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Integritas

不蔓不枝

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香港測量師學會2006 - 2007年度理事會

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From the Editor 編者話

In recent weeks, the Editor received a handful of letters from fellow surveyors offering their views or suggestions on the **Surveyors Times** or current affairs of the Institute. The letters have been considered by the Editorial Board and some will be published in due course. I wish to advise that the correspondence is always welcome and a column is dedicated for this purpose. Depending on the subject, the views and suggestions expressed may be referred to the General Council, the Executive Committee, Divisional Councils or relevant board/committee for follow-up. However, the letters to editor may be edited for purposes of clarity

or space and publication is subject to the approval of the Editorial Board. On the other hand, members may also consider making use of the Discussion Forum of the HKIS website to air their views and comments.

The General Council has directed the Editorial Board to work out a plan for migration to e-publications. We are studying the implications and logistic requirements to enhance the IT infrastructure of Administration Office. For the time being, **Surveyors Times** will be published in the usual format of hard copies, likewise for **Surveying and Built Environment** and **HKIS Annual Report and Directory**. Further details on arrangements for e-publications will be announced in due course. In order to help save consumption of papers (and of course printing costs), I think fellow surveyors would not mind to read our regular publications on the web.

Members will also notice an announcement on page 6 by the Board of Professional Development on mandatory CPD with effect from 1 June 2007. Members are reminded to keep their CPD records up-to-date. There is a column within the HKIS website to facilitate members to upkeep their CPD records.

Ben WH Chong

最近幾個星期，編輯收到好幾封讀者來信，表達了對「測量師時代」以致學會的專業事務工作意見。「編輯委員會」把來信都一一看過，並會儘快把它們刊登。我想告訴大家一點，我們非常歡迎所有的讀者來函，本刊為它們設有一個相關欄目。還有一點，是來信的內容可能被反映給「理事會」或是「執行委員會」，以致組別理事會作討論、參考或是研究。然而，無論在任何情況下，所有的來信都會經過編輯委員會審閱和作出適當的刪改才會刊登。另外一個供會員們表達意見的途徑是學會網頁的討論區。

「理事會」責成「編輯委員會」探討學會刊物出版電子化的可能性。編委會正在研究落實這個措施的安排和影響，包括「秘書處」資訊科技架構所牽涉的資源投放和運用。暫時來說，「測量師時代」，學會的學術期刊 **Surveying and Built Environment** 和「年鑒」仍然會按時用紙張印刷方式出版；不會改變。有關學會刊物出版電子化的安排，在適當的時候我們會儘快公佈詳情。為了減少紙張的消耗，當然也就同時省卻印刷費用，我相信讀者們都不會介意於網上閱讀本會刊物。

會員們可能會注意到「專業發展委員會」在本期第六頁的通告，強制專業持續進修在2007年6月1日正式生效。希望各位好好地保留所有專業持續進修課程的紀錄，方便日後查閱。學會網頁建了一個相關的欄目方便大家在網上把記錄登上。

莊永康



I n t e g r i t a s

Saleable Area

There have been a lot of happenings on this topic recently and I have to report here again on its progress. We have rounds of meetings with the Rating and Valuation Department, the Lands Department, the Consumer Council, the Real Estate Developers Association of Hong Kong so on. At the invitation of the LegCo, we have also attended a meeting of the Legislative Council Panel on Housing on 2 April when representatives of various organizations, of course amongst them all is REDA, were invited to brief the Panel and to exchange ideas with LegCo members and government officials in attendance. We are glad to find out that all the parties we have spoken to agree with our prime target of creating a fair, transparent and easy to use platform for purchasers to understand what they have purchased exclusively.

We know that it is not an easy task. However, we shall try our best. We are confident. We hope that

this proposal will be finalized in the coming 2-3 months.

As this exercise goes into the next phase, we have scheduled an open forum for Monday 21 May in the Surveyors Learning Centre. The purpose of this meeting is to report to members on the progress in this matter and to collect your views, if any. Please mark your diary, there is a form on page 8, please fill in and fax back to 2868 4612, I look forward to the pleasure of seeing you that evening.

CE Election

In the March 2007 CE Election, we had 10 surveyors participating as Election Committee members compared with 9 in the Election Committee in the last CE Election two years ago. We are glad that surveyors have actively participated in this CE election exercise.

Raymond Chan *President*



不蔓不枝

銷售面積

這個課題的工作正在不斷活躍地進行中，所以我希望可以再次向各位報告一下進度。我們與「差餉物業估價署」，「地政總署」，「消費者委員會」，「香港地產建設商會」等已經開了不只一次的會議。立法會「房屋事務委員會」亦邀請了本會及香港地產建設商會的代表出席他們在4月2日的辯論，向立法會議員們及出席的政府官員陳述建議及交換意見。令人鼓舞的是各方面一致都認同我們的基本目標去制訂一個公平，具透明度和容易理解的平臺。令賣家可以清楚明白自己購買了什麼。

我們完全明白這項工作的困難度，但我們會盡力去把任務完成。我們的信心沒有絲毫動搖。我們希望在2-3個月內可以完成所需的修訂。

這項工作快要進入下一步，我們將於5月21日在「測量師研習中心」舉行論壇，歡迎所有會員參加。論壇目的是向各位彙報此項工作的進度並聽取意見。請填好第八頁的表格及傳真到

2868 4612。我衷心的邀請大家撥冗出席，分享見解。

特首選舉

2007 選舉委員會界別分組選舉名單上有十位測量師，比兩年前是多了。對於測量師更積極參與了特首選舉一事，我們感到欣然。

陳旭明 會長

From the Council Table

Appointment of committee chairman

The Council endorsed the appointment of Samson Wong and Ben Chong as Chairman of the Project Management Committee and the Editorial Board respectively.

Presentation of TAHKIS to ETWB

The Council heard that the Board of Membership is working on the issue.

Proposed American Express affinity credit card

The Council heard that the Honorary Treasurer is working on a proposal by the American Express for a HKIS AE credit card.

From the Board of Education

Panel of Experts – China Programmes

The Board is now preparing a list of Mainland Experts for the China Programmes. Divisions had been requested to nominate members for consideration and endorsement by the Board before the next Board Meeting.

Non-cognate Degrees in Hong Kong

The Board has prepared a list of non-cognate degrees in Hong Kong and has been receiving input and comments from the divisions.

Promotional activities

The Board is now planning to have some promotional visits in 2007 and after. The aim is to promote both the principal and alternative routes to professional membership. The target activities include the JUPAS Open Day, outreaching programmes to universities and visits to renowned secondary schools. A working group will be formed in due course to handle these activities.

From the Board of Professional Development

The Council heard that mandatory CPD would be launched on 1 June 2007. Briefing sessions would be arranged for promotion. The Council further heard the Board would be looking into added information technology support for the

provision of CPD package and CPD log for members on-line.

Report from Legislative Councillor, the Hon Patrick Lau

The main points of report were summarized as follows:

- An open forum for the Budget 2006/07 had been organized on 15 March.
- 2 forums for the candidates of the Chief Executive Election had been held on 13 February and 13 March respectively.
- Meeting with the new Chief Executive would be arranged after the Election. The Chairman hoped that meetings could be arranged with the Secretary of Bureaux before their formal appointments.
- A letter had been sent to the Secretary of the Home Affairs Bureau, requesting the Bureau to include a professional surveyor in the Antiquities Advisory Board.
- Happy hour gathering with the Director of Architectural Services Yue Chi-hang had been arranged for 30 March. Members of HKIA, HKILA, HKIP and HKIS were invited to attend.

Lands Department Practice Notes

No. 1/2007 Procedure for Land Sale under the Application System

No. 2/2007 Review of Standard Rates for Balcony, Utility Platform and Non-structural Prefabricated External Walls

No. 3/2007 Review of Standard Rates

Please visit www.landsd.gov.hk
for latest practice notes.

Mandatory CPD starts on 1 June 2007

Update your CPD profile record regularly
for
mandatory checking in future

7-8 pm
13 June 2007 (Wednesday)
Surveyors Learning Centre
CPD Briefing Session
announcing the launch of Mandatory CPD

*All corporate members and technical associates
will be informed on details in due course*

Go e- for latest CPD news and log sheet

Webmail Login

- 1) Go to www.hkis.org.hk
- 2) Click "Webmail"
- 3) Enter your
 - a) User ID (choose one from: bs, gp, ls, pfm, pd, qs, then your HKIS number)
 - b) Password (the preset password is your birthday in yyymmdd; change this by all means when your first log in)

CPD Log Sheet

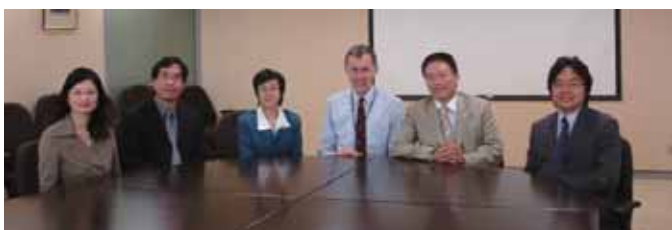
Record your CPD attendance on a CPD Log sheet on-line:

- 1) Go to www.hkis.org.hk
- 2) Click "Members Corner", then "CPD Profile"
- 3) Enter your Login Name, then Password
 - a) Login Name = HKIS number (e.g. Membership No. 3042, login name is 3042)
 - b) Preset password: see above
- 4) Click "Add Log"
- 5) Submit your event information as requested

Saleable area

Rating and Valuation Department

Another meeting with the Department took place on 29 March in the Cheung Sha Wan Government Offices. Apart from Michael Tanner and Susanna Kwan, there were also present Principal Valuation Surveyor Christina Yip and Acting Principal Valuation Surveyor Wilson Siu. Representing the Institute were the President Raymond Chan and member of the Saleable Area Working Group Peter Dy. The Department welcomes the review conducted by the Institute and it aims at a scenario that will fairly balance the interests of developers, vendors and purchasers.

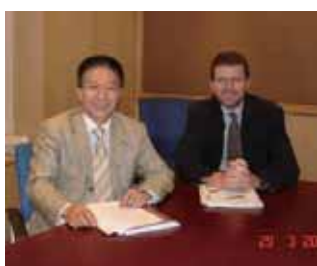


The Department further points out that it ignores wall thickness greater than 230mm in calculating saleable area and it does not consider that this provision is a must for any revised definition; yet this may continue to remain a practice for valuation purposes. The Department, in making available saleable area information to the public, will follow this principle and will provide an explanation note with such areas to avoid confusion.

REDA

The Real Estate Developers Association of Hong Kong views that Saleable Area is defined in the prescribed form of Agreement for Sale and Purchase under the Lands Department Consent Scheme as well as the prescribed form of Agreement for Sale and Purchase under the Law Society Non-consent scheme; therefore, the measurement of Saleable Area would need to conform to the definition of the term.

LACO



Legal Advisory and Conveyancing Office Assistant Director Legal Jeremy Glen came to a meeting on 29 March when views on the matter were exchanged. Obviously the LACO acknowledges not

only the technical details and method of measurement but also how details are presented in the ASP vis-a-vis marketing materials.

Press Conference on 30 March



The local press wanted this to take place earlier on that week because the Legislative Council Panel on Housing would debate the following Monday on Disclosure of Saleable Area in Sales Description for Residential Properties, an item proposed for discussion by the Hon Albert Ho and Dr the Hon Yeung Sum.

Media coverage was massive and the President subsequently joined several radio programme talk-show hosts to both introduce and answer questions on the proposed changes that the Institute is working on the week following.

LegCo housing panel

On 3 April, Permanent Secretary for Housing, Planning and Lands Thomas Chan came under attack from legislators after he said Government had no plans to legislate despite a flood of complaints about what constitutes the size of a flat. Notably, between government and developers, they must agree on a common language.

A definition of saleable area has to come into existence before everything else happens.

President Raymond Chan gave the Institute's proposal on the definition of saleable area at the meeting.

Meanwhile, on 2 April the Joint Council of Estate Agents Associations 地產代理業界聯席會 wrote to the LegCo, supporting the proposed changes by the Institute.

Open Forum Saleable Area

7pm – 8pm
Monday 21 May 2007
Surveyors Learning Centre
811 Jardine House
1 Connaught Place, Central, Hong Kong

The Institute published the **Code of Measuring Practice** in 1999 as a guide to professional practice. As all surveyors owe a duty of care to their clients to use terms that are well defined and unambiguous, members are advised to follow this **Code** for the definition and application of measurement terms to achieve consistency and to promote understanding.

In the face of newly emerged building technology and property marketing practice, the Institute is obliged to update the **Code** with a view to aligning the profession with contemporary issues.

The President invites all members to this Open Forum to seek views on proposed amendments on the **Code** so that the Working Group may:

- inform members at large on the need for such an update;
- update members at large on the status quo of the proposed revision; and
- seek views from members at large on the proposed revision.

Fee: free of charge and is open to all grades of membership on a first-come-first-served basis

CPD Hour: one

21 May 2007 Saleable Area Open Forum Reservation Form *(use block letters please)*

To: HKIS Secretariat
Fax: 2868 4612

Name _____ Membership No. _____

Telephone _____ Email _____

For enquiries, please email linda@hkis.org.hk or call 2526 3679.

ACCF 2007 - heritage conservation

YY Yip and Eric Ma, HKIS representatives to the Asia Cultural Co-operation Forum organizing committee meeting chaired by Winnie So, Principal Assistant Secretary for Home Affairs of the Home Affairs Bureau on 22 March, say that the tentative programme of the Forum will be on 24 July 2007 from 3 to 7 pm.

It has been proposed to divide the Forum into two sessions namely Theory and Practice, or Macro view and Micro view, or Urban Level and Building Level so on and so forth. Each session will be led by a local moderator with a round table discussion followed by Q&A. Tentatively, it is proposed to have 6 speakers with 1 to 2 moderators and each speaker would have approximately 20 to 30 minutes.

Mr Yip reckons that the Institute is capable of and likely to cover most of the dimensions in heritage conservation from both the theory and practice points of view at each stage of conservation whereas other professional institutes may cover building safety, code compliance and economic impact on conservation practice.

Mei Ho House



The Building Surveying Division has been entrusted by the Executive Committee to fulfill the Institute's responsibilities and obligations as a co-organizer of the Ideas Competition for Mei Ho House at Sheik Kip

Mei Estate sponsored by the Home Affairs Bureau and the Hong Kong Housing Authority.

The Ideas Competition Steering Committee is chaired by Ada Fung, HD DD(DC) and the four co-organizers are the Hong Kong Institute of Architects, the Hong Kong Institution of Engineers, the Hong Kong Institute of Planners and the Hong Kong Institute of Surveyors. The event is supported by the Shamshuipo District Council.

The HKIS nominated representative is Edwin Tang, immediate past chairman of the Building Surveying Division.

Did you know...

Christmas eve 1953, a massive fire broke out and gave birth formally to the public housing policy of the Hong Kong Government - hence Shek Kip Mei Estate (石硤尾邨), the first public housing estate in Hong Kong in Shamshuipo District. In 1961, the subsidized rent policy was launched with the construction of 7 towers at the junction of Tai Hang Road West and Nam Cheong Street. The Shek Kip Mei Estate was subdivided into "Upper" and "Lower" estates, with the Upper estate being designated a "low-rent estate" (廉租屋邨) and the Lower estate was designated a "Resettlement estate" (徙置屋邨). Occupation of these blocks commenced in 1963.

Until the establishment of the Housing Authority in 1973, Hong Kong's public housing was administered by the Resettlement Department. By that time, eleven old blocks of the estate had been pulled down, and modernization of 18 blocks of the resettlement estate had commenced. Phased re-occupation of the re-numbered estate took place between 1978 and 1984. The distinction between "Upper" and "Lower" estates ceased to exist. Mei Yu House (美如樓) and Mei Ying House (美映樓) representing the latest phase, was built on the location of Blocks 1 - 7 (the resettlement estate), and was occupied in 2006. All remaining 1950's blocks were vacated and officially condemned on 16 October with demolition scheduled for at the end of 2006.

Block 41 of the estate, Mei Ho House (美荷樓), the last remaining example of the "Mark II" building in a single-block configuration, is graded as "Grade I historic building", and will be preserved tentatively as a record of Hong Kong's public housing development.

Heritage conservation - practical solutions

In the 29 March meeting, members of the Heritage and Conservation Working Group headed by Mike Price have agreed to look for practical solutions for local heritage and conservation.



Meanwhile, Secretary of Home Affairs Bureau Dr Patrick Ho has written on 3 April to advise that his Bureau agrees surveyors would make invaluable contribution to heritage conservation matters, in particular those relating to valuation and maintenance of historic buildings. Dr Ho further pledges that he will be appointing surveyor(s) to serve on the Antiquities Advisory Board (AAB) when such an opportunity arises and further adds that it is his wish to enhance the transparency of the operation of AAB to strengthen public involvement in its work. Dr Ho considers the surveying profession one of the major stakeholders whom he relies on for advice and support.

Research Committee 2007 plan

The Research Committee met on 28 March when members including Dr Anita Liu, Chairman of the Committee, Dr Daniel Ho and Grace Cheng of the BSD, Jim Lam and Pang Shiu Kee of the GPD, Dr Conrad Tang and KH Chiu of the LSD, Charles Lai and Charles Hung of the PFMD as well as Dr Mei-yung Leung and Dr Thomas Ng of the QSD have looked into the 2007 plan.

Whilst the Research Committee is currently soliciting research proposals from the Divisions and will soon compile its budget for presentation to the General Council at the Council's meeting in May, the HKIS Outstanding Dissertation Award (Undergraduate and Postgraduate categories) remains a prime event on an annual basis.

More importantly, the Research Committee is trying to map out a policy on copyright issues and a publishing interface for the publication of winning dissertations in the Institute's peer-reviewed journal *Surveying and Built Environment*. It is easier said than done, the extremely complicated copyright legalities and in particular those pertaining to the internet law on text and materials will truly turn this into a priority of the year. If you have learned advice to offer, please email secretary of the Research Committee at linda@hkis.org.hk or call (852) 2526 3679.



LAC chairman running for academic excellence award

The chairman of the Local Affairs Committee, Dr Paul Ho, has been nominated by the Institute to run for the PAQS Academic Excellence Award 2007.

The Pacific Association of Quantity Surveyors (PAQS) is an international association of national organizations representing quantity surveyors in the Pacific Rim and has made available four awards to recognize those who have significantly contributed to the advancement and development of quantity surveying and cost engineering internationally. The four categories of award include: PAQS Medal; PAQS Service Excellence Award; PAQS Technical Innovation Excellence Award; and PAQS Academic Excellence Award.

Previous recipients of the awards by HKIS members include: TT Cheung (PAQS Medal 2004), Ellen Lau (PAQS Service Award 2003) and Anita Liu (PAQS Academic Excellence Award 2001).

Dr Paul Ho is chairman of the Local Affairs Committee focusing on issues within the HKSAR that the surveying profession should be addressing; he is a past chairman of the Quantity Surveying Division. Dr Ho is currently Associate Head of the Division of Building Science and Technology in the City University of Hong Kong and research interests include: property development, project/construction management, construction economics and contractual matters.

VP appreciates support

Francis Leung, Vice President of the Institute and Honorary Secretary for the years 2004 to 2006, says that he is very happy with members' support in the management of Institute events, in particular, the External Affairs Committee which looks after the development of relationship with surveying institutes/organizations outside of the Hong Kong SAR. Here, he is supported by Denny Yeung of BSD, YC Chan and Ronald Chan of LSD, KK Chiu of GPD, Kenneth Chan and Gary Lai of PFMD, TT Cheung of QSD as well as Billy Wong and Jean Cheng from the YSG.

In Mr Leung's Annual Conference Organizing Committee, he has members to include Penfield Lau of LSD, Michael Price and Raymond Chan of PFMD, Arthur Shia, Joseph

Chong and Nelson Cheng of the QSD as well as Victor Lau and Josephine Lee from the YSG.

In the Annual Dinner Organizing Committee, he has Henry Chan of BSD, Eric Chan of LSD, Jean Cheng and Gretchen Yuan of PFMD, Raymond Leung and Joanna Kwok of QSD as well as Joseph Wong and Jeffrey Wong from the YSG.

bodies. Mr Wang promised to follow up with the Ministry of Commerce in Beijing.



HKIS participates in Forum

The Trade and Industry Department of the HKSAR invited the Coalition to attend a Forum on 30 March to discuss the latest development of CEPA, the Forum was chaired by Bureau Secretary Wong Wing Ping.

KK Chiu of the GP Division and Stephen Liu attended the Forum on behalf of the Institute. These two representatives have voiced out difficulties that surveyors have been facing in the registration and setting up of practices on the Mainland despite the June 2006 announcement that quantity surveyors would be allowed to set up wholly owned private practice on the Mainland and the relevant experience in Hong Kong would be recognized. The Institute's stance that it would expect Government to make further effort in allowing Hong Kong companies and professionals to enter into the Mainland market through CEPA has been reiterated.

An update on HKCPS

HKCPS Forum

To celebrate the HKSAR 10th Anniversary, the Hong Kong Coalition of Professional Services is organizing a HKCPS Mainland-Hong Kong Professional Convention cum Celebration Dinner on 12 July at the Hong Kong Convention and Exhibition Centre. Chief Executive Donald Tsang will be the Guest of Honor. One of the keynote speakers is Chairman of the National Development and Reform Commission Ma Kai. The proposed theme of the Forum is 內地與香港應如何攜手發展出有國際競爭力的專業團隊.

The HKCPS says that the convention will take a prospective angle to explore the proactive role that professionals can take in the socio-economic development progress of China and opportunities for Mainland and Hong Kong professionals to cooperate, how such a cooperative relationship can bring synergy to the reform and development in the 11th Five Year Plan of the People's Republic of China.

The Institute has pledged its support.

HKIS invited to dinner

The Commercial Office of Economic Affairs Department, Liaison Office of the Central People's Government in the HKSAR invited the Hong Kong Coalition of Professional Services and the Presidents of the ten professional bodies to a Spring Dinner on 12 March. President Raymond Chan, GP Division Chairperson Serena Lau and Past President Stephen Liu, a director of the Coalition, attended the dinner on behalf of the Institute.

Two papers were submitted to the Deputy Director and Head of the Commercial Office Wang Hui; these listed out the difficulties that general practice surveyors and quantity surveyors have encountered in the registration and setting up of practices on the Mainland subsequent to mutual recognition of qualification with relevant professional

Institute presence in HKHA

The Hong Kong Housing Authority has announced the membership of its Committees and Sub-Committees for 2007/08 commencing 1 April 2007. The following HKIS members are on the list:

- Liu Sing Cheong - re-appointed to the Board of HKHA for a term of 2 years from 1 April 2007. He is elected Chairman of Commercial Properties Committee and also serves the Strategic Planning Committee and the Subsidized Housing Committee.
- Stephen Yip Moon Wah - elected Chairman of the Building Committee and also serves the Strategic Planning Committee and the Tender Committee.
- TT Cheung - serves the Building Committee and the Tender Committee.
- Augustine Wong Ho Ming - serves the Commercial Properties Committee and the Subsidized Housing Committee.

Institute supports GIS Conference

The Institute has agreed to be a supporting organization of **GIS Conference - Location Asia 2007** which will be held in Hong Kong in September 2007. Please visit www.GISdevelopment.net or www.location.net.in for more information.

FIG Working Week 2007

Chairman of the FIGWW2007 Organizing Committee Chan Hak, president of the Institute 2001-2002, says that the Organizing Committee has met for the 33rd time on 30 March when it is noted that there are 235 registrations thus far. The programme will now contain 3 plenary sessions and 8 parallel technical sessions. A press conference is scheduled for 14 May and the title is Coastal Disaster Risk Management.

Letter to Editor

Guiding star sadly missed

Basil Keith Lindsey FRICS (1933-2007), Building Surveyor and Lecturer at Thames Polytechnic/ University of Greenwich, London, England between 1982-1994 passed away peacefully at home in Surrey after a long illness on 13 February 2007. Basil wanted to be remembered to his past Hong Kong based students some of whom he visited in Hong Kong in the mid 1990's.

Sean Dillon
BSc DipFM MRICS MHKIS RPS (BS)

CONGRATULATIONS TO THE FOLLOWING WHO WERE ELECTED AS

HKIS MEMBERS ON 22 MARCH 2007

FELLOW (1)

GP DIVISION

TSANG MUI FAN MIMI

MEMBERS (75)

BS DIVISION

CHEUNG HIN MAN

CHOW SHOUK YEE PHYLLIS

GP DIVISION

KWOK DENYS LOK PING

LS DIVISION

FUNG WAI YING

QS DIVISION

CHAN CHUN YIN

CHAN KAM FAI

CHAN LAI SHAN CRYSTAL

CHAN LAI WING

CHAN LOK MAN

CHAN YIN PING

CHEUNG KA KI KATHY

CHEUNG KIU KIN

CHEUNG SZE MUN SERENA

CHEUNG WAI MAN RAYMOND

CHEUNG WAI MAN YVONNE

CHEUNG WING KAM

CHEUNG YEE MAN

CHIK YUEN KI

CHIU CHI KWAN

CHOW CHI WA

CHU CHUI YEE

CHUNG YUK MAN

FUNG YU LEONG

HA PUI HUNG

HO CHUNG YAN

HO LAI PING

IP CHI KUI SAMMY

KAN LAM SZE NANCY

KOH FUN BOON

KOO KIN LOK

KWOK LAI LAN

LAI TSZ KING

LAM LAI WAH

LAM SZE WAI

LAM TIN WAI

LAM WAI LEUNG

LAM WING KIN RICHARD

LAW MAN YAN DONNA

LAW SING LONG

LEE HON KIT

LEE KA KY

LEE WING CHI

LEUNG TIM CHU

LIN SHUN YING

LO KIT LING

LO PING CHUEN

LO YEE LAM

LUI PO CHU

NG WAI SZE GRACE

SO MUN SAN RHEA

SO WAI LAM

TO BIK KWAN CATHERINE

TSAI KWOK HING

TSANG PUI MAN

TSANG PUI YAN

TSE SAU PIK

TSUI HO LEUNG

WAN CHI SHING

WAN SAU MAN MANDY

WONG CHOR YEE

WONG KI NI

WONG LAI YI

WONG LING HON

WONG MAN HONG

WONG MEI YEE

WONG PO KWONG

WONG SHUET CHING SHIRLEY TIMBO

WONG SIU WING

WONG WAI

WONG YIN SHAN

YIP KWOK WING

YIU LAI YING CHRISTY

YU HOI SEE

YU TSAN WING

YUEN LAI SHEUNG

CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (4)

PFM DIVISION

LAU WING CHUNG

LAM WAI KEUNG

LEE KAM SING

SIU SUN HUNG HERON

RESIGNATION (4)

CHAN WAI LING

IP CHIU YIN

LAM KAM YIN WINNI

LO WEI KAI

Surveyors happy hour 測量師歡樂時光



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



YSG donates HK\$6,006 to Construction Charity Lighthouse Club

YSG had a joint seminar with the Young Members Club of the Lighthouse Club Hong Kong Branch in the SLC on Claims, Variations and Quantum Merit, delivered by Nick Longley, Partner and Head of Construction and Insurance Law, Tanner De Witt Solicitors.

Victor Lau, Chairman of the YSG presented a cheque to Stacey Lau, Committee Member of the Lighthouse Club at the 30 Mar Surveyors Happy Hour in the HKIS Library. Victor said, "The YSG is keen to support charity work, especially supporting families in construction industry who are in urgent need of assistance."



Surveyors Happy Hour in 2007 are on
25 May, 29 June, 27 July, 31 August, 28 September,
26 October, 30 November, 28 December

Please email :
info@hkis.org.hk or
telephone (852) 2526 3679.



回歸十年 — 香港電台「風雲人物選舉」 RTHK - HKSAR 10th anniversary

回歸十年, 香港經歷跌宕起伏, 大家歷歷在目。幾許身影
起著深刻影響, 歷史理應記下他們的名字。

香港電台, 明報及香港大學民意研究計劃合辦「回歸十年
— 風雲人物選舉」, 邀請了超過五十位知名人士組成評審
團, 「建築、測量、都市規劃及工程界」由學會會長陳旭
明代表。評審團將選出二十位人士, 再由廣大市民透過民
調, 投票從中選出回歸十年裡對香港影響至深的風雲人
物, 為香港歷史寫下不可或缺的一筆。

評審團還包括來自新聞傳播, 教育, 非政府組織, 醫學,
新聞組織, 政治學者, 政黨, 社會學及社會工作者, 經濟
學者, 會計界, 商界, 資訊科技界, 社工界, 護理衛生
界, 體育界, 演藝文化及藝術界和法律界的代表。選舉結
果將於六月下旬公佈。

廊坊市代表團來訪學會 Visitors from Langfang

3月28日河北省廊坊市王愛民市長率領代表團來訪學會, 會
長陳旭明做了接待工作。雙方就香港城市建設及規劃交換
意見以後, 會長更陪同代表團參觀規劃署在中區的展覽
館, 實地瞭解特區的規劃工作。規劃署高級城市規劃師鄭
禮森講解特區當下規劃工作的大方向, 展覽館經理黃菲則



詳細介紹展館陳設
內容。

廊坊市代表團還包
括兩位副市長王大
虎和王會勇, 市政
府副秘書長平加
祥, 市建設局調研
員施學軍, 市機關
事務管理局副局長
張丙輝, 市外宣局

科長韓燕杰, 市商務局局長王一平, 開發區管委會副主任馬
興旺及廣陽區區長尹廣泰。



Iris Lee chairs Shanghai Forum

QSD Chairman Spencer Kwan has recently visited Shanghai and says that the Chairlady of the Shanghai Forum, Iris Lee has been working with Levett and Bailey Quantity Surveyors Ltd since graduation from the University of Hong Kong. She was qualified in 1992 and is now Associate Director of the company. She has relocated to Shanghai with her family in 2004.

As Chairlady of Shanghai Forum, Iris will organize CPD events as well as social activities for HKIS members in Shanghai and adjacent cities. Active participation of members is expected to make the Forum successful. Please email: info@hkis.org.hk if you wish to get in touch with Iris.

學會與滬估價師協會繼續合作 Cooperation with SREAA continues

為進一步增進滬港兩地房地產估價專業技術的提升、對市場資訊的交流，及加強雙方的友好合作關係，學會與「上海市房地產估價師協會」本着友好、協商、互惠互利的原則，再訂立合作備忘錄。備忘錄內容包括：

- 上海市房地產估價師協會舉辦之活動認為合適的，可通知香港測量師學會，並容許香港測量師學會會員（包括學生及見習測量師）參加。
- 香港測量師學會上海聯絡處組織當地香港測量師的社交活動，認為合適的可邀請通知上海市房地產估價師協會會員參加。
- 舉辦滬港房地產估價理論與實踐研討會，互相交流滬港兩地房地產專業服務在各時期的發展及研究動態，增加兩地估價師之間的瞭解。
- 雙方互邀資深估價師或測量師進行訪問和講學，派出方可向接待方推薦資深估價師，接待方可向派出方建議邀請特別人員，人員派遣均需雙方同意。
- 互派估價師到對方估價機構訪問或研討。
- 每年互贈不動產估價相關資料及刊物。
- 加強雙方網絡互聯，簡化信息流通。

雙方又協議本備忘錄自簽定之日起生效，有效期為二年，滿期經滬港雙方協商可再續期。

上海現代服務業集聚區建設國際研討會 Micro CBD developments in Shanghai

3月29日產業測量組主席劉詩韻代表學會出席此研討會，以香港九龍尖沙咀東部中央商務區建設為例，為集聚區建設

作出多面睇。她的演講大綱包括：

- 中央商務區的供求背景
- 尖東商務區的產生及定位
- 發展歷程所見

在尖東商務區的產生及定位上，劉提到整個尖沙咀東區功能上以寫字辦公樓及酒店為主體，而文化休閒配套如香港科學館、香港歷史博物館等則集中於北部，該區只有兩個住宅項目處於邊緣地帶。

談到為何尖東區只能演變為貿易及配套為主的商務區，未能分擔金融中心的角色，她分析：

市場狀況

- 金融業在80年代還在發展初期，尚未成型
- 70-80年代，製造業及貿易業為香港的主要行業
- 尖東區鄰近九廣鐵路，往返中國大陸甚為方便
- 主要進駐該區的企業皆以製造及貿易業為主
- 製造業於80年代中開始逐漸衰退，貿易業逐漸被金融業所取代
- 製造及貿易業與金融業性質截然不同，令金融公司對尖東區卻步

業權問題

- 同期發展大量商廈，期後大部份均分拆出售
- 租客質素沒有保障
- 業權分散，管理公司於管理維修方面等亦有一定困難
- 業主若要進行翻新工程以迎合市場需要亦難以成功
- 反觀現代中區物業多為單一業權
 - 由大發展商擁有
 - 管理有一定的保障
 - 大廈進行內/外部翻新亦比較容易
 - 單一業權商廈租金一般被看高一線

歷史因由

- 港島區一直是香港的主要行政及商業活動中心
- 加上往返南區，山頂區等豪宅區較為方便
- 一向為外資所喜愛

劉又提到中央商務區除硬件配套外，市場狀況同等重要，而尖東區的發展便是一個好例子。當時市場狀況加上其交通配套主要吸引製造及貿易業，令該區未能成為金融財經之地，反之成為貿易區。隨後，貿易及製造業日漸被金融業取代，由於業權分散令商廈管理、重建、裝修及在市場重新定位出現困難，因此，到現在為止，還是沒有高增值的服務個體進駐。由70年代末直到現在，尖東區始終為貿易企業開設辦公室的選擇之一。


作為結論，劉詩韻認為良好規劃雖然為一中央商務區發展的必要條件，但除硬件配套及管理外，一個中央商務區應因應附近配套及形態去定位，從而決定該區吸引甚麼服務業進駐。



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we know***

**Practices start 4 March noon to 3 pm
every Sunday till 10 June
in the Stanley Main Beach**

**mark the big day
Dragon Boat Competition 2007
Tuesday 19 June**



Call William Lai on 9667 6410 or Joseph Wong on
9191 3037 on participation.
Visit www.dragonboat.org.hk for more on the event.

Summary of HKIS CPD Events

5 May – 28 Jun 2007

ORGANISER	DATE	CODE	EVENT	SPEAKER(S)
YSG	05 May	2007048	Site visit - MegaBox	To be confirmed
HKIS	10 May	2007029	Public Private Partnerships (PPPs) Seminar Series : The financial aspects of PPPs projects	John Mitchell Lada Sullivan Amanda Hoffman
YSG	11 May	2007030	全球投資策略2007	黃敏碩
YSG	12 May	2007039	Site visit to Queen's Garden - the magic of mast climbing working platform	YM Au
QSD	12, 19 & 26 May	2007040	QSD- APC Workshop Series	Experienced QSD APC Assessors
GPD	14 May	2007035	深圳及全國房地產市場動向前瞻	李加林
LAC/YSG	19 May	2007041	Forum on the Tamar Site	Dr Paul Ho
YSG	23 May	2007034	Concrete repair strategies	Dr Simon Y Yau Dr Edward CY Yiu
GPD	28 May	2007028	How surveyors can capture opportunities available with the mass influx of foreign property funds into the Hong Kong and Mainland China markets	Phemey Pon
QSD	29 May	2007032	保存歷史建築文物的重要性	張順光
LSD	30 May	2007042	RED NET - viewing a tender from the reversed direction	Professor Leung Shou Shun
BSD	31 May	2007033	Air Ventilation Assessment System for high density planning and design	Professor Edward Ng
GPD	04 Jun	2007047	Valuation in litigation cases	Yu Kam-hung
GPD	06 Jun	2007036	Legal update - Chinese customary trusts - Tsos / Tongs & related issues	Louie Chan
LSD	07 Jun	2007031	廣東省中山市交流參觀團	
YSG	08 Jun	2007037	Managing rising rental costs in corporate real estate in Hong Kong	Tony SF Wong
HKIS	13 Jun	2007043	Mandatory CPD - Briefing Session	Professor Barnabas Chung, Dr Daniel Ho
YSG	20 Jun, 18 Jul & 22 Aug	2007046	Contract law refresher course	Steven Yip, Dennis Wong, James Yeung, Sonia Ng, Judy Man
BSD/YSG	23 & 24 Jun	2007044	APC (BS) Workshop 2007 APC Camp - Mock Assessment for Practical Task	
GPD	27 Jun	2007038	Application of interest rate swap in REITs	Lawrence Pang
QSD	28 Jun	2007045	Global real estate portfolios: risks and rewards	Dr Ruijue Peng

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 registration.

Please email cpd@hkis.org.hk or call the Secretariat on 2526 3679 if you wish to know the exact number of CPD hours each event is entitled to.

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/YSG/2007048

Site visit - MegaBox



Speaker To be confirmed

Date & Venue 10am - noon Saturday 5 May 2007 Main Entrance, MegaBox, 38 Wang Chiu Road, Kowloon Bay (plus subsequent site visit before grand opening in mid-2007)

Details MegaBox is Hong Kong's first totally connected vertical mega-mall and will become a new retail and entertainment hot-spot and the largest shopping landmark in East Kowloon upon its grand opening in mid-2007. Ranging over 19 storeys across 1.1 million square feet of retail space, MegaBox accommodates a distinctive mix of retailers and provides a large variety of entertainment including an innovative, new-concept cinema to the largest international competition indoor ice-skating rink. These complement the innovative "Big Box" retail concept that lies at the heart of the development.

Fee HK\$150 Fellow/Member/Probationer
HK\$100 Student

Quota 30 max on a first-come-first-served basis

CPD/HKIS/2007029

Public Private Partnerships (PPPs) Seminar Series: The financial aspects of PPPs projects

(Funded by CITB, HKSARG, the HKIS will organize a series of quality seminars and workshops to promote best professional practices of PPPs projects in Hong Kong. This is the second of the seminar series.)

Speakers **John Mitchell** Partner, PricewaterhouseCoopers
Lada Sullivan Senior Manager, PricewaterhouseCoopers
Amanda Hoffman Senior Manager, PricewaterhouseCoopers

Date & Venue 7 pm – 8:30 pm Thursday 10 May 2007 SLC, HKIS

Details The main areas for discussion are: Key features of Public Private Partnerships (PPPs), including overview of global PPP market; PPP/PFI Model - forms of PPP; financing a PPP project - funding structures; PPP issues; and role of technical advisors.

Language English **Fee** HK\$120 per person
Deadline 4 May 2007

(**Disclaimer** Any opinions, findings, conclusions or recommendations expressed in this material / any event organized under this Project do not reflect the views of the HKSARG or the Vetting Committee for the PSDAS.)

CPD/YSG/2007030

全球投資策略2007

講者 黃敏碩，亨達集團研究部董事

日期及地點 2007年5月11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 黃敏碩專責股市投資及基金策略分析工作，從事金融業近10年，亦為本地報章專欄執筆及於多個電子傳媒發表財經市場評論。黃先生持有香港城市大學財務碩士學位及 National University of Ireland 金融服務學士學位，並為註冊財務策劃師。

語言 廣東話 **費用** 會員 港幣\$100 非會員 港幣\$150 (現場報名需另付\$20 附加費)
截止報名日期 2007年5月7日 **優先報名** 先到先得

CPD/YSG/2007039

Site visit to Queen's Garden - the magic of mast climbing working platform

New

Speaker YM Au, Senior Project Manager of Hanison Construction Company Limited

Date & Venue 9 am - noon Saturday 12 May 2007 Queen's Garden, 9 Old Peak Road, Hong Kong

Details Apart from traditional conventional scaffolding and gondolas, the use of mast climbing working platform is getting popular and generates the desired result in terms of money and provide more environmental protection during the construction period. This site visit aims at exploring the mechanism of and how this new technology can be applied to existing building. It also includes a presentation by an experienced Senior Project Manager and discuss key issues in using mast climbing working platform.

Language English

Fee HK\$150 per person

Deadline 9 May 2007

Priority First-come-first-served (Maximum 30 persons)

CPD/QSD/2007040

QSD- APC Workshop Series

New

Speakers Experienced QSD APC Assessors

Date & Venue 2 pm - 5:30 pm Saturdays 12, 19 & 26 May 2007 SLC, HKIS

Details The workshops aim to better equip candidates in their preparation for the APC. Experienced APC Assessors will chair each workshop in which candidates' papers in the APC 2006 will be selected as cases for study. Assessors will give an in-depth talk on the background knowledge, skills and contents required in tackling the APC questions. Candidates' deficiencies in the past will be illustrated. The workshops consist of 3 sessions in order to provide full coverage. If time permits, earlier question papers and other fundamental QS knowledge will also be discussed. Students are encouraged to participate in discussions at the workshops.

Language Cantonese supplemented by English

Fee HK\$300 for the series

Deadline 9 May 2007

Priority QSD Probationers and students

CPD/GPD/2007035

深圳及全國房地產市場動向前瞻

講者 李加林 (深圳市國土資源和房產管理局副局長 深圳不動產估價學會常務副會長)

日期及地點 2007年5月14日星期一，晚上 6時30分至 8時30分 香港測量師學會測量師研習中心

講座內容 李加林常務會長見證著中國房地產市場二十多年的發展歷程。現為深圳市國土資源和房產管理局副局長，李副局長對深圳市房地產市場的看法、以至中國房地產市場整體發展情況的見解絕對是已參與或準備參與中國房地產市場工作會員們不容錯過的內容。是次講座，李副局長亦會介紹深圳市不動產估價學會的運作情況。

費用 會員 港幣\$120

非會員 港幣\$150

CPD/LAC/YSG/2007041

Forum on the Tamar Site

New

Speaker Dr Paul HK Ho, Chairman of Local Affairs Committee

Date & Venue 10 am - noon Saturday 19 May 2007 SLC, HKIS

Details A Central Government Complex and a Legislative Council Complex, together with an open space, will be developed on the Tamar site in Central, Hong Kong Island. Four prequalified tenderers were earlier invited by the Government to submit tenders for the design-and-build contract for the project. In view of the uniqueness and significance of the Tamar project, the Government has organised an exhibition during the tender evaluation stage to provide an opportunity for the public to comment on the tender design proposals before final selection by the Special Selection Board. In this regard, the Local Affairs Committee of the Institute would like to collect members' views on the design proposals. During the discussion forum, we would also invite some interested parties to express their views in order to stimulate members' understanding and discussion.

Language Cantonese supplemented with English

Fee Free of charge (first-come-first-served)

CPD/YSG/2007034

Concrete repair strategies

Speakers Dr Simon Y Yau BSc, PhD is a Post-doctoral Fellow in the Department of Real Estate and Construction, the University of Hong Kong. Before he pursued his PhD in the same department in 2002, he had practised building surveying in the Buildings Department, HKSARG. Dr Yau has participated in numerous consultancy studies and research projects. His research interests include development control, urban renewal, heritage conservation, real estate economics and finance and building performance assessment.

Dr Edward CY Yiu BSc, MPhil, PhD, MRICS, MHKIS, MBEng is currently an Assistant Professor in the Department of Real Estate and Construction, The University of Hong Kong. He has pioneered the research in the area of building maintenance in Hong Kong and developed the first building performance index, carried out the first scientific diagnosis on external wall tile debonds, edited the first reference book on building maintenance and advocated building pathology.

Date & Venue 7 pm – 8:30 pm Wednesday 23 May 2007 SLC, HKIS

Details Concrete repair may sound boring to surveyors as it has been taught before graduation and there are numerous references providing cookbook solutions. They are simple and straightforward, why bother? The speakers, however, would make use of real life case studies in Hong Kong to illustrate the great differences between concrete repair and concrete repair strategies. They ask for defect identification, diagnosis, durability analysis and resources management – i.e. building pathology. A seminar that building surveyors and APC candidates could not afford to miss!

Format Seminar (Case-study 30-minute, Repair Strategy 30-minute) and Q&A (30-minute)

Language English

Fee HK\$100 Fellow/Member/Probationer

Deadline 19 May 2007

HK\$50 Student, HK\$150 non-member

Priority 150 (First-come-first-served basis)

HK\$20 walk in surcharge for all pricings listed

CPD/GPD/2007028

How surveyors can capture opportunities available with the mass influx of foreign property funds into the Hong Kong and Mainland China markets

Speaker Phemey Pon, Managing Director of Centaway Limited

Date & Venue 7 pm – 8:30 pm Monday 28 May 2007 SLC, HKIS

Details In 2003, Morgan Stanley Real Estate Fund acquired 400,000 sq ft Vicwood Plaza in Sheung Wan for HK\$850 million. The asset was sold in 2006 for HK\$2.6 billion; cash-on-cash return exceeded 600% for about 30 months holding period. Since then, Gateway Capital, Macquarie, Citigroup Property Advisors, Merrill Lynch GPI have also actively participated in the market. In the years of 2005 and 2006, foreign property funds have played a major role in the market. The seminar will cover:

- How foreign property funds view the opportunities available in Hong Kong, Macau and Mainland China?

- What criteria they use in doing property acquisitions and how they use proactive asset management to reposition and enhance asset values?
- What opportunities are available for surveyors and how to prepare ourselves to capture those opportunities?

Phemey Pon, a qualified surveyor and an entrepreneur, whose new venture is in the business of asset management and real estate investment services. He being the managing director of Centaway Limited likes to share his stories and first-hand experiences in dealing with foreign property funds. Phemey reckons that surveyors, acting as one of the leading professionals in the real estate field, are in fact qualified to play significant roles in this area.

Language	Cantonese	Fee	HK\$100 per person/ HK\$120 per person for walk-in participants (if seats are still available)
Deadline	23 May 2007	Priority	GPD Members

CPD/QSD/2007032

保存歷史建築文物的重要性

講者 張順光，工商管理碩士，英國土木工程測量師學會資深會員及香港分會副主席，英國特許管理學會會員，英國皇家特許測量師學會會員，香港測量師學會會員。張先生為香港收藏家協會副主席，對香港歷史文物尤為熟悉，並著有多本有關歷史文物的著作，其中包括〔香港歷史明信片精選〕、〔香港明信片精選 1940's - 1970's〕、〔香港電車〕等。

日期及地點 2007年5月29日星期二，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 香港政府及大部份香港人過往都忽略了保存歷史建築文物對香港的重要性，以至很多具有歷史價值的建築物都被拆卸，中環大部份沿海歷史地標都一一消失，遂減弱了對遊客的吸引力。天星碼頭的拆卸引起了社會極大的回響，並喚起香港政府及市民對保存歷史建築文物的關注。作為建築界的一份子，測量師應如何參與保存歷史建築文物呢？張先生在講座裡將會介紹香港歷史建築文物及其故事，以增加會員對歷史建築文物的認識及了解保存這些建築文物的重要性。

語言 廣東話
費用 港幣\$120
截止報名日期 2007年5月22日
優先報名 工料測量組會員

CPD/LSD/2007042

RED NET - viewing a tender from the reversed direction

New

Speaker Professor Leung Shou Shun MBE, FHKIS, FRICS, ALS, RPS (LS) is the Managing Director of Leung Shou Chun Land Surveying Consultants Ltd. He joined the Crown Lands & Survey Office (now the Survey and Mapping of the Lands Department) in 1956 and was formerly Principal Government Land Surveyor in the Survey and Mapping Office. Professor Leung is a past president of the Hong Kong Institute of Land Surveyors, the Hong Kong Institute of Surveyors, the Hong Kong Association for the Advancement of Science and Technology, and Adjunct Professor of the Hong Kong Polytechnic University. With over 51 years experience in the profession with particular expertise in Cadastral Survey, Professor Leung has written many articles for the FIG week in Hong Kong, seminars in Beijing, Hong Kong and Macau, and the Surveyors Times of The Hong Kong Institute of Surveyors.

Date & Venue 6:30 pm - 8 pm Wednesday 30 May 2007 SLC, HKIS

Details A tender is often drafted, distributed, collected, examined and awarded from the perspective of the project owner. Accordingly, the tender document may represent only the interest of the owner with its contents greatly leaning on one side. This paper is to discuss the subject from a more balanced view including that of the bidder, hence the title "red net" as the reversed form of spelling of the word "tender". The speaker will discuss the difference between tendering for a service and a product. The importance of drafting the tender specifications. Who should be the one to judge the returns from the bidders and later on the submitted results? Most importantly, what should be the logic of the lowest tender price?

The speaker is not disputing the tendering system as a whole but suggests that this system is similar to a fair sports competition in which a set of rules including the forbidding of dose taking must be enforced.

Language English
Deadline 25 May 2007

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

CPD/BSL/2007033

Air Ventilation Assessment System for high density planning and design

Speaker Professor Edward Ng, Department of Architecture, The Chinese University of Hong Kong

Date & Venue 7 pm – 8:30 pm Thursday 31 May 2007 SLC, HKIS

Details In 2003, Hong Kong was hit by Severe Acute Respiratory Syndrome (SARS) and many people died. The Hong Kong Government subsequently set up a Team Clean Committee to investigate possible infectious disease prevention measures and policies. One of the general feelings was that SARS should be taken as a wake up call to critically examine the city for healthy living. Team Clean then charged the task to the Planning Department of the Hong Kong Government. Planning Department initiated a study titled: Feasibility Study for Establishment of Air Ventilation Assessment (AVA) System.

In November 2003, the research contract was commissioned to Professor Edward Ng of Department of Architecture, the Chinese University of Hong Kong. Over the next two years, a number of studies were conducted. The study led to a methodology of AVA. Unlike many countries with guidelines for dealing with strong wind problems, AVA is a guideline for weak wind conditions specifically designed to deal with the congested urban environment. The AVA system establishes a method for project developers to objectively assess their designs. In July 2006, the Government of Hong Kong adopted the system and since then has required all major governmental development projects to undertake the assessment. The first test case has been the 328 hectare old-airport site in the city centre. The scientific and implementation processes leading to the AVA system is reported in this lecture.

Language English
Deadline 22 May 2007

Fee HK\$120 per person / HK\$150 for walk-in participants
Priority BS Members

CPD/GPD/2007047

Valuation in litigation cases

New

Speaker Yu Kam-hung FHKIS FRICS RPS(GP), Senior Vice President of the Hong Kong Institute of Surveyors, Senior Managing Director of the Valuation and Advisory Services Department, CB Richard Ellis Limited

Date & Venue 7 pm - 8:30 pm Monday 4 June 2007 SLC, HKIS

Details Valuations are often required for litigation cases in relation to rating appeals, compensation claims and other civil disputes. The valuation rationale is usually challenged in a court proceeding. In fact, the capital value of a property should reflect the contractual rights in money term as stipulated under the documents governing the property, including tenancy agreements, agreements for sales and purchase, the Lease and the Deed of Mutual Covenant. It is necessary for a surveyor to study and understand the content and the impacts on property value of the various terms and conditions of these documents to establish a sound reasoning for the value opinion.

The speaker will introduce the impacts of the above documents on property value and will highlight the points a professional should pay attention to when presenting a valuation for litigation cases. His own experience will also be shared in the form of case studies. The presentation is targeted at surveyors who are interested in litigation cases apart from professionals related to the legal field.

Language English
Deadline 23 May 2007

Fee HK\$100 per person/ HK\$120 per person for walk-in participants (if seats are still available)
Priority GPD Members

CPD/GPD/2007036

Legal update - Chinese customary trusts - Tsos / Tongs & related issues

New

Speaker Louie Chan MHKIS MRICS Barrister-at-law

Moderator Lawrence Pang FRICS FHKIS (who will also address on issues arising from selected court cases)

Date & Venue 7 pm - 8:30 pm Wednesday 6 June 2007 SLC, HKIS

Details Tsos and Tongs occupy a unique position in the inheritance of the land in the New Territories. They take the form of Chinese customary trusts and are recognized by legislation - mainly New Territories Ordinance (Cap 97). In view of some recent developments in this area, the law of Chinese customary trusts will be reviewed and some practical issues arising from recent court cases, including a recent Court of Final Appeal case, will be discussed.

Language English

Deadline 23 May 2007

Fee HK\$100 per person / HK\$120 per person for walk-in participants (if seats are still available)

Priority GPD Members

CPD/LSD/2007031

廣東省中山市交流參觀團

New

日期 六月七日至九日

內容 學術交流研討會、考察中山重點建設項目與著名景點、高爾夫球等。

CPD/YSG/2007037

Managing rising rental costs in corporate real estate in Hong Kong

New

Speaker Tony SF Wong, Vice President and Regional Manager - Facilities Management, Corporate Real Estate and General Services, Asia Pacific

Date & Venue 7 pm - 8:30 pm Friday 8 June 2007 SLC, HKIS

Details Real estate cost is typically ranked the 2nd highest expenditure, after payroll, in a corporation. In Hong Kong where land is a scarcity, particularly the CBD area, it easily makes up to 50% of the total occupancy costs. Managing this properly helps contribute directly to the bottom line. How do corporations control their costs and manage not only to survive, but prosper. This seminar gives an insight on how corporate real estate executives deal with rent and how they manage by careful planning portfolio strategies, structuring deals, executing transactions and accounting for them so that the highest value for investment made into real estate is generated.

Tony is an MBA from the Chinese University, a registered architect from the HKU and among the first batch of MCR (Master Corporate Real Estate) in Asia in 2006. He started his professional life as an architect, subsequently switching to facilities management in 1990 when he joined The Chase Manhattan Bank. Over the 17 years with the company, he had been responsible for almost all aspects of the Bank's Corporate Real Estate Division. Tony is currently JP Morgan Chase Banks Vice President and Regional Manager of Facilities Management for the Asia Pacific Region. His responsibilities cover sixteen countries across Asia from Japan to Pakistan to Australia/New Zealand. His main responsibilities include Facilities Management and Location Management, which also cover some General Services Management in some countries. Tony has been active in the field of Corporate Real Estate and Facilities Management for the last fifteen years. He was the Founding Chapter Chairman of the Corenet Global (formerly IDRC) Asia Pacific Chapter in 1993/94. He was also one of the earliest members of the IFMA HK Chapter in 1993. He has delivered lectures in facilities management seminars, conferences, and universities in Hong Kong, Australia, Malaysia and Singapore. The topics range from general facilities management to specialist topics such as culture, mergers, space planning, outsourcing, etc and their impact on corporate real estate and facilities management. Tony is also active in the field of architecture, in particular in organisations

CPD/PQSL EVENTS

such as the HKIA (Hong Kong Institute of Architects), the UIA (International Union of Architects), CAA (Commonwealth Association of Architects), and ARCASIA (Architects Regional Council of ASIA).

Language	English	Fee	HK\$100 per person for Fellow/Member/Probationer
Deadline	25 May 2007		HK\$50 per person for Student
Priority	Probationer and Student		HK\$150 per person for non-member
			HK\$20 walk in surcharge for all pricings listed above

CPD/HKIS/2007043

Mandatory CPD - Briefing Session

New

Speakers Professor Barnabas Chung, Chairman of the HKIS Board of Professional Development
Dr Daniel Ho, Vice-Chairman of the HKIS Board of Professional Development

Date & Venue 7 pm - 8 pm Wednesday 13 June 2007 SLC, HKIS

Details The official commencement date of the mandatory CPD is 1 June 2007. This briefing session aims to announce the launching of the Mandatory CPD. Speakers will explain the administrative framework, including the CPD requirement, checking compliance and calculation of CPD hours.

Language	English	Fee	Free of charge (1 hour CPD hour will be counted for all participants)
Deadline	6 June 2007	Priority	HKIS Corporate Members and Technical Associates (first-come-first-served)

CPD/YSG/2007046

Contract law refresher course

New

Speakers Solicitors from Minter Ellison including:-
* Steven Yip - Senior Associate, LLB, BComm (Macquaire University), Admitted in Hong Kong and Australia
* Dennis Wong - Associate, LLB, BComm (University of Sydney)
* James Yeung - Associate, LLB HKU, PCLL HKU), Admitted in Hong Kong
* Sonia Ng - Associate, LLB (Hons) (HKU) , PCLL (HKU), Admitted to practice in Hong Kong (2002)
* Judy Man - Associate, LLB (Hons) (University of Queensland), GDipPLEAT (University of Queensland), BCom (University of Queensland)

Date & Venue 7 pm - 8:30 pm Wednesdays 20 June, 18 July and 22 August 2007 SLC, HKIS

Details **20 June 2007**
Topic : Course 1 - Have we got a contract and when do we have to perform
Outline: Legal concepts of consideration, privity and conditions precedent
Speakers: James Yeung and Steven Yip

18 July 2007
Topic : Course 2 - What are the terms of our contract and when will they be breached
Outline: Legal concepts of implied terms, misrepresentation and breach of contract
Speakers: Judy Man, Sonia Ng and Steven Yip

22 August 2007
Topic : Course 3 - Can I terminate? I've terminated ... now what?
Outline: The bases for and consequences of termination.
Speakers: Dennis Wong and Steven Yip

Language	Cantonese supplemented with English	Fee	HK\$300 / HK\$500 (non member) for the entire series
Deadline	13 June 2007	Priority	HK\$120 walk in surcharge for each seminar Probationer and Student

CPD/BSD/YSG/2007044

APC (BS) Workshop 2007 APC Camp - Mock Assessment for Practical Task

New

Date	23 and 24 June 2007		
Time	(Day 1) 1350 hrs GPO, Central, Hong Kong - 1300 hrs (Day 2)		
Camp Site	Lei Yue Mun Park and Holiday Camp		
Details	Do you want to have real life experience on Practical Task? Do you want to have face to face interview with assessors? A mock assessment would be set with questions regarding the campsite so participant could gain individual feedback for their performance unconditional survey, presentation skills and response on questions. Join this invaluable experience with your fellow candidates so you can share your worries and concerns, as well as having a relaxing and close dialogues with assessors!		
Fee	HK\$300 per person	Quota	30 (Probationers who will first attempt the Practical Task will have higher priority)

CPD/GPD/2007038

Application of interest rate swap in REITs

New

Speaker	Lawrence Pang FRICS FHKIS AACI MBA MSc (Finance) CFA		
Date & Venue	7 pm - 8 pm Wednesday 27 June 2007 SLC, HKIS		
Details	REITs have been a contemporary means of securitizing real estate investments. Compared with direct investment in real estate, REITs are often commended as providing a steady return more comparable with bonds. Yet with the recent introduction of more financial innovations like interest rate swaps in structuring REITs, analyzing REITs will enter into a new paradigm.		
Language	English	Fee	HK\$100 per person / HK\$120 per person for walk-in participants (if seats are still available)
Deadline	18 June 2007	Priority	GPD Members

CPD/QSD/2007045

Global real estate portfolios: risks and rewards

New

Speaker	Dr Ruijue Peng		
Date & Venue	7 pm - 8:30 pm Thursday 28 June 2007 SLC, HKIS		
Details	<p>As capital flows have become increasingly global, interest in global real estate investment has grown. Greater geographic diversification reduces dependence on a single market and smoothes and/or increases portfolio return. A primary challenge for global investors is mastering diverse economic, legal and cultural information. Quantification of this information is necessary for portfolio management and optimization. This presentation reviews the empirical rationales of including Asian real estate in an investment portfolio.</p> <p>Dr Peng is the Chief Research Officer of PPR, a leading real estate research and portfolio strategy firm in the United States. She has supervised PPR's research and product development, has overseen the development of econometric forecasting models and analytical tools, and is currently leading the company's global expansion. Her area of expertise is urban and real estate economics. Dr Peng earned a BS from Tongji University in China and an M.S. and a PhD from the Massachusetts Institute of Technology. Her doctoral thesis on land supply and property prices won the American Real Estate and Urban Economics Association's Best Dissertation Award. Before joining PPR, Dr Peng was a researcher at the Joint Center for Housing Studies of Harvard University. She has also been a consultant for the World Bank.</p>		
Language	English	Fee	HK\$120 per person
Deadline	21 June 2007	Priority	First-come-first-served

Building Surveying Division Chairman's Message



Alex Wong
BSD Council Chairman

Revised Draft Guidelines for Building Inspection, Assessment and Rectification Works under the Mandatory Building Inspection Scheme

In January 2007, the BSD had made a written submission to the Buildings Department expressing our views on the revised Guideline for the Inspection of Building under the proposed Mandatory Building Inspection Scheme. The following is an abridged version of the submission.

With reference to the revised draft Guidelines for the Inspection of Buildings under the proposed Mandatory Building Inspection Scheme issued by the Buildings Department in September 2006 ("the Revised Guidelines"), the Institute ("HKIS") noted the Revised Guidelines have incorporated substantial changes to the first draft in response to HKIS previous comments. The HKIS appreciates improvements made in the Revised Guidelines with a view to producing a more user friendly and practical guidelines for practitioners.

However, it is noted that the Revised Guidelines warrant further refinement in order to ensure a set of clear, concise and accurate guidelines could be provided for practitioners and the public. The HKIS has conducted thorough review on the Revised Guidelines and would like to offer comments for consideration by the Buildings Department.

As mentioned in our previous comments, the Guidelines shall only set out the required coverage of inspections as well as the assessment criteria for certain critical items but not become a mandatory procedural manual and works specifications to building professionals handling the inspections.

Revised Format

Grouping all statutory requirements for building inspection, assessment and rectification works together under Part I is supported as it eliminated confusion caused in the previous draft.

It is understood that preparation of really comprehensive guidelines setting out all technical references and considerations applicable to all possible situations and cases would be virtually impossible. The professionals appointed for carrying out the inspection should be given a free hand to make use of their professional expertise and

judgment in deciding how the inspection and assessment should be conducted to suit individual circumstances. The recommended practices contained in Part II should therefore not be taken as a rigid rule or yardstick in determining or comparing whether the inspections are conducted "to meet the standards acceptable to the Building Authority".

In fact, it is noted the content of Part II of the Revised Guidelines is still drafted in such a loose and superficial manner which reflected difficulties in bench-marking the "standards acceptable to the BA" to the recommended practices in Part II.

Inspection Cycle

The HKIS considers that an inspection cycle of 7 years is an appropriate time frame based on past experience of maintenance and usage habit of existing buildings in Hong Kong.

However, a 10 years mandatory inspection cycle could be acceptable at the outset. Under such circumstances, the Inspector may have to be more conservative in specifying repair works unless the scheme allows him to specify follow up inspection for some elements that may require attention within the 10 years cycle. In practice, a professional should not only identify defects requiring immediate repair but also advise building owners on the need for future assessment of certain elements that may not warrant immediate action. This approach is more sustainable and will assist in cultivating the culture of planned maintenance as well as spreading of repair costs.

Inspector

The HKIS still holds the view that the Inspectors under the MBIS scheme should be professionally trained for the inspection and maintenance of buildings. Construction of new buildings and maintenance of existing buildings are two entirely different aspects requiring different expertise. A professional Building Surveyor with HKIS membership should be an acceptable professional for assuming the role as the Inspector.

Clarification of Inspection Scope

Ambiguity on the description of the following items under Chapter 1, "Item of building elements to be covered", would

require clarification:-

Structural Elements and other Physical Elements (Paragraph 1.5)

- clarify or define “structural elements” and “physical elements”
- sub-para(a), should it refer to elements on external elevation or within common parts?
- sub-para(b), should other elements such as pump rooms, lift shaft and machine rooms, pipe ducts, suspended manholes etc be also covered by the inspection. As it seems difficult to give a full comprehensive long list, why not just give a general description to cover all those elements? Many elements could be a kind of “metal work”, it should not be classified as a separate “element”.

Drainage System (Paragraph 1.7)

- sub-para(a), should it be re-phased to “... drainage system of the building at external walls;” to make it simple and clear.
- are suspended manholes considered as “above-ground drainage”?
- should hygiene factor be one of the objectives of this MBIS scheme? If this is the case, drainage pipes within pipe ducts and pipes and underground drains for individual units should also be covered.

Unauthorized Building Works (UBW) (Paragraph 1.8)

- should any self-standing “UBW” within private garden or open space also be covered in the inspection?

Simplification of the Content

Chapters 2 to 6 contained unnecessary repetition of the inspection scope already set-out in Chapter 1. Repeating the detailed scope not only makes the guidelines clumsy but also causes confusion over any inconsistencies appeared between Chapter 1 and the other Chapters.

The content or even wordings under the respective Sections of “Inspection”, “Follow-up Action Based on Inspection Results”, “Detailed Investigation” and “Follow-up Action Based on Detailed Investigation Results” under Chapters 2 and 3 are virtually similar if not identical. Similarly, contents within the Section “Identification and Record of Defects and Deficiencies” and “Health and Safety Assessment” in Chapters 4 and 5 are similar. These common parts could be extracted to become general requirements applicable to all of the five elements to be inspected so as to make the guidelines more readable.

There are many provisions in Chapters 2 to 6 contain cross-reference to the content of Part II which are only “recommended practices” and should not be treated as

minimum requirements. The use of those “recommended practices” in setting out the minimum requirements is virtually truning these “recommended practices” into minimum requirements. The HKIS is not agreeing to such approach. Examples could be found in paragraphs 2.7, 2.9, 2.11, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 3.12, 4.10. Such cross referencing should be avoided to simplify the content.

Consistency of Format

It is noted the five Chapters giving detailed elaboration on requirements for inspection elements are drafted without a consistent approach and format, making the reading very difficult and confusing. The Section titles used in different Chapters could be standardized for similar content.

Clarification of the Assessment Standards

As many existing buildings to be inspected and assessed were built according to previous building regulations, codes and standards, it is important to clarify whether all current codes or standards should be applied or old standards are adopted in the assessment. A clear and unambiguous statement on such requirements shall be provided in Part I.

Definition of “common parts”

The term “common parts” is frequently referred to in Part I, however, without providing a definition of the term. It is suggested to include this definition at the beginning of Part I to avoid any misinterpretation of the guidelines.

Part II – Recommended Practices

This Part should be treated as reference only without carrying any statutory or deemed-to-satisfy function. Anything contained in this Part should not be used in any way to judge or gauge the validity or acceptability of an inspection and assessment conducted by an inspector.

It is considered that this Part is drafted in an unnecessarily lengthy manner. As mentioned in our comments on the previous draft guidelines, it will not be practical to list out or set out a comprehensive list of technical considerations and options for the assessment of defects and the associated remedial methods applicable universally.

Conclusion

The Institute appreciates very much on the importance of the guidelines in making the entire MBIS scheme successful.

Therefore, the Institute is prepared to assist the Buildings Department in coming up with the best approach in preparing the guidelines. Likewise, the Institute also wishes the Buildings Department could consider the comments offered above in a serious manner before finalizing the guidelines.

Mock Assessment for Practical Task / Guest Assessors Wanted

It is the third year to have Mock Assessment for Practical Task jointly organized by the BSD and YSG. The function will be held from 23 to 24 June 2007 and the camp site this year is Lei Yue Mun Park and Holiday Camp. We consider that the Mock offers a good opportunity for our probationers in practicing the various skills for the Practical Task including time management skills, work planning and presentation, etc. Similar to the formal Practical Task, we will have a presentation by the probationers. After the presentation, the panel will make comment on the performance of probationers and share the experience on the task preparation. This will be the most valuable part of the Mock. The presentation will be held in the evening of the first day.

Members are encouraged to participate in this event in being our guest assessors. Those members would like to join can contact Donna Yu on 2526 3679 or email cpd@hkis.org.hk for registration.

Recruitment of Interviewers for Assessment of Mutual Recognition with CAEC

Interviewers wanted to conduct the interview with candidates from mainland in early July 2007. Interested party who satisfies with the following requirements please contact Robin Leung through email robinleung@hkis.org.hk for details :-

- He/She should be HKIS Corporate Member in Building Surveying Division of not less than 10 years since election;
- He/She should have served the HKIS General Council or the BSD Divisional Council; and
- He/She should be a HKIS BSD APC Assessor and able to attend not less than 50% of the interview sessions held from 14/7 to 16/7 (Sat to Mon).

The Hong Kong Institute of Surveyors

Just let us know your volunteer services within the period of **1 June 2006 – 31 May 2007**, you can have the certificate issued by Hong Kong Council of Volunteering and co-signed by the Council, AVS and HKIS.



Organized by
The Hong Kong Institute of Surveyors
The Hong Kong Council of Volunteering
Agency for Volunteer Service

OBJECTIVES

- To promote the value of volunteering in professional field
- To facilitate professional bodies to develop volunteering
- To recognize professional volunteers for contributing their professional knowledge and skills for the community

同心展關懷

caring **organisation** 2006/07
Awarded by The Hong Kong Council of Social Service
香港社會服務聯會頒發

Professional Volunteer Accreditation Programme

CRITERIA FOR ACCREDITATION

- Applicant shall perform a minimum no. of hours of volunteer services within the period of accreditation.
- Volunteer services for the HKIS could be accredited up to a maximum of 20 hours.
- Maximum accreditation hours of any single event will be limited to **8 hours ONLY** and will be determined at the discretion of the Community Service Group.

LEADERSHIP AWARD

- For HKIS members :
- who are senior executives, in the public, private or non-government section;
 - who have distinctly served the community on way or the other; and
 - who have contributed volunteer services of more than 150 hours
 - with recommendation by HKIS

OPERATIONAL TIME FRAME 2006/07

Accreditation Period : 1 June 2006 – 31 May 2007
Deadline for Record Submission : July 2007
Award Certificate Presentation : December 2007 (International Volunteer Day)

APPLICATION

Download application form from : <http://www.hkis.org.hk> and return to HKIS at Suite 801, 8/F, Jardine House, 1 Connaught Place, Central or fax to 2868 4612. Contact Person: Coody KO (25263679)

General Practice Division Chairman's Message



Serena Lau
GPD Council Chairperson

Cooperation with Shenzhen Institute of Real Estate Appraisers (SIREA)

Vice President Li Jialin of SIREA will visit HKIS on 15 May and will deliver a CPD talk that evening. Mr Li is an "old friend" of the Institute and is familiar with valuation and property management practices both in Hong Kong and Shenzhen.

On this visit, Mr Li will also sign the renewed cooperation agreement and we would expect even closer contacts and cooperation in CPD events so on and so forth between the two institutes. At the 15 May CPD, Mr Li's view on the mainland property market, particularly those on the Shenzhen market, would provide members who worked on the Mainland with very useful insight. Mr Li will also introduce the operation of SIREA during the talk. With the formation of Mainland forums, we shall commence to contact various counterpart institutions and provide members with useful information and CPD activities. Members currently stationed on the Mainland are reminded to keep the Secretariat informed on your latest contact details.

Career talks in high schools and universities

Council members, Simon Cheng, Charles Chan and Lawrence Pang had kindly spoken at two career talks organized by the Vocational Training Board. The audiences were high school teachers and university students. During the talks, these council members introduced to them the career path and opportunities for general practice surveyors, both in the public and private sectors.



HKIS Property Marketing Award

The HKIS Property Marketing Award is recognized as a prestige and honorable industry award in Hong Kong property marketing. Projects are subject to the strictest assessments by independent professional members. To ensure the quality of the Award, the working panel and this Council believe that selection should be based on a sufficient number of projects available in the market. Since there were not sufficient projects on the market in 2006, the Council has resolved that the next HKIS Property Marketing Award will be held in 2008.

Saleable Area

There has been a lot of discussions and publicity on the proposed re-definition of Saleable Area.

An open forum will be held on Monday 21 May in the Surveyors Learning Centre, please make it a point to attend as it is important that all general practice surveyors are not only well acquainted with the background and the method of measurement, but also the rationale behind this revision and understand the concept, when developed, will cater for all newly emerged building designs, capabilities and property marketing practices. There is a form on page 8 in this issue of the Surveyors Times and updates can be found in www.hkis.org.hk from time to time.

Land Surveying Division Chairman's Message



Sung Hon Kwong
LSD Council Chairman

The 5th Beijing, Hong Kong and Macao Geomatics Conference 第五屆京港澳測繪技術研討會

It has been decided in the first Organising Committee Meeting that the 5th Beijing, Hong Kong and Macao Geomatics Conference will be held from 26 to 27 October in the Campus of the Hong Kong Polytechnic University. The theme of the Conference is **The Application of Contemporary Survey and Mapping Technology** 現代測繪新技術的應用. Dr Conrad Tang and Ronald Chan are the Secretary of the Conference. The notice calling for papers will be issued soon. Mark you diary now and be ready to participate.

Technical visit to Zhongshan 中山

An agreement has been reached between the Institute of Guangdong Survey and Mapping 廣東測繪學會 and this Division to jointly visit Zhongshan in early June. As in the

past, the Macao surveyors will join the event too. The visit will include meeting government officials in Zhongshan, visiting estate developments and sightseeing. Check out the HKIS Webpage for a notice on the event and be prepared to enjoy a wonderful visit in the green city on the western side of the Pearl River.

Location Asia 2007

The Institute has agreed to be a supporting organisation of this surveying conference **Location Asia 2007** organised by an Indian media agency named GIS Development. The theme of the conference and exhibition is on positioning, navigation and timing technologies. The conference provides a forum for land survey experts to share their knowledge and experience in the relevant field. The date of the conference is 13 to 14 September. For more information, please visit the website www.location.net.in/asia.



WE'VE MADE IT - LAND SURVEYORS SOCCER TEAM

Eight soccer teams from different divisions gathered on 25 March for the HKIS 5-Men Soccer Championship. PolyU LSGI graduates from the past 12 years, land surveying stream have formed an unprecedented strong team to participate in this event. In the final match, LAND SURVEYORS team won 5 - 1 over CityU Students Surveying team and became the champion in the competition. Here are some of the memorable photos.



The team would like to express the sincerest appreciation to Henry Chan, Simon Kwok, Willie Tang, Department of LSGI and the LSD Council for the kind sponsorship.



Teammates

Class of (PolyU LSGI)

Frankie Yip Hon Wah	1994
Terry Ng Kin Lam	1994
Wilfred Wu Sui Leung	1994
Raymond Tang Chung Ming	1994
Patrick Choy Yuk Yu	1995
Lesly Lam Lik Shan	1995
Joe Law Yat Chung	1997
Alvin Cheung Wing Kai	1999
Henry Leung Wai Kit	2001
Chong Hoi Sing	2001
Wilson Au Yeung Wai Shun	2002
Kenny Chan Chi Hung	2002
Eddie Wong Ching Kei	2004
Yu Tsz Kin	2006
Ray Ng Siu Lui	2006



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



*Hak Chan, Chairman of FIGWW2007
Organizing Committee*

Preparation for the FIG Working Week 2007 has been progressing smoothly and on course. With not too long to go before its Grand Opening on 14 May, every member of the Organising Committee is feeling very excited and striving to have a final polishing up of the logistics, the programme and the activities, with a view to making it an enjoyable and rewarding occasion for all participants.

It is particularly encouraging to have received overwhelming support from the surveying industry, in that all exhibition booths are sold out and all the prestigious sponsorship packages are well taken up. It is to be expected that there will be abundance of state-of-the-art surveying products on exhibition and delegates shall have the chance to have the first glimpse and touch of these masterpieces.

With more than 300 quality technical papers and distinguished plenary speakers, coming from many parts of the world and from local, the various surveying disciplines, including those embraced in our Institute, are well covered and critically examined from different aspects as well as in the local and global context. It is to be expected that delegates, through attending those technical sessions, participating in the debating and discussion, and mingling with fellow surveyors from different parts of the world, will have their surveying knowledge enriched and gain valuable experience from their counterparts.

I sincerely appeal to all members of our Institute to come to this major event of ours, and to facilitate or sponsor your colleagues to attend as well. Your strong support to the Working Week will make it more successful and further elevate the status of our Institute locally and internationally.

Details of the Working Week can be found at www.figww2007.hk. For enquiries, please contact the Working Week 2007 Secretariat, Ms Rosaline Wong at 2735 8122 or enquiry@figww2007.hk.

Property & Facility Management Division Chairman's Message



Kenneth Chan
PFMD Council
Vice-Chairman

PFMD representations to various HKIS committees

I am pleased to report that the Division is represented at the various committees of the Institute. They shall be contacted if you have any view you would like the representatives to take account of in the deliberation of the various business of the institute.

HKIS Committee	Representative
Annual Conference OC	Michael Price
Annual Dinner OC	Jean Cheng, Gretchen Yuen
Dispute Resolution Committee	Charles Hung, T T Cheung
Editorial Board	(Vacant following the recent resignation of Mr S H Tam)
External Affairs Committee	Kenneth Chan, Gary Lai
Members Welfare Committee	K W Lam
Project Management Committee	K K Wong
Research Committee	Charles Hung, Charles Lai

Continuing professional development

March 2007 concluded our first series of structured CPD jointly organized with the Hong Kong Polytechnic University. Record attendance was noted in the last talk delivered by Jimmy Wong, Managing Director of Kai Shing Manage-

ment Services Limited on The Shaping of a Great Shopping Mall. Suggestions for the next series of structured CPD are welcome.

New applications for membership

The total number of members of the Division stands at 651. The Division has recently received 19 new applications which represented the highest number of new applications since the original member drive at the formation stage. Suitably experienced members of the other divisions are welcome to apply for PFMD membership.

Home Affairs Department study of the Hong Kong property management industry

The Division has been approached by the consultants engaged by the Home Affairs Department to study the local property management industry. The study will look into the necessity of introducing any regulatory regime for the conduct of property management activities in Hong Kong. Members have any view should approach the Chairman.

PFMD Luncheon

The Role of Terminal 2 and Sky Plaza

Hong Kong International Airport as Corporate Real Estate

Speaker

Mr Charles CP Lai

Assistant General Manager, Airport Land,
Airport Authority Hong Kong

Date : 13 June 2007 (Wednesday)

Reception : 12:30 pm

Lunch : 1 – 2 pm

Venue : World Trade Centre Club
38/FI World Trade Centre
280 Gloucester Road
Causeway Bay, Hong Kong

Fee : \$300 per person

Number of CPD hour : one hour

For bookings, please use the standard reservation form.
For enquiries, please call Donna Yu on 2526 3679 or email cpd@hkis.org.hk.

Quantity Surveying Division Chairman's Message



Spencer Kwan
QSD Council Chairman

Reading minds

Quantity surveyors are taught on proficiency in contract knowledge, management and measurement skills. Our jargons are "reasonable rates, reasonable skill, depends on whether..., you are deemed to have included for...", and in giving cost advice, our units are \$/m run, m2, m3 so on and so forth.

Did you know these magic words could have no meaning to clients, who may come from different sectors or a total different discipline like accountants, hotel operators or funders? Each client has his own technical knowledge or his assigned mission. On perception of cost data, hotel owners may have the cost centre based on number of seats in the restaurant or number of hotel rooms; elderly-home operators are interested in the number of subsidized beds; corporate clients look at fitting out cost of their office in relation to the number of work stations. When they hear our jargons of "deemed to be", "practically complete", "pc rates, contingencies", or cost per m2, they can hardly relate to anything meaningful.

People of high-ranking can make our life miserable. When our jargons are not well understood, trust from them has no foot to step on. They then probe into details and ask for more until they are satisfied. It ends up with hardships on us and complaint from them. It would thus be best if we can make the stitch before nine. We master project costs and if we are able to follow clients' thinking by transforming those costs at their angle, running projects should become smoother.

Quantity surveyors by profession are trained to "split hair", meaning we do things very detailed. We protect client interests by keeping track of dollars and cents, but do these always meet satisfaction? On commercial projects, revenue return may take higher priority than everything else. We still prepare our deliverables properly but details should only accord to the need of clients. I learnt it from a mainland project when I spent months in negotiating the final account to my satisfaction. I had no idea at the time that this progress had a bearing to the issue of Occupation Permit. If it had not been the client's own delay, I would have been the sole reason for holding up the OP and the loss of rental income may exceed the savings from a

detailed final account.

Should we then built our commercial mind into our technical competence? It appears that we have to but do that with caution. When we work with public clients who act on government funding, accountability is far more important. Different clients may have different priorities and some are midway in between, we have to use our wisdom to position ourselves.

Visit to the Shanghai Forum

Stephen Lai, CF Wong and myself visited the Shanghai Forum on 13 April. We visited the Shanghai Construction Consultant Association and understood that the Mainland is developing policies to standardize project management services and scope of services provided by quantity surveyors. The council would follow up and comment on this. In the evening, we met surveyors stationed in Shanghai. A dinner reception was held when activities were announced.

Heritage

Arthur Shia and Joseph Chong represented the QSD in the first meeting. A paper on maintaining old buildings will be issued with other disciplines.

Other matters

- The Guangzhou visit will be postponed to June/July 2007.
- Kim Berry and Thomas Ho have finished the first preliminary review of Civil Engineering measurement handbook and may invite ETWB to present a briefing to HKIS.
- Visit to local universities will be arranged in May.
- A meeting to discuss registration of QS as cost engineers on the Mainland was held on 12 April with the ETWB; TT Cheung, Stephen Lai and Spencer Kwan attended. Various possibilities were discussed and the QSD would present a paper for ETWB further liaison.
- The Board of Education continued to review colleges programmes for accreditation to facilitate young graduates to becoming quantity surveyors.

QSD APC Final Assessment 2007

Thursday, 20 and Friday, 21 September 2007
Hong Kong International Trade & Exhibition Centre (HITEC)

Application forms for the Final Assessment are now available from the HKIS Office and completed forms must be returned to HKIS by no later than 5:30pm Friday 30 June 2007.

Late submissions will not be accepted.

You may also download the application form from www.hkis.org.hk.

Young Surveyors Group Chairman's Message



Victor Lau
Young Surveyors Group Chairman

CPD & site visits

Ir Wilton Fok gave us a CPD lecture on RFID (Radio Frequency Identification) technology on 12 April. He talked about the principles of RFID detection and the applications of RFID in daily life as well as in land surveying for the detection of objects and generating 3D data.

We visited the factory of Yau Lee Wah Concrete Precast Products Co Ltd in Shenzhen on 24 March. The managers explained the benefits and limitations of having pre-cast concrete units.

In another visit to the Tai Po Beverly Hill residential development, we are glad to learn about pre-construction planning and site management which are of prime concern and critical towards the success of a development project.



The APC BS Workshop: Mock Assessment for Practical Task will be held on 23-24 June at Lei Yue Mun Park Holiday Camp. There will be a half-day seminar on the project development process involving land acquisitions, change of land use, building approval submissions and pre-rental marketing strategy. The CPD convenor Vincent Lim will be rolling this information out shortly. We are also enhancing

our CPD programmes by offering more pre-qualification focused seminars. We welcome your feedback on our completed CPD events.

Social events & charity

The 5-Men Soccer Cup 2007 was held on a sunny 25 March. All players enjoyed an almost-perfect pitch at the Wong Tai Sin Roof Soccer Field. Finally, Team LS won 5-1 over CityU and became the champion.

The dragon boat practice goes on every Sunday afternoon at the Stanley Main Beach. If you are interested, please contact coach Joseph Wong at josephwong@hkis.org.hk.

It was very exciting to join the Charity Rowathon last month at Kowloon Park, to raise funds for Orbis. The relay race was really hard and almost killed our young members. Please check out the funny video at our website.

YSG Services

On 2 April, YSG committee had joined the Inauguration Ceremony for the new committee of Surveying Society of the University of Hong Kong and introduced the surveying profession as well as the HKIS. We believe visits of this kind will strengthen the link between the surveying students and the Institute.

Please visit www.hkis.org.hk for more information on YSG or contact us at info@hkis.org.hk. I look forward to meeting you.

Pay when paid/pay if paid

Bernard S C Wu
FHKIS FRICS FAIB
Barrister-at-Law HKSAR

Under the Standard Form of Building Contract 2005

There are two forms of contingent payment clauses. One is 'pay when paid' clause and the other 'pay if paid'.

A typical 'pay when paid' clause will be :

*'...the Contractor shall pay the Subcontractor interim payment ... **within x days** after he receives payment from the Employer ...'*

A typical 'pay if paid' clause will be :

*'...the Contractor shall pay the Subcontractor interim payment ... **only if** he receives payment from the Employer ...'*

'Pay when paid' clause does not clearly establish that payment to the Main Contractor by the Employer is a condition precedent to his obligation to pay the subcontractor. For 'pay if paid' clause, it must be expressly clear that payment to Main Contractor is a condition precedent for the Main Contractor to pay the Subcontractor.

The US Court held that 'pay when paid' clause was only effective to delay payment for a reasonable period of time after the work was completed, whereas 'pay if paid' clause would be unenforceable due to public policy at least in some states, if not the whole US.

In para 13.111 Hudson's Building & Engineering Contracts 11th Edition ('Hudson's'), it is stated :-

'In the United States, however, there have undoubtedly been a number of cases where the courts have held 'pay when paid' provision to be no bar to subcontractor recovery once the subcontract has been properly completed.'

In the illustration on Hudson's page 1365 on the case *Thomas Dyer & Co v Bishop International Engineering Co (1968) 353 50 2nd 840*, it is stated :-

'... Held, by the US 6th Circuit Court of Appeal, that the provision was designed to postpone payment for a reasonable period after work had been completed so as to afford the general contractor an opportunity to procure the funds necessary to pay the subcontractor, and not to require the

subcontractor to wait an indefinite period of time until the general contractor was paid by the owner ...'

However, Hudson's continues in para 13.113 that *'... those United State judgments which have followed this trend have paid insufficient regard, it is submitted, to the commercial background underlying subcontracting in the construction industry, and in particular to the factor of potential owner insolvency ... (for example, administration severity by government or supervisory officers) it might also be intended that the risk should be similarly shared ...'*

For these reasons, it seems unlikely that English Courts would afford assistance to an unpaid subcontractor ... or would dispense with the condition imposed by a 'pay when paid' provision ... provided they considered that the intention of the language was clear.'

It seems that Hudson's does not agree with the US interpretation in the Eleventh Edition. Nevertheless, in the Eleventh Edition First Supplement published in 2003, page 238 para 13.108 – 13.110, it is stated:

'Nevertheless, these sub-contract industry pressures have in England led to recent statutory intervention in the difficult if not inept draftsmanship, if not of the whole Act, then at least S113 of the Housing Grants, Contract (sic "Construction") and Regeneration Act 1996 ... The relevant subsection 113(1) of the 1996 Act provides :-

"(1) A provision making payment under a construction contract conditioned on the payer receiving payment from a third person is ineffective, unless that third person, or any other person payment by whom is under the contract (directly or indirectly) a condition of payment by that third person, is insolvent."

It is submitted that under the 1996 Act, 'pay when paid' arrangement is illegitimate. Hence, all contractors need to pay subcontractor despite they may not receive interim payment from the Employer, unless the Employer is insolvent. This is the UK scenario.

In Australia, the main contractor would be required to pay the subcontractor even when the Employer went into liquidation

as reported in an Australian case – *Iezzi Construction Pty Ltd v Watkins Pacific (Queensland) Pty Ltd (1995) 2QdR350*. On page 240 of Hudson’s, it is stated:

‘Again, in Queensland a ‘pay if paid’ interpretation of a ‘pay when paid’ provision has been rejected by the Court of Appeal in a case where the subcontract had been repudiated.

It was held by the Court of Appeal in Queensland that ‘... that on any view the wording did not apply to a quantum meruit claim following a repudiation ...’

In summary, it can be said that :–

- In US, ‘pay if paid’ is unenforceable, at least in some states, if not the whole US. ‘Pay when paid’ merely defers the payment time. [*Thomas Dyer v Bishop International (1968)*]
- In UK, under the 1996 Act, ‘pay when paid’ clause is illegitimate except when the Employer is insolvent. However, Hudson’s raised a lot of questions to this s113 of the Housing Grants, Construction and Regeneration Act 1996.
- In Australia, the Contractor will be liable to pay if the Employer goes bankrupt. [*Iezzi v Watkins (1995)*]

From the above, we can see different rulings were held in different common law countries. According to Hudson’s, under a Joint Venture attitude, the Contractor should not be liable to pay NSC when the Employer goes bankrupt.

Hudson’s keep on stating in para 13.115 on consequence of owner cross-claim or set-off. Hudson’s considers set-off should be considered as payment despite 3 Commonwealth court cases all expressed a contrary view in interlocutory proceedings. The 3 cases are :–

- *Hong Kong Teakwood Works Ltd v Shui On Construction Ltd (1984) HKLR235*
- *Schindler Lifts (Hong Kong) Ltd v Shui On Construction Co. Ltd (1984) HKLR 340*
- *Brightside Mechanical & Engineering Services Group Ltd v Hyundai Engineering & Construction Ltd (1988) 41 BLR 110 (Singapore case)*

In fact, the Singapore case took reference to the two Hong Kong cases. It was in the Hong Kong Teakwood case in which Hunter, J considered receipt of payment means receipt of money, not set-off nor anything else.

Under the Standard Form of Building Contract 2005 (‘SFBC 2005’), the ‘pay when paid’ and ‘pay if paid’ implications were reviewed and the new clauses will achieve a better balance. In the New NSC Standard Form, it is stipulated under clause 33.1 (7) that :

‘The Contractor is required to pay the Sub-Contractor the amount included for him in each interim certificate ... within 14 days ... of the contractor receiving payment from the Employer.’

It is similarly stipulated under clause 16.1(7) of the New NS Standard Form for the Contractor to pay the Supplier.

In the SFBC 2005, clause 29.7(2) stipulates *“The Contractor shall pay each NSC ... the amount included for that NSC... within 14 days ... of the Contractor receiving payment from the Employer.”*

Under these clauses, the Main Contractor is required to pay NSC within 14 days, and the new SFBC clauses are considered as ‘pay when paid’ clauses. Under the ruling held by Hunter, J in the Hong Kong Teakwood case, receipt of payment means receipt of money. Hence, the Main Contractor is required to pay the NSCs after receiving money from the employer.

However, under SFBC 2005 clause 29.12(1), the Architect may include the amount of the final payment to a NSC if the works have been completed. Moreover, under clause 29(2), the Contractor shall pay the NSC ... within 14 days ... of the Contractor receiving payment **or the accounting of payment** from the Employer.

Hence, the Main Contractor is required to pay NSC after receiving payment, i.e. receipt of money from the Employer, according to the Hong Kong Teakwood case and the Shui On case, it is submitted. However, once the project is



completed, the Architect may include the final payment of the NSC into the interim payment certificate issued to the Main Contractor, and the Main Contractor will be required to pay to the NSC after receiving payment, **or the account of payment** from the Employer. It is submitted that the Main Contractor may not receive the full amount of the interim certificate (as there may be set off by the Employer due to LD, etc), but the Main Contractor still need to pay to NSC according to the **accounting of payment** from the Employer. The accounting of payment from the Employer must identify the amount to be paid to NSC by the Contractor and LD deducted should not be withheld from NSC by MC.

Apart from this, under clause 33.1(9) of the New NSC Standard Form, the NSC needs to indemnify the MC in a form of indemnity satisfactory to the MC. Similar arrangement is stipulated under clause 16.1(9) of the New NS Standard Form.

This has the effect of interpreting the 'pay when paid' clause as deferring payment only. Once the NSC works is completed, the MC may need to pay the full amount, under indemnity provided by NSC. This is a reasonable arrangement so that the MC will not be put on such financial burden to pay NSC if not paid by the Employer. On the other hand, the NSC should not be withheld payment if the fault is not caused by him. The New SFBC is considered to be able to achieve a better balance in solving the 'pay when paid' and 'pay if paid' implications.

Even if the Employer goes bankrupt, it is submitted that, under the New SFBC, the MC is not liable to pay NSC and this satisfy the joint-venture attitude proposed by Hudson's. This will achieve a more satisfactory solution than following judgments / legislations of other common law jurisdictions, the directions of which are not in common anyway.

Arbitration : CIETAC vs UNCITRAL



Ludwig CY Hon
FHKIS FRICS AAIQS RPS(QS) MCIArb
AHKIArb Accredited Mediator (HKIAC)
Mediator (HKIA & HKIS)

Differences in arbitration procedures in Mainland China and Hong Kong [in particular relation to CIETAC Arbitration Rules (2005)¹ and UNCITRAL Arbitration Rules (1976)]²

The reunion of Hong Kong with the Mainland China does not in any sense mean the unification of the arbitration law and practice in arbitrations for Hong Kong and Mainland China. Article 8 of the Basic Law³ affirms that the laws in Hong Kong (including the arbitration law) should remain unchanged after the handover of the sovereignty. On the other hand, the Basic Law also makes it clear that the laws on Mainland China shall not extend to Hong Kong after 1 July 1997 except those that are specially indicated in the Basic Law.⁴

By virtue of China's membership in the United Nations Convention of the Recognition and Enforcement of Foreign Arbitral Awards⁵, Hong Kong will remain a region where the 1958 New York Convention operates as usual. It is quite important to acknowledge the existence of the two different legal systems on arbitration in Hong Kong and the Mainland China.

Given the considerable importance of this issue, this paper purports to make some comparisons on the differences in the arbitration procedures between Hong Kong and Mainland China with some personal comments.

The Laws

Both Hong Kong and Mainland China have two different arbitration regimes: domestic and international arbitration. Hong Kong has adopted the UNCITRAL Model Law while China is not. In the course of drafting the Arbitration Law of PRC, which was put into force on 1 September 1995, the Model Law was used as a guide. However, there is still a big gap between the Model Law and the Arbitration Law in many aspects.⁶ Some examples are the attitude towards ad hoc arbitration, the powers exercisable by arbitral tribunal, the degree of the court's intervention in arbitration, etc.

In Mainland China there is a clearly dividing line between domestic and international arbitration. As regards the applicable arbitration rules, in Mainland China the various arbitration bodies only administer arbitration cases under their own rules⁷, while in Hong Kong the parties are free to agree on the applicable rules of arbitration, either domestic or international.

Summary / Comparison of Articles of CIETAC Arbitration Rules (2005) and UNCITRAL Arbitration Rules (1976) regarding Arbitral Proceedings

Headings	CIETAC Arbitration Rules (2005)	UNCITRAL Arbitration Rules (1976)	Similar / Difference
Commencement of Arbitration, Request for Arbitration / Defense and Counterclaims			
1 Commencement of Arbitration	Article 9	Article 3	Difference
2 Application for / Notice of Arbitration	Article 10	Article 3	Difference
3 Acceptance of a Case	Article 11	N/A	Difference
4 Statement of Defense	Article 12	Article 19	Difference
5 Counterclaim	Article 13	Article 22	Difference
6 Amendments to Claims	Article 14	Article 23	Similar
7 Representation	Article 16	Article 4	Difference
8 Preservation of Property and Protection of Evidence	Article 17 and 18	Article 26	Difference
The Arbitral Tribunal			
9 Duties of Arbitrator	Article 19	Article 6(4)	Similar
10 Number of Arbitrators	Article 20	Article 5	Similar
11 Panel of Arbitrators	Article 21	Article 6 to 8	Difference
12 Three Arbitrators	Article 22	Article 7	Difference
13 Sole Arbitrator	Article 23	Article 6	Difference
14 Multi-party	Article 24	N/A	Difference
15 Disclosure	Article 25	Article 9	Difference
16 Challenge of Arbitrator	Article 26	Article 9 to 12	Difference
17 Replacement of Arbitrator	Article 27	Article 13	Similar
18 Majority to Continue Arbitration	Article 28	Article 13	Similar
Hearing			
19 Conduct of hearing	Article 29	Article 24 and 25	Difference
20 Notice of Oral Hearing	Article 30	Article 25	Difference
21 Place of Arbitration	Article 31	Article 16	Similar
22 Place of Oral Hearing	Article 32	N/A	Difference
23 Confidentiality	Article 33	N/A	Difference
24 Default	Article 34	Article 28	Similar
25 Evidence and its Examination	Article 36 and 39	Article 24 and 25	Similar
26 Investigation by the Arbitral Tribunal	Article 37	N/A	Difference
27 Expert's / Appraiser's Reports	Article 38	Article 27	Similar
28 Combination of Conciliation and Arbitration	Article 40	N/A	Difference
29 Language	Article 67	Article 17	Difference

For the above "Similar" Articles, I shall not discuss in this paper while those "Difference" shall be discussed in details as follows.

Differences in Commencement of Arbitration, Request for Arbitration / Defense and Counterclaims

Commencement of Arbitration In CIETAC Arbitration Rules, Article 9 stipulates, "The arbitral proceedings shall commence on the date on which the CIETAC or one of its Sub-Commissions⁸ receives a Request for Arbitration". In

UNCITRAL Arbitration Rules, Article 3 says, "Arbitral proceedings shall be deemed to commence on the date on which the notice of arbitration is received by the respondent."

This is simply because CIETAC carries out an "administered arbitration" which the CIETAC is the institution and thus a Request of Arbitration as received by the CIETAC (the institution) shall be termed as the commencement date. Whilst UNCITRAL is more like "ad hoc" one which arbitration notification as received by the respondent shall be termed as the commencement date.

The differences between Hong Kong law and Chinese law on the commencement of arbitration proceedings are in three aspects⁹ :-

- The Chinese law has set out a stricter precondition for filing a request for arbitration. Articles 21 and 23 of the Arbitration Law of the PRC stipulates that a request for arbitration must be accompanied by an arbitration agreement and a specific arbitration claim supported by facts, reasons and evidence thereof. On the contrary, under the UNCITRAL Model Law, a referral to arbitration may be enough.
- The arbitration institution in China at the outset plays a paramount role in initiating the proceedings. According to Model Law, the claimant may serve his request for arbitration directly upon the respondent.
- It is of some predictability and certainty to warrant which date is the day when arbitration proceedings are commenced under the CIETAC Arbitration Rules, while it will possibly encounter with difficulty in assuring the exact date on which the arbitration proceedings starts running according the Model Law, particularly if the respondent is a recalcitrant party.

There is no particular comment on the difference as it is arisen due to types of arbitration, i.e. either administered or ad hoc.

Application for / Notice of Arbitration The only difference in the application for / notice of arbitration in UNCITRAL Arbitration Rules (Article 3(3)) and CIETAC Arbitration Rules (Article 10(1)) are as follows:

- (a) UNCITRAL – Notice includes a demand that the dispute be referred to arbitration;
- (b) UNCITRAL – Notice includes a reference to the contract out of or in relation to which the disputes arises;
- (c) UNCITRAL – Notice includes a proposal to the number of arbitrators (i.e. one or three), if the parties have not previously agreed; and
- (d) CIETAC – Application includes the facts and grounds on which the claim is based.

As the more information to be provided, the better understanding shall be on the case, thus, it is also good to provide those additional information, such as demanding the dispute be referred to, the contract out of or in relation to which the disputes arises and proposal to the number of arbitrators as required by the UNCITRAL Arbitration Rules.

Further, it is also good for CIETAC Arbitration Rules to include the facts and grounds on which the claim is based on.

As a result, it is recommended that all the above relevant information to be required to submit under the Arbitration Rules so as to let the institution or arbitral tribunal to read and understand more on the subject matter in advance.

Acceptance of a Case There is no specific “Acceptance of a Case” clause in UNCITRAL Arbitration Rules (since ad hoc and not administered) while CIETAC Arbitration Rules shall carry out the following, as acceptance of the case, as stipulated under Article 11:

- (a) Request the Claimant to complete any incompleteness;
- (b) Send a Notice of Arbitration to both parties;
- (c) Send Request for Arbitration to the Respondent; and
- (d) Appoint a staff-member of its secretariat to assist the arbitral tribunal in the procedural administration of the case.

Statement of Defense Article 12 and 19 are the respective clauses regarding this heading in CIETAC and UNCITRAL Arbitration Rules. The main difference is in CIETAC, is the time bar for the respondent to serve statement of defense shall be forty-five (45) days from the date of receipt of the Notice of Arbitration whilst it is “*Within a period of time to be determined by the arbitral tribunal*” as stated under UNCITRAL.

Further, CIETAC Arbitration Rules, but not UNCITRAL, stipulates that, “*The arbitral tribunal has the power to decide whether to accept a Statement of Defense submitted after expiration of the 45 days time limit.*”¹⁰

My personal comment on the time bar for the defense serving is whether 45 days, as under CIETAC Arbitration Rules, is a reasonable day for all kind of arbitrations. It is because, I have seen Statement of Claims containing 10 pages for small cases while having hundreds of pages in large cases and it is not easy to have a universal time bar for all kinds of arbitration. As a result, I do support more in adopting UNCITRAL Rules as the tribunal has his / their discretion to determine what shall be the reasonable time bar, in considering the complexity, length, etc. of the Statement of Claims.

Further, I do strongly support the rationale behind Article 12(2), CIETAC Arbitration Rules in the sense that the tribunal has the discretion to accept any late submitted Statement of Defense. This is because, under the complex world as nowadays, there are so many justifiable reasons for late

submission of the Statement of Defense and it is fairer to consider all documents and facts from both parties to consider the arbitrated cases and not bar those justifiable late submission evidence solely because of the time bar.

Counterclaim There is no specific “Counterclaim” clause in UNCITRAL Arbitration Rules (though it has a similar Article 22 to be referred to) while CIETAC Arbitration Rules provides similar provision as “Statement of Defense” as above, as stipulated under Article 13. It should be noted that, under CIETAC, the respondent shall pay an arbitration fee in advance in order to serve any Counterclaim.

Representation Both Rules are similar except that UNCITRAL Arbitration Rules requires that “*the names and addresses of such persons (representatives) must be communicated in writing to the other party.*”

Preservation of Property and Protection of Evidence

The key difference in carrying out any preservation of property and / or protection of evidence under CIETAC and UNCITRAL Arbitration Rules is that CIETAC shall forward the party’s application for a ruling to the competent court at the place where the domicile of the party against whom the preservation or protection is sought is located¹¹, whilst under UNCITRAL, the arbitral tribunal may take any interim measures to cover this item, with an entitlement for security for costs of such measures.¹²

Differences in The Arbitral Tribunal

Panel of Arbitrator Article 21 of CIETAC Arbitration Rules strictly governs that the arbitrators shall be appointed from the Panel of Arbitrators provided by the CIETAC Arbitration Rules whilst there are no specific criteria for an arbitrator to be appointed as long as agreed by the parties or appointed by the appointing authority under UNCITRAL.

Thus, it seems that CIETAC has more stringent requirement in this respect.

Three Arbitrators Under Article 7 of UNCITRAL Arbitration Rules, there is no specific time bar for each party to appoint their own arbitrator whilst CIETAC Arbitration Rules stipulates that “*within fifteen (15) days from the date of receipt of the Notice of Arbitration*”¹³ that the Claimant and Respondent shall each appoint one arbitrator, or entrust the Chairman of the CIETAC to appoint.

In my opinion, an expressed time bar for appointing their own arbitrator is crucial since this shall expedite the

arbitration proceedings. Thus, I am supporting CIETAC Arbitration Rules in this respect.

Further, there is a time bar of “*within thirty (30) days after the appointment of the second arbitrator*”¹⁴, under the UNCITRAL, for the two appointed arbitrators to appoint the third arbitrator¹⁵ whilst CIETAC stipulates that “*within fifteen (15) days from the date of the Respondent’s receipt of the Notice of Arbitration*” that the presiding (i.e. the third arbitrator – the Chair-arbitrator) shall be jointly appointed by the parties or appointed by the Chairman of the CIETAC upon parties’ joint authorization¹⁶. Thus, there is a time bar difference for the two Rules.

It seems that it is a balance between an expedite proceeding and fairness for enough time for an appropriate appointment of the arbitrator. It seems to me that around 2 weeks time (i.e. 15 days as proposed by the CIETAC Rules) is more reasonable than 30 days (as proposed by UNCITRAL Rules) when we are talking about only an appointment of the third arbitrator as a chairman.

Sole Arbitrator For Sole Arbitrator (CIETAC Arbitration Rules – Article 23; UNCITRAL Arbitration Rules – Article 6), they have a similar differences as described under *Three Arbitrators* above.

I have similar comments as *Three Arbitrators* above.

Multi-party There is no specific “Multi-party” clause in the UNCITRAL Arbitration Rules while Article 24 of CIETAC Arbitration Rules describes in details the standard procedures for two or more Claimants and / or Respondents in the arbitration case.

Disclosure The principle regarding Disclosure as stipulates under CIETAC Arbitration Rules (Article 25) and UNCITRAL Arbitration Rules (Article 9) is similar but they have a slight difference, as follows.

UNCITRAL Arbitration Rules (Article 9) stipulates that “*A prospective arbitrator shall disclose to those who approach him in connection with his possible appointment any circumstances likely to give rise to justifiable doubts to his impartiality and independence.....*”. Similarly but more stringently, CIETAC Arbitration Rules states that “*An arbitrator appointed by the parties or by the Chairman of the CIETAC shall **sign a Declaration** and disclose to the CIETAC **in writing any facts and circumstances likely to give rise to justifiable doubts as to his / her impartiality and independence.***”

Thus, the key difference is CIETAC Arbitration Rules requires the potential arbitrator “**to sign a Declaration**”, the disclosure should be “**in writing**” and shall include the “**facts**”, apart from “circumstances” only as required under the UNCITRAL Arbitration Rules.

This seems that CIETAC has more stringent requirements than UNCITRAL and there is nothing regarding right or wrong.

Challenge of Arbitrator In the circumstances that an arbitrator is challenged by one party and the other party disagrees on the challenge, CIETAC and UNCITRAL adopts different means to resolve.

CIETAC Arbitration Rules (Article 26(6)) stipulates that “...the Chairman of the CIETAC shall make a final decision on the challenge **with or without stating the reasons therefore.**” (underline added) whilst UNCITRAL Rule (Article 12) states that “the appointing authority shall decide on the challenge.”

Another difference lies on the appeal route. CIETAC (Article 26(6)) clearly stipulates that the Chairman of CIETAC’s decision on the challenge is **FINAL**. However, UNCITRAL Model Law¹⁷ states that the unsuccessful (as rejected by the arbitral tribunal) challenging party may request the court to decide on the challenge, with the court’s decision subject to no more appeal.

Again, as administered arbitration (CIETAC), it is obviously quite sensible to let the Chairman of the Institution to determine the challenge while in ad hoc (UNCITRAL), the court shall be the last appeal resort. The difference can be explained due to different types of arbitration – administered and ad hoc – for the two jurisdictions.

Powers Exercisable by Arbitral Tribunal In Hong Kong, according to the Arbitration (Amendment) Ordinance 1996, an arbitral tribunal may, when conducting arbitration proceedings, make orders or give directions dealing with any of the following matters¹⁸ :-

- requiring a claimant to give security for the costs;
- requiring money in dispute to be secured;
- directing the discovery of documents;
- directing evidence to be given;
- administering oaths or affirmation of witnesses and parties;
- taking interim measures on the relevant property;
- granting interim injunctions;
- dismissing or staying a claim for lack of security for costs;
- striking out claims for want of prosecution;
- extending the time period for the claimant to take step to commence arbitration or some other procedures if a claim is to be time barred;
- awarding simple or compound interest on money; and
- receiving any evidence that it considers relevant to the proceedings without being bound by rules of evidence.

Under the Chinese Law, an arbitral tribunal is not vested with so many powers.

This is a huge difference as, again, due to different types of arbitration – administered in China and ad hoc in Hong Kong. The arbitrator is a key person to determine the fairness and speedy award of the arbitration, he should better be vested with these powers so that proceedings can run smoothly, fairly, impartially and speedily. Thus, I am supporting more the regime in Hong Kong.

Differences in the Hearing

Conduct of Hearing There is no specific “Conduct of Hearing” clause in UNCITRAL Arbitration Rules. It is worth mention that under CIETAC Arbitration Rules, it stipulates, “Unless otherwise agreed by the parties, the arbitral tribunal may adopt an inquisitorial or adversarial approach when examining the case....”¹⁹ whilst there is no mentioning of this in UNCITRAL Arbitration Rules.

In this scenario, the CIETAC has a wider discretion in tackling the cases. I like this strategy as different tribunals may have different opinion in adopting whether inquisitorial/ adversarial, in the arbitral tribunal’s opinion, is better suit each particular case. I do also believe that sitting in the



room and waiting for parties to submit documents/evidence is too passive in running a good arbitration. Pro-active measures are a good try for good, impartial, fair and effective arbitration, in my opinion.

Notice of Oral Hearing Under CIETAC Arbitration Rules, it stipulates that *"The first oral hearing (date)shall be notified to the parties by the Secretariat of the CIETAC at least twenty (20) days in advance of the oral hearing date."*²⁰ (bracket added) However, UNCITRAL Rules states that *"the arbitral tribunal shall give the parties **adequate** advance notice of the date, time and place thereof."*²¹

I believe *"adequate advance notice"*, as stipulated by UNCITRAL Arbitration Rules, may not be good enough and sometimes misleading. How many days *"in advance"* can be interpreted as *"adequate"* – 7 days, or 31 days? Different cases may have different answers. In order to minimize or avoid ambiguity, as each arbitral tribunal may interpret differently on the word *"adequate"*, I think an expressed (specified) duration is better. Thus, I support more the CIETAC Arbitration Rules which states *"at least 20 days"* in advance notice for this issue.

Place of Oral Hearing UNCITRAL Arbitration Rules does not have any specific provision for this issue while CIETAC does. The main reason may be because CIETAC has offices in Beijing, Shanghai and Shenzhen and thus place of oral hearing should be mentioned clearly for the sake of clarity.

Confidentiality CIETAC Arbitration Rules specifically mentions the confidentiality²² whilst UNCITRAL Arbitration Rules does not. Maybe it can be interpreted that *"confidentiality"* in hearing is deemed to be required and understood under UNCITRAL Arbitration Rules.

Investigation by the Arbitral Tribunal There is no specific provision of *"Investigation by the Arbitral Tribunal"* under the UNCITRAL Arbitration Rules. Instead, the tribunal at most *"....may require the parties to produce documents, exhibits or other evidence..."*²³

Under CIETAC Arbitration Rules, it stipulates that *"The arbitral tribunal may, on its own initiative, undertake investigations and collect evidence as it considers necessary."*²⁴

In my opinion, sitting in a room and waiting for parties to submit documents are too passive whilst I believe that the more pro-active the role of an arbitrator, the more closely to the roots of the disputes could be found and resolved

properly. As a result, I tend to support adopting the CIETAC Arbitration Rules.

Combination of Conciliation and Arbitration

Again, there is no provision of *"Combination of Conciliation and Arbitration"* in UNCITRAL Arbitration Rules while there is such provision in the CIETAC Arbitration Rules.

CIETAC Arbitration Rules details the procedures of Conciliation-Arbitration as the case may be.²⁵

The main reason, in my opinion, for CIETAC Arbitration Rules to include *"Conciliation-Arbitration"* but not UNCITRAL Arbitration Rules maybe because Chinese is a nation that trust (or prefer), in using *"negotiation"* and *"conciliation"* to resolve disputes and would, as well, like to reserve or maintain relationship, even there are disputes in the business. On the contrary, in Hong Kong (as affected a lot by western culture) disputes shall likely to be resolved by litigation or arbitration.

In my opinion, as a special means of dispute resolution – i.e. combining conciliation and arbitration – as the case may be under CIETAC, this offers the advantages include the double benefits of both arbitration and conciliation, e.g. the likely compromise and enforceable result.²⁶ As combining arbitration and conciliation in China has long been proved to be quite a successful mechanism – e.g. from 1990 to 1997, CIETAC handled about 4,200 cases, among those at least 800 cases have been settled by the parties with conciliation made by the arbitrators²⁷ – this kind of dispute resolution, or similar, is highly recommended in Hong Kong as well.

Language Both Rules state clearly the importance of party autonomy that the language agreed by the parties shall prevail.

Otherwise, CIETAC Arbitration Rules stipulates that *"the Chinese language shall be the official language to be used in the arbitration proceedings"*.²⁸ However, UNCITRAL Rules let the arbitral tribunal to determine the language to be used in the proceedings.²⁹

Differences in Principles – An interview with a CIETAC Arbitrator

In looking at this topic, I have interviewed Professor Zhao Xiuwen³⁰ on 9 February 2007. She pointed out several main differences in arbitral proceedings in Mainland China and Hong Kong, when looking at the CIETAC and

UNCITRAL Arbitration Rules. The following are the key differences she mentioned:

Purpose of the Arbitration Rules

- **CIETAC Arbitration Rules** These Rules are designed for administered arbitration – i.e. guidance for institutions to follow.
- **UNCITRAL Arbitration Rules** These Rules are designed for ad hoc arbitration.

Administration Works

- **CIETAC Arbitration Rules** As this is an administered / institutional arbitration as held by CIETAC, all the administration works are carried out by CIETAC, such as all the contacts, information deliveries, etc.
- **UNCITRAL Arbitration Rules** As this is an ad hoc arbitration as held by UNCITRAL, all administration works are carried out by the arbitral tribunal.

Challenges

- **CIETAC Arbitration Rules** All challenges, including challenge to the formation of the tribunal, etc. are tackled and decided by the Institute itself.
- **UNCITRAL Arbitration Rules** The relevant court is the place for deciding all the challenges.

Interim Measures

- **CIETAC Arbitration Rules** There are no specific interim measures that can be instructed by CIETAC.
- **UNCITRAL Arbitration Rules** Conservation of property, e.g. can be served by the arbitral tribunal as an interim measures.

Conclusion

To conclude, I find that there exist a lot of differences in arbitration proceedings between the Mainland and Hong Kong, in particular, the Arbitrations Rules of CIETAC and UNCITRAL respectively.

It can be seen, from the above, that some differences are narrow whilst some of them are tremendous and inevitable. I agree to one of the commentators³¹, who pointed out *“This (the differences in arbitration proceedings between Mainland China and Hong Kong) is due to differences in legal systems, the culture, the approach adopted by the courts, and the traditions and customs of the two jurisdictions.”*

I do also agree with Wang³² that *“...it may be too*

optimistic or even illusory to envisage a full harmonization of arbitration laws (and Rules). A sensible solution to the diversification is to respect the reality and not to measure others with one’s own.” As pointed out by Wang³³, the arbitration systems in the two jurisdictions work quite well despite some differences and the purpose of fairness and impartiality resolving disputes through arbitration is maintained both in Mainland China and Hong Kong, albeit via different routes.

Reference

- 1 *“CIETAC” stands for “China International Economic and Trade Arbitration Commission” - one of the key Commissions / Institutions in Mainland China, which has Sub-Commissions at Beijing, Shanghai and Shenzhen*
- 2 *“UNCITRAL” stands for “United Nations Commission on International Trade Law” - which is the main Institution on which international arbitrations in Hong Kong refers to*
- 3 *Adopted on 4 April 1990 by the 3rd Session of the 7th National People’s Congress on the People’s Republic of China. It entered into force on 1 July 1997.*
- 4 *Article 18, Basic Law, “national law shall not be applied in the HKSAR except for those listed in Annex III to this Law”.*
- 5 *The New York Convention 1958*
- 6 *Wang S C, “Resolving Disputes Through Arbitration in Mainland China”, Law Press, 2003.*
- 7 *For instance, Article 7 of the Arbitration Rules of CIETAC stipulates, “Once the parties agree to submit their dispute to the Arbitration Commission for arbitration, it shall be deemed that they have agreed to conduct the arbitration under these Rules.”*
- 8 *In Mainland China, there are three Sub-Commissions, namely Beijing, Shanghai and Shenzhen*
- 9 *Supra 6, p264*
- 10 *Article 12(2), CIETAC Arbitration Rules, 1976*
- 11 *Article 16 and 17, CIETAC Arbitration Rules, 2005*
- 12 *Article 26(1) and 26(2), UNCITRAL Arbitration Rules, 1976*
- 13 *Article 22(1), CIETAC Arbitration Rules, 2005*
- 14 *Article 7(2), UNCITRAL Arbitration Rules, 1976*
- 15 *Article 7(1), UNCITRAL Arbitration Rules, 1976*
- 16 *Article 22(2), CIETAC Arbitration Rules, 2005*
- 17 *Article 13(3), UNCITRAL Model Law, 1985*
- 18 *Supra 6, p 265-266*
- 19 *Article 29(3), CIETAC Arbitration Rules, 2005*
- 20 *Article 30(1), CIETAC Arbitration Rules, 2005*
- 21 *Article 25(1), UNCITRAL Arbitration Rules, 1976*
- 22 *Article 33(2), CIETAC Arbitration Rules, 2005*
- 23 *Article 24(3), UNCITRAL Arbitration Rules, 1976*
- 24 *Article 37(1), CIETAC Arbitration Rules, 2005*
- 25 *Article 40(1) to 40(8), CIETAC Arbitration Rules, 2005*
- 26 *Supra 6, p266*
- 27 *Supra 6, p267*
- 28 *Article 67(1), CIETAC Arbitration Rules, 2005*
- 29 *Article 17(1), UNCITRAL Arbitration Rules, 1976*
- 30 *Renmin University of China Law School, Arbitrator for CIETAC, BJAC, WIPO, MCI Arb*
- 31 *Guiguo Wang, “One Contrary, Two Arbitration Systems: Recognition and Enforcement of Arbitral Awards in Hong Kong and China”, Journal of International Arbitration, Vol. 14 No. 1, March 1997, p39, as cited under Supra 6, p268*
- 32 *Supra 6*
- 33 *Supra 6, p269*

Real estate developments along Railway lines

Kat Chan
Young Surveyors Group



An interesting and inspiring CPD event on real estate developments along Railway lines was held at the Joint Professional Centre on 18 January.



Heung. Whilst the new concept of railway development is astonishing, it was reckoned that blessing and support from different authorities and politicians are prerequisites for the success of the new concept.

The seminar was attended by over 100 participants. It did inspire the audience to perceive future real estate development along the railway lines in Hong Kong. Special thanks go to all the speakers for sharing their valuable insights on improving our city through railway development.

Following the opening speech by Daniel Lam, Property Director of the KCRC, a team of real estate experts comprising senior staff of KCRC, university professors and various professionals explained the new concept of Linear City. It was demonstrated with reference to three research sites, namely Mong Kok, Fotan and Pat



Site visit to International Commerce Centre



Joanna Kwok
YSG Committee Member

Thanks to Gabriel Cheung, Deputy Project Director of Harbour Vantage Management Ltd (A subsidiary of Sun Hung Kai Properties Ltd) and Calvin Chan of Sanfield Building Contractors Ltd for their arrangement, 25 of our members had a site visit to the International Commerce Centre (ICC) at Kowloon Station on 10 March.



ICC, which is still under construction, will rise to 484 metres with 118 storeys,

making it Hong Kong's tallest building and the world's third tallest in terms of usable floors.

ICC will form a "gateway" for Victoria Harbour with Two International Finance Centre on the opposite side of the harbour. The tower contains 2.5 million sq ft of grade A offices. The 6-star Ritz-Carlton Hotel with 300 rooms will



be located near the top portion of the tower, will become the highest elevated hotel in the world. The

project is scheduled for completion in phases from 2007 to 2010.



In the presentation, Gabriel and Calvin gave us an introduction on the features of the development, including the "Shingles" design of the façade and sophisticated M&E systems being installed in the tower. Design and construction challenges were also discussed. For example, the diaphragm wall with 76 metres in diameter and 15 metres depth, the inclined columns, the huge amount of concrete and steel reinforcement used. All the participants were amazed that Grade 90 concrete had been used for this project!

Visit to The Beverly Hills – every development has its own story and difficulties

Charles So
Young Surveyors Group

The Beverly Hills project located in Tai Po started in 2002 and is one of the largest villas developments in Hong Kong. It consists of 3 phases: Phase 1 and Phase 3 comprise a total of 535 luxurious houses with sizes ranging from 2,000 sq ft to 8,000 sq ft whereas Phase 2 is a clubhouse development. On 17 March, the YSG has brought 50 of our members to experience the story behind this luxurious villas development.

George Tong, Assistant General Manager of E Man Construction Company Limited, delivered a nice presentation on construction management during the development process. He briefly introduced the background and phased divisions of the project. After that, he demonstrated how the good coordination and flexible construction planning for this large scale development had resulted in the concurrence of site formation work and superstructure builder work, the effective and repeatable uses of steel formwork apart from the smooth logistics.



After the presentation, participants were divided into groups and had a tour-guided visit to the clubhouse, shown houses and nearby areas. The concept of marketing and luxuries such as materials selection and spacious arrangement of clubhouse, latest technology such as home automation and clinical operation were explored. Lastly, the sales brochures of the Beverly Hills were distributed to all participants as a souvenir.



This visit was a great success and praised by most of the participants. We would like to convey our sincere thanks to Mr Tong for the informative sharing and the amicable reception and arrangements by the Henderson Land Development Company Limited.



Technical visit to precast facade factory in Shenzhen

Alex Cheng
Young Surveyors Group

About 40 members visited the factory of Yau Lee Wah Concrete Precast Products Co Ltd in Shenzhen on 24 March. The company supplies precast concrete units to a number of construction projects in Hong Kong, including public housing projects of the Housing Authority. In the visit, the factory manager showed us the production



lines, concrete batching plants and steam curing chambers. Staff from the factory has also explained the precasting concrete production procedures and importance of quality control.

YY Yip and David Yau have presented the application of precast concreting in high-rise and low-rise building respectively. They have illustrated the application by examples in Hong Kong and



the UK. The participants also watched a video on future applications of precasting works.

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Cosmos Bookstore (天地圖書)

15% discount on books and 10% on stationery purchases (except fix priced and special priced items) in the Cosmos Bookstore on 32 Johnston Road, Wanchai and 96 Nathan Road, Tsimshatsui until 31 December 2007. Enquiries please call **2866 1677**.

Caltex StarCard

A discount of HK\$1 per litre gasoline for all successful application of the Caltex StarCard. Enquiries please call Eric Law of Ming Xing Investment Co Ltd on **2851 3297**.

Shell Card

A discount of HK\$1 per litre gasoline for all successful application of the Shell Card. Enquiries please call Alex Au of Kingsway Concept Ltd on **2541 1828**.

Esso Card

A discount of HK\$1 per liter gasoline for all successful application of the Esso Card. Enquiries please call Cres Wong of Ace Way Company on **2807 3001**.

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A privilege offer of \$3060 (original \$4650 for male) and \$2880 (original \$4390 for female) for all HKIS members and their families. Plan inclusive of TWO Doctor Consultations, Physical Examination (Weight, Height, Blood Pressure & Pulse) & Medical History, Chest X-ray, Electrocardiogram, Kidney Function (Urea & Creatinine), Liver Function (SGPT & SGOT), Complete Blood Count, Diabetic Screening (Fasting Glucose), Rheumatology Screening (Uric Acid & RA Factor), Lipid Profile (Total Cholesterol, Triglycerides HDL and LDL), Thyroid Screening (T4), Urine Test (Urinalysis), Occult Blood, Colon Cancer Screening (CEA), Hepatitis Profile (HBsAg, HBsAb), Prostate Specific Antigen for male, Pap Smear for female. Offer valid till 30 June 2008. Enquiries please call **2608 3170** or visit www.union.org.

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HKIS

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

- Member Price: HK\$90
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HKIS square lapel pin with HKIS logo and is suitable for both gentlemen and ladies.

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Beige silk scarf with single HKIS embroidered logo.

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



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

- Member Price: HK\$20
- Non-Member Price: HK\$25

Welcome to the HKIS Shop

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



Stylish white or black mesh caps with extended peak, perfect for outdoor sun-screening, embroidered with HKIS logo.

- Member Price: HK\$35
- Non-Member Price: HK\$55



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

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

Date	Event	Organiser	Location
2007			
May	10	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	13 – 17	FIG Working Week 2007 and XXX General Assembly	FIG/HKIS Kowloon Shangri-la, HKSAR
	25	Surveyors Happy Hour	HKIS Library, HKIS
	31	HKIS General Council Meeting	HKIS Board Room, HKIS
Jun	9 – 13	PAQS 11 th Congress	PAQS Auckland, New Zealand
	14	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	29	Surveyors Happy Hour	HKIS Library, HKIS
Jul	12	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	26	HKIS General Council Meeting	HKIS Board Room, HKIS
	27	Surveyors Happy Hour	HKIS Library, HKIS
Aug	9	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	31	Surveyors Happy Hour	HKIS Library, HKIS
Sep	13	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	27	HKIS General Council Meeting	HKIS Board Room, HKIS
	28	Surveyors Happy Hour	HKIS Library, HKIS
Oct	11	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	26	Surveyors Happy Hour	HKIS Library, HKIS
Nov	8	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	22	HKIS General Council Meeting	HKIS Board Room, HKIS
	30	Surveyors Happy Hour	HKIS Library, HKIS
		HKIS Annual Dinner	HKIS Grand Hyatt, Hong Kong SAR
Dec	12	HKIS Annual General Meeting	HKIS SLC, HKIS
	28	Surveyors Happy Hour	HKIS Library, HKIS

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

Board Room, HKIS = 810 Jardine House, 1 Connaught Place, Central, Hong Kong.

Library, HKIS = 801 Jardine House, 1 Connaught Place, Central, Hong Kong.



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

CONSTRUCTION FROM A DIFFERENT PERSPECTIVE

Environmentally sustainable design issues
 Collaborative and relationship / partnering procurement processes
 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

Rowathon

On 11 March, these 10 young surveyors rowed a total of 7588 metres in a 30-minute relay; they are Victor, William 1, William 2, Lesly, Arthur, Kason, Kenny, Jeffrey, Fred and, of course, the pretty Carmen. Their faces show its hard work.

