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COMMITMENT TO CITY DEVELOPMENT AND MANAGEMENT
承擔城市的發展及管理

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Annual General Meeting

6:30pm

Tuesday 12 December 2006

811-812, Surveyors Learning Centre

8th Floor, Jardine House

One Connaught Place, Central

Hong Kong SAR

The current Council Year is drawing to a close. Professional members will have received notice of the Institute's AGM, scheduled for 12 December 2006. The General Council has had quite a fruitful year, as the President's brief review shows (page 3).

Changing of council and personnel seems inevitable for development of an organization, as shedding of leaves seems for healthy growth of a tree. If yearly harvest is an indicator of success, one should also see whether the tree has a full crown and good tillering capability to measure its growth and sustainability. It is hoped that the General Council's work, under the able leadership of our President, has met the expectations of our members in these respects.

On the subject of growth and sustainability, the Hon CY Leung gave a very inspiring speech at the Building Surveyors Conference on 16 September 2006, declaring an end to the slash-and-burn culture and advocating a strategic build-to-last approach to building development (page 38 to 44). Confidence in our future, sense of belonging, long-term vision and creation of the right legislative and economic environment are the key factors conducive to the build-to-last transformation.

Borrowing this thought from the Hon CY Leung, the same build-to-last approach should be applied to the growth and sustainability of our surveying profession. To show your commitment and share our sense of belonging to the profession, do come to the AGM on 12 December 2006!

Francis Leung

本理事會年度快將結束。專業會員們可能已經收到將於2006年12月12日召開的會員週年大會通知書。正如會長所說(第3頁),是屆理事會取得了若干成績。

理事會成員和人事更替是機構發展的自然規律,猶如秋風黃葉,只有適當的新陳代謝才能令樹木繼續生長。若然我們是以收穫來計算一年的得失,則別忘了看看樹木是否枝葉茂盛,具備更大的生命力去應付持續增長及更生所需。我們希望在會長的領導下,本年度理事會的工作會得到各位的認同。

談到生長及持續發展,我不得不借用梁振英先生在今年9月16日所舉行的建築測量週年會議上一番非常有意義的講話。就樓宇維修保養的工作,梁先生希望大家拋棄以往急功近利及短視的建築文化,並提倡「恒久建設」的理念(第38-44頁)。恒久建設始於我們對未來的信心,歸屬感,長遠目標和適當的法律手段及經濟環境。

借用梁先生的思維,把恒久建設的理念應用於測量專業的持續發展;我衷心邀請各位出席12月12日召開的週年會員大會,表達我們對測量專業的歸屬感和承諾。

梁立基



Committed to City Development and Management

It seems that every time I sit down to write my message for the Surveyors Times, we have just finished some big events and are preparing for some others.

A Surveyors Lunch was held on 2 November with Professor Holger Magel, the President of FIG (International Federation of Surveyors), as the guest speaker from Germany. Professor Magel emphasized the rationale behind incorporating all land management and construction economy related professions into one organization. He graduated as a land surveying student. Taught land management for many years. Now is an adviser to many developing countries on land development. His success is an inspiration to all surveyors. Surveyors should go into the social and economic arena.

The next day, the Institute warmly received a delegation from the Ministry of Construction. The delegation was led by Deputy Minister Liu Zhifeng – a key official responsible for all the construction related mutual recognition of qualifications and the further liberalisation measures for Hong Kong practitioners to set up firms in the Mainland. Surveyors constitute more than half of the construction related professionals with reciprocated Mainland qualifications obtained under the Closer Economic Partnership Arrangement. The meeting with the delegation has allowed us to express adequately our views on the roles to be played by Hong Kong surveyors in real estate development and construction industry. Surveyors represent a wide spectrum of ability and experience to accept challenges in different environment.

On 7 November, the Institute held a presentation ceremony for the HKIS Property Marketing Award for the third time

in three consecutive years. We hope that through such awards we can arouse developers' interest in producing high quality property and increase public awareness on the importance of professional property marketing. A significant size of HKIS members are participating in real estate market. The Institute has the responsibility to ensure high performance standards and ethical behaviour are observed in property development and marketing. More similar awards should be derived to encourage surveyors to enhance the status of the profession.

Knowing that HKIS Annual Dinner 2006 is just a few weeks away, I am very delighted to be prompted to write some messages for the Annual Dinner celebration booklet and newspaper supplement. It is also time we should celebrate the achievement of our aims in the year. However, it is always a difficult task to tell the public about surveyors' successes. The three recent events have given me some ideas for writing all these year-end messages. Surveyors are committed to city development and management.

It is hard to hear that surveyors' roles in building the city's infrastructure are always blur to the public. Definitely, we have significant roles to play in different stages and parts of our city development. In a highly commercial city like Hong Kong, the launch of large scale development projects can be very complicated. Surveyors are not only involved in assessing the development potential but also explaining the practicality of proposals and resolve conflicts before developments begin. The Institute has been very busy in the past 12 months in response to public consultation in connection with some infrastructural development proposals. More importantly, surveyors are also relied on to maintain and manage the completed structures and

facilities. In a densely developed city, poor maintenance of the built environment can create serious social problems. The Institute has been very active in offering suggestions for speeding up urban renewal and fostering better city management.

In my other year-end messages that will go to press at the same time with this issue, I shall introduce the Institute as one of the clearinghouses for opinions exchange between

the public and the government as well as other statutory bodies. There is a need for the Institute to express its care about some of the controversial city development issues. In addition, the Institute has to play a proactive and impartial role in the management of the Asia's World City of Hong Kong. Surveyors are indispensable to the society and the built environment.

Wong Chung Hang *President*

承擔城市的發展及管理

好像每一次當我要坐下來，為「測量師時代」執筆的時候，總是有些活動剛剛完成，而又要籌備快要來臨的其它活動。

十一月二日，舉辦了一個測量師午餐會。邀請了從德國來的國際測量師聯合會（FIG）主席霍爾格·馬格爾教授作為主講嘉賓。席間，馬格爾教授強調了要把土地管理和建設經濟編進一個共同機構的基本理論。他原本是土地測量系本科畢業生，曾經長期執教土地管理。現在，他為很多發展中國家當土地發展顧問。他的成就對所有測量師而言是一種激勵。測量師應該闖進社會和經濟舞臺。

隨後的一天，學會接待了國家建設部的一個代表團。代表團的團長是建設部的劉志峰副部長——他是負責兩地建造業有關人員資格互認和為香港業內人士在內地開業定出放寬措施的重要官員。通過「更緊密經貿關係安排」下的互認，而取得內地資格的香港專業人士，有一半以上是測量師。這次見面，給予我們一個好機會，向代表團表達了香港測量師們在內地房地產和建造業可以擔當的角色。測量專業的確是代表著一個非常廣闊的範疇，我們的經驗和能力，理應可以面對不同環境的任何挑戰。

十一月七日，學會舉辦了第三屆「十大樓盤頒獎典禮」，也是連續第三年有這個典禮。我們希望繼續通過這種活動，在喚起發展商對提供更優質樓宇之餘，更能令市民大眾明瞭專業的物業推廣的重要性。學會有很多會員是從事房地產市場事務的。學會對物業推廣的專業標準及道德規範是責無旁貸的。同類型的頒獎活動應該值得提倡，以鼓勵測量師們精益求精，提高測量專業的聲望。

學會的2006年度週年晚宴將快要來了，我是非常樂意被催促，為週年晚宴的場刊和報章特刊攢寫致辭。藉著週年晚宴，我們應該為今年所取得的成績慶祝一番。然而，向公眾發佈測量師的成就，往往是一件高難度的工作。上述的三項活動，給我提供了一點靈感。測量師對城市發展和管理是有着承擔的。

市民對測量師在建設城市基礎設施中的角色是模糊的。這說法，實在令人難受。肯定地說，在不同的時間裡和崗位上，測量師在城市建設中擔當了重要的角色。在香港這麼一個高度商業化的社會裏，大型發展項目總是有自身的複雜因素。測量師不單要為項目的發展作出評估，更要在項目上馬之前，作實踐性研究和調解矛盾。更重要的是，測量師的參與，往往是貫徹整個項目到落成及日後管理。對一個高密度的城市而言，建設好的城市環境，如果有維修保養不善的話，將會帶來無窮的社會問題。學會一直非常重視市區重建和促進良好城市管理，並就這些課題不斷地和積極地提供意見。

在我另外一些與此篇同時出版的致辭裡，我將會介紹香港測量師學會的定位，定位的目的是為了要成為公眾、政府及其它法定機構交換意見的其中一個「整理場所」。一如以往，學會是有必要去發表對某些爭議性的城市發展課題上的關心。再者，學會在管理香港——這亞洲國際城市上，需要扮演一個非常積極和公正的角色。測量師對社會和建設好的城市環境是不可或缺的。

黃仲衡 會長

Project K7



The Institute has written to the Urban Renewal Authority (URA) in September subsequent to the launching

of a two-month public consultation exercise by the URA on the development design concepts of the Kwun Tong Town Centre (Project K7). This is the largest single redevelopment project undertaken by the URA, covering a site area of about 5.3 hectares and affecting about 5,000 people within over 1,600 property interests.

In the letter to the URA, the Institute stated that the existing Kwun Tong Town Centre was built in the 1960s. Generally speaking, the design of the over forty-year-old centre has become obsolete and is not capable to cope with the requirement for a town centre in the 21st century.

Within that area, there are mainly low to medium-rise tenement buildings for retail and residential uses. As the buildings are old with obsolete designs and inadequate services, maintenance on these buildings is getting more costly and inefficient. The living environment is unsatisfactory as evidenced by the deteriorating sanitation and hygiene conditions, the worrying security and safety concerns, a lack of green areas and very limited communal facilities. The traffic conditions are in chaos and not up to standard for a town centre of an area having probably the highest population density in the world. A new and rejuvenated town centre is needed. These feelings are shared and agreed by the HKIS.

A redevelopment of the Kwun Tong Town Centre seems to be a possible solution to resolve the above problems. A well-balanced, fully public-consulted and carefully considered redevelopment scheme shall not only be able to meet with the above requirements, but may also render Kwun Tong Town Centre a hub of the Southeast Kowloon Development at the eastern end and a new landmark for Hong Kong.

Provided the Project aims to serve the above functions, the Institute in principle welcomes and supports the URA proposal in undertaking a comprehensive redevelopment for the Kwun Tong Town Centre.

Major considerations and concerns

In the Public Consultation Document, the URA has listed five guiding principles, which the HKIS agrees to be the foundation to a successful redevelopment of the Kwun Tong Town Centre:

- Wide public consultation and participation in planning and design;
- Understanding and acceptance of URA prevailing compensation and re-housing policies by those affected;
- Phased development to minimize impact and sustain economic vibrancy of the area;
- Adoption of a creative and visionary design for a 21st century town centre; and
- Prudent financing strategies to ensure financial sustainability.

Whilst accepting the five principles, the Institute suggests the URA and the Government to take thorough considerations on the following points.

Public consultation and participation

Involving 5.3 hectares of valuable urban land, the scale of the project will be very substantial. The letter has suggested that relevant authorities should carry out comprehensive public consultation on the numerous issues, especially on controversial topics including design detail, scheme selection as well as resumption and compensation package, so that the needs of all sectors of society can be balanced and cared for.

The letter also raised to the URA the importance of information transparency so that the public may keep on monitoring and expressing their opinions throughout the whole redevelopment process. It has, in particular, recommended that more consultations be made to solicit the views and support from local residents, including those at the District Council, stakeholders such as owners of properties and related professional bodies who could offer impartial and professional comments.

Acquisition and disposal strategy

The project is estimated to affect about 1,860 households and about 300 shops. As no detailed compensation



丁亥年



2007

日	一	二	三	四	五	六
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十三	十三	十四	十五	十六	十七	小寒
7	8	9	10	11	12	13
十九	二十	廿一	廿二	廿三	廿四	廿五
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初三	初四	初五	初六	初七	初八	初九
28	29	30	31			
初十	十一	十二	十三			

日	一	二	三	四	五	六
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十五	十六	驚蟄	十八	十九	二十	廿一
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初六	初七	初八	初九	初十	十一	十二
29	30					
十三	十四					

日	一	二	三	四	五	六
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廿七	廿八	廿九	三十	四月	初二	初三
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初四	小滿	初六	初七	初八	初九	初十
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十一	十二	十三	十四	十五		

日	一	二	三	四	五	六
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					十六	十七
					十八	十九
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十八	十九	二十	芒種	廿二	廿三	廿四
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廿五	廿六	廿七	廿八	廿九	五月	初二
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24	25	26	27	28	29	30
初十	十一	十二	十三	十四	十五	十六



• 2007 •

日	一	二	三	四	五	六
1	2	3	4	5	6	7
十七	十八	十九	二十	廿一	廿二	小暑
8	9	10	11	12	13	14
廿四	廿五	廿六	廿七	廿八	廿九	六月
15	16	17	18	19	20	21
初二	初三	初四	初五	初六	初七	初八
22	23	24	25	26	27	28
初九	大暑	十一	十二	十三	十四	十五
29	30	31				
十六	十七	十八				

日	一	二	三	四	五	六
			1	2	3	4
			十九	二十	廿一	廿二
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廿三	廿四	廿五	立秋	廿七	廿八	廿九
12	13	14	15	16	17	18
三十	七月	初二	初三	初四	初五	初六
19	20	21	22	23	24	25
初七	初八	初九	初十	處暑	十二	十三
26	27	28	29	30	31	
十四	十五	十六	十七	十八	十九	

日	一	二	三	四	五	六
						1
						二十
2	3	4	5	6	7	8
廿一	廿二	廿三	廿四	廿五	廿六	白露
9	10	11	12	13	14	15
廿八	廿九	八月	初二	初三	初四	初五
16	17	18	19	20	21	22
初六	初七	初八	初九	初十	十一	十二
23	24	25	26	27	28	29
初九	十四	十五	十六	十七	十八	十九
30						
二十						

日	一	二	三	四	五	六
	1	2	3	4	5	6
	廿一	廿二	廿三	廿四	廿五	廿六
7	8	9	10	11	12	13
廿七	廿八	寒露	三十	九月	初二	初三
14	15	16	17	18	19	20
初四	初五	初六	初七	初八	初九	初十
21	22	23	24	25	26	27
十一	十二	十三	霜降	十五	十六	十七
28	29	30	31			
十八	十九	二十	廿一			

日	一	二	三	四	五	六
				1	2	3
				廿二	廿三	廿四
4	5	6	7	8	9	10
廿五	廿六	廿七	廿八	立冬	三十	十月
11	12	13	14	15	16	17
初二	初三	初四	初五	初六	初七	初八
18	19	20	21	22	23	24
初九	初十	十一	十二	十三	小雪	十五
25	26	27	28	29	30	
十六	十七	十八	十九	二十	廿一	

日	一	二	三	四	五	六
						1
						廿二
2	3	4	5	6	7	8
廿三	廿四	廿五	廿六	廿七	廿八	大雪
9	10	11	12	13	14	15
三十	十一月	初二	初三	初四	初五	初六
16	17	18	19	20	21	22
初七	初八	初九	初十	十一	十二	冬至
23	24	25	26	27	28	29
十四	十五	十六	十七	十八	十九	二十
30	31					
廿一	廿二					

香港公眾假期：1月1日 元旦 ● 2月17日 農曆年初一之前一日 ● 2月19日 農曆年初二 ● 2月20日 農曆年初三 ● 4月5日 清明節 ● 4月6日 耶穌受難節 ● 4月7日 耶穌受難節翌日 ● 4月9日 復活節星期一 ● 5月1日 勞動節 ● 5月24日 佛誕 ● 6月19日 端午節 ● 7月2日 香港特別行政區成立紀念日翌日 ● 9月26日 中秋節翌日 ● 10月1日 國慶日 ● 10月19日 重陽節 ● 12月25日 聖誕節 ● 12月26日 聖誕節翌日



regime is proposed by the URA in the Public Consultation Document, the letter did not contain any comments on the issue; however, it has urged the URA and Government to pay special attention to ensure the interests of affected property owners and tenants are compensated in an equitable and reasonable manner.

Regarding the disposal strategy, both joint venture and public tender approaches are considered to be feasible and workable options. Again, transparency and fairness are the two main concerns.



The Institute inclines to adopt a joint venture approach which would provide the current property owners an opportunity to participate in the project, thus reducing the resistance to compulsory acquisition which will likely prolong the development programme and increase project costs. Obviously the detailed arrangement should be worked out carefully and practically.

Development density and feasibility

The letter further pointed out that the Institute has noted voices from green groups and some political parties requesting for more stringent restrictions on the development density of the project so that the future Kwun Tong Town Centre is more environmental friendly and any adverse environmental impacts of the project to the surrounding is put to the minimum. The Institute has also heard other opinions about worries on the lowered development density which may affect the attractiveness and even the financial feasibility of the project.

According to the existing condition, the project area is subdivided into two sites by Hip Wo Street. The Institute takes the view that each site should be self-sustainable in terms of development parameters, such as plot ratio, site coverage and open space provision, under the Buildings Ordinance. It is acknowledged that GIC accommodation and public transport interchange would be GFA accountable. This will address partly the criticism on a high plot ratio. On the understanding that the project will have to be self-financing,

the development density will be one of the determining factors on the project viability.

The letter points out that for a prime site such as Project K7, too low a density would be an under-utilization of scarce land resources. The level of density which is currently proposed is considered a reasonable and acceptable balance of all the concerns.

Phasing and development strategy

The Institute shares the view that a phasing development may minimize the adverse effects to the economic activities in the surrounding and the daily lives of Kwun Tong residents. For instance, a traffic impact assessment should cover proposals on schemes of temporary road closure or diversion as well as a suitable location of a transitional traffic interchange. The public should also be kept informed and consulted on the relocation of various existing communal facilities so as to retain the reasonable level of services to the residents during the redevelopment stages.

The letter also included a recommendation that a further consultation on phasing strategy is to be carried out when the design and programme of the project have been firmed up.

Design details

The three design proposals visualized some possible design options for the project and these are very useful for members of the public to express their opinions on different aspects. However, the traffic impact of the project to the surrounding is a major concern to the Institute, says the letter. Under the three design proposals, three existing busy streets of Kwun Tong Town Centre, namely Tung Yan Street, Yue Man Square and Fu Yan Street, are to be relocated or redesigned. It is expected to cause significant impacts to the traffic on Kwun Tong Road and Hong Ning Road.

Whilst the traffic generated by the project may trigger severe congestion of the existing Kwun Tong Road transport network, as evidenced by the existence of the tail back problem during the grand opening of the APM development. The Institute therefore proposes an in-depth traffic impact assessment to be carried out to review the current traffic reserve capacity and the capacity of the MTR roundabout and Hong Ning Road junction, taking into account the subsequent redevelopment in the surroundings. Re-configuration of the road junctions and widening of the current main trunk roads and surrounding streets are suggested to be seriously considered. The all-weather public transport interchange has to be strategically

located and carefully designed to optimize the mechanical ventilation effects with minimum costs.

On the building design, the Institute has suggested a set back of not only the podium but also the buildings thereon to exploit the benefit of this considerable site. Such setback can minimize the visual impact to the surrounding pedestrians and residents and improve the natural ventilation at the facades, especially when the adjoining buildings are subsequently redeveloped. Kwun Tong Town Centre is a traditional marketplace that street level shopping is a typical feature of the local residents. To avoid causing a "fortress" effect resulting darkened and dull neighbourhood streets, a design to preserve the current street level shopping behaviour is recommended.

The letter stated that the Institute does not object to the inclusion of a sizeable central plaza in the future redevelopment, provided the plaza is carefully designed to avoid the 'heat tank' situation.

Conclusion

The letter concluded by saying that the Institute in principle is supportive of the proposal, however, with the project still in a schematic stage, it may be difficult to comment on the relevant issues from a micro perspective; the Institute has asked the URA to invite members of professional bodies and tertiary educational institutions to set up independent task force to specifically scrutinize and advise on various technical aspects of the project.

The study in the letter to the URA has been the efforts of the Project K7 Working Group comprising Chairman Yu Kam Hung; Vice Chairman Stephen Yip and members Edwin Tang, Vincent Ho of BSD; Serena Lau, Thomas Tang of GPD; Lesly Lam of LSD; Kenneth Chan, Gary Yeung and Dick Kwok of PFMD; Edwin Tsang of PDD; Dr Paul Ho, Bernard Wu and Ricky Chan of QSD and Billy Wong of the JO. The Honorary Secretary of the working group is Wong Tsz-choi.

Surveyors luncheon



On 2 November, the Institute invited Univ Prof Dr -Ing. Holger Magel, President of the International Federation of Surveyors (FIG) as guest speaker at a surveyors luncheon in the Royal Hong Kong Yacht Club, Kellett Island, Hong Kong.



Professor Magel delivered an interesting speech covering FIG's vision, mission and activities and its promotion of sustainable development. More than 50 guests and members learnt that

FIG was a global federation with more than 100 members from 85 countries. Nine new member associations including the China Institute of Real Estate of Appraisers (CIREA) were approved at the FIG General Assembly held at the FIG Congress 2006 in Munich.

FIG is growing and its activities are increasing. It has continuing relations with sister organizations and has close contact with the United Nations and its agencies. FIG is pushing to broaden its range of activities for the benefit of

the country and society and for a sustainable world. Professor Magel pointed out that there were no limitations of surveyors and disciplines, and the contribution of surveyors was essential for the development of a country. The new FIG Council 2007 to 2010 and the 10 FIG Commissions were also introduced.



Professor Magel took the opportunity to thank Mr T N Wong, our past President and Vice Chairman of FIG Council 2003-2006 for his unfailing support during his term of office.

The presentation concluded with Professor Magel promoting the FIG Working Week 2007 to be held on 13-17 May 2007 in Hong Kong and wishing the HKIS a successful Working Week.

For more details on the FIG Working Week 2007, please visit www.figww2007.hk and please visit www.fig.net for details about FIG.

New cruise terminal facilities for Hong Kong

The Tourism Commission has invited the Institute to a briefing on the Government's plan on 1 November in the Central Government Offices on Lower Albert Road.



On 24 October, Secretary for Economic Development and Labour Stephen Ip announced Government's plan for developing new cruise terminal facilities at Kai Tak. "The development of new cruise terminal facilities is important for Hong Kong to capture the growth of the cruise industry in the Asia Pacific Region and sustain its development as a regional cruise hub," Mr Ip said.

A survey conducted by the Hong Kong Tourism Board in 2004 indicated that more than 50% of mainland visitors expressed interest in joining cruise vacation in future. According to consultancy studies, with the availability of new cruise terminal facilities and appropriate marketing strategies, the economic benefits are estimated to between HK\$1.4 billion to HK\$2.2 billion per annum by 2020. The project may support some 10,000 employment opportunities by 2020.

Cap 473

The Institute has written to the Survey & Mapping Office in the Lands Department to say that it agrees in principle with

the minor revision of the Code of Practice (4th Edition) issued under the Land Survey Ordinance. The amendment is to remove the brand name and expressions from the samples of survey records appended to the Specification and Practice Guide for Establishing GPS Control Stations for Land Boundary Surveys in the Appendix, provided that the essence and content of the proposed amendments, which have been agreed upon, are kept in tact.

QS becomes co-opt member of energy committee

Dr Paul Ho of the Quantity Surveying Division has become a co-opt member of the Energy Efficiency and Conservation Sub-committee of the Environmental Protection Department. The tenure of appointment runs till July 2008.

PN4 may undermine

The Institute has written to the Director of Planning on 29 September to say that Practice Note for Professional Persons Number 4/2006 of 23 June 2006 could undermine property rights of private owners, good planning and architectural principles compromised. The letter asks and offers to meet with the Planning Department, in consultation with other relevant Government departments and market practitioners, to consider the implications and uncertainties associated with PN4.

Surveyors happy hour

測量師歡樂時光



HAPPY HOUR



Winners of October Lucky Draw

Billy Wong, JO Chairman (left)
Francis Ng, past president of HKIS (centre)

The date of Surveyors Happy Hour for 2006 is: 29 December.

For enquiries, please email the HKIS Office at: info@hkis.org.hk or telephone (852) 2526 3679.

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



國家建設部代表團來訪學會 MOC visits HKIS



建設部代表團一行十人，由建設部副部長劉志峰帶領，於2006年11月3日來到香港訪問學會，與會長們及各組別代表進行交談，就香港與內地資格互認及執業註冊等事宜作進一步討論。

會上，會長黃仲衡致歡迎辭後，再講述學會的情況。劉志峰副部長也介紹了建設部各司的職責，並建議雙方日後多作交流，就建設行業的發展、資格互認及執業註冊的事宜作詳細交換意見。

會長黃仲衡表示，學會已分別與中國房地產估價師學會（2003年）、中國建設工程造價管理協會（2005年）及中國建設監理協會（2006年）簽訂資格互認協議，但獲得內地資格的會員，要進入內地執業或開辦企業的時候，仍然存在技術困難，希望有關部門提供協助。

學會產業測量組主席劉詩韻指出，與中國房地產估價師學



會簽訂互認協議後，有關的執業及註冊事宜仍然需要繼續跟進。劉主席希望日後可以與更多相關的學會，如房地產經紀人學會，進行互認。另外，自從簽訂互認後，學會會員的確有了很多機會與國內企業加強了溝通，發展業務。

國家建設部一行成員包括副部長劉志峰、綜合財務司司長秦玉文、外事司司長何興華、市場管理司副司長王早生、教育司副司長張其光、執業資格註冊中心副主任陶建明、中國建築學會《建築學報》主編周暢、國家建設部辦公廳（部長秘書）劉新峰、中聯辦協調部秘書吳圓及研究部處長周國平。

學會出席接待的代表除會長黃仲衡外，尚包括高級副會長陳旭明、副會長余錦雄、上任會長張達棠、產業測量組主席劉詩韻、工料測量組副主席關天智、義務秘書賴旭輝、建築測量組主席鄧海坤、義務秘書梁志添、規劃及發展組主席曾正麟及土地測量組副主席宋漢光。

2006年十大樓盤頒獎典禮 HKIS Property Marketing Award 2006



專業評審

在同一場合上，香港專業聯盟主席暨評審委員會名譽總監梁振英說：「評審團不單從樓盤本身質素：包括質量、設計、銷售策略、樓書設計、推廣意念、媒體運用、對市場瞭解等作出評審，亦會評核其他能突出該項目的優勢的手法，配合市場及有利銷售的付款方法亦是評審

團會考慮的因素。事實上，優秀住宅項目一直依賴同業的專業知識以及對市場靈敏的觸覺，而這些專業工作亦為社會和地產界作出重大貢獻。」

在十一月七日的頒獎典禮上，香港測量師學會會長黃仲衡說，在香港，房地產業面對的競爭是十分激烈的。企業想注重塑造良好的形象、追求品牌效應，就要對消費者講誠信、重素質。這樣做，一定會受到廣大市民的歡迎。物業市場的發展，也培養了重視品牌意識的消費群體。他們注重的不僅是產品本身，也注重產品背後的企業。

確實，香港都市發展一日千里，發展商所扮演的角色實在功不可沒，作為產業的開發者，他們真正體現了香港人的高瞻遠矚，適應力與創新精神，以實際投資來證明對本港的信心。物業市場在經歷多番起伏，供應與需求長期失衡的衝擊下，發展商亦可因時制宜地安然渡過經濟低潮，更在物業推廣、營銷策略及樓宇設計方面日見專業。

會長黃仲衡又說，有見及此，香港測量師學會深感實在有必要表揚他們對民生的建樹。學會舉辦「十大樓盤頒獎典禮」，目的是要對上年度內優異的住宅項目作出表揚。評審工作是艱巨的，特別是推出的新住宅單位逾萬，如何突圍而出成功創造有市有價的佳績，絕對不是易事，得獎單位絕對是實至名歸。香港測量師學會在2006年再次舉辦頒獎活動，肯定同業的努力及付出，使大眾對各專業在物業市場所提供的服務有更深瞭解及認識。

梁振英又認同，隨著社會的迅速發展，市民對生活品質的要求不斷提昇，今日的住宅樓盤不僅要滿足市民樓身的需要，同時還要在居住的舒適度，建築設計的藝術水平，社區氣氛的營造各方面做到精益求精。房地產市場競爭不僅是價格、地點的競爭，而要更倚重宣傳和營銷手段，在消費者日益成熟的今天，產品本身的質素、定位、規劃佈局、社區景觀、建築設計、戶型結構、主題，以至命名及說明書設計，都是成功的重要因素。

香港的房地產營銷技術在亞洲以至全球範圍內都處於領先地位。先進的營銷技術不僅為發展商爭取市場，同時也為香港珍貴的土地資源創造最大價值。測量師學會舉辦的樓盤選舉，既表揚成功的樓盤，也推廣房地產發展的系統化技術。今年參選的樓盤各具特色，每個樓盤都因應各自的市場定位，採用不同的推廣策略和手法，要從中選出優勝者，評判團費盡不少心思。經過公平、公正的遴選，各得獎者實至名歸，表示衷心祝賀。他希望這個評選活動，能夠進一步提升業界的市務水平，使物業推廣策略和手法不斷進步，為市場加添活力，更重要的是讓消費者有更多、更好、更物有所值的選舉。



獎 項 摘 要	十大市場推廣大獎 Top Ten Property Marketing Projects Award 全年最佳市場推廣大獎 凱旋門 The Best of the Year The Arch	十大樓書大獎 Top Ten Property Sales Brochures Award 全年最佳樓書大獎 名門 The Best of the Year The Legend	十大樓則大獎 Top Ten Flat Layouts Award 全年最佳樓則大獎 凱旋門 The Best of the Year The Arch
	得獎項目 一號銀海 - 信和 名門 - 長實 君傲灣 - 新世界/地鐵 泓都 - 新世界/市建局 域多利道60號 - 會德豐 御皇庭 - 爪哇/恒基 凱旋門 - 新地/地鐵 畢架山峰 - 信和/華置/萬泰 都會駅 - 長實/南豐/地鐵 聚賢居 - 恒基	得獎項目 一號銀海 - 信和 名門 - 長實 君傲灣 - 新世界/地鐵 皇府山 - 新地 畢架山峰 - 信和/華置/萬泰 御皇庭 - 爪哇/恒基 凱旋門 - 新地/地鐵 都會駅 - 長實/南豐/地鐵 聚賢居 - 恒基 翠麗軒 - 裕泰興	得獎項目 一號銀海 - 信和 名門 - 長實 泓都 - 新世界/市建局 域多利道60號 - 會德豐 畢架山峰 - 信和/華置/萬泰 御皇庭 - 爪哇/恒基 凱旋門 - 新地/地鐵 都會駅 - 長實/南豐/地鐵 聚賢居 - 恒基 慧雲峯 - 南豐



十大市場推广大獎 Top Ten Property Marketing Projects Award

強調市場推廣對物業銷售的重要性，一個好的市場推廣是一個整體的宣傳策略，由用料、設計、選用推廣媒體、處理傳媒手法、印製樓書及宣傳刊物、善用地產代理、設計付款方法和優惠等，都能切合既定的方針來鎖定目標群，從而加強銷售能力。最重要的是每一個推廣項目都有本身的弱點，市場推廣策略是以包裝的方法，減低弱點的影響力，透過明確主題包裝加上創意，提升項目的整體形象。



十大樓書大獎 Top Ten Property Sales Brochures Award

售樓說明書（俗稱「樓書」）在物業推廣計劃中佔有極其重要的地位，它既是物業資訊的主要來源，亦是展現推廣主題的最佳媒介，而一本好的樓書應適當地平衡資料性與藝術包裝，以細緻用心及創意，吸引準買家注目，並在他們心中建立良好的第一印象。而樓書作為介紹物業狀況的最主要途徑，其首要作用是向準買家提供全面而準確的物業資料，讓他們無須親臨樓宇現場便可從樓書中瞭解有關的物業。本獎項的設立目的是為提高各界對售樓說明書的注意程度，並提倡樓書的編排應從買家的角度出發，提供清晰、齊備及容易閱讀的資訊，讓買家更能掌握物業狀況。



十大樓則大獎 Top Ten Flat Layouts Award

住宅樓宇是日常生活的必需品，它的設計好與壞將會直接影響住客的生活質素。本獎項的設立是為提倡優質住宅單位設計應從用家的角度出發，除考慮建築面積及實用面積之比例，更要結合人與大自然等軟性原素，讓住宅建築在解決基本生活需求的同時，更可照顧到住客的品味、生活習慣，以至健康、環保、舒適感等更深層的概念。



最佳大獎 凱旋門 The Arch



評審工作

評審委員會首先擬定評審的標準及評估機制，通過了差不多三個月的工作，從四十多個參選專案裏嚴格甄選二十個入圍項目，從中再甄別十個進入候選名單。評審委員會成員多達四十人，大部份都並非在物業發展公司工作，而碰到利益衝突的時候，他們一律避席以示公平。

名譽總監 香港專業聯盟主席梁振英

評審委員會 主席 香港測量師學會會長黃仲衡
副主席 香港測量師學會產業測量組主席劉詩韻

學術顧問 香港大學房地產及建設系鄧廣榮教授
兼評審委員 香港理工大學房地產系許智文教授
香港城市大學建設系潘永祥博士

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鄭可禮 林蔭安 霍麗棧 張一輝 方慧盈 盧以德
陳超國 關兆源 廖敬棠 宋梓華 關冰雲

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陳耀輝 黃志峰 黃沛傑 黃智亮 溫嘉俊
葉美儀 葉衛星 趙慧華 劉可為 歐陽兆良
潘啓文 繆嘉輝 謝國熹 羅信端 關兆源
蘇浩妍 鐘慧珊 林秀慧



Summary of HKIS CPD Events 7 December 2006 - 30 January 2007

ORGANISER	DATE	CODE	EVENT	SPEAKER(S)
JO CPD	7 December 2006	2006087	Experience Sharing on Prefabrication in Private Projects and Hotel Refurbishment	Eric WK Chung
QS CPD	8 December 2006	2006090	孫子智慧與現代管理	彭泓基
QS CPD	11 December 2006	2006091	Stay of Execution Pending Appeal	Richard Khaw
JO CPD	13 December 2006	2006088	Risk Assessment and Job Safety Analysis	Dr YY Wong
JO CPD	29 December 2006	2006094	【表達創意】工作坊	林超榮, 王德全
JO CPD	13 January 2007	2007005	One Day Seminar on Contract Management, Alternative Dispute Resolution and Professional Indemnity	Michael Charlton, Cheung Tat-tong, John Molloy, Samuel Ngo, Gerry Tucker
JO CPD	18 January 2007	2007001	Claims, variations and quantum merit	Nick Longley
GP CPD	18 January 2007	2007004	Real Estate Developments along Railway lines	Daniel Lam, Andrew Seah, Prof Sunny Kwong, Kenneth To, Prof Hung Wing-tat
JO CPD	25 January 2007	2007002	Latest Information Technology for Surveyors: Cost Estimate, Bills of Quantities, Statutory Calculation, can they be updated automatically whenever a change occurs?	David Fung, Samson Wong
JO CPD	30 January 2007	2007003	Ways to Prevent and Handle Wage Arrears Problem of Construction Workers 防止及處理勞務工人被拖欠工資的方法與措施	Stephen Lee
Social Event (JO)	12 January 2007	200701	The Starry Sky Tour 星空漫遊	可觀天文館講師及技術員

Details of Individual CPD/PQSL events are provided in the **Surveyors Times** and/or HKIS Website www.hkis.org.hk. Please use the STANDARD REGISTRATION FORM overleaf for CPD/PQSL events registration.

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

CPD/JO/2006087

Experience sharing on prefabrication in private projects and hotel refurbishment

Speaker Eric WK Chung, BSc, MSc(CM), MHKICM, Deputy Project Manager, Hip Hing Construction Co Ltd

Date & Venue 7:00 pm – 9:00 pm Thursday 7 December 2006 SLC, HKIS

Details Eric Chung has worked in the construction industry for 15 years and is now in the HKU MIDM course which promotes new practice in the construction industry with leading industry professionals. His recent projects include the refurbishment of a hotel in Macau and a residential development at Fu Tei. Refurbishment project in Macau is pretty different from Hong Kong. Macau is more complicated not in the work content but in contractual and interpersonal relationship. For the Fu Tei project, it was famous because of the wide adoption of structural precasting, leading to cost efficiency through repetition. In this seminar, Mr Chung will share the following with members:

- Planning for precast
- Technical issues for handling precast units
- Cost comparison of traditional in-situ and precast methods
- The way forward for precasting
- Planning for refurbishment in a hotel still in operation
- How to deal with soft issues in Macau renovation project, including people and contract

Language English
Deadline 4 December 2006

Fee \$100 per person
Priority Probationer and Student



STANDARD RESERVATION FORM

Date of Event : _____ Event Code : _____

Name of Event : _____

Member details

Surname : _____ Other names : _____

Grade of membership* : F M TA P TT S HKIS no. : _____

Division* : BS GP LS PD PFM QS

Postal address (only to be completed if the address is different from your membership record details):

Tel no. : _____ Fax no. : _____ E-mail : _____

Payment method

I enclose a cheque payable to "Surveyors Services Ltd". Cheque no. _____ Amount HK\$ _____

Please charge my HKIS Visa Platinum/Gold MasterCard as follows:

HKIS Visa Platinum/Gold MasterCard - Payment Instruction for HKIS Event Reservation Fee Ref.: [_____]

To: Shanghai Commercial Bank Limited - Credit Card Service Department

I would like to pay the reservation fee HK\$ _____ to Surveyors Services Limited by charging my HKIS Visa Platinum/
Gold MasterCard account as follows:

Cardholder Name : _____ HKIS No. : _____

Card Number : [] [] [] [] [] [] - [] [] [] [] [] [] - [] [] [] [] [] [] - [] [] [] [] [] [] Expiry Date : _____ / _____

Cardholder's Signature : _____ Date : _____

For Bank Use Only

Approved by :

Date:

Notes

- 1 A separate reservation form is required for each event/ application. Photocopies of the form are acceptable.
- 2 Reservations should be returned by post/ by hand to the HKIS office.
- 3 Payment can be made by cheque, or by HKIS Visa Platinum/Gold MasterCard.
- 4 A separate cheque or HKIS Visa Platinum/Gold MasterCard payment instruction form is required for each event/ application.
- 5 Reservation by fax, telephone and cash payment is not acceptable.
- 6 For number of seats or priority of allocation of seats, please refer to the individual event details.
- 7 Reservation cannot be confirmed until one week prior to the event.
- 8 An official receipt/ admission ticket, which must be presented at the event, will be returned by post upon confirmation of reservation.
- 9 Incomplete or wrongly completed reservation forms will not be processed.
- 10 In the event a Typhoon Signal No. 8 or above or Black Rainstorm Warning is hoisted, the event will be postponed and a new arrangement will be announced. Should the aforesaid warnings be lowered 4 hours before the event, the event will proceed as normal.
- 11 If you have not received any reply from our Institute within 7 days of the event, you may call HKIS at 2526 3679 to check the progress of your reservation.



CPD/QS/2006090

孫子智慧與現代管理

講者 彭泓基先生，一九七三年於香港大學理學院畢業，一九七五年，獲香港中文大學工商管理碩士學位。彭泓基先生曾管理多家著名企業市務銷售部門，包括陶氏化學有限公司、南順食品有限公司、怡和商務拓展有限公司、朗文出版有限公司等，成績斐然。彭泓基先生乃香港市務學會前主席及院士，以推動香港市場專業之發展為己任，卓有貢獻。九十年代於中國成功建立全國市場銷售網，為當年十大電腦渠道公司之一，知名於科技及出版界。近年專注投資及文化研究，創辦中華智慧管理學會，旨在「活用中華智慧，同勉修己及人，共享優質人生」。彭泓基先生經常於各大學及機構演講，分享中華智慧心得，閒時亦替香港及國內各大報章及雜誌撰稿。著有《於無聲處》。

日期及地點 2006年12月8日星期五，晚上7時至8時30分，香港測量師學會測量師研習中心。

講座內容 《孫子兵法》是中國最偉大的兵學經典、也是世上最早的軍事理論專著之一，其軍事戰略戰術為中國古代軍事思想體系的集大成，對中國及世界軍事思想有巨大的影響。很多西方著名的軍事及管理學院。均以《孫子兵法》作為參考教材。

融和中西文化精粹，“道”與“術”兼容，發揮理論與實踐的效用，彌補現今流行的西方管理學的不足之處，誠為現代管理者事業上成功必備的智慧。

本講座是透過講者彭泓基先生，累積數十年商戰經驗，深入淺出的演譯，使我們把孫子的智慧，應用到日常生活，並提升領導能力、談判技巧、人格辨析等能力。

語言 廣東話

費用 港幣\$120

截止報名日期 2006年12月1日

優先報名 工料測量組會員

CPD/QS/2006091

Stay of execution pending appeal

Speaker Richard Khaw was called to the Hong Kong Bar in 1993. He is a barrister-at-law at Temple Chambers. His main area of practice is civil and commercial litigation.

Date & Venue 7:00 pm – 8:30 pm Monday 11 December 2006 SLC, HKIS

Details In a civil action between X (the Plaintiff) and Y (the Defendant), after judgment is entered against Y in favour of X, Y may want to appeal against the decision. In the meantime, X can start enforcing the judgment by way of, say, winding-up or bankruptcy proceedings or charging order against Y's property. Can Y ask the court to stay X's execution of the judgment pending the determination of the appeal?

The talk will cover the following in respect of Order 59, rule 13(1)(a) of the Rules of the High Court:- Summary of applicable principles; Procedural matters; Evidence required ; Ancillary issues in the context of winding-up proceedings.

Language English

Fee \$120 per person

Deadline 4 December 2006

Priority QSD members

CPD/JO/2006088

Risk assessment and job safety analysis

Speaker Dr YY Wong, Ph D (University of South Australia), Master of Applied Science (Safety Management), Bachelor of Science (Civil Engineering), Graduate Diploma Applied Science (OH&S), Diploma in Management Studies CFIOSH, CMHKIE, FHKOSHA, RSP, CSP, RSO, ASA

Date & Venue 7:00 pm – 9:00 pm Wednesday 13 December 2006 SLC, HKIS

Details Risk Assessment and Job Safety Analysis are the foundations for pro-active OH&S management and are done in a systematic manner for identification of hazards and development of control and mitigating measures. The requirements for risk assessment vary according to the novelty of the work activities and uncertainties about the consequences of things going wrong. The training course is based on the recommendations as described in BS8800:2004, Occupational Health and Safety Management System - Guide covering the following topics:

- Objectives of Risk Assessment
- Risk Assessment and Job Safety Analysis
- Concept of Risk Assessment
- Identification of Hazard
- Determination of Likelihood of Risk and Consequence
- Key Steps in the Conduct of Risk Assessment
- A Worked Example in Risk Assessment and Job Safety Analysis

Language English

Deadline 6 December 2006

Fee \$100 per person

Priority Probationer and Student

CPD/JO/2006094

【表達創意】工作坊



(1) 公眾演說和表達技巧

講者 王德全議員, 資深播音人、廣播劇「十八樓C座」前監製、美孚民選區議員

內容 教導會員如何公開表達自己的意見, 包括: 聲線訓練、學習 聲音運用、表達技巧等等。使會員了解和認識說話的儀態、內容和技巧, 增強他們公眾演說的自信心。

(2) 幽默創意思考法

講者 林超榮, 又名超人, 自由撰稿人、專欄作家、影評人、電影編劇、香港電台《頭條新聞》節目主持人。一九八六年畢業於香港浸會學院中文系。著名影評人、電影編劇、專欄作家、電視節目主持, 曾任廣告創作人、電視編審、電視監製。尤擅於喜劇的評論及創作。編劇作品有: 《中環英雄》、《漫畫奇俠》、《明月照尖東》、《超級女警》、《特異功能星球人》、《豪情蓋天》、《非洲超人》、《細鬼大之三個handup的少年》等。散文及小說作品則有: 《男人的做和女人的愛》、《笑裡情懷總是痴》、《頭條新聞小小說》、《完全搞笑手冊續集》及《人細鬼大》等。



內容 從笑話中, 學習幽默創意之道, 培養幽默的心態面對逆境, 提昇創意思維能力。培養別具一格的創意觀點, 學習以幽默 觀看世界。林超榮以二十年創作幽默笑話經驗, 和大家分享 生活幽默之道, 提高生活創意, 增加歡樂。

日期及地點 十二月二十九日 晚上七時至九時, 測量師研習中心。 **費用** \$100

S/JO/200701

星空漫遊 The starry sky tour

日期 2007年1月12日 (星期五) 7:00 pm - 9:00 pm

地點 喬色園主辦 可觀自然教育中心暨天文館, 荃灣荃錦公路101號 (近曹公潭戶外康樂中心)

導師 可觀天文館講師及技術員

活動內容 天文學講座、觀星、參觀巨型望遠鏡。由可觀天文館專業講師講解基礎天文知識, 認識星座, 並利用望遠鏡觀看天體。

可觀天文館備有區內最多最先進最齊全的天文設施, 包括0.5米口徑全電腦控制巨型天文望遠鏡。亦添置數碼立體星象館, 可將電腦模擬的星空投影到一個360度圓拱形的吹氣立體天幕內, 即使天氣不佳, 亦可以進行虛擬的觀星活動。

CPD/PQSL EVENTS

費用	每位 HK\$ 50	名額	50名(學生會員及見習會員優先, 先到先得)
交通安排	當日 6:30pm 於荃灣地鐵站綠楊新村出口集合, 乘搭的士直達(車費約HKD\$30/5人) 駕車者可直接驅車入可觀自然教育中心停泊。(車位有限, 請預先登記)		

CPD/JO/2007005

One Day Seminar on Contract Management, Alternative Dispute Resolution and Professional Indemnity in Construction

13 January 2007 (Saturday)

9:00am to 5:00pm

Lecture Theatre ST111

The Hong Kong Polytechnic University

Co-Organizers

The Hong Kong Institution of Engineers, Young Members Committee

The Chartered Institute of Arbitrators, East Asia Branch, Young Members Group

The Chartered Institute of Building Services Engineers, Hong Kong Branch, Young Members Group

The Hong Kong Institute of Surveyors, Junior Organization

The Institution of Civil Engineers, Hong Kong Association, Graduates and Students Division

The Law Society of Hong Kong, Young Solicitors' Group



香港工程師學會
THE HONG KONG
INSTITUTION OF ENGINEERS



East Asia
Branch
CI Arb



ice
Institution of Civil Engineers



THE
LAW SOCIETY
OF HONG KONG
香港律師會

Engineering contracts are complex and there are a lot of areas for young professionals to explore. For instance, young arbitrators, engineers, solicitors and surveyors often come across a wide range of contractual and legal issues in engineering contracts.

With our great success in 2004, this one-day seminar, organized by young members of six professional bodies, aims at providing a platform for participants to recognize the procurement of engineering contracts, general principles of contract administration, claims management, professional indemnity and related practical construction law issues during their implementation in engineering projects.

SPEAKERS

CHARLTON, Michael C, BA(Hons), FRICS, FHKIS, FCIArb, RPS(QS) Managing Director, Michael Charlton & Company Limited

Michael established Charlton Construction Contracts Consultants in December 2004 with a view to providing consultancy services to the industry. Michael 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. Michael 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.

CHEUNG, Tat-tong, BSC(QS)(Hon)(HKU), MSc(Arch)(London U), FHKIS, FRICS, RPS(QS), Accredited Mediator, Past President of the Hong Kong Institute of Surveyors

TT Cheung is a director of a private consultant firm, a Past President of the Hong Kong Institute of Surveyors (2004-2005) and, currently a member of the Building Committee of Hong Kong Housing Authority and Adjunct Professor, Department of Real Estate and Construction, the University of Hong Kong. He is a quantity surveyor by profession with over 20 years experience in developers, private consultancy firms and contractors. Now he specializes in project management and dispute resolution.

CPD/PQSL EVENTS

MOLLOY, John, Managing Director, James R Knowles (Hong Kong) Limited LLB(Hons), BSc(Hons), FHKIS, FRICS, FInstCES, MCI Arb, RPS(QS)

NGO, Samuel, BEng(Hons), LLB(Hons), Solicitor, MHKIE, MCIBSE Senior Associate, Hong Kong, Simmons & Simmons

Samuel was a building services engineer before pursuing his legal career. He is an affiliate member of Chartered Institution of Building Services Engineers and Hong Kong Institution of Engineers. Samuel has 16 years' experience of handling a broad range of construction related cases (including both contentious and non contentious matters) in Hong Kong and in the Mainland China.

TUCKER, Gerry

Gerry Tucker assists parties in the infrastructure sector prevent, manage and resolve disputes in Hong Kong and overseas. He is a Chartered Civil Engineer in 1978 and Environmentalist. He is also an accredited Dispute Resolution Advisor, Mediator and Expert for Time-Related issues, and a practicing Arbitrator.

REGISTRATION FEE

HK\$200 (Members of organizing institutions); HK\$400 (Non-members)

The fee includes a copy of the seminar proceeding and coffee break refreshments. Lunch is not included. Registration will be made on a first-come-first-served basis, with priority given to the members of the organizing professional bodies. Incomplete application packages will not be accepted.

REMARKS

- The seminar will be conducted in English.
- Certificate of Attendance will be provided after the event.
- There will be no refunds for any cancellation upon successful registration.

PROGRAMME			
8:30 - 8:55am	Registration	12:45 - 2:00pm	Lunch
8:55 - 9:00am	Welcoming Address	2:00 - 3:00pm	Gerry Tucker - Winning a Claim
9:00 - 10:00am	John Molloy - Formation of Contract	3:15 - 3:30pm	Coffee Break
10:00 - 11:00am	TT Cheung - Contract Management on the Mainland China	3:30 - 4:30pm	Samuel Ngo - Professional Indemnity in the Construction Industry
11:00 - 11:15am	Coffee Break	4:30 - 4:45pm	Discussion
11:15 - 12:15pm	Michael Charlton - Alternative Dispute Resolution Procedures	4:45 - 4:50pm	Presentation of Souvenirs
12:15 - 12:40pm	Discussion	4:50 - 5:00pm	Closing Remarks
12:40 - 12:45pm	Presentation of Souvenirs		

CPD/JO/2007001

Claims, variations and quantum merit



(A joint event between the Lighthouse Club Young Members Club and HKIS JO All proceeds excluding venue costs will be donated to Lighthouse Club Benevolent Fund)

Speaker Nick Longley has been practising law for 16 years in London, Hong Kong and Australia. He has been in Hong Kong for eight years and has been a partner at Tanner De Witt for two years. His case load is predominantly arbitration and dispute work in Hong Kong, although increasingly he is being instructed on work overseas, particularly in Taiwan, Macau and more recently the Middle East. He specializes in construction arbitrations and construction insurance claims. He generally acts for main contractors and specialist subcontractors.

Nick is a regular speaker at construction law conferences in Hong Kong and presented a paper to the Society of Construction Law in September 2005 on construction insurance and a paper to the Lighthouse Club International Construction Conference and Exhibition in May 2006 on Claims in Quantum Merit (and other Asian Equivalents) - Getting What You Deserve.

Nick is a member of the Society of Construction Law, International Bar Association, Chartered Institute of Arbitrators and the Hong Kong Mediation Council.

Date & Venue 7:00 pm – 8:30 pm Thursday 18 January 2007 SLC, HKIS

Details Nick will discuss the practical and legal requirements for contractual claims. Nick will also provide a framework for a legal basis of claims in quantum merit ie where there is a need to claim outside of the contract and show in what circumstances quantum merit claims will succeed and how much can be claimed.

Language English

Deadline 4 January 2007

Fee HK\$100 per person

Priority Probationer and Student

CPD/GP/2007004

Real estate developments along railway lines

New

Speakers • Daniel Lam, Director-Property, KCRC • Andrew Seah, Linear City Project Leader, Senior Manager, KCRC • Professor Essy Baniassad, Research Leader, Chair Professor, Department of Architecture, Chinese University of Hong Kong • Professor Sunny Kwong, Resource Expert (Development Economics), Chinese University of Hong Kong • Kenneth To, Resource Expert (Planning), Private Practitioner • Professor Hung Wing-tat, Resource Expert (Transport), Hong Kong Polytechnic University.

Date & Venue 7:00 pm – 8:30 pm Thursday 18 January 2007 Joint Professional Centre, Unit 1, G/F, The Center, 99 Queen's Road, Central, Hong Kong

Details The Linear City was founded on the initiative of the Kowloon-Canton railway Corporation's Property Division in 2003 as a research and development project amid rapidly evolving social and economic situation in and around Hong Kong. The direction of the research was guided by the aim of developing visions and guidelines for strategies in innovative and sustainable future developments in Hong Kong. The project was undertaken by the Hong Kong University and the Chinese University of Hong Kong, working in a structure for sustain collaborative research to achieve the widest possible range of exploration into its target issues involving the various sectors, disciplines and groups. The study has concluded with insights to inform of current concerns about living environment, which can be seen both as a highpoint and a moderation of the high-density development approach.

The research has recaptured a model; of a new approach that speaks of a different vision based on the idea of inclusiveness to bring about enduring good by incorporating a completely uncompromised articulation of the three primarily aspects: property, rail and urban design. To this end, railway should be placed in the ambit of planning and stations deserves to be given special attention to make it a part of the urban fabric, and supporting growth. The potential for growth, which affects the entire district under the influence of the station, is in extending the influence of the station over the urban structure by reinforcing diversity and mix, combine with sufficient pedestrian infrastructure.

Trends and certain current practices have been questioned. Future developments should benefit more by adopting the new approaches identified. New strategies to better integrate the planning process of railway and urban development on a regional/district levels have also been identified.

Language English
Deadline 10 January 2007

Fee HK\$100 per person/ HK\$120 per person for walk-in participants
Priority Open to all

CPD/JO/2007002

Latest information technology for surveyors: Cost Estimate, Bills of Quantities, Statutory Calculation can they be updated automatically whenever a change occurs?

New

Speaker David Fung & Samson Wong, core members of AIAB* and registered architects who understand the needs of professionals in building industry. Having researched in I.T. over years they have developed a new approach to enhance the efficiency of professionals in building industry and would like to share these ideas with you.

* AIAB is an interest group formed by experts in implementing information technology in construction industry.

Date & Venue 7:00 pm – 8:30 pm Thursday 25 January 2007 SLC, HKIS

Details In the building industry, design always changes. Changes happen from the beginning of concept design till completion of construction. Every substantial change has a great impact to consultants as all completed drawings, reports or other documents are required to be amended. In the past we have no choice but to incorporate the changes in a very manual way. Such manual updating process takes considerable amount of time, but more important is that error & discrepancies are very likely to happen. With the current information technology, is there any way to incorporate the changes automatically? This seminar will introduce the current information technology related to surveyors and facility managers and will demonstrate how to prepare a cost estimate, bills of quantities & statutory calculation in a more efficient way which are able to update automatically whenever changes happen.

Language Cantonese
Deadline 11 January 2007

Fee HK\$100 per person
Priority Probationer and Student

CPD/JO/2007003

Ways to prevent and handle wage arrears problem of construction workers 防止及處理勞務工人被拖欠工資的方法與措施



Speaker Stephen Lee, Divisional Commercial Manager, Gammon Construction Limited
BA (AS), B Building, Dip Proj Man (RICS), FRICS, FHKIS, ACI Arb, RPS(QS)

Date & Venue 7:00 pm – 8:30 pm Tuesday 30 January 2007 SLC, HKIS

Details Stephen Lee is a Chartered Quantity Surveyor and has been working in the construction industry for over 25 years. He is currently Divisional Commercial Manager of Gammon Construction Ltd, Head of Commercial Department of Building Division. He has also been involved in property development projects including consultancy, project management, construction and dispute resolution in Hong Kong, Mainland China, Taiwan, Singapore and Malaysia. He specializes in contract advice and dispute resolution, and has years of experience in mediation, arbitration and litigation.

There is always concern from practitioners in the construction industry, in particular the main contractors, regarding the problems of wage arrears of the construction workers. In the seminar, Stephen will discuss ways to prevent the problem and share his experience in handling similar cases.

Language Cantonese
Deadline 16 January 2007

Fee \$100 per person
Priority Probationer and Student

The Keys to Success: Property and Facility Management (CPD Series)

Date Saturday 16 December 2006

Venue The Hong Kong Polytechnic University

Fee HK\$350 (for Two Sessions)

Session 1 Financial Planning and Forecasting for Investment Property (2:30pm - 4:30pm)

Speaker Kelvin Yau, Deputy General Manager (Property Investments) of Sun Hung Kai Real Estate Agency Ltd. Mr Yau has an extensive background in P&L management, strategic planning, general management, real estate development, marketing and property management. Mr Yau obtained his Bachelor degree (Hons) in Science from the University of Manchester, Master degree in Housing Management from the University of Hong Kong and M.B.A. from the University of London. Owing to his strong dedication to community services and untiring contributions to the property management field, Mr Yau is former President of the Hong Kong Institute of Housing, Vice-Chairman of Housing Managers Registration Board, Council Member of Society of Hong Kong Real Estate Agency Ltd. and Member of Industry Training Advisory Committee (Property Management) under Education and Manpower Bureau. He is also a Registered Professional Housing Manager and member of various professional bodies, including the Hong Kong Institute of Housing, the Chartered Institute of Housing, the International Facility Management Association and the Institute of Management (UK).

Abstract Real estate property has become an important income-generating asset for a long time. Unlike their fellow counterparts who are managing other income-generating assets such as securities and stocks, however, property or facility managers tend to underplay the importance of financial management. When property or facility managers do not pay enough effort in financial planning, little do they know that this will have adverse impact on the opportunity of their career development as well as their performance. This seminar will put financial management of investment property in perspective in order to cater for the needs of ever-demanding real estate investors/customers and shed light on some essential techniques.

The seminar will cover

- A discussion of financial management in investors' perspective
- Key elements of financial management in property and facility management
- Useful models and analyses for financial planning

Session 2 The Performance of Retail Markets and Retail REITs (4:30pm - 5:30pm)

Speaker Dr Edward CY Yiu, Assistant Professor of the Department of Real Estate and Construction of the University of Hong Kong. Dr Yiu obtained his PhD in the University of Hong Kong in 2002. He is a corporate member of (1) the Hong Kong Institute of Surveyors, (2) the Royal Institution of Chartered Surveyors, (3) the Hong Kong Institute of Facilities Management; (4) the Association of Building Engineers, (5) the institute of shopping centre management, and (6) the American Real Estate Society. His current research interests are in real estate economics and finance. He got the best research paper award in the Hong Kong Economic Journal Thesis Competition 1997/1998, and the best teaching award in the Faculty of Construction and Land Use of the Hong Kong Polytechnic University 2004/2005.

Abstract With the launch of the Links and other retail-based REITs in Hong Kong since 2005, the performance of such REITs attracts a lot of attention. However, it has been commonly concluded from western research that REITs' performance is different from the direct property markets. It is of paramount interests and importance to test the relationship between the performance of retail markets and that of the retail REITs, as the forecast of the performance of REITs relies upon the underlying assets' performance. This seminar provides updated information on the performance of the retail markets in Hong Kong, with particular insights on the change of yield of different sub-sectors. Then the performance of the retail REITs will be compared with the performance of the retail markets

The seminar will cover

- Performance of the retail markets in Hong Kong
- Change of yield of different sub-sectors of retail markets in Hong Kong
- Performance of the retail REITs in Hong Kong
- Whether the performance of the retail REITs is aligned with the performance of the underlying assets in the retail markets.

Award For those participants who have attended the CPD seminar, a "Participation Certificate" will be issued by Management and Executive Development Centre, The Hong Kong Polytechnic University. For those participants who have attended 6 seminars of the CPD series, a "The Keys to Success: Property and Facility Management Certificate" will be issued by HKIS.

HK\$50 Cash Coupon - for PolyU CPD courses only

Terms and Conditions:

1. This coupon is not exchangeable for cash and cannot be used in conjunction with any other special offer.
2. Each person can only use one coupon per seminar.
3. Management and Executive Development Centre has the final decision in determining any dispute from this coupon.
4. This coupon is applicable to HKIS member only.

HKIS Member No.: _____

Download the application form from http://medc.polyu.edu.hk/flyer/pfm_application_form.pdf Enquiry : 3400-2763

JO廚房

日期：2006年12月9日 (星期六)

時間：晚上6時半

地點：尖沙咀加連威老道46 — 48號
地下中電樂廚坊

名額：12人 (6男6女)

費用：港幣250元正 (費用已包括比賽所須之食物及調味料)

賽制：比賽共分兩個回合

第一回合 — 限時20分鐘

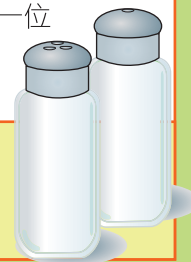
分男子組及女子組，每一位參賽者須於限定時間內完成一道指定菜式。最高分可得十分，最低為零分。

第二回合 — 限時40分鐘

參賽者須以一男一女分組作賽，共分六組。每位參賽者會根據第一回合的成績分組，於女子組最高分的參賽者須與男子組最低分的參賽者分成一組，如此類推。

於第一回合取得較高分的參賽者須於限定時候內指導另一位組員完成指定菜式。最高分可得十分，最低為零分。於第二回合最高分的一組為優勝者。

有興趣的人士，請將個人資料（包括姓名、聯絡電話及電郵）
連同支票（抬頭SURVEYORS SERVICES LIMITED）交往香港測師學會辦事處。
如有查詢，可電2526 3679聯絡本會秘書處或電郵致cpd@hkis.org.hk



Building Surveying Division Chairman's Message



Edwin Tang
BSD Council Chairman

This should be my last chairman's message in the council Year 2005-06. I must first express my sincere thanks to all divisional council members and co-opt members for their supports throughout the year. Without their support, I think I have nothing to report here. I must also thank the editor who always accommodates my late script.

BSD AGM on 1 December 2006 – Vote on the revamped BSD Regulations

I would like to remind members to join our AGM to be held at 6:30 pm on 1 December at the World Trade Centre Club, 280 Gloucester Road. Although separate notice has been sent, I would like to highlight that there will be a vote on the revamped BSD Regulations. The proposed Regulations together with a summary on major amendments and the extant BSD constitution are now available at our website.

Please also register for Annual Dinner that follows the AGM!

Mutual Recognition Agreement with the China Association of Engineering Consultants (中國建設監理協會) – Training and Assessment scheduled around end of May 2007...

We have received about 230 applications by the closing date of 20 October and about 15 late applications afterwards. In order to ease administration, late applications are subject to a surcharge of HK\$1,000. We can accommodate few late applications for the time being but subject to a totality of 260 recommended members on a first come first serve basis. Late application received after 30 December will not be considered. For those who have submitted their applications, we will inform you about the outcome by email in due course.

The 9th Joint Meeting with the MOC on Mutual Recognition of Professional Qualifications has just held at Beijing on 14 November 2006. We take the opportunity to have detailer discussion with CAEC and agreed the aforesaid cap of 260 as well as the tentative arrangement on training and assessment. Our action plan has been revised as follows:

Target Dates	Actions
Nov 2006	<ul style="list-style-type: none"> Finalize the list of BS members to be recommended for mutual recognition of qualification. Finalize a Specialist Panel on Training and Assessment.
Dec 2006	<ul style="list-style-type: none"> Exchange on the proposed contents of Training and Assessment. Special Panel to meet its counterpart.
Jan - Feb 2007	<ul style="list-style-type: none"> Finalize the contents of Training and Assessment. Finalize the logistics for Training and Assessment.
End of May	<ul style="list-style-type: none"> Conduct Training and Assessment for BS members at Shenzhen.
Oct - Nov 2007	<ul style="list-style-type: none"> Issue "Certification of Qualification".

In case you need further information, please leave your contact to Robin Leung by email robinleung@hkis.org.hk. He will call you back as soon as possible.

Announcement

APC Reform Building Surveying Division

Open Forum

6:30pm - 8:00pm

Wednesday

20 December 2006

Surveyors Learning Centre

811 Jardine House

1 Connaught Place, Central, Hong Kong

For enquiries, please call the secretarial on 2526 3679.

General Practice Division Chairman's Message



Serena Lau
GPD Council Chairperson

Annual Report 2005/2006



Thanks to all Council members and panel members who have generously given their valuable time and expertise to the Council's work. Council could therefore function as usual and had been able to deal with a number of ad hoc issues in a timely manner.

At the beginning of the year, various working panels had been formed to focus on different aspects of daily council works. Apart from the normal operation and practices, some of the events and items are worthwhile to note here

APC (Convenor: Susanna Kwan)

To admit more members and at the same time to maintain acceptable standards has always been a difficult job. This year, the panel had decided to arrange discussion forums after the APC exam, inviting the Assessors to come in and review the questions together with probationer members. We hope that candidates who failed in the APC exam could be able to identify their weakness and are well prepared for the next APC exam.

Business Valuation Standards and Practices (Convenor: Joseph Ho)

In view of fast developments in the business valuation sector, members should further upgrade and expand his or her scope and quality of services to cope with the ever changing environment. This Council should have further discussions on the comprehensive development of CPD program to strengthen members' knowledge in this aspect.

CPD and Education (Convenor: Tony Wan)

Life long education is a trend and is a must for professionals. The CPD events being organized during the year have been well received. More quality CPD events are expected in the coming year.

Disciplinary & Professional Ethics (Convenor: Jim Lam)

We should always remind ourselves to comply strictly with our Code of Ethics and update our professional knowledge. Enquiries and complaints had been received and the concerned members had been asked to justify their actions.

External Affairs (Convenor: KK Chiu)

There is an increase in demand for information on the mainland market and to communicate with our counterparts in mainland is one of the effective ways to collect market as well as industry information. This year, we had about 70 mainland GPD members who came to visit us, the first-ever since the Institute's signing of a reciprocity agreement with the China Institute of Real Estate Appraisers and Real Estate Agents. Members were also concerned with the registration and practicing requirements. This panel should explore further for members' reference.

To maintain and enhance our status in the global market, we should encourage our members and representatives to attend and speak in various conferences organized by international professional institutions such as International Valuation Standards Board, WAWO, FIG so on and so forth. We need to identify more senior members to represent us in those events and call for more papers from members.

Internal Communication (Convenor: Ivan Ng)

The content of our web site has been improved with more papers, guidance notes, Standards for members' reference. This is the first step and the panel would explore more channels to communicate with members.

Local Affairs and Government Practices (Convenor: CK Lau)

With the great support by active panel members, such as Eric Ho, Simon Cheng, Jim Lam, Stephen Yip, SK Pang, CK Chan, Rock Tsang, we have been able to offer quality com-

ments and submitted papers to Government bodies as well as the public. Examples include:

- * Premium Assessment Procedure Relating to Lease Modification Transactions – Practice Note (Issue No. 1/2006) by Lands Department
- * Hong Kong Institute of Surveyors welcome government's proposal to facilitate private development under the Land (Compulsory Sale for Redevelopment) Ordinance
- * Paper in response to Public consultation on Review of Domestic Rent Policy
- * Paper in response to Consultation on Proposals to facilitate Private Redevelopment
- * Letters to Lands Department expressing views on various proposed Practice Notes such as the one concerning Tree Felling
- * Letter to Planning Department on The Practice Note on Calculation of Plot Ratio for Sites Straddling Land use Zone etc.

The working group, with Stephen Yip and KK Chiu, on professional fees for compensation claims had after various discussion with the Lands Department recommended members to use the "Standard Authorization / Appointment Letter" and a standard proforma of Valuation Submission for Compensation Claims. Both document are now uploaded to the web site.

Research study of this year topics is: "to identify the impacts of Section 12(c) of Lands Requisition Ordinance on compensation assessment." It is anticipated to have the first draft by the first quarter of 2007.

Property Valuation Standards and Practices (Convenor: Lawrence Pang)

Revision of the HKIS Property Valuation Standards ("the Standards") to reflect the changes of the international standards is an on going and time consuming exercises. We are so glad to have core panel members like Lawrence Pang, Joseph Ho, Samuel Young to input their professional knowledge. We expect revision of certain chapters of the Standards would be released in the coming months.

The Chinese version of the Standards hopefully will be finalized by the end of this year.

Our panel members had exchanged views with the Hong Kong Institute of Certified Public Accountants regarding our Standards and Hong Kong Accounting Standards. We would expect the exchange of views should be continued and shall keep members' informed.

Sales & Letting (Convenor: Ronald Cheung)



The HKIS Property Marketing Award 2006 was once again a successful industry event that

attracted massive media exposure and managed to arouse in the public an awareness on the role of surveyors in real estate agency work.

Ad hoc issues

Revision of GP Firm List Revision of GP Firm List had been completed with the Vice Chairman, Charles Chan who is also the convenor for the review application and updating procedures. "The Guidelines for Administration of List of Firms providing Professional consultancy Services of General Practice Surveying" is now available and can be downloaded from the web site.

List of Independent Valuers The procedure to appoint "List of independent valuers" has been reviewed and internal guideline has been set for Administrative Office's reference. We anticipate that the guideline should able to enhance the time required to appoint "Independent Valuer". Meanwhile, a working group with the Vice Chairman, Charles Chan being the convenor, is reviewing the fee issue and is expected to have certain conclusions by next year.

Registered Professional Surveyors Do we need a compulsory registration system or not? Vice Chairman KK Chiu has been appointed convenor of a working group to explore the way forward. This is an important topic and members should actively provide your opinion.

Work for the coming year

- * Revision of GPD Regulation
- * Professional Development in Asset Management
- * Promotion of "List of Property Valuers for undertaking Valuation for incorporation or reference in listing particulars and circulars and valuations in connection with takeovers and mergers" to the market.

Once again, thank you for the support of all members who have devoted their invaluable time to this Council.

Land Surveying Division Chairman's Message



Dominic Siu
LSD Council Chairman

Surveyors Lunch on 2 Nov

Land Surveying Division successfully organized the Surveyors Lunch on 2 November and we had the privilege of inviting Prof Holger Magel, President of International Federation of Surveyors (FIG) as the guest speaker when he briefed the audience on the vision and future activities of FIG. On behalf of HKIS, I delivered the vote of thanks to President Magel. There were more than 50 participants joining the lunch including honorable guests Director of Lands Patrick Lau Lai Chiu, Director of Buildings Cheung Hau Wai, Deputy Director / Surveying and Mapping Man Wing Kan, President of the Institute CH Wong, together with Presidents and Vice Presidents from other professional institutes.



FIG President Visit to HKIS

After the Surveyors Lunch, President Magel was invited to visit the HKIS office. He was very impressed by the



library and training facilities available to members of the Institute, the work of the administration office and our efficiency of publishing monthly issues of Surveyors Times. He was also amazed by the success of many of our fellow members who had been playing very important roles in the society and contributing to policy decisions of government in land, planning and development issues which directly affect the livelihood of the people in Hong Kong.

Technical visit to Huizhou in Guangdong Province

The President and myself led a HKIS delegation to visit Huizhou from 19 to 21 October. We were warmly received by Zhang Xin Min, Deputy Director General of Department of Land Resources of Guangdong Province and Mai Jing Ru, Director of the National Land Resource Bureau of Huizhou city. There were other Land Surveying professionals from Macau, Shenzhen, Zhuhai and Chungzhan who had joined the event.



We visited the National and Land Resource Bureau. A night tour of West Lake in Huizhou was arranged after the Welcome Reception Dinner hosted by National Land Resource Bureau of Huizhou. The next day, the delegates visited the Dayawan Economic and Technological Development Zone and a few major housing development projects inside and outside the city centre. The Institute reciprocated a dinner to the host and we all had a very enjoyable evening with excellent wine and food and most importantly the renewal of friendship with fellow surveyors in neighbouring cities. Lastly, I have to thank Wang Weimin, Vice President Guangdong Provincial Association of Surveying and Mapping; Ronald Chan and Ted Chan for their persistent efforts in organizing this technical event.

Planning & Development Division Chairman's Message



Edwin Tsang
P&DD Council Chairman

Education

The Institute has accredited the two surveying courses at BSc levels of the University of Hong Kong and the Hong Kong Polytechnic University. Surveying students from the two universities are eligible to apply for APC Examination of this Division. Details of application can be down-loaded from the Institutes websites.

The Board of Education of the Institute has received an application for renewal of accreditation from the HKU in BSc and MSc (Real Estate). A committee will be set up to take care of the matter.

CPD Event

Planning & Development Division has jointly held with the General Practice Division a two days CPD event to visit Guangzhou on 17 to 18 November.

The visit included visits to the Planning Bureau in the morning and to the Lands Bureau in the afternoon. The second day included visits to the Guangdong Institute of Real Estate Appraisers and Real Estate Agents, the Chu Kong Real Estate Consultants and site visits.

The Group is headed by the Chairman P&D Division and Serena Lau, Chairman of GPD with Yu Kam-hung as special adviser.

Property & Facility Management Division Chairman's Message



Michael Price
PFMD Council Chairman

For the last edition, I was taking my daughter to university in Bournemouth in the UK. Something for the younger members of the division to look forward to in the future.

By the time you read this, we will have held our first annual general meeting, and hopefully as many of you as possible who have joined the newest division of the Institute would have attended. It has been a hard year for all those involved and I would particularly like to thank all the divisional council members for their dedication and hard work. This has been clearly shown by our set up of Assessments for Professional and Technical Competence, our structured CPD program in alliance with the Hong Kong Polytechnic University, and your council members' involvement in the District Quality Management Competition. Well done, all of you. We now have over 650 members, but I do feel there is more that can be done to help in divisional matters by members in general. Please volunteer your services, we can be contacted through rebeccatsoi@swireproperties.com, or Tel. 2844-4988, or contact any council member, their names and contacts are below.

Marketing

Over the next few months, we will be moving our emphasis towards marketing our new division to build the membership, now we have both APC and CPD well established. There are many potential members of the institute who have yet to join us, and I would emphasize to them that we are the only division specifically looking at the areas of asset management, facility management, property management, shopping centre management, and corporate real estate. Our CPD and APC programmes look directly at these areas. There is no additional fee to join. Why aren't you with us? Divisional council members and other supporters will be now looking for members over the next 3 months, application forms in hand, you have been warned.

Cooperation with the RICS

As members will be aware, we have begun to operate the divisional council as a joint council with RICS, to benefit all surveyors throughout Hong Kong. We will shortly be offering

the first joint APC to service potential new surveyors, comprehensively, through one point contact. We are moving forward in the accreditation of university courses.

Strategy

We will be reviewing our strategy for next 2 years with members shortly. This will include marketing to the major employers of surveyors in the property and facility management field, and a possible change of name of the

division to the Facility and Asset Management Division. Moving into China will be coming onto the agenda, now we are one year old.

I look forward to seeing you at our first annual divisional dinner gathering which will take place in early next year, most likely at the Jockey Club. Be there and get all your fellow surveyors working in the field along also.

All the best for the festive season!

Structured CPD – June 2006 to Mar 2007

Date	Module	Speaker
24 Jun 06 (SAT)	2.1 Advise, negotiate and managing of leases, deeds, agreements and rent reviews [Topic – The First Renovation Project in The Link Reit]	Ivan Yu
29 Jul 06 (SAT)	1.2.3 Accounting Principle and Procedures [Topic – Regulatory Accounting Framework in Hong Kong]	Milton Lau
26 Aug 06 (SAT)	5.11 Drafting and Administration of Deed of Mutual covenants [Topic – Revisit Drafting and Administration of Deed of Mutual Covenants]	Gary Yeung
30 Sep 06 (SAT)	1.14 Law, dispute resolution and conflict avoidance [Topic – A Successful Building Manager - From a Legal Perspective & A Forward-Looking Approach on Resolving Building Management and Maintenance Disputes – Mandatory Against Voluntary?]	Ricky Yiu
		Gary Yeung
28 Oct 06 (SAT)	Project Management [Topic -Conflict or Appreciation in Major Renovation Projects is all your Choice]	Alan Wong
16 Dec 06 (SAT)	Finance Planning and forecasting, and resource allocation [Topic - Financial Planning and Forecasting for Investment Property]	Kelvin Yau
	Property asset management research [Topic – The Performance of Retail Markets and Retail REITs]	Edward Yiu
27 Jan 07 (SAT)	Green Building A Survey of Green Building Management in Hong Kong	Kenneth Chan
17 Mar 07 (SAT)	Customer Service Management (Shopping Centre) [Topic – to be advised] Certificates Presentation to HKIS members (with 6 or 5 modules) by Chairman and/or President.	Jimmy Wong

Quantity Surveying Division Chairman's Message



Dr Paul Ho
QSD Council Chairman

APC

There were 351 APC candidates who had taken the written assessment this year. As each written paper will be assessed by three assessors to ensure the fairness of marking, we have successfully recruited 260 experienced members as assessors. Briefing meeting for APC assessors was held on 13 October so that all assessors could understand the key points in their assessment.

As mentioned in the last message, the General Council had at the meeting held on 28 September approved the revised APC Rules and Guide which will take immediate effect. However, there may be certain misunderstandings by some APC candidates. In this regard, I would like to highlight the transitional arrangements:-

- 18.1 Subject to the following transitional arrangements, these revised Rules and Guide will be effective from September 2006.
- 18.2 Existing Candidates who have already satisfactorily completed their approved professional training in accordance with the previous APC Rules and Guide by September 2006 are not required to comply with these revised APC Rules and Guide.
- 18.3 Existing Candidates who have not completed their approved professional training in accordance with the previous APC Rules and Guides may select to follow either the old or the new APC Rules and Guide.
- 18.4 Existing Candidates may apply for the Final Assessment provided that they would have gained 24 months Minimum Training Period and 96 hours Pre-Qualification Structured Learning in accordance with these revised Rules and Guide by September 2007.

In addition, the revised APC Rules and Guide has also included some clear provisions for dealing with those APC Candidates who study a full-time sandwich degree, or part-time or distance learning undergraduate or postgraduate degree programmes. The relevant provisions are quoted hereunder:

- 4.1 To enter the APC Scheme, you must:
 - (a) (i) hold a undergraduate or postgraduate degree

- or other academic qualification recognized by the Institute; or
- (ii) have registered in a full-time sandwich degree programme recognized by the Institute and have started the placement training; or
- (iii) have reached the final year of a part-time or distance learning undergraduate or postgraduate degree programme recognized by the Institute; and
- (b) be in a suitable employment with an organization that can provide the appropriate professional training; and
- (c) be a Probationer of the Institute (which status shall be continuously maintained by paying the relevant membership subscriptions throughout the APC period).

- 4.2 If you are registered with the APC Scheme under Section 18.1(a)(ii) and (iii), you are allowed to complete your first 12 months' professional training concurrently with your studies. The second 12 months' professional training must be attained after successful completion of the degree programme.

Visit from the QS and Construction Faculty of RICS

Michael Sullivan, the Vice-Chairman, QS and Construction Faculty of RICS, has visited QSD on 2 November. Sam Cheng, immediate past chairman; Stephen Lai, Honorary Secretary, Y M Lee and myself attended the meeting, during which we exchanged views on the latest quantity surveying practices. We have been invited to join the RICS working group on measurement initiatives linking between SMM, cost planning, shorter bills, full bills and whole life costing. Mr Sullivan also clarified that they have developed some measurement standards for various purposes, but these are not international SMM.

Visit from the Ministry of Construction, Beijing

A delegation of top Mainland government officials, led by Deputy Minister of Construction Liu Zhi-feng, visited HKIS in the afternoon on 3 November. The meeting was attended by the HKIS President, Senior Vice-President, Vice-President, QSD Vice-Chairman, Honorary Secretary and other council chairmen and council members.

The Deputy Minister of Construction introduced the various MOC departments, their respective roles and duties apart from suggesting that there should be more exchanges between both parties. HKIS expressed that while various reciprocity agreements had been signed with counterparts in the Mainland, our members are still not able to register under the current statutory registration system; it is our wish that they could resolve the difficulties in due course.

Visit from Building Surveyors Institute of Japan (日本建築積算協會) (BSIJ) and Open Forum on the Proposed Reciprocity Agreement



Takayoshi Sato, council member of the Building Surveyors Institute of Japan (日本建築積算協會) visited QSD on 6 November to further discuss the proposed reciprocity agreement between HKIS(QS) and BSIJ. More than 10 QSD council members attended the meeting starting at 5:30 pm during which we learnt more about the BSIJ and also clarified the classification/ranking of membership. Mr Sato also delivered a CPD seminar entitled "Regeneration of Construction Industry at Japan" to the general HKIS members. Over 70 members attended this CPD seminar.

Immediately after the CPD seminar, we held an open forum on the proposed reciprocity agreement between HKIS and BSIJ. The initially proposed conditions of the reciprocity agreement for both sides are as follows:

- one year's local relevant post qualification professional practice;
- submission of a detailed record of professional experience undertaken; and
- a professional interview to verify the applicant's professional competence and suitability for admission.

Since BSIJ members are subject to our assessment, the HKIS will only accept BSIJ members who can reach the same professional standards as other qualified members.

During the open forum, Mr Sato also presented the BSIJ

and the types or ranks of BSIJ member. Since BSIJ is based on an entirely different institutional structure from ours, members have also raised a number of questions during the open forum. It is thus believed that our members should have a good understanding about BSIJ.

After the open forum, our council members had a dinner with our guest to explore further collaborative opportunities between both institutes.



Mainland and Hong Kong Closer Economics Partnership Agreement (CEPA) and 9th MOC Meeting on Mutual Recognition of Professional Qualification

The CEPA IV signed by the HKSAR and Central People's Government on 27 June agrees to allow Hong Kong services suppliers to set up wholly-owned construction engineering cost consulting enterprises (CECCE) in the Mainland. When applying for CECCE qualification, the performance of the Hong Kong service suppliers in both Hong Kong and the Mainland is taken into account in assessing their qualification in the Mainland.

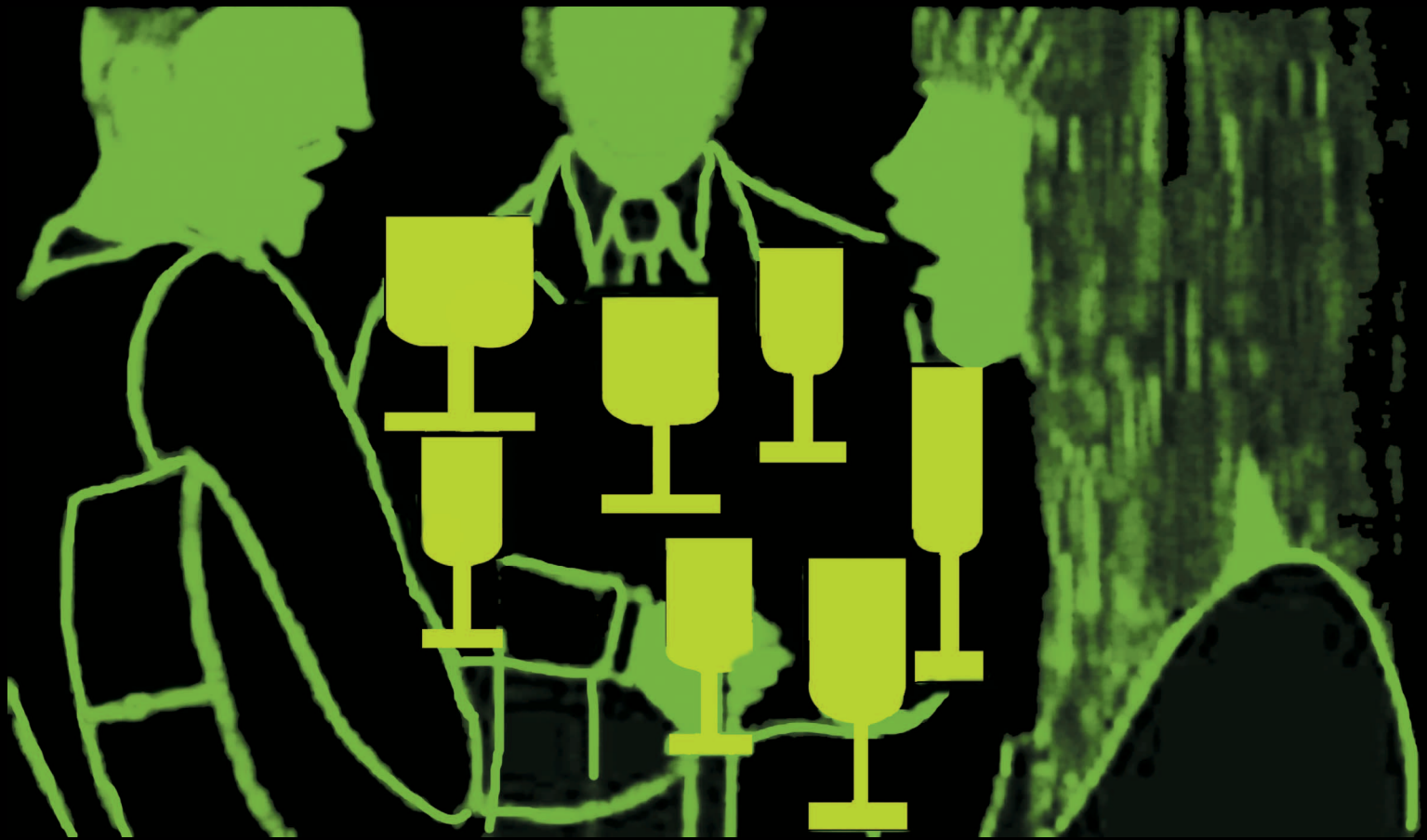
A meeting was held with the ETWB of the HKSAR Government on 8 November morning in order to understand and facilitate the relevant arrangement. The meeting was attended by representatives from most QS firms, including WTP, Widnell, Beria, L&B, DLS, Northcroft and Brechin. During the meeting, we discussed key issues such as how to register a QS firm under CEPA and whether this can directly be registered as Grade A firm. All in all, the meeting was useful for ETWB to understand our difficulties in a firm's registration under the framework of CEPA.

On the other hand, the QSD council is also eager to resolve the long-lasting issue on registration of individual members in the Mainland in the forthcoming 9th MOC Meeting on Mutual Recognition of Professional Qualification to be held at Beijing on 14 November. We hope that a simplified registration form (or system) could be sorted out before long.

Clubbing Professions

HKIS-JO Annual Dinner 2006 **SAT 2 DEC 6PM**

@ PAPARAZZI 4/F Onfem Tower 29 Wyndam St Central



Dress Code : Clubbing Smart Dress

**Fee : HK\$200 (Members, non-members, friends)
HK\$100 (Student)**

Enquiries : please email: cpd@hkis.org.hk or call the Secretariat on 2526 3679.

Build to last – the end to slash and burn

Keynote Remarks by the Hon CY Leung, Chairman, Hong Kong Coalition of Professional Services at the Building Surveyors Conference 2006

Slash-and-burn was an ancient agricultural technique. Natural vegetation was slashed and burnt down to ashes to fertilize the ground. As soon as the fertility was spent, the land would be abandoned. There was no sense of long-term cultivation.

For decades, buildings in Hong Kong were treated much in the same way. In the past, the lower earnings of occupiers could not afford quality construction. Political uncertainties associated with 1997 encouraged short-term outlook. For the same reasons, the level of management and maintenance was kept to a bare minimum. Ironically, fast rising property prices did not prompt owners into caring more for their assets. As land prices rose, buildings became ripe for redevelopment. All in all, buildings had

a much shorter life span, and indeed were often built to have shorter life span. With the exception of the most recent projects, our building stock, and hence our built environment, are not built or kept to standards that match the level of our economic development. The build and demolish attitude is no different from that of slash and burn.

Hong Kong has overcome 1997. For most buildings, plot ratios have been fully expended. Income levels are much higher. All these are conducive to building better buildings. It is time to abandon our “slash-and-burn” attitude. Neglect and lack of care of our building stock will mean depreciation of asset value. Socially the consequences will be potentially serious.

To address the challenges, Hong Kong professionals have the expertise to offer. The community, led by the government, should adopt a building-care culture.

Mr Wong, fellow surveyors, ladies and gentlemen

Thank you for inviting me to be the keynote speaker of the Building Surveyors Conference on “20 Years in Retrospect: The Prospects”.

It is my great pleasure to meet with fellow surveyors and to share with you some of my thoughts.

I started my career in Hong Kong in 1977 as an Assistant Valuer in private practice. That was more than 20 years ago. In the late 70’s and 80’s, I inspected many pre-War and early post-War buildings – buildings that many of our young surveyors today have not seen. Residential units in many buildings of that era were not self-contained. They did not have built-in bathrooms. Residents had to make do with plastic or wooden basins placed on the roof-top. There was no building management, no repair or maintenance of the common parts. The only aspect of which Hong Kong could feel proud was the absence of vandalism. But daily wear and tear did take its toll.

By that time, the question of the future of Hong Kong began to loom large on the horizon. The count-down to 1997 had started. People had not heard of “One-Country-Two-Systems”. The popular belief was that the return of Hong Kong to China was a phone call away.

People were not prepared to invest long-term. If they bought properties, they were not prepared to continue the investment, and indeed protect the investment by taking care of it. Yields from property investments were much higher than those in say Singapore, signifying the higher risk the market attached to Hong Kong. Banks did not want to lend long term. The 20-year mortgages which are so common nowadays were unheard of. Buildings were not built to last. Why build something to last when Hong Kong itself might not last? Corruption also found its way into the construction industry, giving Hong Kong not just a bad reputation, but substandard buildings, many of which had to be erased to the ground soon after they were built.

Expansion of the commercial sector in the early 1980’s began to displace what land economists call lower order uses, such as residential buildings on the fringe of Central District. In that period, I valued a newly completed residential building on Fleming Road in Wanchai and arrived at the view that the value of the site for office use was higher than that of the newly completed residential building. Sure enough, before the flats were sold, the demolition squad moved in. The Hilton Hotel on Queen’s Road Central, although a little older, had the same ending.

The slash-and-burn era

Slash-and-burn is an ancient technique. In pre-historic times, chemical fertilizers were not available. Man had a rather crude approach to enhancing the fertility of the land. They slashed the natural vegetation, mostly in the form of ground cover, and burnt it down to ashes which are used as fertilizers. As soon as the fertility is spent, they abandoned the land and moved on.

In retrospect, the mentality of Hong Kong people in our living memory resembles that in the slash-and-burn era. In spite of the great strides we made in economic and social development in the 1980's and 90's, political uncertainties that were overhanging Hong Kong created a mentality of wholesale abandonment. When eyes were firmly set on the rights of abode in the United Kingdom, and on emigration to Australia, Canada or the United States, is it any surprise that the cracks in the drains, the over-burdened power cables, the rusting away of the pipes did not receive priority attention?

Aging of the housing stock and attendant problems

Among the 39,000 private buildings in Hong Kong, 13,000 are over 30-year old¹. In ten years' time, this number will rapidly increase to 22,000. In many other communities, 30-year old buildings and hence the percentage of such buildings would not be cause for concern. But in Hong Kong, they are.

In 2004 and 2005, the Faculty of Architecture of the Hong Kong University conducted assessments of safety and health standards of buildings in Yau Ma Tei, Mongkok, Tsim Sha Tsui and the Island East. The results are that close to half of the buildings surveyed fell into the "Fair" or "Unclassified" categories².

Conditions of buildings of 30-year old¹ or above are particularly perilous. The Polytechnic University and the Construction Industry Institute conducted a survey in 2005 and 2006³. They conducted tests on two "Chinese" buildings (唐樓) in Shum Shui Po and Kwai Chung, which were between 30 to 40-year old. Although the researchers found no immediate hazard, they were convinced that structural problems in the buildings will surface a decade later if repair and maintenance were ignored. According to the study, there are about ten thousand similar buildings in Sheng Wan, Wanchai, North Point, Shum Shui Po, Kwai Chung, Kwun Tong and Tsuen Wan etc. Without an owners'

corporation or a management agent to take care of repair and maintenance, these buildings will soon set off urban decay in and around their neighborhood. Safety and health of the public will also be at stake.

Statistics compiled by the Housing, Planning and Lands Bureau show that the 143 accidents related to building safety from 1990 to 2001 caused 101 deaths and 435 injuries⁴. Most of the accidents involved collapse of concrete canopy, falling of external finishes and collapse of unauthorized building structures in older neighborhoods such as Kwai Chung, Yau Ma Tei and To Kwa Wan.

The case of Amoy Gardens

When luck is not on our side, health and safety problems are hugely aggravated by unauthorized alterations, poor building maintenance or the lack of proper building management. One of the best-known and most tragic examples is the 26-year-old Amoy Gardens, which was struck by the Severe Acute Respiratory Syndrome (SARS) in 2003.

The people of Hong Kong remember vividly the outbreak of SARS. The virus spread quickly in block E of Amoy Gardens and claimed more than forty lives. One of the major contributors to the spread of the virus in the building was the defective drainage traps. In many units in the building, bath-tubs were replaced by shower trays that are connected to the down pipe system without the air-trap, allowing water vapor carrying the deadly virus to spread from one flat to another.

The results were tragic. The cause of the problem was simple. The solution to the problem, as it turned out, was not complicated. Neither was it costly. Member bodies of The Coalition of Professional Services, including the HKIS, the HKIE, HKIA and the Bar Association, came up with a design solution which entails the installation of a specially designed trap on the external wall that provides permanent segregation of the drains from one another. The design is such that installation could be carried out on the exterior of the building, hence access to the flats was not required. Replacement of the old drain with the new for each unit was completed within a day. The daily life of the residents was not at all affected. The Bar Association advised on the legal aspects of this replacement, so that the individual and communal rights of the owners and residents were fully observed. The total cost for the 264 flats in block E was less than \$800,000 and were paid for by Coalition of Professional Services out of its SARS fund.



HONG KONG
2007

FIG Working Week 13 – 17 May 2007

Strategic Integration of Surveying Services

同心共策 測量服務

Venue : Kowloon Shangri-La Hong Kong

Registration Fees

Types of Participants	Registration Fees	Functions / Food and Beverages Included (Y)				
	HK\$	Opening Ceremony	Welcome Reception & Exhibition Opening Reception	Plenary and Technical Sessions	Tea Breaks and Lunch	Chinese Evening and FIG Foundation Dinner (Each Participant is required to contribute HK\$100 to FIG Foundation)
Full Delegate (Early Bird) (Before 1 Feb 2007)	4,800	Y	Y	Y	Y	Y
Full Delegate (Regular)	5,800	Y	Y	Y	Y	Y
Day Participant	1,960	Y for Specified Day				-
Student Delegate	2,900	Y	Y	Y	Y	Y
Day Participant - Student	980	Y for Specified Day				-
Accompanying Person	1,800	Y	Y	-	-	-

Deadlines for :

Submission of Abstract : 30 November 2006

Confirmation of Acceptance : 20 December 2006

Submission of Full Paper : 15 February 2007

Early Bird Registration : 1 February 2007

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FIG Working Week 2007 Programme

Time	Friday 11 May 2007	Saturday 12 May 2007	Sunday 13 May 2007	Monday 14 May 2007	Tuesday 15 May 2007	Wednesday 16 May 2007	Thursday 17 May 2007
	FIGW2007 13 - 17 May 2007						
	FIG Administrative Meetings						
	Technical Tours						
	Social and Accompanying Persons Programme						
9:00	Council Meeting (Laurel)	ACCO Meeting (Harbour I)	General Assembly (Grand Ball Room)	Opening Ceremony (Grand Ball Room)	Plenary Sessions (Grand Ball Room) Exhibition (Orchid)	Plenary Sessions (Grand Ball Room) Exhibition (Orchid)	Presidents Meeting (Rose)
10:30	Coffee Break (Jasmine)	Coffee Break (Harbour II)	Coffee Break (Ballroom Foyer)	Coffee Break (Ballroom Foyer)	Coffee Break (Orchid Foyer)	Coffee Break (Orchid Foyer)	Coffee Break (Orchid Foyer)
11:00	Council Meeting (Laurel)	ACCO Meeting (Harbour I)	General Assembly (Grand Ball Room)	Plenary Sessions (Grand Ball Room)	7 Parallel Technical Sessions (Ballroom, Harbour I, II, III & Kowloon I)	7 Parallel Technical Sessions (Ballroom, Harbour I, II, III & Kowloon I)	General Assembly (Orchid)
12:30	Seating Lunch (Jasmine)	Seating Lunch (Harbour II)	Seating / Standing Lunch (Orchid)	Exhibition Opens (Orchid) Standing Lunch (Orchid & Ballroom Foyer)	Standing Lunch (Orchid & Ballroom Foyer)	Standing Lunch (Orchid & Ballroom Foyer) <i>Exhibition Closes at 14:00</i>	Seating / Standing Lunch (Fanning)
14:00	Council Meeting (Laurel)	ACCO Meeting (Harbour I)	General Assembly (Grand Ball Room)	7 Parallel Technical Sessions (Ballroom, Harbour I, II, III & Kowloon I)	7 Parallel Technical Sessions (Ballroom, Harbour I, II, III & Kowloon I)	7 Parallel Technical Sessions (Ballroom, Harbour I, II, III & Kowloon I)	Closing ceremony (Orchid)
15:30	Coffee Break (Jasmine)	Coffee Break (Harbour II)	Coffee Break (Ballroom Foyer)	Coffee Break (Orchid Foyer)	Coffee Break (Orchid Foyer)	Coffee Break (Orchid Foyer)	15:30
16:00	Council Meeting (Laurel)	ACCO Meeting (Harbour I)	General Assembly (Grand Ball Room)	7 Parallel Technical Sessions (Ballroom, Harbour I, II, III & Kowloon I)	7 Parallel Technical Sessions (Ballroom, Harbour I, II, III & Kowloon I)	7 Parallel Technical Sessions (Ballroom, Harbour I, II, III & Kowloon I)	16:00
17:00			Welcome Reception (Orchid)	Exhibition Opening Reception (Orchid Foyer)			17:00
18:00							18:00
19:00	FIG Council Dinner (at Tsimsatsui)	ACCO Dinner (at Tsimsatsui)			Chinese Evening & FIG Foundation Dinner (Venue to be fixed)	Gala Dinner (Grand Ballroom)	19:00
22:00							19:30 22:00

Technical Tours:

- * Land Information Centre, Lands Department, HKSAR Government
- * Geodetic Survey Section, Lands Department, HKSAR Government
- * Hydrographic Office, Marine Department, HKSAR Government
- * Major Infrastructure Project

Social and AP Programme:

- * Hong Kong Island Tour (4 hours)
- * The Heritage Tour (5 hours)
- * 360° Lantau Explorer Tour
- * Golfing at Kau Sai Chau (8 hours, 15 May 2007)
- * Beijing, China Tour (4 days, 18-21 May 2007)

Post Conference Technical Tour:

- * Visit Macau Cartography and Cadastre Bureau, the Government of the Macau SAR and sightseeing in Macau (18 May 2007)

The case of Amoy Gardens demonstrates two points. One is the importance of proper building maintenance and management, which include the control of unauthorized alterations. The other is the importance of professional help in overcoming existing and potential problems.

Building Management System in Hong Kong

One of the reasons for the lack of proper building management and maintenance was the low median income level of the population. Statistics of the Census and Statistics Department show that the median household income thirty years ago was a meager \$5,700 per month⁵. Today, contrary to popular belief, median household income in Hong Kong is barely above HK\$17,000⁶. At these income levels, large scale improvements to catch up on the neglect in the past are not easily affordable.

However, the problem is not purely one of affordability. It is also due to the lack of long-term vision and a weak building care culture. In 2003, the Home Affairs Department conducted a survey among residents of 800 old buildings. Only 10.7% of the respondents were willing to establish owners' corporations and to engage a management agent or cleansing contractor⁷. This widespread apathy reflects a general disinclination to manage and maintain buildings, especially among owners of older buildings, and is possibly a sign of destitute and desperation.

Building management does not have a glorious history in Hong Kong. The first piece of legislation promoting and regulating building management was the "Multi-storey Buildings (Owners' Incorporation) Ordinance"⁸ which was enacted in 1970. This ordinance provides a legal framework for owners to form owners' corporations to manage their buildings. As the housing stock aged and problems surfaced, the Government tightened regulations to confer more power to and at the same time places more responsibilities on building owners. In 1993, the "Ordinance" was revamped and re-titled as the "Building Management Ordinance (BMO)"⁹ to enhance the participatory and decision-making power of owners in building management. In the "Building Management (Amendment) Bill"¹⁰ introduced in 2000, it became mandatory for buildings with serious management and maintenance problems to adopt a management scheme. In view of instances of individual building owners refusing or failing to pay their share of maintenance cost, the BMO was amended again in 2005¹¹ to empower an owners' corporation to borrow from the Government on behalf of owners who fail or refuse to pay.

Even with the above amendments, our building maintenance standards still lag behind other developed communities¹². Let me cite just one example. In Singapore and the United States, all building owners have to engage architects or engineers (in Hong Kong this would have been Building Surveyors) to inspect their buildings every five years. In Japan, all office buildings and condominiums have to be inspected every three years. Whereas in Hong Kong, private building owners are only encouraged to participate in a voluntary "Building Safety Inspection Scheme", although all Government buildings and public rental housing blocks are subject to periodic inspection.

The end to slash-and-burn

When Hong Kong was a colony with an unknown and undeterminable future, short-term mentality prevailed. I still remember the very dark jokes before 1997, one about the scale of emigration. It says someone should put up a sign in the airport that say "Would the last person leaving Hong Kong please turn off all the lights?" The other was about the end of Hong Kong. It says Hong Kong, rather like a supermarket item, has on it a label that says "sell before 1997".

Now we have survived 1997. And we have proved that we can manage the toughest challenges and deliver what might appear impossible. The market also agrees. Property yields have come down to levels comparable to those in Singapore. It is time for us to allocate some of our energy and other resources and put an end to the old "slash-and-burn" attitude. Hong Kong is no longer a "borrowed place", but a place to stay and to live – a home. We must learn to think of Hong Kong as an insider, an inhabitant, a resident and an owner. We must take on the responsibility to protect and promote our long term interests, and in doing so, the long term interests of Hong Kong.

If Hong Kong was an hotel before 1997, for which people paid by the day, and of which people checked in and out, Hong Kong today is our home, which we own and in which we raise our future generations. This home and the built environment in which we live must be built to last.

"Carrot and Stick"

Upgrading the standards of built environment and arresting the slide in the standards of our older building stock require our combined effort: the establishment of necessary legal framework, the mobilization of professional expertise, the

availability of funding support, and the promotion of a building care culture.

Hong Kong is an international hub of professional services. There is no shortage of professional expertise in the management, repair and maintenance of buildings. There are at present 400 Registered Structural Engineers and over a thousand Building Surveyors in Hong Kong, a ten-fold increase from the original number when the Building Surveying Division was first established in 1985.

Currently, building inspection is not mandatory, although there is a growing consensus among the community that the status quo is not desirable. In view of the need to improve building maintenance and to put into place a systematic management system, the Government has launched a public consultation on mandatory building inspection in November 2005¹³. The proposed "Mandatory Building Inspection Scheme" (MBIS) requires owners of private buildings that are aged 30 years or above to engage qualified inspectors to inspect their buildings every seven years. In the long run, the Government hopes to extend the mandatory inspection to other buildings, say ten years or above.

Although the "stick" of mandatory building inspection is necessary, ultimately, the key to sustainable building management is the awareness of the public. We must do everything possible to promote a building care culture in Hong Kong. Last year, the spate of falling windows has heightened public concern over maintenance of aluminum windows. In the first nine months of 2005, there were 75 cases of falling windows which already exceeded the total number of 46 for the whole of 2004¹⁴. The Government has since stepped up the promotion of voluntary window inspection and drawn up schemes of mandatory inspection, which were included in the proposed "Mandatory Building Inspection Scheme". I am delighted to see an increasing awareness among the general public on the importance of building safety. In the long run, I believe this is the single most important factor.

Compared to the situation thirty years ago, building management to necessary standards is more affordable to most of the households.

For the elderly and low-income families, the cost of building maintenance is still considerable, especially for older buildings. But financial and technical assistance from the Government and other sources are generally available¹⁵:

- (1) the Hong Kong Housing Society launched a \$3 billion "Building Management and Maintenance Scheme" (BMMS) in 2005 to provide "one-step" assistance to owners, which includes technical support, interest-free loans and subsidies for the procurement of third-party insurance to owners;
- (2) the Urban Renewal Authority has extended its two building rehabilitation schemes to cover buildings aged twenty years or above and offered incentives to owners' corporations to procure third-party insurance;
- (3) together with six other government departments, the Buildings Department has launched the "Coordinated Maintenance of Buildings Scheme" (CMBS) to assist building owners and owners' corporations to pursue a comprehensive building management and maintenance program, which includes free advice on building management, technical support and inspections of target buildings. The scheme was expected to have covered 150 buildings in 2005; and
- (4) the Buildings Department also operates a \$700 million "Building Safety Loan Scheme" to provide low-interest loans to private building owners for repair works or removal of unauthorized building works.

The assistance schemes seem to have received positive response from the public. So far, the Hong Kong Housing Society has provided assistance to more than 520 buildings and has assisted the formation of about 110 owners' corporations in conjunction with the Home Affairs Department. About 130 buildings have joined the building rehabilitation schemes by the Urban Renewal Authority. These early successes show that, with adequate financial and technical support, building owners are willing to take on for themselves the responsibility of building repair and maintenance.

Build to Last

For more than 9 years, Hong Kong is no longer a borrowed place on borrowed time. For more than 9 years, the people of Hong Kong no longer planned their future against a shortening time horizon. For more than 9 years we can call this city our collective home and not a hotel room. It is time for all of us to look together, among other things, at the built environment of this home, to cast away the old "slash-and-burn" way of thinking.

While the rising number of aging buildings poses a real

challenge, I am sure Hong Kong will, as it has on many other fronts, deal with this challenge head-on and emerge better and stronger. As building professionals, we should take the lead in providing the vision, shoulder the responsibility, offer our expertise, and work hand in hand with the rest of Hong Kong to deliver a better city, of which we can all be proud.

Good aesthetics are not enough. Hong Kong needs buildings

that function well, that address the every aspect of our daily needs, that are safe, comfortable and are good investments to keep.

We used to slash-and-burn and move on. Now we belong to this land. Let us all build to last. We used to build for the day. Let us now build for the future.

Thank you.

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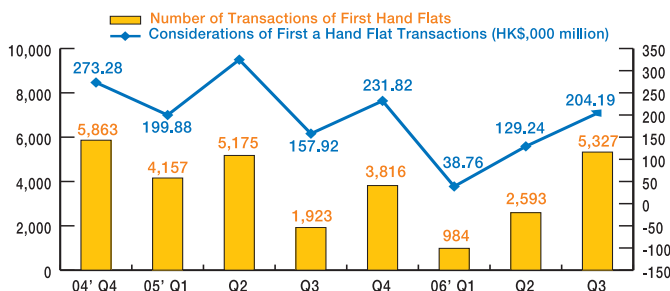
Housing market in the first three quarters

Thomas Li
Alvin Lam
Midland Surveyors Limited

Well into the last three months of 2006, perhaps it is fitting to review how the housing market fared in the first three quarters.

After months in the doldrums, the first hand flat market has significantly surged in the third quarter. There were 5,327 transactions, up a staggering 105.4 % from the second quarter figure of 2,593. In terms of transaction considerations, the increase was also highly impressive – HK\$20.419 billion in the third quarter as against HK\$12.924 billion in the second quarter, a 58.0% rise. Please see Chart 1 below.

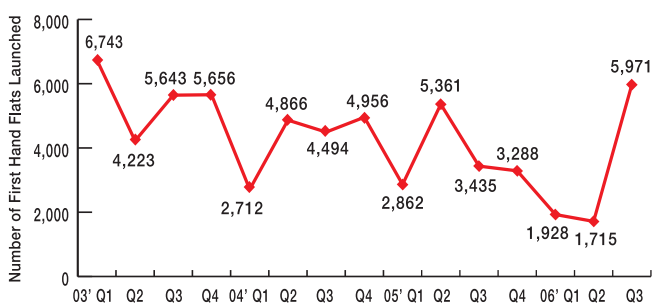
Chart 1 : Quarterly Transactions of First Hand Flats - Number and Consideration.



As registration in the Land Registry usually takes place about one month after transaction, the figures shown on Land Registry records reflects those transacted in the previous month. Source of information : Land Registry and Research Department, Midland Realty.

The reason for such sharp increase was due to the launching of several large estates such as Park Island, La Point and Grand Waterfront etc. In fact, developers put up about 6,000 flats for sale during this quarter, the highest since the first quarter of 2003. Please see Chart 2 below.

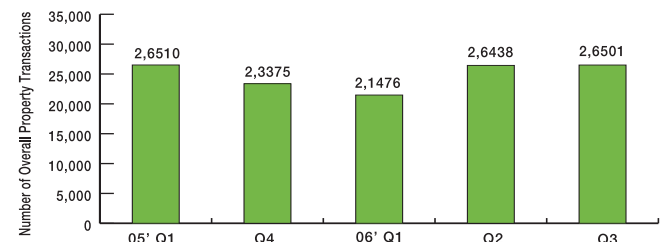
Chart 2 : Launch of First Hand Flats - Per Quarter



Source of information : Land Registry and Research Department, Midland Realty.

As a result, total number of transactions in the third quarter, including first and second hand flats, shops, offices and carparks etc, reached 26,501, the highest in four quarters and similar to that in the corresponding quarter last year. Please see Chart 3 below.

Chart 3 : Total Number of Property Transactions - Per Quarter

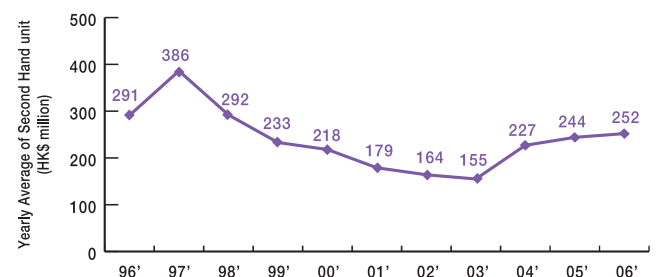


As registration in the Land Registry usually takes place about one month after transaction, the figures shown on Land Registry records reflects those transacted in the previous month. Source of information: Land Registry and Research Department, Midland Realty.

For all the attention aroused by the selling of first hand flats, the major indicator of the housing market, however, is always the transaction of second hand flats. The following is a summary of how they were doing in the first three quarters.

Of course, people may still remember the heydays of 1997, when unit prices scaled new heights week after week. True, the average price for a second hand flat has gone down from the peak of HK\$3.86 million in 1997 to the 2006 figure of HK\$2.52 million, a fall of 35%. But then, there has been a 60% rise from the bottom during the Sars days in 2003 when the average price was only HK\$1.55 million. Please see Chart 4 below.

Chart 4 : Yearly Average Transaction Price of Second Hand Units



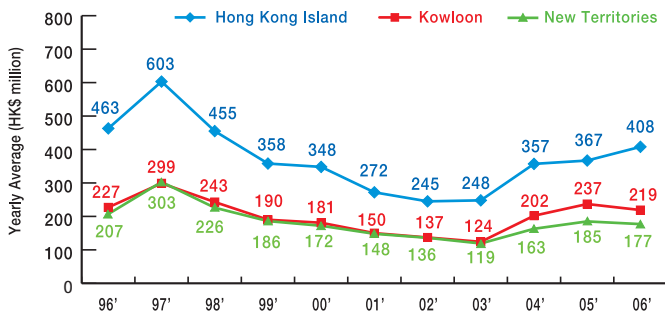
- Up to 26 September 2006

- As registration in the Land Registry usually take place about on month after transaction, the figures shown on Land Registry records reflects those transacted in the previous month. Source of information : Land Registry and Research Department, Midland Realty.

Also from Chart 4, the housing market is proceeding at a steady, if unspectacular, pace. Even amid talks of slowing down, the average price of a second hand flat in 2006 is still 3.1% higher than of that HK\$ 2.44 million in 2005.

The above is the picture across the board. The three main segments-Hong Kong Island, Kowloon and the New Territories, however, fared differently. Please see Chart 5 below.

Chart 5 : Yearly Average Transaction Price of Second Hand Units by Segments




- Up to 26 September 2006
- As registration in the Land Registry usually take place about on month after transactio, the figures shown on Land Registry records reflects those transacted in the previous month. Source of information : Land Registry and Research Department, Midland Realty.

Hong Kong Island recorded the largest percentage increase, up 11.3% from 2005. It is worth noting that, such increase was partly contributed by several high profile compulsory sale for redevelopment cases such as Kam Kwok and National Buildings on Jaffe Road/Marsh Road, Nos. 28 -34 Wood Road in Wanchai and No. 12 Broadwood Road in Happy Valley which pushed up the prices of their flats due to possibility of redevelopment.

Even disregarding these compulsory sales, the average price of a second hand flat in Hong Kong Island in the first nine months of 2006 still reached HK\$3.99 million, an increase of 8.7%. Kowloon and the New Territories, on the other hand, registered slight reductions.

Kowloon's second hand flat transaction averaged at HK\$2.37million, down 7.6% from 2005. Similarly, the New Territories suffered a 4.3% drop, from HK\$1.85 million to HK\$1.77 million.

On the whole, the number of second hand transactions has fallen 29.0% in the first three quarters of 2006 in which the middle price range (HK\$2 million to 5 million) units have had a greater fall - 36.6%. This was probably due to a slower incentive to swap flats in times of rising interest rates.



11th Congress Auckland, New Zealand 9 – 13 June 2007

CONSTRUCTION FROM A DIFFERENT PERSPECTIVE

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- Environmentally Sustainable Design issues
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- Government regulation versus self regulation for construction quality
- Information Technology for Measurement, Tendering and Cost control

- Innovations in structural design and building products
- Construction Best Practice – International Benchmarking
- Whole life-cycle costing
- Modern and future Quantity Surveyor / Cost Engineer roles
- Work Competencies for Quantity Surveyor graduates

Schedule

17	November 2006	Abstract and Profile received
15	December 2006	Provisional Acceptance notified
9	February 2007	Full paper/manuscript received
2	March 2007	Acceptance confirmed
11-12	June 2007	Papers Presented

All correspondence by e-mail attachment to paqs2007papers@nzigs.co.nz, accompanied by a personal profile. The abstract is to be between 200 – 250 words and originator profiles of not more than 150 words in English in MS WORD format. All papers will be peer-reviewed and refereed through assessment by a panel of referees from New Zealand, Australia, Malaysia, Singapore and Hong Kong.

Disruption claims and record keeping – a practical perspective



Joanna Kwok
JO Committee Member

Claims seem to be commonplace in construction projects. There are various types of claims, including prolongation claim, disruption claim, and common law claim. On 19 October, CY Fung, Commercial Manager of Gammon Construction Limited, gave a presentation on one particular kind of claim – disruption claims, at the Surveyors Learning Centre.



Mr Fung first gave a brief introduction on the different nature of claims, namely common law claims and contractual claims, and the various types of claims. He then focused on the topic for the day – Disruption Claims. 'Disruption' is loss of productivity of resources, primarily labour and plant. Disruption can be caused by a delay, which may or may not occur on the critical path. It is emphasized that a disruption claim is different from prolongation claim.

He then showed us two case studies to illustrate examples of disruption in construction projects. For example,

late possession, piece-meal possession, and late instructions by the Architect. One of the methods for evaluating disruptions is the 'Measured Mile Approach', which is to compare the productivity achieved on the un-impacted part of the contract with that achieved on the impacted part. Such a comparison

will factor out issues concerning unrealistic programmes and inefficient working.

The last session of the presentation was on record keeping strategy. The three 'C's – Communication, Coordination and Consistency are important criteria for good record keeping. The commercial team and the operation team must work together in order to achieve it.

We would like to convey our sincere thanks to Mr Fung for such an inspiring and informative presentation. All participants found the detailed talk very satisfying.



APC Workshops for GP Candidates

Philip Tse
CPD & PQSL Convenor
JO

GPD and JO have jointly organized successfully a series of three workshops on the Assessment of Professional Competence (APC). Two workshops were completed in August, the final workshop was on 23 September when there were more than 120 participants.



This workshop was divided into two parts. Lawrence Pang began with a discussion on common errors frequently made by candidates

in the written examination. Some of the valuation methods were covered and some wrong concepts that commonly applied by candidates in the past were also raised. He also discussed the trend of recent years past paper. The structure of the written examination was outlined first and he highlighted the format, number of questions, some of the most





frequently asked topics and answering techniques. And as an assessor, he also shared with us his experience and opinion on the requirements of answers from the point of view of an assessor.

said that they had acquired more information on both written and oral assessments so that they could be more well-equipped and well-prepared to take the APC.

We would like to take this opportunity to thank for all the guests speakers who have contributed to this series of workshop and made them successful.

In the second part, we have invited several past APC candidates who have qualified in recent years to share their experience with us. The participants were divided into 8 small groups. Each group had one past candidate. The participants had raised many questions on both written and oral assessments and the discussion within different groups are cordial.

For the three informative workshops on the APC, the participants considered them informative and valuable and



2006粵、港、澳測量師學術交流聯誼活動 Huizhou trip

盧海燕

土地測量組每年都舉辦粵、港、澳測量師學術交流聯誼活動，過去曾訪問廣州、潮汕及韶關等地，每次團員都口碑載道。今年聯誼活動在惠州舉行，惠州市位于廣東省東南部，珠江三角洲東北端，南臨南海大亞灣，與深圳、香港毗鄰，是中國大陸除深圳市外距離香港最近的城市。惠州市屬珠三角經濟區，現轄惠城、惠陽兩區和博羅、惠東、龍門三縣，設有大亞灣經濟技術開發區和仲愷高新技術產業開發區兩個國家級開發區。陸地面積1.12萬平方公里，佔珠三角經濟區面積的1/4。隨著CEPA的實施，香港和粵北地區的經濟必然會進一步融合，惠州和香港的經貿合作有著美好的前景。我們希望藉此交流聯誼活動能與惠州市政府及惠州市測繪學會建立深厚友誼。

此次活動反應理想，我們一團24人由本學會主席黃仲衡先生、土地測量組主席邵偉青先生及中國事務常設委員會主席陳志端先生領團在10月19日早上乘豪華巴士經文錦渡口岸直達惠州，下榻於惠州賓館及午膳，隨後便於惠州市國土資源局會議廳進行座談交流會。此座談會參與單位眾多，包括廣東省國土資源廳、惠州市政府、惠州市國土資源局、廣東省測繪學會、澳門特別行政區地圖繪制暨地籍局、廣州市測繪協會、深圳市測繪學會、中山市測繪協會、惠州市房地產協會、惠州市測繪與地理信息系統協會、惠州市城市規劃設計院、惠州市土地協會、惠州市礦業協會等各方代表和惠州日報、南方都市報、惠州電台、惠州電視台等新聞媒體的記者朋友。

座談會開始由廣東省國土資源廳副廳長、廣東省測繪學會理事長張新民先生致歡迎辭，然後由惠州市人民政府副市長黃錦輝先生介紹惠州市社會經濟發展情況。新世紀伊始，惠州市按照廣東省2010年率先基本實現現代化的目標要求，結合本地實際情況，確立了把惠州建設成為數碼資訊產業製造基地、石油化工基地、對外貿易出口基地、度假觀光基地和現代物流配送中心的“四個基地、一個中心”的建設宏圖，力求以優良的生態人居環境吸引更多的一流企業和人才進駐，為惠州率先基本實現社會主義現代化目標奠定扎實的基礎。

在這個超前目標的指引下，惠州市掀起了新一輪的城市規劃建設熱潮。所以惠州市國土資源局黨組書記、局長麥鏡儒先生隨即介紹惠州市土地、測繪管理工作等情況及惠州市城市規劃設計院總工程師宗子劍先生介紹惠州市城市規劃及建設情況。令我們對惠州市經濟社會各方面發展加深了解，讚嘆其發展速度一日千里！

本會主席黃仲衡先生概括香港測量工作情況。身為測量師註冊管理局前主席，黃先生亦應邀向大家介紹香港測量師註冊條例（第417章），內容包括規定專業測量師在註冊、專業組別的認可細節，以及註冊測量師專業活動的紀律管制以及有關事項。澳門特別行政區地圖繪制暨地籍局處長羅少萍小姐扼要地向大家介紹澳門的項目發展及測量工作。就以上各方代表的發言及粵港澳三方的測繪、房地產管理、城市規劃等有關問題，大家進行了討論和交流。這對增進粵港澳測量

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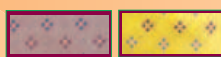
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HKIS

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Date	Event	Organiser	Location	
2006				
Dec	1	BSD Annual General Meeting & Annual Dinner	HKIS BSD	World Trade Centre Club, HKSAR
	2	JO Annual Dinner	HKIS JO	Hong Kong SAR
	4	JO Annual General Meeting	HKIS JO	SLC, HKIS
	5	QSD Annual General Meeting	HKIS QSD	World Trade Centre Club, HKSAR
	9	PDD Annual General Meeting	HKIS QSD	SLC, HKIS
	12	HKIS Annual General Meeting	HKIS	SLC, HKIS
	29	Surveyors Happy Hour	HKIS	Library, HKIS
2007				
May	13 – 17	FIG Working Week 2007	FIG/HKIS	Hong Kong SAR
Jun	9 – 13	PAQS 11 th Congress	PAQS	Auckland, New Zealand

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

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

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界同仁的友誼等都將起到良好的作用。會後，我們參觀惠州市國土資源局服務大廳、交易中心及展覽廳等幫助我們對該局運作的認識。

晚飯後，我們乘船夜游惠州西湖欣賞這以山水資源為主體，融自然景觀和人文景觀於一體的城市型湖泊類風景名勝。惠州西湖形成和發展至今已有一千六百多年的歷史，素以五湖、六橋、十四景著稱。其山川秀麗，曲折幽深，古色古香的亭臺樓閣隱現于樹林山水之中，景域妙在天成深得人心。古時有宋代大文豪蘇東坡稱其“山水秀邃”，所以於2002年被評為國家重點風景名勝區，2004年獲國家AAAA級旅遊景區稱號。

10月20日清早，我們前往參觀大亞灣中海殼牌南海石化項目。這是一個中國最大的中外合資專案，總投資達43億美元，外方投資者是世界著名的英荷殼牌有限公司，並於2005年正式投產。該專案的上馬建設，帶來了巨大的牽動效應，預計在未來的5-10年內，該項目將給惠州帶來600-1000億元人民幣的投資。這個專案的建設，標誌著惠州新一輪經濟建設高潮的到來，奠定了惠州百年發展的格局，必將對惠州乃至廣東的產業結構調整升級和經濟發展產生不可估量的推動作用。

當前的惠州政通人和，蓄勢待發。在經濟高速發展的拉動下，惠州的城市建設也獲得了超常的發展，帶動了居民收入和消費的大幅增長，也為惠州房地產業創造了廣闊的發展空間。今年惠州市政府繼續推進“一城兩區”建設進程，加大

惠陽區、大亞灣區的總體規劃力度；並加快市區主幹道路網建設和“瓶頸路”改造工作，致力於打造市區半小時城市生活圈，為惠州房地產的發展創造更為良好的整體環境。午飯後我們參觀了惠州一些精品樓盤和花園住宅小區包括潤園和帝景灣及市區市容市貌。發現惠州市場上的樓盤活躍，難怪惠州房地產的開發總量和水平穩步上升，也吸引了本地以及周邊更多的人來惠州購房和投資。

這晚我們下榻羅浮山嘉寶田高爾夫酒店。10月21日我們兵分兩路，有留在酒店打高爾夫球的，也有隨團遊歷我國道教十大名山之一羅浮山。羅浮山地方偌大，總面積260多平方公里，景區大小山峰432座，山勢雄偉挺拔，風光清靜幽秀。它不但山水綺麗，風光優美，而且山上寺觀遍立，強盛時期就曾有“九觀十八寺二十二庵”之傳。我團時間不多，只能走馬看花，參觀了道教在眾浮山的中心首府，建於晉代至今已有1600多年歷史的沖虛古觀和香港青松觀投資興建的黃龍觀。午飯後，我們道別惠州政府及廣東省測繪學會代表，踏上回港路途，為今年粵、港、澳測量師惠州學術交流聯誼活動正式畫上完美的句號。

這次活動能得到空前成功，除了多得惠州政府及廣東省測繪學會的熱情與細心招待外，我們不能不感激陳達榮先生事前所作的大部份聯系及籌備工作，也要感謝陳德慶先生在旅程中打點一切。當然，會員們的積極參與及投入是不可缺少的！在此，我們熱切期待着下一次的活動安排並約定您們齊來參與！

惠州之旅
Huizhou trip



土地測量組每年都舉辦粵、港、澳測量師學術交流聯誼活動，過去曾訪問廣州、潮汕及韶關等地。今年則訪問惠州。惠州市位於廣東省東南部，珠江三角洲東北端，南臨大亞灣，與紳耒、香港毗鄰，是大陸除紳耒市外距離香港最近的城市。

