institute's opinions on development issues like the West Kowloon Cultural District, the Central Reclamation including Tamar Redevelopment, and legislation issues like the Building Management (Amendment) Bill and the Town Planning (Amendment) Bill. Recently, spokesmen of the Institute have also done a good job to explain how some of the land and economic problems could be addressed at their roots. On behalf of the Institute, they spoke to the media and expressed the Institute's professional views on some of the controversial issues like land prices of clubhouse land, net and gross floor area, the Land Application List, adverse possession, entry to the mainland market under the Closer Economic Partnership Arrangement, the budget speech, etc.

The Institute's views are based on facts and are always impartial. The public recognizes that the Institute's views often carry a lot of weight due to the Institute's professionalism and local experience. The present spokesmen system of the Institute is rather well formalized as a result of its successful implementation in the past few years. Different divisions of the Institute have different functions and roles to play in the real estate sector and construction industry. The Local Affairs Committee was formed in the last council year with its main objective of strengthening the Institute's role in handling affairs affecting the future land and infrastructure development in Hong Kong. In addition to the President and the two Vice-Presidents representing the Institute as a whole, each of the six divisions has appointed its own spokesman for

divisional public relation matters. Together with the chairman of the Local Affairs Committee, the Institute can always have the right spokesmen to face the public and attract the media's attention on different subjects. The "three + six + one" spokesmen system has been very successful in promoting the right identity about the Institute and the work of the six surveying disciplines of the Institute. I particularly want to thank all the spokesmen for their expert knowledge and sound media skills.

Behind the scenes of presenting views at the Legislative Council panel meetings and meeting the media, there also lies a very efficient team in providing the research, liaison and editorial support at the HKIS Administration Office. Without more ado, one can readily realise their

contributions in handling the coordination work as clearly evident in the publications collected in the Surveyors Times. The Institute will continue to enhance its ability to communicate with the public and its members through more investment in the resources required. I hope you will share the Institute's values and appreciate the efforts of all involved in realising the Institute's visions and mission.

Wong Chung Hang *President*

(For names of HKIS spokesmen, see page 5 of the Surveyors Times February 2006 issue. The division of responsibilities for various current issues are listed in page 5 of this issue of the Surveyors Times.)

專業見解 · 服務社群

制定一套品牌管理政策，來提升學會在政府及市民心目中的專業認受性，一直是香港測量師學會的重要理念。但如何去開展，是一件複雜和細水長流的工作。過去我談到訂立專業標準和監管經營操守的重要性。這個月，我想談談做社會推動者的角色，即是學會利用其專業見解，公開地去建議計劃和行動的能力。要有效地扮演推動者的角色，影響傳媒和公眾的想法，學會一定要探究出一個策略目標，務求在長期來說能為會員帶來利益。在打造品牌而言，做公開推動者是學會最輕易獲得的角色，而又是學會比其他商業機構或非本地團體更有優勢之處，原因是學會已擁有認可的專業和法定地位。高姿態的公關工作及經常的傳媒曝光都會幫助提升測量行業的獨特身份。這不單會為會員帶來無形裨益，亦同時加強會員的歸屬感。

學會一直貫徹建立一套主動的公關策略。作為本地專業團體，學會在許多事情上都是責無旁貸的，包括毫無間斷地向政府各政策局、部門和內地有關單位提供意見及看法。學會積極利用不同方式向政府、媒體及公眾發佈測量專業的觀點。近來，本會做了大量的研究工作，目的是向政府政策局及部門和立法會提供不同課題的意見，並詳細表列學會的觀點。這些課題範圍廣泛，例如：在建設方面有西九龍文娛藝術區發展、中環填海及添馬艦發展工程；在立法方面有建築物管理(修訂)條例草案、城市規劃(修訂)條例草案。學會的發言人同時可以就有關土地及其相關聯的經濟問題，向各界發表意見，好讓公眾掌握問題的根本。學會的發言人曾經就一些具爭議性的題目，例如：私人會所地皮價值、樓宇建築及實用面積、勾地表、逆權管有、《更緊密經貿關係安排》框架下打進內地市場、週年財政預算案等等向傳媒發表過意見。

學會所提出的意見，都是按事實研究出來的，實為客觀的言論。公眾重視學會的意見，因為學會的專業地位及其所累積的寶貴經驗值得尊重。經過多年的運作，學會沿用的發言人制度日子有功，已經極為有效。不同的測量專業組別在房地產及建造業的不同領域上各自發揮功能和角色。去年所成立的「本地事務委員會」主力鞏固學會在本地有關土地及基建事宜上的發言領導地位。除了會長及兩位副會長外，六個組別都有它自己的發言人。連同「本地事務委員會」的主席，學會在不同種類的問題面前，都能肯定地找到合適的發言人。這個「3 + 6 + 1」的組合包含了學會最強大的實力，讓我們安心地處理所有受社會關注的課題。我對學會所有發言人的專業知識，和他們在處理媒體查詢時所表現的高度應對能力，表示衷心的感謝。

在向立法會或媒體提供意見的背後，是學會秘書處內一個高效率的團隊，他們提供了研究、聯繫及編輯工作的支援。無需特別介紹，單從《測量師時代》信息的收集和報導，我們大概也可以洞悉到工作人員的具體貢獻和牽涉層面之廣。學會將一如既往，繼續投放資源，加強裝備，以達到表彰測量師服務社群的宗旨。我同時也希望各位，能共負同享學會的價值觀，及讚賞與我們一起致力實現學會理念和使命為傲的所有人士。

黃仲衡 會長

(香港測量師學會2005-2006發言人名錄見二月刊第5頁；當前不同課題的發言分工表，請見本月刊第5頁。)

Issues 課題	Responsible party(ies) 負責	Leading party 主導
West Kowloon Cultural Development 西九龍文娛藝術區發展	Local Affairs Committee / QSD 本地事務委員會 / 工料測量組	Local Affairs Committee 本地事務委員會
Central Reclamation Phase III including Tamar Development Project 中環填海計劃第3期及添馬艦發展工程	Local Affairs Committee / Vice President 本地事務委員會 / 副會長	Vice President 副會長
HK – Zhuhai – Macau Bridge 港珠澳大橋	GPD / LSD 產業測量組 / 土地測量組	GPD 產業測量組
Kai Tak Planning Review 啟德規劃檢討	GPD 產業測量組	GPD 產業測量組
New Cruise Terminal Development 郵輪碼頭	GPD 產業測量組	GPD 產業測量組
Urban Renewal 市區重建	BSD / GPD / PDD 建築測量組 / 產業測量組 / 規劃及發展組	GPD 產業測量組
Land (Compulsory Sale for Redevelopment) Ordinance (CAP 545) 土地 (為重新發展而強制售賣) 條例 (第545章)	Local Affairs Committee / GPD 本地事務委員會 / 產業測量組	GPD 產業測量組
Land Sale System and Application List for Land Sale 土地政策及勾地申請表	GPD 產業測量組	GPD 產業測量組
Closer Economic Partnership Agreement (CEPA) 更緊密經貿關係安排(CEPA)	Local Affairs Committee 本地事務委員會	Local Affairs Committee 本地事務委員會
Mandatory Building Inspection Scheme 強制驗樓計劃	BSD / PFMD 建築測量組 / 物業設施管理組	BSD 建築測量組
Proposed Building Affairs Tribunal 建議中的《樓宇事務審裁處》	BSD / PFMD 建築測量組 / 物業設施管理組	BSD 建築測量組
Adverse Possession 逆權管有	LSD / GPD 土地測量組 / 產業測量組	LSD 土地測量組
Land Titles Ordinance (CAP585) 土地業權條例 (第585章)	LSD 土地測量組	LSD 土地測量組
Building Management Ordinance (CAP344) 建築物管理條例 (第344章)	PFMD / BSD 物業設施管理組 / 建築測量組	PFMD 物業設施管理組
Annual Budget Report of HKSARG 特區週年財政預算案	Local Affairs Committee 本地事務委員會	Local Affairs Committee 本地事務委員會
Constitutional Development 政制發展	Executive Committee 執行委員會	Executive Committee 執行委員會

HKIS corporate video 香港測量師學會短片

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香港測量師學會短片製作得以順利完成
本會對下列個人及機構至予萬分感激

簡福飴先生 Mr KAN Fook-ye
梁振英先生 Mr LEUNG Chun-ying
李頌熹先生 Mr David C LEE
張達棠先生 Mr CHEUNG Tat-tong
溫偉明先生 Mr WAN Wai-ming
林力山先生 Mr LAM Lik-shan Lesly
黃正行先生 Mr WONG Ching-hang Jeffrey
鄭莉瑋女士 Ms TEE Lee-wai Hazel

Juliettes Wine Bar
土木工程拓展署測量部 Survey Division, Civil Engineering and Development Department
太古地產有限公司 Swire Properties Limited
世邦魏理仕有限公司 CB Richard Ellis Limited
市區重建局 Urban Renewal Authority
地政總署地政處 Lands Administration Office, Lands Department
地政總署測繪處 Survey & Mapping Office, Lands Department
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卓德測計師行有限公司 Chesterton Petty Limited
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徠卡測量系統有限公司 Leica Geosystems Limited
路政署測量部 Survey Division, Highways Department
戴德梁行 DTZ Debenham Tie Leung Limited

The new video will be a major promotional tool for the Institute worldwide and has an English, Putonghua and Cantonese voice over. The video may be viewed in the HKIS Library which is open Mondays to Fridays 0900 hrs to 1800 hrs and on Saturdays 0900 hrs to 1230 hrs.



Convenor of work group, Lesly Lam talking to Mr Kan Fook-ye



A briefing for the Hon CY Leung



Mr David C Lee getting ready for the camera



The crew at work

Pilot scheme for voluntary mediation



HKIS is looking into the Judiciary's recent proposal to implement a pilot scheme for voluntary mediation of cases in the Construction and Arbitration List.

According to the Judiciary, the pilot scheme will be based on paragraph 853 of the Final Report of the Chief Justice's Working Party on Civil Justice Reform (www.civiljustice.gov.hk/fr/index.html). Draft Practice Direction 6.3 tells that the purpose of the scheme is to encourage parties in construction cases to consider the use of mediation as a possible cost-effective means of resolving disputes.

On the administration of the pilot scheme, the Judiciary says that a booklet will be available for those wishing information on mediation generally and on the resources available for mediation in Hong Kong. To evaluate the effectiveness of the pilot scheme, the Judiciary proposes that the parties or their legal representatives are requested to report the following to the clerk to the Construction and Arbitration List:-

- the action number of any case in which mediation pursuant to a Mediation Agreement has been attempted;
- the amount claimed in the action;
- whether mediation has led to settlement of the dispute or some part of it;
- the number of hours spent by the mediator (including preparation) on mediation (whether or not ultimately successful);
- whether (in the opinion of the reporting party) the mediation has led to a significant saving in litigation costs; and,
- any observations on how the pilot scheme may be improved.

According to the Judiciary, the advantages of mediation may include:

- You may avoid the tension and conflict in the adversarial litigation system.
- You may save some time and money in not having to contest matters in Court.
- You make your own decisions and reach agreements which you and the other party may be more willing and ready to comply with.
- Mediation can improve your ability to continue and may

enhance your business relationships with the other party or parties involved in the dispute.

- Mediation can result in settlements which go beyond the legal remedies of damages and injunctions to which the courts are limited. In the English case of *Dunnett v Railtrack* [2002], Lord Justice Brooke said:

"Skilled mediators are now able to achieve results satisfactory to both parties in many cases which are quite beyond the power of lawyers and courts to achieve ... by which the parties shake hands at the end and feel that they have gone away having settled the dispute on terms with which they are happy to live."

Obviously there are merits and demerits of the proposal. The Institute is looking into this.

No to WTO Negotiation Task Force

WORLD TRADE ORGANIZATION



The Institute has given a 'no' to teaming up with Japan to present collective requests on the Construction and Related Engineering (CRE) services since Hong Kong, China (HKC) would have different issues to deal with in the negotiation.

The MC6 of the WTO held from 13 to 18 December 2005 concluded that the Hong Kong Ministerial Declaration (HKMD) which sets out the agreements and a timetable for the final phase of negotiations under the Doha Development Agenda would be adopted. It was also agreed that plurilateral request-and-offer negotiations should proceed in 2006.

Pursuant to the mandate in the HKMD for plurilateral negotiation, Japan has drafted a plurilateral request and intended to present it to a list of countries to pursue further liberalization in the CRE services sector. The proposal involves commitment of liberalization measures in supply mode 2 (consumption abroad) and mode 3 (commercial presence) for sub-sectors CPC511 TO CPC518. In particular, commitments must be made on CPC512 (building construction) and CPC513 (civil engineering construction).

If HKC agrees to join Japan as one of the requesting Members, we will be expected to make similar sectoral and

modal commitments; however, there is no guarantee of reciprocal offers from target Members even though HKC sign on for the plurilateral request.

Meanwhile, at the last WTO Task Force for Construction Industry Meeting held on 5 May 2005, HKC has been adopting a principle of reciprocity in the CRE services sector negotiation (ie the liberalization commitments would be made in exchange for similar measures to be tendered to other Members, with priority accorded to the Asian markets). It was also agreed that commitments should be offered on a progressive basis.

Discretionary powers involved in plan submissions

At a press conference held on 17 February 2006, the Institute supported and emphasized the importance of discretionary powers in processing of plan submission but called for greater transparency in the exercise of such powers. The Panel further stressed that it was not appropriate to comment on the Grand Promenade case as it is under legal proceedings for the time being.

Two days before that, the Public Accounts Committee criticized severely the former Director of Buildings, Leung Chin-man on his exercise of discretionary powers in the Grand Promenade project, Sai Wan Ho.

Raymond Chan, Senior Vice President, briefly introduced the workflow of plan processing and various committees that might be involved under the Buildings Department. He explained the importance of the discretionary powers under the Buildings Ordinance because it is impossible to have 'entirely' prescriptive legislations to cater for the complexity in building design nowadays. Current mechanism can allow flexibility in building design and professional input and/or advice on a case by case basis. Raymond emphasized that the Institute supports the discretionary powers mechanism and would look forward to seeing a more lucid deliberation process.

Vincent Ho, Building Surveying Division Council Member, further illustrated the importance of discretionary powers by some examples. Both Raymond and Vincent are concerned that the recent criticisms may deter government officials from making decisions under the discretionary powers, which is not good for the industry.

As a related issue, Yu Kam-Hung, Vice President, and

Serena Lau, Chairperson of the General Practice Division Council, tried to explain the rationale for stating the minimum GFA but not the maximum permissible GFA in some Government leases. The former was to ensure the development of a site within a period of time while the latter was to avoid possible disputes that might arise when the permissible plot ratio of a site was reduced in future due to planning controls, etc.

Meanwhile, the HKSARG has set up an independent committee of enquiry on the Sai Wan Ho Development on Inland Lot No 8955. The Committee comprises Mr Justice Barry Mortimer, GBS, NPJ; Dr Cheng Hon-kwan, GBS, JP and Mr Chan Kin-keung Anthony, SC. The terms of reference of the Committee include: (a) to examine the procedures in approving the site classification, Gross Floor Area (GFA) exemption for the Public Transport Terminus and bonus GFB for dedication of the reserved area of public passage in respect of the Sai Wan Ho building plans application, including how and under what circumstances the Building Authority's discretionary powers are exercised; (b) having regard to the findings in (a) above, to review and advise on whether the Building Authority's discretionary powers have been exercised properly and how the concerned departments may better perform their functions in these areas in future; and (c) to submit a report with conclusions and recommendations to the Chief Executive.

The Institute has been invited to submit its views to the Committee.

Premium assessment procedure relating to lease modification transactions

On 2 March 2006, the Institute sent out a press release on its views pertaining to Premium Assessment Procedure Relating to Lease Modification Transactions - Practice Note (Issue Number 1/2006) by the Lands Department of the HKSARG as follows:

"HKIS welcomes the issuance of the Practice Note ("PN"). This is a good initiative to enhance transparency and to facilitate the lease modification and premium negotiation process.

HKIS has regular communications with the Lands Department ("LandsD") and has made proposals and recommendations to the LandsD on land administration matters regularly. These recommendations aim to enhance

the efficiency and effectiveness of the land administration system and processes. This PN reflects the outcome of some of the efforts of the LandsD and the HKIS made in the recent months and documents the implementation of various improvement measures. It provides clear guidelines to the practitioners when making lease modification and land premium negotiations with the LandsD.

The HKIS has also made recommendations to the LandsD on such issues as:

- a) to address the long time required to complete land exchange and lease modification cases. A significant reason for such long period of time required would be the shortage of staff particularly professional surveyors within the LandsD. Land premium is one of the major sources of revenue of the HKSAR Government and the receipt thereof without undue delay would be beneficial to the Government revenue and the economy of Hong Kong;
- b) to provide performance pledges to address the timing required for various stages of the whole process of land exchange and lease modification;
- c) to consult the industry, practitioners and the HKIS prior to implementing changes in practices/policies. Recent incidents of the charge of premium on approval on change of master layout plan and removal of non-offensive trade clause had caused serious concerns to the market in particular amongst investors and developers and their confidence in the system has been undermined. We accept that practices and policies of the Government should be reviewed and amended as necessary in the light of the changing environment, market situation and policy objectives of the Government. Early consultation with market practitioners would allow an opportunity for the market to discuss, understand and to reflect on the new proposals."

HKIS representative speaks at ArchSD Design & Build Symposium

QSD Council chairman, Dr Paul Ho, has spoken to a floor of nearly 200 participants at the Design & Build Symposium organized by the Architectural Services Department of the HKSARG on 26 January 2006, highlighting on the suitability of a design-and-build procurement approach.

Some fundamental considerations mentioned by Dr Ho



included: client control, timing security, cost certainty, risk taking, value for money, design input and flexibility. He concluded his presentation by saying that design and build is a logical and sensible procurement method for a wide range of buildings, whilst this is a realistic and worthwhile alternative offering a high degree of cost certainty when compared to the other procurement approaches and offers no real limit on the type or scale of project, design and build however may not be universally applicable as some projects do call for the traditional engineer's design approach.

CEPA talks continue

TT Cheung, immediate past president and chairman of the Local Affairs Committee, has attended a meeting at the Environment, Transport and Works Bureau on 28 February to hear the latest update on the development CEPA and give views on issues to be included in the next round of CEPA consultation.

The Bureau has been liaising closely with the Ministry of Construction regarding details of the implementation rules and regulations which are being drafted.

HKIS Annual Conference 2006 - REIT

The Vice President, Yu Kam-hung, is to head the organizing committee for the HKIS Annual Conference 2006 to be held on 15 July 2006; it is almost certain that the theme will be REIT related.

Joint institutes' conference 2006

The Hong Kong Institution of Engineers (HKIE) will take the lead in organizing the 2006 joint institute conference; HKIS representative to the organizing committee are Bishop Chung of the Building Surveying Division and Antony Man of the Quantity Surveying Division.

President tells HKET about surveying profession



On 6 February 2006, the President gave a briefing to the Hong Kong Economic Times on the Institute and the scope of surveying services and reiterated the Institute's efforts in building up closer ties with the mainland market. The feature story can be found on page D17 in the Monday 13 February 2006 edition of the paper.

Joint institutes' dinner

The Joint Institutes' dinner is organized on a regular basis as an informal dinner meeting for office bearers of the five construction related institutes to meet and discuss matters of common concerns.

It was the turn of HKIS to host the dinner on 3 March 2006. Representatives from the Hong Kong Institute of Architects, Hong Kong Institution of Engineers, Hong Kong Institute of Landscape Architects and the Hong Kong Institute of Planners and Hong Kong Institute of Surveyors discussed the latest developments on the proposed Building Affairs Tribunal, CEPA III, Procurement of Consultancy Services, ETWB and MOC Conference 2006, Joint Institutes Conference 2006 and Joint Exhibition/Careers Expo.



Standing (left to right)
Mr Leslie Chen, HKILA President
Mr Stanley Yip, HKIP President
Ir Wong Kwok Lai, HKIE Vice President

Seated (left to right)
Mr T T Cheung, HKIS Immediate Past President

Mr Wong Chung Hang, HKIS President
Ms Rosa Lok, HKIA Honorary Secretary
Ir Dr Greg Wong, HKIE President
Mr Vincent Ng, HKIA Vice President
Ms Y Y Pong, HKIP Vice President
Mr Yu Kam Hung, HKIS Vice President
Mr Raymond Chan, HKIS Senior Vice President

Club and Association Boxes at Hong Kong Jockey Club

(Happy Valley and Shatin)

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

Catering package at HK\$330 without any service charge
Admission badge for non-Jockey Club member is HK\$50

Please direct bookings to Liza Ho at the Secretariat on 2526 3679.



Green Building Award
環保建築大獎 2006

環境保育 · 建築永續

Conserving for Livable Environment • Building towards Sustainable Development

Green Building Award 2006 is now open for nomination

Green Building Award (GBA) is a new industry award organized by Professional Green Building Council (PGBC), which is jointly founded by the Hong Kong Institute of Architects (HKIA), the Hong Kong Institution of Engineers (HKIE), the Hong Kong Institute of Landscape Architects (HKILA) and the Hong Kong Institute of Surveyors (HKIS).

With the launch of the GBA, PGBC aims to provide recognition to buildings and research projects with outstanding features and contributions in sustainability and the environment and also to encourage the industry towards further adoption of sustainable planning, design, construction and maintenance of buildings.

It is our pleasure to invite your participation in this prestigious program by nominating potential projects for GBA2006.



To download nomination form, please browse:
<http://www.hkpgc.org/gba/index.htm>

Should there be any further queries, please contact the following PR representatives:

Ms Belinda Chan Tel : (852) 2372 0470
Ms Rachel Cheng Tel : (852) 2372 0090



The paradox between redevelopment and preservation: a holistic solution through the URA's urban renewal experience

At the recent HKIS Annual Conference, Mr Billy Lam, the Managing Director of the Urban Renewal Authority delivered a talk on the '**apparent paradox between development and preservation in Hong Kong**'.

The URA believes that development and preservation should, and could, co-exist in a mutually synergistic manner if people rise above obsessions with micro factors and look at the macro picture.

"If ever there is any inherent conflict between development and preservation, the URA has the unenviable task of facing this conflict at least 25 times more complex in reality since May 2001. The URA is not only tasked specifically with the implementation of 25 redevelopment projects in the old districts announced but not commenced by the former Land Development Corporation in 1998, but more so to get on with them in priority when social and political pressures are enormous in the face of insufferable blight of the buildings housing thousands of small owners and tenants. To date, the URA has commenced implementation of 20 of the projects and is making active preparations for the remaining five. Within the 20 commenced projects, there are very substantial elements of preservation to be dealt with." Mr Lam said.

So how did the URA do it? The URA believes that development and preservation could co-exist in a synergistic manner. Actually, its philosophy goes quite beyond this, for the sake of urban renewal, development and preservation could fit beneficially into a hierarchy of urban renewal which is called the **4Rs Strategy** comprising four tiers of interlinked and synergistic actions.

4Rs Strategy - Four Tiers of Interlinked and Synergistic Actions

"The first tier is **Redevelopment**: the cornerstone of the 4Rs Strategy," Mr Lam told the audience. "To appreciate the long way that Hong Kong has come in redevelopment, one only has to look at the large residential estates in Tai Koo Shing, Whampoa Gardens, South Horizons and Tai Kok Tsui, all of which were single-owned brownfield sites formerly used for dockyards, power plants, godowns. Today, we are left with the very hard core of the problem - over 2,000 very dilapidated pre-war and post-war private residential buildings, the fragmented ownerships under Hong Kong's strata title system makes it virtually impossible for owners to do redevelopment on their own. These buildings are rapidly going into decay when owners can ill-afford the high cost of frequent needs of maintenance.

Anyone with a sense of crisis will figure out that unless effective and urgent interventions are taken, these buildings will become an urban time bomb. In recent years we have seen more and more 'accidents' as people getting hurt or even killed by falling canopies, windows and spalling walls. The ominous signs are unmistakable."

This is where the URA comes in with its redevelopment programme. The Government, through its Urban Renewal Strategy published in November 2001, tasks the URA with a 20-year programme consisting of 225 redevelopment projects to:

- redevelop 2,000 ageing or dilapidated buildings;
- improve the environmental quality of 67 hectares of run-down urban areas;
- rehouse 27,000 tenant households; and
- provide 60,000m² of open space and 90,000m² of floor space for community and welfare facilities.

Mr Lam admitted that this is a very tall order. "However, we should not be concerned just with statistics on 'hardware', even though this is the most direct way of building up a new modern city", he said. "The URA should rather be concerned about people, thousands of people living in poor conditions whose only hope of improving their lot is redevelopment. Even though some observers have criticised that the URA's current 'seven-year rule' compensation package as being too generous (compensation normally amounting to more than three times the market value of a 40-year-old flat), however, it would not be right nor practical for a caring society like Hong Kong to turn its back on the less fortunate. Indeed, when one sees these pre-war and post-war buildings and the appalling conditions of homes, or is aware of the non-stop stream of petitions for early redevelopment that the URA receives almost everyday, you will understand and sympathise with the need for the Government and the URA to press on with redevelopment, just about the best way to thoroughly improve the physical living environment of the poor."

The second tier of URA strategy is **preservation** or **conservation**. Mr Lam explained that urban renewal cannot be just a slash-and-burn affair and should be used as an opportunity to not only preserve heritage but more so bring life back to it. "In this respect, the URA adopts a policy of Living Heritage and Adaptive Reuse that aims at restoring heritage buildings to their former glory and at the same time, adapting them for creative, cultural, entertainment and commercial purposes for mass community

enjoyment." He quoted the fine example of the Western Market in Sheung Wan and further explained that adaptive reuse of heritage buildings within a redevelopment project, whilst serving the good cause of preservation, can actually enhance both the social and economic value of the redevelopment by its unique nostalgic flavour.

The URA fully supports the general Point/Line/Surface approach (點、線、面) advocated by preservationists but it requires total effort by the Government and the community as a whole, especially the private sector. It cannot be the lonely work of the Government and the URA.

"On the face of it, heritage conservation is a public good that is outside the profit-making operations of the private sector. However, experience in all large cities tells us that heritage buildings are demolished at a speed that is far higher than the Government and the urban regeneration authorities could do to save them. A recent example in Hong Kong is the venerable 龍門大酒樓 building (Dragon Gate Restaurant) in Wan Chai, which has been sold to a private developer for redevelopment. It is hoped that the private sector would come together and ponder how they could contribute to this cause."

"The third tier of our strategy is **rehabilitation**", said Mr Lam, "which in a very real sense is a form of 'total preservation'." The URA provides assistance to residential flat owners to rehabilitate their buildings through a material incentive scheme or an interest-free loan scheme. The schemes are now about two years old and have successfully assisted owners of 147 buildings comprising 12,400 units to restore their habitat to a proper condition. This number is about three times as large as the number of dilapidated old flats affected by URA's redevelopment projects in the last four years. "Clearly, preservation through rehabilitation provides an effective option in a multi-modality approach to urban renewal as the residents' social network and the buildings are kept entirely intact. Old flats will fetch much higher market prices after they have been properly rehabilitated."

The fourth, and perhaps the most promising tier for the sake of preservation if nothing else, is **revitalisation**. Whereas the three other tiers basically deal with Points, revitalisation is a very versatile tool of urban renewal to deal with Line and Surface. Mr Lam said: "Revitalisation can be applied in organic forms to both hardware and software in a local neighbourhood with the ultimate aim to catalyse and revitalise a vibrant urban life. The URA has begun experimenting with this approach in Mong Kok and Sheung Wan and the results are most encouraging. In the vicinity of our anchor project in Mong Kok, the Langham Place, we have helped brighten up the surrounding with the re-provisioning of the minibus stand, re-paving of the pedestrian walks, construction of a community garden and

promotional activities such as open-air concert. In Sheung Wan, we have just completed the construction of a small town square which is named Sheung Wan Fong and the first user of the square is the Central and Western District Council which is currently holding a three-month-long weekend festival featuring multi-themes of local customs and traditional trade fairs. For Sheung Wan, the next ambition is to build a Cultural Terrace on a deserted slope opposite the Man Mo Temple, one of the oldest and prestigious temples in Hong Kong, hoping to bring a new life to the antique trade dominated neighbourhood including the Lower Lascar Road, more commonly known as Cat Street, which has been evidently withering away."

"There are no hard and fast rules for revitalisation as long as they are effective in bringing together the synergistic impact of the other three tiers of strategy and triggering an organic and sustainable process of regeneration. However, the URA can only act as the facilitator providing the stimulant that ignites the fire. The rest of the community, both public and private, must join in," Mr Lam stressed.

In conclusion, Mr Lam said that over the past four years, in a sincere and pragmatic manner and together with all URA's stakeholders and partners, the Authority had worked hard and delivered some realistic results and the community had tasted some early fruits of our 4Rs approach. It was hoped that the **strategy** and **experience** that the URA had brought in would at least inspire thinking about the following aspects:

- first, **redevelopment and preservation** can, and should, co-exist within a practical **4Rs urban renewal strategy** that is tailored to fulfil the socio-economic, environmental and cultural aspirations of the community as well as the geographic and demographic constraints;
- second, a practical solution to **heritage conservation** and **revitalisation** is to adopt a living heritage and adaptive reuse mode;
- third, the Government and the URA cannot do preservation alone; **private sector and community participation** would go a long way in making the Point / Line / Surface philosophy a reality;
- fourth, a robust **building rehabilitation** programme could serve the cause of preservation as well as enhance the living conditions of the residents in-situ;
- fifth and finally, the URA's current **4Rs strategy** is far from just slash-and-burn - it is a holistic, multi-dimensional strategy aiming at, and resulting in, total revitalisation of designated neighbourhoods in the older parts of our city.

會長出席貿發局穗港落實CEPA市場准入協調機制分組介紹會 President at TDC group briefing session on Guangzhou-Hong Kong CEPA Market Entry Facilitation Mechanism



「香港貿易發展局」和「廣州市對外貿易經濟合作局」牽頭推出落實CEPA市場准入協調機制，為港商提供實際協助、及時信息發佈等幫助港商充分利用優勢在廣州開業及拓展市場。

會長黃仲衡於2月21日出席了「香港貿易發展局」在港舉行有關《穗港落實CEPA市場准入協調機制》的地產及建造業分組介紹會，同時反映了測量師學會會員自從獲得有關的互認專業資格後，在內地開業所遇到的種種困難。

穗港成立協調小組，工作範圍包括個案跟進與轉介（不包括開業後的營商問題及投訴），不定期會議方便協調CEPA審批過程中的信息及執行問題，對外發布CEPA信息，收集

及向中央及兩地有關部門反映港商所遇到與政策及實施有關的問題。

協調小組的港方組長是香港貿易發展局副總裁黃錦輝，穗方組長是廣州市對外貿易經濟合作局長蕭振宇。協調小組港方成員包括香港貿易發展局、香港工業貿易署、特區政府駐粵辦、香港總商會、香港工業總會、香港中華廠商聯合會、香港中華總商會、香港工商專業聯盟、香港中小型企業商會及中國香港（地區）商會 — 廣東。協調小組穗方成員包括廣州市外經貿局、廣州市工商局、廣州市外商投資管理服務中心及廣州市國際投資促進中心。

學會會員如需要向協調小組提出意見或尋求幫助，請聯繫貿易發展局客戶服務中心，地址：香港灣仔博覽道一號香港會議展覽中心地下或致電：1830 668 或電郵貿易發展局 ym.wong@tdc.org.hk 王益民高級服務經理或 c.h.lai@tdc.org.hk 黎清雄客戶服務部主管。

General Practice Division Assessment of Professional Competence Referred Oral Assessment 2006

The GPD Referred Oral Assessment 2006 will take place in June 2006.

Application forms for the Referred Oral Assessment 2006 are now available from the HKIS office.

You may also download the application form (APC6/GP/F11) from our website: http://www.hkis.org.hk/hkis/html/professional_apc.jsp?org_id=GPD

Completed forms must be returned to HKIS no later than 12:30pm, Saturday, 29 April 2006.

Please call HKIS Education Department on 2526 3679 for more details.

Building Authority (BA) revised Joint Practice Note (JPN) 2

<http://www.bd.gov.hk/english/documents/joint/JPN02.pdf> is the direct link to the document in the website of the Buildings Department (BD).

<http://www.bd.gov.hk/chineseT/documents/joint/JPN02.pdf> is the direct link to the Chinese version 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.

Erratum

On page 12 of Vol 15 No 2, WAN Ho Yee, Holly the Top Award Winner of the BSD, comes from the University of Hong Kong. We apologize for any inconvenience caused.

Surveyors happy hour 測量師歡樂時光



**February 2006
The lucky member is
Henry Chan of LSD**

Henry Chan receiving a gift from the President (on the left)



**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:
31 March, 28 April, 26 May, 30 June, 28 July, 25 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

Consultation Paper on Mandatory Building Inspection Scheme (MBIS)

The consultation period for MBIS has ended on 15 March 2006. HKIS has submitted the response prepared by the working group to the Housing, Planning and Lands Bureau. You may visit the HKIS website for the full submission. I would like to highlight some of our views that differ from what was proposed for members' information:

- BS should be the benchmark for qualified inspectors.
- We have reservation on exempting private domestic buildings of 3 storeys or less.
- Internal parts of private units should be conducted as far as possible.
- Other building defects especially water seepage should be inspected.
- We have reservation on extending current enforcement policy on UBWs to MBIS.
- Age threshold for window inspection can be extended from 5 years to 10 years with inspection interval lengthened from 3 years to 5 years.
- The Government should provide more incentives for engagement of professional property management companies rather than prioritizing resources on formation of owner incorporation.

I would like to take this opportunity to thank all working group members for their hard work and those members who have attended the discussion forum or responded to our questionnaire on the subject.

Mutual Recognition of Professional Qualification with the Supervision Engineers in the Mainland

We have prepared the draft mutual recognition agreement to the China Association of Engineering Consultants (中國建設監理協會) in late December 2005. They have come back with some proposed amendments in early March 2006. The major one is that members who wish to seek the mutual recognition should have 5 years relevant experience instead of 3 years as we proposed. We will submit our comments in due course. Meanwhile, we are going to attend the 8th Joint Meeting with MOC on Mutual Recognition of Professional Qualifications organized by

the ETWB on 31 March 2006.

Building Surveyors Conference 2006

This year marks the 20th Anniversary of the Building Surveyors Conference. We have booked the venue and fixed the date. What we need now is a decent title and some papers for the publication of the Proceedings. Please see the announcement below for details and mark on your diary of this important event.

As Building Surveyors, we shall try our best to participate and contribute to make this important event memorable and successful.

Announcement

Building Surveyors Conference 2006 call for papers and title

16 September 2006 (Saturday)
Grand Ballroom, Four Seasons Hotel
Hong Kong

The conference title should be around "The Way Forward" and the conference topics will be focusing on various skills of Building Surveyors. As a token of appreciation, a free ticket for the conference will be offered if your papers or proposed title are adopted.

APC Mock Assessment – Guest Assessors Wanted

Having had a very successful experience on organizing a series of APC Workshop last year, BSD and JO are preparing to hold a similar series this year. Those probationers who attended the Mock Assessment last year gave us a very positive response that the event had not only offered them practical experience on managing a Practical Task, but also allowed them to have a better understanding of their weaknesses through discussion with the Guest Assessors.

We have scheduled the Mock Assessment this year on 3-4 June 2006 at Po Leung Kuk Holiday Camp (Pak Tam Chung). In order to make the good success of our event

this year, your support is very important! Those who wish to contribute as Guest Assessors may contact Jonathan Ho at 2526 3679 or email to edudept@hkis.org.hk.

CPD Event on Integrated Site Supervision System

We have invited a senior official from BD, Mr Philip Kwok, who is responsible for the review of the new supervision requirements, to give us a talk on 22 February 2006. Philip

has given us a brief introduction on the reasons for change before the key elements of the integrated site supervision system were highlighted. Interested members may go to our website to view the content of his presentation.



General Practice Division Chairman's Message



Serena Lau
GPD Council Chairperson

Meet with your Council members

You may aware be that there is a "Surveyors Happy Hour" on the last working Friday of every month from 6pm to 8pm in the HKIS Library. GPD Council members will attend the April event and be there to listen to your valuable ideas on the Future of GPD – the way forward. Please mark your dairy – 28th April !

Local affairs and government practices

The Institute has recently issued two press releases, one on "Premium Assessment Procedure Relating to Lease Modification Transactions – Practice Note (Issue no. 1/2006) by Lands Department" and the other "Hong Kong Institute of Surveyors welcome Government's proposal to facilitate private development under the Land (Compulsory Sale for Redevelopment) Ordinance" which attracted a great deal of attention from the public. Here, we would like to say thank you for all the efforts from members of the Local Affairs and Government Practices Panel, in particularly Eric Ho who has kindly assisted in preparing the draft contents within a very tight schedule.

Regarding the Land (Compulsory Sale for Redevelopment) Ordinance issue, Government has commenced consultation and you are welcome to submit your views to the Convenor of the task force - Stephen Yip by the end of May 2006.

Our representative to the Land Sub-Committee of the Land and Building Advisory Committee, Andrew Fung, has reported that issues such as "car parking clause" and "development control parameters" have been discussed and it is now anticipated that Government will soon release practice notes.

External affairs: meet with our Mainland members

A CPD event, jointly organized by the China Institute of Real Estate Appraisers and us will be held in May in Zhuhai. KK Chiu, Convenor of the External Affairs Panel is liaising with CIREA and will be informing members on details in the coming weeks. Apart from this, a number of our mainland members will visit Hong Kong and a gathering will be organized. It will be a valuable opportunity to exchange views and learning more about the mainland market.

房地產估價師協會教育培訓活動

茲 通知各會員「中國房地產估價師協會」將率領通過互認之內地會員於5月19日訪港。除持續教育培訓活動外，初步擬於同日6時30分至7時30分與產業測量組香港會員面晤交流。為方便計算出席人數，學會將通過電郵通知各會員，請電郵回覆 閣下於上述時段能否抽空出席，不勝感激！活動具體詳情將於4月中旬再另行通知。

Criteria for admission to List of Independent Valuers

- 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
- No having been sued successfully for professional negligence in the past.

Please send your Application to Administration Office of HKIS.

Land Surveying Division Chairman's Message



Dominic Siu
LSD Council Chairman

Proposed revision of the Code of Practice issued under the Land Survey Ordinance (Cap 473)

The Land Survey Authority proposed to revise of the Code of Practice (COP) issued under the Land Survey Ordinance in last April. The proposed revision of the COP will bring about changes as listed below:

- (a) To incorporate in the COP "The Specifications and Practice Guide for Establishing GPS Control Stations for Land Boundary Surveys" prepared by the Lands Department (copy enclosed at Annex I);
- (b) To set out in the COP the "General Principles for Re-establishment of Lot Boundaries" (copy enclosed at Annex II); and
- (c) To revise paragraph 44 of the COP in Annex III.

I am very pleased that the Institute has sorted out the differences with the Land Survey Authority and a letter was sent to the Land Survey Authority on 6 March 2006 signed by the President expressing HKIS agreement to revise the COP after thorough study by the Boundary Survey Advisory Committee (BSAC) and exchanged of views, in particular, on the General Principles for re-establishment of Lot Boundaries through correspondence.

As soon as the Land Survey Authority finalise the proposed revision of COP, it will be uploaded to LSD website.

20th National Surveying and Mapping Information and Technology Network Conference

The 20th conference organized by six neighbouring provinces from the Southern Part of China was held from 13 to 17 March in Guangzhou. The six provinces included Guangxi, Henan, Hunan, Hubei, Hainan and Guangdong (廣西, 河南, 湖南, 湖北, 海南和廣東). It was the first time that HKIS was invited to attend the conference by the Organizing Committee. Simon Kwok and Dr Conrad Tang both have kindly agreed to represent the Institute to attend the conference without sponsorship in order not to overburden the financial situation of the LSD. I must express my heartfelt thanks to both gentlemen who have devoted

their time and effort selflessly in strengthening relationship with Land Surveying Professionals in China and promoting the image of the Institute.

Meeting with Survey and Mapping Bureau in Beijing on reciprocal agreement to be held on 31 March 2006

Delegation from HKIS together with other professions such as Architects, Landscape Architects and Engineers used to have a Joint Meeting with Ministry of Construction (MOC) to discuss reciprocal arrangement consequent to CEPA with counterparts in China. As the State Bureau of Survey and Mapping (SBSM) does not belong to the MOC, the ETWB has kindly arrange a meeting with SBSM for LSD to discuss the reciprocal agreement issue. There are at least four representatives from LSD visiting SMBC at the end of March.

To Sung Hon-kwong, vice-chairman of LSD; Kwok Chi-wo, immediate past vice-chairman of LSD and Lesly Lam Lik-shan, immediate past JO chairman, I must say how very grateful I am for their support as some of them are again partially sponsored or not sponsored at all. We will report on the progress and development in the next issue of Surveyors Times.

LSD Golf Tournament - 10 April 2006 at Palm Island Resort Golf Club

Lesly Lam is the one who organizes the LSD Golf Tournament this year, I will leave it to him to promote the event and tell you about the details. What I want to say here is the great support from individual sponsors and company sponsors including Leica, Autodesk, Intergraph, ESRI, Bentley and Topcon who donate trophies for the winners. Individual sponsors are as below:

Mr Wong Chung-hang	President of HKIS
Mr T N Wong	Past President of HKIS, FIG Vice President
Mr Dominic Siu	Chairman of LSD
Mr Sam Mak	Past Chairman of LSD
Mr Henry Chan	Spokesman of LSD

Join the Golf Tournament! Have great fun!

Property & Facility Management Division Chairman's Message



Mike Price
PFMD Council Chairman

Firstly may I invite all P&FM members and other interested members along to the HKIS Library on **Friday, 31 March 2006, at 6:00pm**. The divisional council will be there en masse looking forward to a dialogue with all members of the division. As you know we have put forward in the last issue of Surveyors Times, our vision and targets for the next 5 years, and will be happy for your input and comments. We will also be sending around a survey form to members when we are aware of all their e-mail addresses.

This month sees the launch of our website which we will be looking to improve and make more interactive, over the coming months. We will be having a job available section, which I hope members will make use of. Next month will see the final launch of the Corporate Real Estate Group, led by Charles Lai and Elaine Chow. We will make use of the April surveyors drinks evening for this purpose. We expect over time we will be working closely with all organizations working in this field, such as CORENET, IFMA, HKIFM and the RICS.

You will see here our promotion plan of the division, together with details of APC and ATC. Of particular interest will be our forum on membership, which Gary Yeung and his team will be running shortly. We will also be moving to accredit courses at universities. Your council continues to work hard in all areas, and I look forward to meeting you all at our drinks sessions of the coming months.

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. Please download the Registration Form from: http://www.hkis.org.hk/hkis/html/upload/BeMemberLink/bemnk24_0.pdf. Our contact remains Rebecca Tsoi on 2844-4915 or rebeccatsoi@swireproperties.com.

Promotion Plan March – June 2006

Promotion Sub-committee – Mike Price, Kenneth Chan, John Ho, Stephen Chan.

Item	Action
March 2006	
• Meeting of Promotion Committee	Promotion Committee
• Launch of web site, chairman's blog	MRP/KC
• Webcasting of members	HKIS
• Promotion through Structured CPD, through Poly-U. Certificates at end of presented sessions.	Alan Wong
• 16 th March 2006 – Press lunch with HKIS.	MRP/ Dick Kwok
• CPD year plan to be released, through Surveyors Times + web site.	Alan Wong
April 2006	
• Seminar on membership for students, probationers, technical members introducing the new APC, ATC, as a route to qualification.	Gary Yeung
• Letter to institutes; employing organizations on ATC.	MRP
• Set up of group to vet university and other courses.	Education Committee
• Survey of members' wants and needs, via web mail.	MRP
April/May 2006	
• Roadshow visit to universities, to introduce APC/ATC, enter courses, all courses, esp those in ATC.	MRP/GY
• Articles in Surveyors Times and Annual Report	SH/MRP
• Seminar for students in May 2006.	
• Launch of Corporate Real Estate Group – April Surveyors drinks.	Charles/Elaine
May 2006	
• Roadshow to employers, introducing P&FM Division and benefits.	Promotion Committee
June 2006	
• Seminar on P&FM membership to full/part time students of tertiary institutes.	Gary Yeung

APC for Corporate Membership

The PFM Division is pleased to advise students, probationers and employers that the young but now fully-fledged PFM Division aims to hold its first APC by the end of this year (2006) in response to the demand.

Students, probationers and employers would note from the following schedule of "Areas of Training" that there are many areas of approved professional training and expertise which would enable corporate members of the PFM Division to master the professional skills necessary for this demanding and yet promising PFM profession and service industry. Such professional skills are particularly useful and valuable in this age in Hong Kong when landed property values and facility values are high as a factor of production or as the "castle" of the individual and/or family; thus necessitating the optimum planning, use and management of the property and the facilities; hence rendering the professional services of the PFM surveyor good value for money.

Areas of Training	
Section One: Mandatory Competences (Level One)	
1.1	Core Skills (Choose all 5)
1.1.1	Ethics, knowledge of HKIS structure, rules and regulations
1.1.2	Basic business & communication skills, self management, customer care
1.1.3	Information technology, analysis of information and data
1.1.4	Law, dispute resolution and conflict avoidance
1.1.5	Health, safety and environment awareness
1.2	Optional Skills (Choose 2 out of 3)
1.2.1	Business management, organizational leadership, negotiation skills
1.2.2	Management of people and resources, recruitment and selection
1.2.3	Accounting principles and procedures
Section Two: Core Competences (Level Three : Choose 2 out of 4)	
2.0	Property Asset Management
3.0	Corporate Real Estate
4.0	Project Management
5.0	Property Management
Section Three: Non-Core Competences (Level Two : Choose 2 out of 5)	

6.0	Finance Management
7.0	Human Resources and Organization Management
8.0	Information Technology and Communication Management
9.0	Quality and Performance Management and Benchmarking
10.0	Major Research

Remarks: Level One - Knowledge and understanding
Level Two - Knowledge application and analysis
Level Three - Knowledge application and analysis; ability to give advice

Minimum period of approved professional training for each stage of the APC

Stage of APC	Minimum Period of Approved Professional Training & Action*
Application to Enter APC	To be submitted by new candidates entering the APC, with job relating to area(s) of approved professional training.
Submission of Interim Assessment Report	To be submitted to Counsellor upon completion of 12 months of approved professional training.
Application for Assessment of Critical Analysis	To be submitted after completion of 21 months of approved professional training.
Application to undertake the Practical Task	To be submitted after completion of 21 months of approved professional training.
Application for Final Assessment of Professional Competence	To be submitted after completion of full period of training; accepted only at least 11 months after Interim Assessment; and after satisfactorily completed the Critical Analysis.
Pre-Qualification Structured Learning	Minimum 40 hours.

* Please refer to details in the Rules & Guide. If you may have already engaged in related PFM training area(s), your application would be considered accordingly.

The PFM Council welcomes all interested students and probationers to join the PFM family to enjoy the prospect and interest of the emerging and increasingly important PFM profession.

LAND SURVEYING DIVISION - GOLF DAY 2006

Open to
all HKIS members



Palm Island Resort
www.piresort.com



Co-organised by HKIS Golf Society

1 Golf Road, Hui Yang District,
Guangdong Province, P.R.C.

10 April 2006, Monday
(the 1st tee-off at 11am)

HK\$800 included 18 holes green fee,
shared cart & caddie fee, locker fee, prizes
Huanggang <=> Palm Island round trip transportation
Meal(s) not included
Various kinds of nice food are available at the restaurant

Handicap : New New Peoria
(Maximum handicap allowed:36)

**Gathering time
and place :** Gather at 8:30 am promptly, at Huanggang
深圳市皇崗口岸旅檢大樓
(Wait at JIMING Golf Shop 吉明高球店)

Travel document : Players should ensure they have valid travel document.

Prizes :

President's Cup – Best gross score
(Open to all):
Winner

Best net score I
(Open to all except winners of gross score or
net score II / III):
Winner, 1st runner up, 2nd runner up

Best net score II (LSD Members only):
Winner, 1st runner up, 2nd runner up

Best net score III (Open to all Ladies):
Winner, 1st runner up, 2nd runner up

Nearest to the Pin
(2 prizes – Open to all)

Nearest to the Centerline
(2 prizes – Open to all)

Longest drive
(2 prizes – Open to all)

Members are welcome to bring their spouse and friends

Application:

Places are limited to 28. The **closing date** for reservations is **4 April 2006**. In the event of over-subscription, priority will be given to HKIS members and on a first-come-first-served-basis. Further details will be circulated to individuals upon the close of registration.

Sponsored by:



WONG Chung-hang, President of the HKIS
T N WONG, Vice-president of FIG
Sam MAK, Past Chairman of the Land Surveying Division

SIU Wai-ching, Chairman of the Land Surveying Division
Henry CHAN, Council Member of the Land Surveying Division

Reservation: please use standard reservation form and post the slip to the HKIS office, Suite 801, Jardine House, 1 Connaught Place, Central, Hong Kong.

LSD Surveyors Lunch

Friday 12 May 2006

**12:15 pm Cocktails
12:45 pm Lunch**

**2/F Hong Kong Valley Suite
Hong Kong Football Club
3 Sports Road, Happy Valley**

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

**All members
are welcome**

**To join, please use the Standard Reservation Form.
For enquiries, please call the Secretariat on (852) 2526 3679 or
email: coody@hkis.org.hk**



**Guest
Speaker:**

**Mr Paul
Pong Po Lam
(龐寶林)**

**Managing Director of
Pegasus Fund
Managers Ltd
(東驥基金管理
有限公司
董事總經理)**

Mr Pong is a graduate of the Chinese University of Hong Kong with a BSc and a MBA degree. He is CERTIFIED FINANCIAL PLANNER^{CM} certificant and fellow of The Hong Kong Institute of Directors. He holds various positions in different institutions presently.

- Managing Director of Pegasus Fund Managers Ltd.
- Managing Director of Pegasus Financial Services Ltd.
- Managing Director of Pegasus Property Consultants Ltd.
- Director of hedge funds, namely Kallista Arbitrage Strategies Fund, Kallista CB Arbitrage Fund and Kallista Credit Arbitrage Fund. Total AUM : 183 million Euro and USD59.2 million (as at 31/10/2005).
- Independent Director of Great Wall Fund Management Co Ltd.
Total NAV : RMB 7.5 billion (2006 onwards)
- Executive Director of Prime Investments Holdings Ltd. which listed on The Stock Exchange of Hong Kong
- Chairman of Chinese International Investment Institute Ltd
- Chairman of Investment and Fund Management Services of "CEPA Business Opportunities Development Alliance"
- China Subcommittee member of Hong Kong Investment Funds Association
- Founding Vice Chairman (2000 – 2003) & Fellow member (2004 onwards) of The Hong Kong Institute of Financial Analysts and Professional Commentators Ltd.
- Executive Committee Member of The Institute of Financial Planners of Hong Kong and Chairman of the Communications Sub-committee
- Executive Committee member of The Hong Kong Retirement Schemes Association
- Lecturer of HKU SPACE programme
- Course trainer of China Construction Bank, Bank of China Limited, Prudential, Mass Mutual, CMG Asia Limited
- Advisor (Oversea Listing and Corporate Finance) of Shenyang Small and Medium Enterprises Bureau

Dragon Boat Race at Stanley Beach

31 May 2006



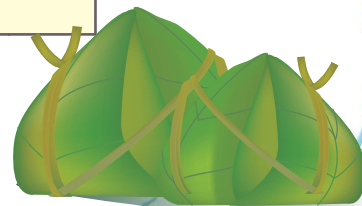
Are you
ready?



Meet at Stanley Main Beach (航海學校) on these days

1	Mar-12	(12:00 to 15:00)	Sun
2	Mar-18	(16:30 to 18:30)	Sat
3	Mar-26	(13:00 to 15:00)	Sun
4	Apr-01	(16:30 to 18:30)	Sat
5	Apr-09	(13:00 to 15:00)	Sun
6	Apr-15	(16:30 to 18:30)	Sat
7	Apr-23	(13:00 to 15:00)	Sun
8	May-06	(16:30 to 18:30)	Sat
9	May-14	(13:00 to 15:00)	Sun
10	May-20	(16:30 to 18:30)	Sat
11	May-28	Post Dragon Boat Party	

For details, please visit www.dragonboat.org.hk
or call Joseph Wong on 9191-3037.



Quantity Surveying Division Chairman's Message



Dr Paul Ho
QSD Council Chairman

The quantity surveying divisional council worked hard on driving ahead a number of issues last month.

Mainland China

On 20 March, QSD representatives participated in an Exchange Forum jointly organized by the Guangdong Province Trade and Economics Commission, the Hong Kong Government Guangdong Province Liaison Office and the Hong Kong Coalition of Professional Services in the Guangdong Hotel.

Following the 5th CEPA Consultation Meeting for the Construction and Related Engineering Sector on 28 February, the HKIS(QSD) wrote back to the Environment, Transport and Works Bureau advising various difficulties in establishing quantity surveying enterprises under the CEPA arrangement. It is hoped that the ETWB will bring up our views and requests so expressed with the Ministry of Construction in their next meeting.

Following the announcement on those CECA members passing our assessment to become HKIS members in Surveyors Times last month, CECA has also informed us on the 173 members who have passed their assessment. The QSD office bearers will fly to Beijing on 31 March to participate in the 8th Joint Meeting with the Ministry of Construction on Mutual Recognition of Professional. We will also take the opportunity to discuss with CECA on various issues relating to the presentation of diplomas to its members.

APC and APC Reform

The APC Sub-committee has finished the assessment of professional competence in March. Starting this year, a candidate who has marginally failed in the written assessment is allowed to sit in the professional interview so that he/she may also have an opportunity to being assessed by assessors. This change is found to be very encouraging as the passing rate has been improved.

QSD has set up an APC Reform Sub-Committee to look into ways that can help APC candidates to achieve a high

professional standard. The Sub-Committee will review the minimum training period, modes of assessments, areas of experience and competencies, pre-qualification structured learning and transitional arrangements. Upon finalization of certain directions, an open forum will be held to collect members' views.

Revised QS Regulations

As result of the changes to the HKIS Constitution in recent years, the existing Regulations for the Quantity Surveying Division published in 1997 have recently been updated to include technical membership and JO representatives as well as to synchronize the AGM and EGM clauses.

Visit from International Cost Engineering Council

HKIS(QSD) is one of the country members of the International Cost Engineering Council. The ICEC Secretariat, Ms Robyne Nash visited HKIS on 24 February 2006. We have exchanged views on various local and international issues of mutual interest.



Others

In order to outreach to the community, I have been interviewed by Ming Pao and TVB on the proposed cruise terminal development and the re-entry of three construction sites by the Housing Authority respectively.

Junior Organization Chairman's Message



Billy Wong
JO Chairman

CPD events and APC workshops

Working groups for organizing CPD, PQSL and APC workshops have been formed. We are organizing 4 CPDs and PQSLs for different divisions in April. Please refer to the CPD schedule for details.

University Visits

JO has been invited by the Department of Building and Construction at the City University of Hong Kong on 3 March 2006 to meet with surveying undergraduates. Throughout the 3-hours sharing session, I believe students would have gained a better understanding of the Institute and the construction industry. We have encouraged them to participate in JO events.

Social Events

JO Basketball Cup 2006

The preliminary rounds for the 8 teams were taken on 11 to 12 and 18 to 19 March; the final competition has been scheduled for 26 March 2006.

Dragon Boat Training

There is two more months to go before Tuen Ng Festival, however, the JO dragon boat team has started its first training on 12 March 2006. We plan to participate in the Stanley Dragon Boat Championships and Hong Kong International Dragon Boat this year. Weekly training will be provided. Please join as a HKIS paddler. Ladies and men are welcome.

Community Service and Voluntary work

JO has recently formed a working group to initiate and organize social services and voluntary work for the needy. The following are the major events for the coming months.

Charity Walk

We will participate in a charity walk on 26 March 06, organized a young solicitors group of the Law Society of

Hong Kong and Sowers Action. The aim is to seek donations to rebuild a primary school in a rural area in the Mainland.

Flag Day for Hong Chi Association

The Flag Day will be held on 13 May 2006. JO will join the team and we are currently recruiting team members.

Members who are interested to service the society, please contact Grace Cheng, JO Community Service Convenor (grace@hkis.org.hk). We need your help in whatever form or way that they may be available!

Congratulations

I would like to take opportunity to congratulate those recently qualified members and especially to K K Yung, an active JO co-opted member.

"Being a member of the JO really helps me to be qualified in last year's exam because through different activities and seminars organized by JO, I understand the way of thinking and attitude of a professional surveyor. This is not only helpful to APC exam, but also my career. Also, being a JO member enhances my sense of belonging to HKIS. That is our profession.

I always tell my friends and colleagues that I really miss the experience of being a JO member. Working in Macau made me not able to participate in JO's activities and seminars. I remember during my service as a JO co-opted member, I came back to HKIS office on a Saturday afternoon. I saw other JO members in BS and GP divisions also in the office during their leisure time. At that time, I immediately thought that the HKIS office seemed our "second home" (not the second office). A good sense of belonging is in my heart. If I am transferred back to HK, I am sure I will contribute HKIS and JO again" Message from KK

I am so delighted to hear that JO provides a platform and opportunities to members for development.

Don't hesitate. Please Join the JO Family.

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, ACI Arb, 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 Mun is a senior associate at Baker & McKenzie and specializes in construction and arbitration law. Her work primarily focuses on construction and arbitration disputes in Hong Kong as well as in the PRC. She has publications regularly on arbitration.

The seminar will discuss the law relating to the Limitation Ordinance concerning contract and tort claims in construction context. She will focus on the time limit issue for claims arising from latent defects and the recent case development, such as the commencing of limitation for payment claims related to interim and final payment certificates.

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

CPD/QS/2006018

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

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

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

CPD/JO/2006016

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

Guest Speaker Richard KH Cheung, BSc, FHKIS, ARICS, ACIArb, 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

CPD/LS/JO/2006025

The New Era of Surveying Services in Construction Industry - The Manifestation of Diversity



Guest Speaker Lesly LAM Lik Shan GMR (UniSA), MSc (Lond.), MHKIS, MRICS, MInstCES, FIG/IHO Cat. A, RPS (LS), Land Surveyor, Civil Engineering & Development Department, Immediate Past Chairman of Junior Organization

Date & Venue 7:00pm - 9:00pm Wednesday 3 May 2006 SLC, HKIS

Details Advancement in technologies has made revolutionary changes on the life of surveyors. Nowadays, we have new and innovative solutions in spatial data acquisition, data processing & analysis and the presentation of realities to various infrastructures / heritages and even, our earth. In this CPD, the using of the latest technologies in producing impressive 3-Dimensional Visualisation Models by the techniques in Computer Animation & Photomontage, Laser Scanning, Multibeam Bathymetry and Digital Photogrammetry will be covered. The state of the art and science of technologies are indeed the new services to our clients. Lesly would share his experiences on these aspects.

Lesly is a surveyor in land, engineering and hydrographic surveys since 1995 in HK. He obtained a Bachelor of Science in Surveying & Geo-Informatics from the HK Polytechnic University, a Master of Science in Hydrographic Surveying from University College London and Graduate Diploma in Management Research from the University of South Australia. He has actively participated in the construction and maintenance of marine structure & facilities and the implementation of several large infrastructure projects including West Rail (Phase I), Sheung Shui to Lok Ma Chau Spur Line and Chek Lap Kok new airport.

Language English

Deadline 19 April 2006

Fee \$100 per person

Priority LS Probationers and Students

CPD/JO/2006026

Fallacies of the Property Market Wisdom



Guest Speaker Chi Lo

Date & Venue 7:00pm - 8:30pm Monday 8 May 2006 SLC, HKIS

Details Mr Chi Lo, a former chief economist at HSBC and Stand Chartered Bank, is the author of 3 books: *When Asia Meets China in the New Millennium?* - published by Pearson Prentice Hall in 2003; *The Misunderstood China?* - published by Pearson Prentice Hall, 2004; *Phantom of the China Economic Threat - Shadow of the Next Asian Crisis* published by Palgrave Macmillan, 2006.

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

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

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

In this CPD talk, Chi will address:

- Contrary to the market's wisdom;
- peaking of the interest rate cycle will not necessarily boost property prices there may not be a supply shortage in the residential market;
- Where will the residential market go from here.

Language	English	Fee	\$100 per person
Deadline	24 April 2006	Priority	Probationers and Students

CPD/LS/2006024

Half-day Technical Visit: Third Generation Mobilizing System (TGMS) of the Fire Services Department



Guest Speakers Albert Li, Senior Divisional Officer/ITMU
Berlina Ho, GIS Manager, Fire Services Department

Date & Venue 9:30 am - 11:30 am Saturday 13 May 2006, Fire Services Headquarters, 1 Hong Chong Road, Tsim Sha Tsui East, Kowloon.

Details Third Generation Mobilizing System (TGMS) is a new command and control mobilizing system used in the Hong Kong Fire Services Department since June 2005. It is designed to cope with projected growth in call volume in next ten years to meet target dispatch time. The new system adopts an open platform design with graphic working environment, and includes a lot of advanced technologies to improve the efficiency and effectiveness of call-taking and resource dispatching.

There are a total of twenty-one subsystems in TGMS. One major sub-system, Geographic Information System (GIS) is implemented to search for the nearest emergency resources, support map display and provide spatial analysis for facilitating front line operation. GIS is closely integrated with other major subsystems, such as Computerized Mobilizing System (CMS) and Automatic Vehicle Location System (AVLS), etc. In the technical visit, Mr. Li and Ms. HO would give an in depth introduction of TGMS and explain how the GIS would assist in the entire Fire Services operation.

Language	English/Cantonese	Fee	HK\$150 per person
Deadline	22 April 2006	Priority	LSD Members (Places limited to 25)

CPD/QS/2006032

Civil Litigation or Arbitration – Which Way You Choose ?



Guest Speaker Dominic Yeung is a Barrister-at-law since 1993 and holds a LLB (Hons) Degree and a LLM Degree. Dominic has extensive experience in civil litigation. He also has extensive teaching experience at various institutes and universities.

Date & Venue 7:00 pm – 8:30 pm Wednesday 17 May 2006 SLC, HKIS

Details Arbitration is an alternative method to litigation for handling commercial disputes with an aim to save time and costs and also to provide confidentiality to the case, however many people still prefer to use litigation to resolve dispute. What are the reasons behind? This CPD will compare the procedures between civil litigation and arbitration, the pros and cons between the two systems in resolution of commercial disputes and will explore the reasons why so many people still prefer to use litigation instead of arbitration.

Language	English	Fee	\$120 per person
Deadline	3 May 2006	Priority	QSD Members

CPD/LS/2006027

An Overview of the Re-establishment of Old Lot Boundaries in the New Territories of Hong Kong



Co-organised by Land Surveying Division of Hong Kong Institute of Surveyors (HKIS) and Geomatics Faculty of Royal Institution of Chartered Surveyors (RICS)

Guest Speaker Professor Leung Shou Chun MBE,FRICS, FHKIS, ALS, RPS (LS), Director of Leung Shou Chun Land Surveying Consultants Ltd, Ex - Principal Government Land Surveyor

Date & Venue 6:45pm - 8:30pm Thursday 18 May 2006 SLC, HKIS

Details The DD lots were surveyed just over one century ago resulted in a series of DD sheets at a small scale (1 to 3960 or 1 to 1980) showing the boundary in a graphical form. Up to the 1970's, most of these lots were left untouched survey-wise. By early 1980's these lots were re-surveyed sporadically on a need basis. Thus, those surveyed ones were transformed to the form of individual plans with boundaries shown in bearings, distances and coordinates and the areas presented in square feet (or decimals of square metres nowadays) instead of the original unit of 0.01 acre.

Professor Leung will comprehensively review the survey problems associated with the reestablishment of old lot boundaries which may be typified by the Demarcation District (DD) lot boundaries in the New Territories of Hong Kong. He will diagnose the surveyor's process in re-establishing a DD lot boundary via 3 operations: the determination of (a) the authenticity of the boundary, (b) the alignment of the boundary and (c) the positional definition of the boundary respectively.

Language English supplemented by Cantonese

Fee \$100 per person

Deadline 4 May 2006

Priority LS Members

CPD/HKIS/2006030

How to Properly Conduct a Preliminary Meeting and Interlocutory Applications as an Arbitrator



A Seminar Organised by the Arbitration Sub-Committee of the Dispute Resolution Committee of the HKIS

Guest Speaker Michael C Charlton BA(Hons), FRICS, FHKIS, FCIArb, RPS(QS), Managing Director of Michael Charlton & Company Limited.

Mr Charlton established Charlton Construction Contracts Consultants in December 2004 with a view to providing consultancy services to the industry. He has been in Hong Kong for more than 20 years (and was joint CEO of Knowles Holdings PLC until October 2004). He has been very successful in representing parties in arbitration and mediation and has extensive experience as arbitrator, expert witness, as an adviser on contractual matters. He is well known as a public speaker in Hong Kong and the region generally. He is a past chairman of the Chartered Institute of Arbitrators Hong Kong Branch.

Date & Venue 7:00 pm to 8:30 pm Tuesday 23 May 2006 SLC, HKIS

Details The Joint Dispute Resolution Committee (the "JDRC") has been established to manage the admission and appointment of arbitrators. For those members who are on the panel, they are required to attend at least 20 hours of CPD events approved by the JDRC. In order to assist members on the panel to achieve that, the Arbitration Sub-Committee will organize a number of arbitration seminars this year.

The first seminar will be given by one of the most reputable arbitrators in the region Michael Charlton. While members on the panel are encouraged to attend, the seminar is to open to all members of HKIS.

Language English
Deadline 16 May 2006

Fee HK\$100
Priority Members of the HKIS on a first-come-first-served basis but priority will be given to those members on the panel of arbitrators (maximum 200 persons).

CPD/QS/2006031

Improving Construction Performance through Cooperation

New

Guest Speaker Bryan Clifford BSc, MSc, CEng, MICE, MStructE, MAPM, MHKIVM

Date & Venue 7:00 pm – 8:30 pm Thursday 25 May 2006 SLC, HKIS

Details Bryan has championed the cause of improvement based on cooperation in Hong Kong construction for 7 years as Managing Director of John Carlisle Partnerships (SEA) and as leader of Partnering Specific Interest Group for the Association for Project Management. He is a skilled and respected facilitator of partnering, value management and risk management using the unique and very successful techniques developed by JCP in changing attitudes and behaviours and developing new and dramatically more efficient ways of working in UK construction. He has facilitated more than 200 workshops for Hong Kong project teams.

As a professional engineer and project manager, Bryan has spent 30 years in the industry with contractors, consultants and client organisations leading teams delivering major projects in Europe and Hong Kong that include the HAECO Aircraft Maintenance Facilities at Chek Lap Kok and Tseung Kwan O (HK\$2BN). In this talk, Bryan will present the theory and practice of partnering with good and bad examples from having delivered partnering facilitation for more than 80 project teams in Hong Kong.

Language English
Deadline 11 May 2006

Fee \$120 per person
Priority QSD Members

PQSL/JO/2006028

APC Series – A Review on Contractual Arrangements

New

Guest Speaker Dr Franco Cheung BSc, PhD, MHKIS, MRICS

Date & Venue 7:00pm – 8:30pm Wednesday 24 May 2006 SLC, HKIS

Details Franco will provide a guide to the principles and concept of various procurement methods including traditional arrangement and alternative fast tracking methods such as Design and Build, Management Contracting, and Guaranteed Maximum Price (GMP) Contract. In particular, he will give a review of previous APC questions on contractual arrangement. Franco is a Chartered Quantity Surveyor. He had worked in a consultancy, contracting and property development organizations before joining the City University of Hong Kong. Currently, he is an Instructor of the Department of Building and Construction who teaches contract practice to surveying and engineering students. He is an associate director of the Construction Dispute Resolution Resources Unit (CDRRU) and his research expertise includes construction cost modelling, forecasting techniques, and building economics.

Language Chinese supplemented by English
Deadline 10 May 2006

Fee \$70 per person
Priority Probationers and Students

PQSL/JO/2006029

APC Series – Basics of Preparation of Tender Reports and Tender Assessments

New

Guest Speaker Raymond CK Fong BSc (Surveying), MHKIS, MRICS, RPS (QS)

Date & Venue 7:00pm – 8:30pm Thursday 15 June 2006 SLC, HKIS

Details Tender reports and tender assessments are important areas of approved working experience for Assessment of Professional Competence (APC). The aim of this seminar is to help candidates to understand the fundamental concepts and skills for the preparation of tender reports and tender assessment. The speaker is a quantity surveyor with working experience in both consultancy firm and private developer and is familiar with private developments.

Language English
Deadline 1 June 2006

Fee \$70 per person
Priority Probationers and Students

Tidal gravity observation results for the Hong Kong region

HZ Hsu¹, W Chen², XD Chen¹
 JC Zhou¹, M Liu¹, S Gao²
 WT Wong³, HP Sun¹

Abstract

The tidal gravity observation results based on first continuous observations for the period from August 2002 to December 2003 at Hong Kong station are given in this paper. After carefully preprocessing the original observations, high-precision tidal gravity parameters with 31 wave groups were obtained by using an international standard gravimetric tidal data processing technique. The influence of the ocean loading on tidal gravity was also studied with five different global ocean models. The main purpose of this work is to provide an accurate experimental model of tidal gravity for ground-based and space geodesic applications in the Hong Kong region.

Keywords

Tidal gravity observation, Experimental model of the earth gravity tides

Introduction

Solid earth tide is an important part of the Earth's response to the attractions of the sun and the moon. It is well known that changes in gravity at the Earth's surface result from changes in elevation, the redistribution of mass below the Earth's surface, oceanic or atmospheric loading, changes in the relative locations of celestial bodies, and from changes in the Earth's rotation rate. Thus, continuous precise measurements of tidal gravity have become an important tool to provide important information in the study of a variety of geophysical processes, such as the structure of the internal earth, climate changes, ocean tides, and the redistribution of the earth's mass. A precise model of tidal gravity is also important for correcting other ground-based and space geodetic measurements, such GPS and VLBI.

Recently, under a cooperation research project involving the Institute of Geodesy and Geophysics (IGG), the Chinese Academy of Sciences, the Hong Kong Polytechnic University, and the Hong Kong Observatory, an LCR-ET20 gravimeter was successfully installed at the national

fundamental gravity station, at the Hong Kong Observatory. The LCR-ET20 gravimeter was purchased in 1981 from the U.S.A. In 1989, an electrostatic feed-back system and a DOS digital data collection system were installed (Becker, 1990). In 2000, the data collection system was updated again with latest digital technologies (Liu 2002, and Sun 2002). The resolution of the upgraded gravimeter is 0.01 mV and the maximum update rate is 1 s. The objectives of this project are to provide precise tidal gravity models for Hong Kong, to study the changes in gravity due to local effects, and to support ground and space geodetic observations in the Hong Kong region.

In this paper, we use gravity observations made from August 2002 to December 2003 at the Hong Kong station to derive precise earth tidal gravity parameters. We also calculate the ocean loading effects based on five different global models of ocean tides to identify a better model for the Hong Kong region.

Gravity Observations And Data Preprocessing

Gravity measurements taken at the national fundamental gravity station at the Hong Kong Observatory from the period 23 August 2002 to 18 December 2003 are used in this study. This is the first time in Hong Kong that precise long-term changes in gravity have been measured. Due to a computer error and to a change in the system clock, the gravity observations were interrupted twice during the early stage of observation, i.e., (1) from 2 October 2002 to 21 October 2002 and (2) from 7 November 2002 to 18 November 2002. As the gravimeter was installed in the basement of the main building, it was difficult to permanently install a GPS receiver for the purpose of timing. Therefore, the system clock was calibrated by GPS every week during the observation period. A barometer was also installed at the gravity station to measure changes in air pressure. As the gravimeter outputs the voltage change, it needed to be calibrated very carefully to the gravity measurements. We calibrated the gravimeters twice (at the start and end of the observation period), with a mean calibration value of $42.685(10^{-8} \text{ ms}^2/\text{V})$. Figure 1a shows

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³ Hong Kong Observatory

the gravity measurements at Hong Kong station, made at one-hour intervals.

The gravimeter data collection system records measurements of both gravity and air pressure (output voltage). The changes in air pressure were also measured near the site by the Hong Kong Observatory. The air pressures measured from both systems were examined. We found the measurements from both systems to be highly consistent. Therefore, we used the air pressure obtained from Hong Kong Observatory to calibrate the barometer at the site. The calibration factor is given as 121.197 hPa/V, based on a linear regression technique used in both data sets in November 2003.

The TSOFT program recommended by the international Earth tide center was used to preprocess the data (Vauterin 1998, and Chen and Sun 2002). One-month observation data (update rate 1 minute), together with one day data in the previous and next months, were processed, to reduce the edge effects. In preprocessing, we removed the interference signals using the "remove and restore technique" and interpolated missing data due to earthquakes and short-term losses of power with composed tidal signals from the same station. The "remove and restore" technique first removes the theoretical gravity signals from the observation to obtain the gravity residuals. The interference signals, such as jumps, peaks, changes in gravity due to earthquakes, are then corrected. Finally the corrected gravity residuals are added to the theoretical gravity to recover tidal gravity signals obtained at the site. Digital filtering was applied to the observation data to reduce the data rate from 1 minute to 1 hour. A similar preprocessing method was also applied to measurements of air pressure.

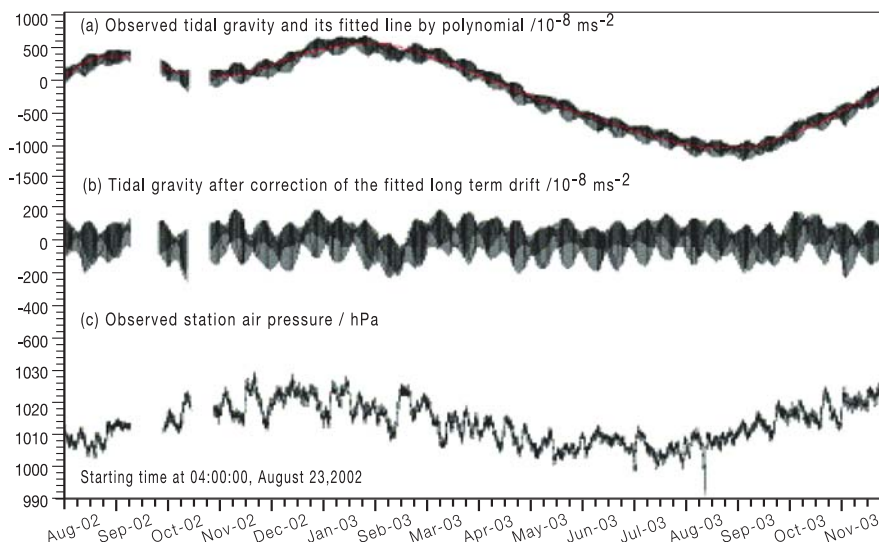
To correct the long-term drift of the gravimeter, a tenth-order polynomial was applied to the observation (figure 1a). The gravity observation after the drift effects were removed is shown in figure 1b, with maximum peak-to-peak changes of $\pm 200 \times 10^{-8} \text{ms}^{-2}$. Figure 1c shows the changes in pressure during the observation period.

The effects of changes in air pressure on the gravity observation were removed by using the air pressure admittance, which was obtained by a linear regression between measurements of gravity and air pressure.

Hong Kong Gravity Tidal Parameter

The Hong Kong tidal parameters were estimated with the Eterna package (Wenzel 1996), a internationally recommended tidal analysis program. Based on the Hartmann-Wenzel tidal table with 12000 waves (Hartmann, 1995) and the Wahr-Dehant non-hydrostatic inelastic Earth model, we have successfully separated 31 wave groups, including 17 diurnal tides, 13 semidiurnal tides, and 1 one-third diurnal tide, using more than one year's worth of gravity observations in Hong Kong. **Table 1** gives the corresponding tidal parameters (including gravimetric tidal amplitude factors and phase lags) for all wave groups. The amplitudes of main tidal waves in Hong Kong are shown to be $26.21 \times 10^{-8} \text{ms}^{-2}$ (O_1), $34.42 \times 10^{-8} \text{ms}^{-2}$ (K_1), $75.57 \times 10^{-8} \text{ms}^{-2}$ (M_2), and $34.80 \times 10^{-8} \text{ms}^{-2}$ (S_2). In the tidal bands, the standard deviation is $3.735 \times 10^{-9} \text{ms}^{-2}$. The standard deviations of the amplitude factors for the main tidal waves were found to be less than 0.1%, given as 0.05% (O_1), 0.05% (K_1), 0.03% (M_2), and 0.06% (S_2), respectively. The phase lags for the main tidal waves are -4.95° (O_1), -4.35° (K_1), -2.02° (M_2), and -1.87° (S_2), respectively.

Figure 1 Hong Kong Gravity and Air Pressure Changes



(a) original gravity measurement,
(b) gravity measurements with drift correction,
(c) air pressure changes

Table 1 Hong Kong Gravimetric Tidal Parameters and Accuracy

Wave group	Start freq.	End freq.	Theoretical amplitude / 10^{-9}ms^{-2}	Amplitude factor	Standard deviation of amplitude factor	Phase lag / $^{\circ}$	Standard deviation of phase lag / $^{\circ}$
SGQ1	0.721499	0.833113	1.6086	1.20922	0.05955	-8.2171	2.8229
2Q1	0.851181	0.859691	5.5212	1.20314	0.02008	-2.1549	0.9585
SGM1	0.860895	0.870024	6.6579	1.18700	0.01730	-3.7940	0.8353
Q1	0.887326	0.896130	41.7223	1.22450	0.00281	-4.2680	0.1316
RO1	0.897806	0.906316	7.9193	1.21511	0.01529	-4.1587	0.7200
O1	0.921940	0.930450	217.9109	1.20270	0.00059	-4.9480	0.0278
TAU1	0.931963	0.940488	2.8404	1.28978	0.06048	-1.3680	2.6869
NO1	0.958085	0.966757	17.1290	1.16940	0.00630	-5.1746	0.3084
CHI1	0.968564	0.974189	3.2777	1.12129	0.03919	-4.6413	2.0032
P1	0.989048	0.998029	101.3768	1.13942	0.00166	-4.6377	0.0847
S1	0.999852	1.000148	2.3962	1.00650	0.13049	57.0101	6.0177
K1	1.001824	1.013690	306.3416	1.12347	0.00050	-4.3523	0.0253
TET1	1.028549	1.034468	3.2767	1.14447	0.03863	-3.1539	1.9357
J1	1.036291	1.044801	17.1352	1.14594	0.00732	-2.8634	0.3661
SO1	1.064840	1.071084	2.8417	1.19459	0.04314	-3.6087	2.0699
OO1	1.072582	1.080945	9.3724	1.12122	0.00970	-1.2241	0.4950
NU1	1.099160	1.216398	1.7948	1.18899	0.04537	0.9368	2.1868
EPS2	1.719380	1.837970	4.7478	1.22822	0.03033	-0.3920	1.4149
2N2	1.853919	1.862429	16.2807	1.20963	0.01047	-2.4906	0.4960
MU2	1.863633	1.872143	19.6495	1.20157	0.00852	-1.4034	0.4061
N2	1.888386	1.896749	123.0307	1.18533	0.00135	-2.1325	0.0655
NU2	1.897953	1.906463	23.3705	1.16312	0.00701	-1.4449	0.3453
M2	1.923765	1.942754	642.5715	1.17608	0.00025	-2.0243	0.0123
LAM2	1.958232	1.963709	4.7383	1.15104	0.03469	-1.0334	1.7258
L2	1.965826	1.976927	18.1642	1.17313	0.00765	-1.2295	0.3736
T2	1.991786	1.998288	17.4723	1.17812	0.00997	0.1012	0.4909
S2	1.999705	2.000767	298.9309	1.16432	0.00067	-2.1494	0.0486
K2	2.002590	2.013690	81.2231	1.17331	0.00168	-1.8731	0.0830
ETA2	2.031287	2.047391	4.5434	1.12779	0.02760	-1.2779	1.4025
2K2	2.067578	2.182844	1.1887	1.17794	0.06257	-2.5692	3.0425
M3	2.753243	3.081255	11.6742	1.06012	0.00437	-1.7495	0.2362

Ocean loading and correction

Ocean tide loading induces deformation of the Earth due to the weight of the ocean tides. The effect of ocean loading on the gravity field consists of three parts: the mass change of sea water, the elastic deformation of the earth due to loading, and the redistribution of mass due to the deformation of the Earth. The gravity field responding to ocean loading depends on the regional crust and up-mantle structures, and thus the computation of ocean loading is more complicated. In recent years, satellite altimetry technology has provided a much better technique to describe the dynamics of the ocean. However, due to irregular coastal shapes, the complicated terrain of the ocean bottom, and the limited number of tide gauges, it is still very difficult to model the dynamics of the ocean precisely, especially near coasts.

Various global models of ocean tides have been developed in recent years, using different observation data and earth models. In this paper, we apply five commonly used global models of ocean loading to the Hong Kong gravity observation data to examine which model is a better fit for Hong Kong region. The five global models of ocean tides are CSR3.0 (Eanes, 1996), FES95.2 (Le Provost, 1998), TPX02 (Egbert, 1994), NAO99 (Matsumoto, 2000), and SCW80 (Schwiderski, 1980).

The effect of ocean loading on the gravity field can be calculated using the following integration (Agnew, 1983 and Sun, 1999):

$$g(\Omega, t) = \rho_w \iint_{\Omega} H(\Omega', t) G(\psi) d\Omega'$$

where $\Omega = \Omega(\theta, \lambda)$ is the position of the observation point in a spherical coordinate system, $\Omega' = \Omega'(\theta', \lambda')$ is the position of the loading point in a spherical coordinate, (θ, λ) are latitude and longitude, ρ_w is the density of sea water, $d\Omega'$ is the area element of the loading region, $H(\Omega', t)$ is the height of the ocean tides, and $G(\psi)$ is the gravity loading Green function

$$G(\psi) = \frac{G}{R^2} \sum_{n=1}^{\infty} [n+2h'_n - (n+1)k'_n] P_n(\cos\psi),$$

where G is the gravitation constant, R is the radius of the earth, h'_n and k'_n are the loading love numbers that can be obtained by solving the tide dynamic equation based on an earth model (i.e., PREM model), and $P_n(\cos\psi)$ is the Legendre polynomial.

First, we calculate the gravity effect of ocean loading using different ocean tide models. In general, the effect of ocean loading at Hong Kong station is in the order of 10^{-8} ms^{-2} . For the O_1 wave, the largest loading amplitude and phase lag are $(2.08 \times 10^{-8} \text{ ms}^{-2}, -54.90^\circ, \text{FES95.2})$, the smallest loading amplitude and phase lag are $(1.96 \times 10^{-8} \text{ ms}^{-2}, -53.33^\circ, \text{CSR3.0})$, with differences in amplitude and phase lag of $0.12 \times 10^{-8} \text{ ms}^{-2}$ and 1.6° respectively with different ocean tide models. The mean loading effects of the O_1 wave with five ocean tide models are $(2.02 \times 10^{-8} \text{ ms}^{-2}, -53.59^\circ)$. For M_2 waves, the largest loading amplitude and phase lag are $(1.95 \times 10^{-8} \text{ ms}^{-2}, -46.42^\circ, \text{TPX02})$, the smallest loading amplitude and phase lag are $(1.83 \times 10^{-8} \text{ ms}^{-2}, -47.93^\circ, \text{FES95.2})$, with a difference in amplitude of $0.12 \times 10^{-8} \text{ ms}^{-2}$ with different ocean tide models. The mean loading effects of M_2 waves with five ocean tide models are $(1.91 \times 10^{-8} \text{ ms}^{-2}, -49.04^\circ)$.

To evaluate the suitability of different global models of ocean tides in Hong Kong, we examine the final gravity residuals after removing both theoretical earth tides and the gravity ocean loading effect from each ocean tide model. First, the gravity observation residual vector $\check{B}(B, \beta)$ is obtained by

$$\check{B}(B, \beta) = \check{A}(A_{obs}, \alpha) - \check{R}(A_{th}, 0)$$

where $\check{A}(A_{obs}, \alpha)$ is the gravity observation vector, and $\check{R}(A_{th}, 0)$ is the theoretical earth tide vector.

Then, the final gravity residual vector $\check{X}(X, \chi)$ is calculated by

$$\check{X}(X, \chi) = \check{B}(B, \beta) - \check{L}(L, \lambda),$$

where $\check{L}(L, \lambda)$ is the ocean loading effect calculated for each ocean tide model.

In computing the ocean loading effect, we consider four main wave groups including two diurnal tides and two semidiurnal tides ($O_1, K_1, M_2,$ and S_2). **Table 2** gives the final gravity residuals for all five ocean tide models in the four wave groups. It is clearly shown that the final residuals after the ocean loading corrections are significantly smaller than the observation residuals for all ocean loading models. The O_1 wave residual amplitude is reduced from $2.455 \times 10^{-8} \text{ ms}^{-2}$ (before ocean loading correction) to $0.415 \times 10^{-8} \text{ ms}^{-2}$ (CSW80), $0.543 \times 10^{-8} \text{ ms}^{-2}$ (CSR3.0), $0.351 \times 10^{-8} \text{ ms}^{-2}$ (FES95.2), $0.485 \times 10^{-8} \text{ ms}^{-2}$ (TPX02), and $0.346 \times 10^{-8} \text{ ms}^{-2}$ (NAO99). The M_2 wave residual amplitude is reduced from $2.808 \times 10^{-8} \text{ ms}^{-2}$ (before correction) to $0.911 \times 10^{-8} \text{ ms}^{-2}$

Table 2 The final gravity residuals for different ocean tide models

	O_1		K_1		M_2		S_2	
	X	χ	X	χ	X	χ	X	χ
\check{B} (Obs)	2.455	-67.0	2.650	-99.8	2.808	-71.9	1.306	-87.8
\check{X}_1 (SCW80)	0.415	-69.2	0.644	-98.3	0.911	-75.6	0.704	-87.6
\check{X}_2 (CSR3.0)	0.543	-74.4	0.485	-99.7	1.105	-64.6	0.694	-102.4
\check{X}_3 (FES95.2)	0.351	-53.5	0.263	-107.7	0.818	-39.0	0.453	-119.0
\check{X}_4 (TPXO2)	0.485	-15.8	0.587	-41.7	1.154	-77.2	0.966	-59.2
\check{X}_5 (NAO99)	0.346	-76.9	0.344	-99.5	0.874	-90.9	0.654	-97.2

Note: X : amplitude (10^{-8} ms^{-2}), χ : phase lag ($^\circ$), \check{B} (Obs): Observation residual, \check{X}_1 (SCW80), \check{X}_2 (CSR3.0),....., \check{X}_5 (NAO99): the final residuals after ocean loading correction.

(CSW80), $1.105 \times 10^{-8} \text{ ms}^{-2}$ (CSR3.0), $0.818 \times 10^{-8} \text{ ms}^{-2}$ (FES95.2), $1.154 \times 10^{-8} \text{ ms}^{-2}$ (TPXO2), and $0.874 \times 10^{-8} \text{ ms}^{-2}$ (NAO99). To compare the fitness of different ocean loading models to Hong Kong data, we define the efficiency of the ocean loading correction (E) as:

$$E(\%) = (\check{B}(B, \beta) - \check{X}(X, \chi)) / \check{B}(B, \beta) * 100$$

The high efficiency of an ocean loading model indicates that the observation residuals are mainly contributed by the

ocean tides. On the other hand, the differences in the efficiency of different models at same location can be used to quantify the suitability of a model at the location. **Table 3** gives the efficiency of the ocean loading correction for all five models considered in this paper. It is shown that the mean efficiency for all models are 82% (O_1), 82% (K_1), 64.6% (M_2), and 46.4% (S_2). The efficiencies for the diurnal tides are better (the best is 90% (K_1 , FES95.2)). The efficiencies for the semidiurnal tides are worse, with the worst being 26% (S_2 , TPXO2).

Table 3 Efficiency of the ocean loading correction with different ocean tide models

Model	O_1	K_1	M_2	S_2
E_1 (SCW80)	83%	75%	67%	46%
E_2 (CSR3.0)	77%	81%	60%	46%
E_3 (FES95.2)	85%	90%	70%	65%
E_4 (TPXO2)	80%	77%	58%	26%
E_5 (NAO99)	85%	87%	68%	49%

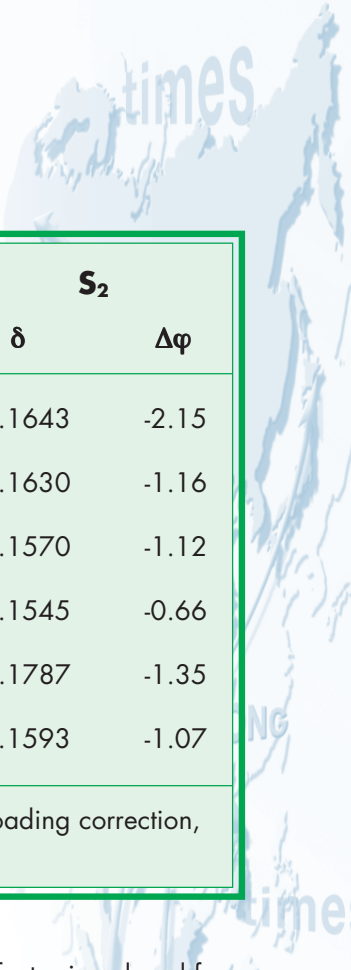


Table 4 The Earth tide parameters after the ocean loading correction

	O₁		K₁		M₂		S₂	
	δ	Δφ	δ	Δφ	δ	Δφ	δ	Δφ
δ ₀ (Obs)	1.2027	-4.95	1.1235	-4.35	1.1761	-2.02	1.1643	-2.15
δ' ₁ (SCW80)	1.1612	-0.88	1.1320	-1.05	1.1654	-0.67	1.1630	-1.16
δ' ₂ (CSR3.0)	1.1612	-1.18	1.1323	-0.79	1.1693	-0.76	1.1570	-1.12
δ' ₃ (FES95.2)	1.1639	-0.64	1.1323	-0.41	1.1717	-0.39	1.1545	-0.66
δ' ₄ (TPXO2)	1.1757	-0.29	1.1493	-0.64	1.1659	-0.86	1.1787	-1.35
δ' ₅ (NAO99)	1.1579	-0.77	1.1331	-0.56	1.1616	-0.67	1.1593	-1.07

Note: δ: amplitude factor, Δφ: phase lag (°). δ(Obs) : observed tidal parameters without ocean loading correction, δ'₁(SCW80)δ'₂(CSR3.0)....., δ'₅(NAO99): tidal parameters after ocean loading correction.

Table 4 gives the observed amplitude factor and phase lag before and after the ocean loading correction. Compared with theoretical tidal parameters (O_1 : 1.1542, K_1 : 1.1353, M_2 : 1.1618, and S_2 : 1.1618, from DDW99 tide model), the tidal amplitude factor is closer to the theoretical values in all main wave groups, with much less phase lag. **Table 5** shows the percentage difference between the observed amplitude factor and the theoretical values. For O_1 , for example, the difference between the

observed and theoretical amplitude factor is reduced from 4.2% (without ocean loading correction) to 0.61% (SCW80), 0.61% (CSR3.0), 0.84% (FES95.2), 1.86% (TPXO2), and 0.32% (NAO99). It is worth noting that even after the correction of ocean loading, there are still some differences in the observed tidal parameters from the theoretical values. These are probably due to the local geologic environment and geophysical changes (i.e., temperature and groundwater level).

Table 5 Percentage discrepancy between the observed amplitude factor and the theoretical values

	O₁	K₁	M₂	S₂
Δδ (Obs)	4.20%	-1.03%	1.23%	0.22%
Δδ ₁ (SCW80)	0.61%	-0.29%	0.31%	0.10%
Δδ ₂ (CSR3.0)	0.61%	-0.26%	0.65%	-0.41%
Δδ ₃ (FES95.2)	0.84%	-0.26%	0.85%	-0.63%
Δδ ₄ (TPXO2)	1.86%	1.23%	0.35%	1.45%
Δδ ₅ (NAO99)	0.32%	-0.19%	-0.02%	-0.22%

Based on one-year's worth of gravity observations at one station, it is difficult to judge which ocean loading model is better. From our analysis, for O_1 waves, NAO99 is the best fit while TPXO2 is the worst. For K_1 waves, the best fit

is NAO99 and the worst is TPXO2. For M_2 , the best fit is NOAA and the worst is FES95.2; and for S_2 , the best fit is SCW80 and the worst is TPXO2. In general, at the Hong Kong station, the NAO99 model is better than other ocean

tidal models, as the main wave amplitude factors are closest to the theoretical values, at 0.32% (O_1), -0.16% (K_1), 0.02% (M_2), and -0.22% (S_2), respectively. This is because when the NAO99 model was established, it already used the tide gauge data around the Pacific Ocean as a constraint, together with satellite altimetry data. The analysis also shows that the efficiency of the ocean loading correction for semidiurnal tides is less than that in the diurnal tides. This is mainly due to the effects of shallow water tides. Therefore it is possible to improve the efficiency of ocean loading corrections with data from regional tide gauges.

Conclusions

Based on more than one year of precise, continuous gravity observations at the Hong Kong station, we have, for the first time in Hong Kong, determined high-precision earth tidal parameters, including 31 gravimetric tidal wave groups (17 diurnal tides, 13 semidiurnal tides, and 1 one-third diurnal tide). These important parameters provide us with a fundamental tidal gravity model for the study of local geodynamics and can be used for correcting geodetic and astronomic observations. We have also compared the efficiency of five different global models of ocean tides in Hong Kong. After ocean loading corrections, the difference between the observed amplitude factors and theoretical values for all wave groups was significantly reduced. This indicates that ocean loading is an important factor in observations of tidal gravity. The efficiencies of diurnal tides are much higher than semidiurnal tides. This is because the global models of tide cannot model the local shallow water tides accurately. To improve the accuracy of ocean loading corrections, we need to select a better global model for Hong Kong, at the same time using regional tide gauge data to model the shallow water tides. Comparing the five global models, the NAO99 model is a better fit with the Hong Kong tidal gravity observation data.

Acknowledgments

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The housing market - which way to go

Thomas Li
Alvin Lim
Midland Surveyors Limited

At the beginning of the year, perhaps it is fitting to recap what has been going on and look at what is likely to happen.

After rising nine times during 2005, Hong Kong's prime rate stood at 7.75% at the end of the year. For the first time since its relentless rise almost two years ago, the housing market, particularly the second hand market, has shown signs of a slowdown in the fourth quarter of 2005. Transactions and prices have both dropped.

All, however, is not so pessimistic as there are potential for a rebound.

Government's Land Policy

Despite a quiet market in the second half of 2005 there have not been sizeable reductions in the flat prices offered by developers. On one hand developers might have experienced a less active market but on the other hand they can see that there won't be an oversupply in the near future which will drag prices further down. This is an important signal to arrest the fall of second hand flat prices and, at the same time, restore confidence among flat buyers.

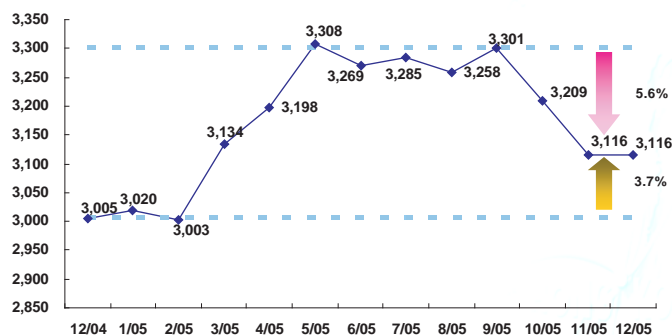
Developers have been able to stop cutting prices further because of one important factor-the application list system of land sales. Under this system, the supply of new flats is more flexible and, most importantly, regulated to prevent a supply glut. With no oversupply in evidence, developers have no hurry to offload their flats.

Effects Mitigated

Interest rates hikes certainly have increased the mortgagors' monthly repayment but then it is still maintaining at about 35% of an average household income. This is largely due to a reduction in the level of house prices which has mitigated the effects of higher interest rates.

According to research data, second hand flat prices dropped about 6% last October/November, narrowing the 2005 overall increase to only 3.7%. (See Chart 1)

Chart 1 Second Hand Flat Price per sq ft (Dec 04 to Dec 05)



Remarks: Dec.05 unit price is estimate only.
Source of Information: Research Department, Midland Realty

From Table 1, it can also be seen that the effect of increase in mortgage rates, from 5.5% to 6.25%, has largely been softened by a simultaneous reduction in price levels. Any further rise in interest rates will unlikely to have a significantly adverse effect on the housing market.

Table 1 Monthly Repayment (Combination of Rising Mortgage Rates and Reduction in Prices)

		Change in Monthly Repayment	
		Average Unit Price HK\$ (September 2005)	Average Unit Price HK\$ (December 2005)
		3,301	3,116
Change in Mortgage Rates	5.5%	7,947	7,502
	+0.25% i.e. 5.75%	8,111	7,657
	+0.5% i.e. 6%	8,277	7,813
	+0.75% i.e. 6.25%	8,444	7,971
	+1% i.e. 6.5%	8,614	8,131

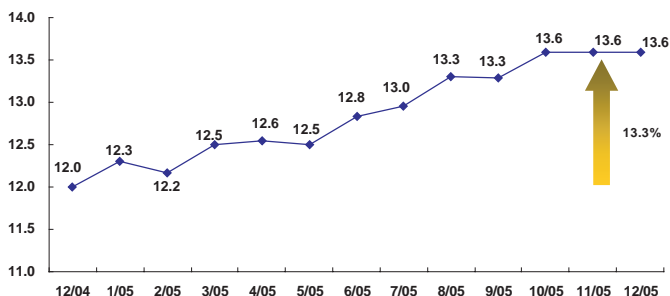
Remarks: The above mortgage rates are based on Prime (at 7.75%) minus 2.25% with loan up to 70% of price repayable in 20 years for a 500 sq. ft. flat.

Source of Information: Research Department, Midland Realty

A Rising Rental Market

The rental market, on the other hand, has shown no signs of falling. In 2005 rental increase has been a staggering 13.3%, higher than that of the second hand flat prices (See Chart 2).

Chart 2 Second Hand Flat Rent per sq ft (Dec 04 to Dec 05)



Remarks: Dec. 05 unit rent is estimate only.
Source of Information: Research Department, Midland Realty.

Two factors fuel the demand for rental accommodation. First, Hong Kong continues to attract overseas and Mainland China corporations to start anew or for the existing ones to expand. With it comes the demand for living accommodation for their staff. Second, rising employment often leads to higher rental/housing allowances and, consequently, higher demand for better accommodation.

Private household rents amount to about 25% of the Consumer Price Index. Any rental increase, therefore, kick starts inflation. This, however, is not necessarily a bad thing. Inflation generally means salary increase and, with it, additional purchasing power which again feeds rental increase and desire for better accommodation, creating an upward spiral.

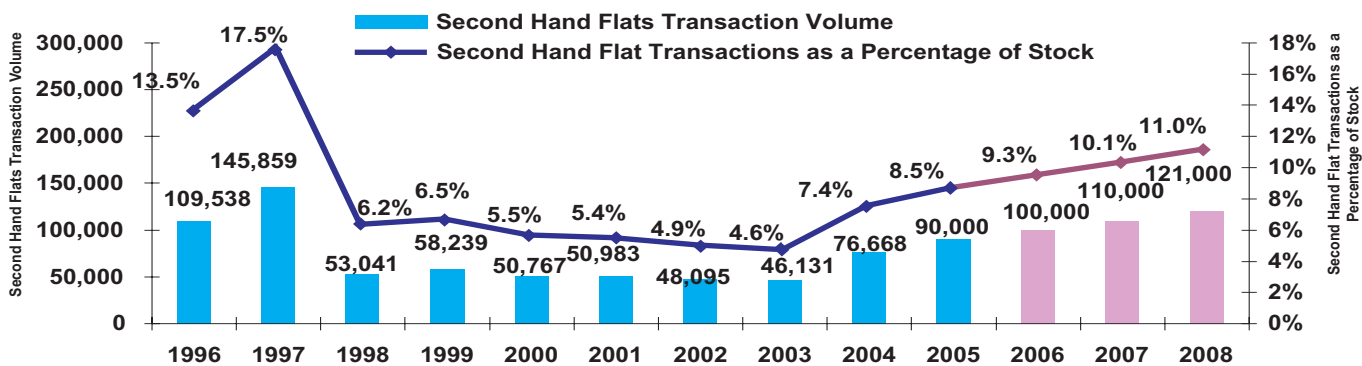
Rental increase also means better investment returns, acting as an incentive for investors to hold, rather than sell, their properties, thereby reducing panic sales and further stabilizing the housing market. At the same time it can actually increase demand for properties, especially the better quality ones.

Swapping Flats

A significant feature in the market recovery in the past two years has been the tendency to swap flats. Such pent-up demand has been greatly released post SARS. The percentage of second hand housing stock changing hands had increased from 4.6% in 2003 to 7.4% in 2004 to an estimated 8.5% in 2005. (See Chart 3)

In a rising economy, this trend can only grow and end-users will continue their demand for accommodation.

Chart 3 Second Hand Flat Transaction Volume and as a Percentage of Stock



Remarks: The above percentage represents transaction of second hand flats against its stock. The higher the percentage, the more active the second hand market is. Figures for 2005 to 2008 are estimates only.
Source of Information: Research Department, Midland Realty.

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Management Contracts and their use in Macau projects

Anna Chan
JO co-opted member

The first joint CPD organized by HKIE YMC and HKIS JO was held on 16 January 2006 in the HKIE Seminar Room. It was a successful talk, proven by the over-subscription of the talk and the response from the attendees during the seminar.



Craig Shepherd and Kenneth Mach, Partner and Senior Associate of the Arbitration Group of the Construction and

Arbitration at Herbert Smith, delivered an informative seminar which instilled both the engineers and surveyors

with a general concept and the characteristics of Construction Management and Management Contracting by comparing the differences among existing procurement methods. Construction projects in Macau, which are hot topics in the city, were also introduced to the attendees. In the presentation, features of Macau projects which led to the application of Management Contracting and Construction Management were illustrated by the speakers.



HKIE YMC and HKIS JO are happy with the success of the event and the committees of both institutions will organize similar joint events in the future to enhance the communication and sharing among the engineering and surveying professions.

Book review: Phantom of the China Economic Threat - Shadow of the Next Asian Crisis



Kelvin Ng
JO Committee

Following his last book - "The Misunderstood China" Pearson 2004, Chi Lo, an economist formerly with the HSBC and Standard Chartered Bank, has recently published a new book, "Phantom of the China Economic Threat - Shadow of the Next Asian Crisis".

The author argues that "China's rapid economic ascent has raised many eyebrows, inviting envy, admiration as well as fears about the impact of the Middle Kingdom's development on the world economy. However, there is a lot of misunderstandings on China's global economic role, leading to distorted debates about the issue."

The author has made a new diagnosis of conventional views on China by treating them in an original and stimulating manner by showing a broad knowledge of published and unpublished materials on Asia, China in particular.

The book's main theme is that China's rise is a net



opportunity for the world economy. The arguments are advanced through economic analysis, backed up by data and anecdotal evidence from the real world. The author has also analysed many of the arguments that point to China as a threat. Such a balanced assessment is the greatest value of the book. He argues that although China and other Asian economies have

banking and fiscal weaknesses, these problems are manageable and will not produce another regional crisis like the one in 1997-98. Since China is only one of the many crisis stress points affecting Asia, many politicians' efforts to paint a China threat are indeed hypocritical. The real danger to Asia is rise of protectionism in America, which is extremely plausible.

However, the author seems to be too optimistic on China's central bank not losing control of monetary policy. The central bank's success, according to Lo, was due to measures like 'moral suasion' and bond issuance. It is doubtful how much longer can 'moral suasion' work. There is increased individualism and corruption. Administrative intervention only encourages corruption and bond issuance is limited by the fiscal position. The book correctly argues that there is no reason to believe China's undervalued currency and state subsidies to industry would make it

industrialise faster than its Asian neighbours. However, it should also focus on the problems with implementing industrial policy and the difficulties of China's authorities managing the macro economy with an undervalued exchange rate.

China is blamed for US job losses, is said to be buying up scarce energy resources so as to reduce the access of the rest of the world to limited energy supplies. A balanced assessment is a valuable contribution.

Anna Chan
JO co-opted member

Basics of cost planning and cost estimate

For a prospective professional quantity surveyor, pre-contract cost studies and cost estimating is one of the most essential areas for the Assessment of Professional Competence (APC). Victor Lau, a private practice quantity surveyor, conducted a PQSL seminar on cost planning and cost estimate on 28 February. The seminar room was crowded by probationers who were interested in learning the basic skills in cost estimating. The fundamental



concepts and practical skills on pre-contract cost planning were illustrated during the seminar. Besides, different approaches on cost estimating and cost planning from feasibility

stage to detailed design stage were introduced with illustrations from real life cases. Attendees were satisfied by the informative presentation and gained a clearer picture on preparations of cost estimates, which would definitely be beneficial to their career development.

Goodwill Visit to LSGI, the HK Polytechnic University 2006



Eric Chan
LSD

The Department of Land Surveying and Geo-Informatics (LSGI) of HKPU has long been a close partner of the Land Surveying Division (LSD) of HKIS in the training of land surveyors and the development of the industry. On 28 February, LSD council members, led by Dominic Siu, the LSD Chairman, visited LSGI to exchange views on concerned issues with lecturing staffs headed by Professor YQ Chen. The followings are some highlights.



The newly restructured full-time BSc programme, which provided streaming in the second year of the course, commenced last year. The course was accredited by several

institutions in HK and UK and was seeking for accreditation from HKIS. The matter was handled by BoE and BoM of HKIS through formal accreditation procedure.

25 of the current year 1 students selected the Land Surveying Stream whereas 15 students got their way to the Geo-Information Technology Stream. Within the latter group, 5 students decided to gain a double degree award (BS (Hons) in Geomatics and a BSc (Hons) in Computing).

Besides, MSc programme was no longer UGC-funded and the department was working very hard to group



enough students. For part-time programme, due to lesser demand, LSGI decided to hold in alternate years.



In order to enlarge the group of people eligible for applying the APC of LSD, the APC rules and guides was revised by majority votes in LSD AGM held last year such that only one specialised area of training was required instead of two. Such action was definitely beneficial to LSD in getting GIS dedicated members and was accommodating the change in LSGI programme which would provide Geo-Information Technology graduates.

LSD council realised that the expertise of LSGI staffs was invaluable to the whole division and had tried hard to incorporate them into the division. However, the proposal

on direct membership was not passed at a marginal voting in the HKIS EGM held last year. Without direct membership and academic route, the council had to investigate and look for a way out.

After the visit, discussions continued around the dining table at the Intercontinental Grand Stanford Hotel where the enjoyable environment brought about affectionate conversations between the delegations.



513 Flag Day for Hong Chi Association 請支持匡智會513售旗籌款日



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For enquiry and register, please email kennychan@hkis.org.hk.



Established in 1965, the Hong Chi Association (formerly the Hong Kong Association for the Mentally Handicapped) has grown to become the largest non-profit organization dedicated solely to serving people with mental handicap in Hong Kong. There are currently 64 service units serving some 6,000 people of all ages and all grades of mental handicap and their families.

(A HKIS JO Community Service)

Women in Surveying 測量半邊天



Kelvyn Ng
JO Committee

Eugina Fok - shortage of manpower doesn't hurt

How did you choose this profession ?

Immediately after obtaining a Higher Diploma from the then Hong Kong Polytechnic where Mr CY Leung was also one of my classmates, I furthered my study at the Liverpool Polytechnic on a surveying degree. As far as I am aware, I was the first female graduate in Hong Kong who have obtained a degree in surveying. During that period, I obtained a summer job with Jones Lang Wotton (Hong Kong) (the former Jones Lang LaSalle) during my first summer holidays in England, and for the summer holidays in the second year, I returned to Hong Kong to work with Swire Properties. I joined Swire properties as permanent staff after graduation from Liverpool Polytechnic in 1977.

What is your career path like ?

When I joined Swire in 1977, senior members like SC Liu and Kenneth Kwok were my colleagues at that time. Subsequently, I joined the Lands Department in 1983. My first posting was Kowloon East and after one year, I was transferred to Yuen Long. As the work nature and practice varied greatly between the private and public sector, and similar variation also existed between the urban and rural districts within the public sector, it often takes a new employee in the public sector, six months to one year in order to acquaint herself with the work and environment. The normal time span for each posting is two and half years for both Estate Surveyors and Senior Estate Surveyors, whilst the duration will be longer for Chief Estate Surveyors, normally 3 years, and employees could be posted to different specialized sections or district lands offices.

My first posting with the rural district was in Yuen Long which was quite remote in those days (1984). I used to be a free rider since I have no car and I used to hitch a ride with whoever colleagues who would return to town. In this way, I made friends and further job rotation offered me more opportunities to meet more people and made more friends.

For my career with Lands Department, I have been

transferred over 10 times to different district lands offices, specialist sections and even seconded to the Government Property Agency. The posting period with all these offices varied from one year to 4 years and I am now working as the District Lands Officer/Tai Po.



How long have you been working on property ?

Almost 29 years. Before I joined Lands Department, I had decided that I would like to devote more time to my family, hence the public sector should be ideal as not much time will be required for business entertainment. After over 20 years with the public service, my present job tended to be more administrative orientated. I am now in charge of a district lands office, and responsible for the land administration of the whole district. Both Estate Surveyors team and Land Executive teams will help me with the land administration work, with general grade officers supporting the running of the office.

Despite the shortage of manpower, team spirit is high in the office, I try to promote a happy working atmosphere as I considered that most essential. In my office, I treated every colleague as equal since we all 'pay' each other's salary and I tried to be more 'open' and 'transparent' in my decisions. With this concept, my clients, which consisted of the public

at large including District Councillors, Rural Committees and other government departments, they are satisfied with my office's performance and with more understanding and trust created, much time will be saved to work on core cases rather than complaints.

What is your greatest professional achievement ?

Whilst working in the Kwai Chung District Lands Office, I was given the opportunity to complete the deal of the Container Terminal 8 Project. I was told to ensure completion of the deal within 6 months. In that case, time was crucial, but no party was willing to make concession. It was a miracle that I managed to settle all the parties one by one. I was an acting senior Estate Surveyor by then, and this was my 'examination' case and naturally I was confirmed after I had concluded the deal.

Now, as a Chief, I am expected to know everything, but I must admit that I am still learning. Another job worth mentioning was the merger of both Kwai Tsing District Lands Office and Tsuen Wan District Lands Office. The core cases and routine works handled by the 2 offices were quite different, one contained more rural element whilst the other quite urban. Since it was a down sizing exercise, it was also difficult to ensure that remaining staffs can agree to take up the extra workload. The exercise was a success and I am glad to be part of that.

What are your plans and ambitions for the future ?

I had discussions with my counterparts in the profession and we all felt strongly that there is no part time job offered for ladies in our profession. It would be a good idea to set up a firm that can offer part time job as married female professionals can then have time to take care of both family and career. This is a common phenomena for other professions elsewhere.

What are the essential personal skills for the success & the key attributes in career ?

I believe that everyone has his own ability 天生我材必有

用; we can win through if we understand our short comings as well as others 知己知比, 百戰百勝; do not do anything to other that you will not do to yourself 己所不欲, 勿施於人. In addition, tackling problem by arrangement of win-win situation is the best solution. As a professional nowadays, we should offer not only our advice on surveying but provide a full range of professional services. In other words, one stop shop is preferable. Connection and communication are also important. In addition, we should possess political awareness. Someone thinks that "Government has 2 mouths (in the form of the Chinese word 官), actually, it doesn't exist, we comply with public demands as far as we can.

To you, what is the prospect of surveying ?

Nowadays, surveyors like all other professions, tended to go specialist. We are splitting into more divisions to enhance our competitive edge. However, it also resulted in less flexibility. Also the fact that China offers more opportunity for us, hence it seems that going 'north' is not just a trend but a need. Young professionals should also adopt an open minded attitude and be more sincere; conscientious; and truthful. Lastly, it is worthwhile to do more as you gain more knowledge and experience.

What advice would you give to young female GP who want to "break out of the mould" ?

Think deeper before you act. You should ponder enough before making decision.

What is your mission as one of the council member of the newly elected GP Council ?

I quit being a council member of the RICS since 1987, quite long time due to looking after my family and career. Now that my family need less of my time, hence I can devote more to the HKIS.

What do you do in your spare time ?

Line dance, exercise, occasional hiking and cooking.

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March 31	Surveyors Happy Hour	HKIS	Library, HKIS
April 10	LSD Golf Tournament	LSD	Palm Island Resort, PR China
	28	Surveyors Happy Hour	Library, HKIS
May 12	LSD Surveyors Luncheon	LSD	Football Club, Hong Kong SAR
	26	Surveyors Happy Hour	Library, HKIS
June 30	Surveyors Happy Hour	HKIS	Library, HKIS
July 14	Quality Building Award 2006 - Award Presentation Banquet	HKIS	Hong Kong SAR
	15	HKIS Conference 2006	Hong Kong SAR
	28	Surveyors Happy Hour	Library, HKIS
August	LSD Conference	LSD	HK Poly U, Hong Kong SAR
	25	Surveyors Happy Hour	Library, HKIS
September	LSD Annual Dinner	LSD	Hong Kong SAR
	16	BSD 20 th Anniversary Conference	BSD Four Seasons Hotel, HKSAR
	29	Surveyors Happy Hour	Library, HKIS
October 15-20	FIG XXIII Congress and XXIX General Assembly	FIG	Munich, Germany
	27	Surveyors Happy Hour	Library, HKIS
November 16	LSD Annual General Meeting	LSD	Hong Kong SAR
		HKIS Annual Dinner	Hong Kong SAR
	24	Surveyors Happy Hour	Library, HKIS
December	HKIS Annual General Meeting	HKIS	Hong Kong SAR
	29	Surveyors Happy Hour	Library, HKIS
2007			
May 12 - 17	FIG Working Week 2007 and XXX General Assembly	FIG/HKIS	Hong Kong SAR

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

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

Hiking @ Sai Kung

The Sai Kung Peninsula features some of the finest scenery in Hong Kong and some of the territory's most isolated areas. The natural countryside and its main features have been relatively unaffected by development. The construction of the High Island Reservoir has assisted in opening up the Peninsula and has added to the beauty and variety of the scenery, especially the eastern dam, with its dolosse-unit cofferdam, is itself unique.

The JO had a day out on 19 February when they saw a lot more than these pictures.

