

# SURVEYORS

測量師時代  
**Times**

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*Put our heads together*  
**眾志成城**



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## From the Editor 編者話

The FIG General Assembly and Working Week 2007 has come and gone, attended by over 500 delegates from 65 countries. A detailed report is included in this issue. I must thank the Organizing Committee, the helpers and many others who had worked untiringly towards the smooth running and successful completion of this international event ever organized by HKIS. Their meticulous planning and unfailing support has certainly enhanced our role and standing in the international arena.

HKIS is increasingly being consulted by the HKSAR Government on various hot topics including the Review of Saleable Area, Mandatory Building Inspection Scheme, Re-provisioning of Queen's Pier, building management and maintenance, etc. Some of our members have been appointed to different statutory boards and committees, contributing towards public policy making and implementation. This has clearly demonstrated that the skills and expertise of professional surveyors as well as the role of HKIS are recognized by the Government and the community at large.

We have also continued to work with the RICS HK Board on joint up functions and other issues of mutual interest. The first joint CPD event "Contractor's Tendering Strategy", attended by over 150 members from the two institutes, was successfully held on 17 May. Prior to this event, a "Wine Tasting" was jointly organized, for the second time, by our YSG and the Matrix of RICS(HK) in a bar at Lan Kwai Fong on 19 April. It was well attended by over 100 surveyors young and old but no one was drunk. Talks are continuing on joint APC and on organizing more joint CPD events. For sure collaboration between the two institutes would be of benefit to the surveying profession in HKSAR.

Finally, may I remind all fellow members that mandatory CPD starts from 1 June 2007.

Ben WH Chong

「2007年國際測量師聯盟工作週」很快又過去了。這個盛會，一共有超過來自65個國家地區的500位代表出席。本刊做了一個詳細報道。我非常感謝籌辦委員會以至所有的義務工作人員，他們不辭勞苦地把這項國際會議辦得盡善盡美，為香港和香港測量師學會爭取國際美譽之餘，更顯示了大家由衷的幹勁和不遺餘力。

學會一直備受特區政府重視，近期的熱門議題包括：銷售面積，強制驗樓計劃，皇后碼頭重置，樓宇管理及維修等，政府都有諮詢我們的意見。不少會員更被委任到不同的法定機構及委員會，參與公共政策的制訂和實施。此舉明確導出測量師的專業知識和服務社會的熱忱，得到政府和社會各界的認同。

學會也不斷和英國皇家特許測量師學會香港分會保持聯繫，相互促進。5月17日，兩個學會合辦了一個有關「承建商投標策略」的持續進修講座，有超過150人出席。在此之前，4月19日兩會的青年組在蘭桂坊一酒吧聯合辦了第二次的試酒會，有超過100位不同年齡的測量師參加；意外地，並沒有人喝醉了！兩個學會現正探討聯合辦理APC和更多持續進修講座，其實大家相互合作，確實有它對提升整個測量師專業的好處。

最後，我想提醒大家，強制專業持續進修將於2007年6月1日實行。

莊永康



## *Put our heads together*

The work done by the HKIS Saleable Area Working Group has been reported to the Open Forum on Monday 21 May when over 200 members of the Institute attended. It is delightful to note that the attendance was a mix of individuals from different divisions and membership grades, reflecting their dedication and commitment to institutional affairs.

Of course, the re-definition of a terminology is not just looking up the dictionary; the complexity of the issue is in direct proportion to the wide spectrum of interests that it represents and we have to be very careful in reaching a conclusion. As a self-regulating body, the Institute has a responsibility to perfect its professional practice by aligning itself with modern day changes whether those are building technology or marketing practices.

Factors hinge upon each other. However, we are dedicated to providing a fair, transparent and easy to use platform for purchasers to understand what they have purchased exclusively.

The Working Group has recommended a two-week consultation period following the Open Forum so that all members have a further chance to voice their views. The Working Group will work upon all views collected and work out a proposal as soon as possible.

During April 25-28, the Chief Executive of HKSAR, Mr Donald Tsang, has led a delegation to participate in Expo Central China 2007, I have also joined this delegation. During the visit, I have the chance to exchange views with the CE on some matters concerning our Institute.

I have also introduced the Hong Kong Institute of Surveyors and the work of surveyors to our counter-parts working in Central China (including Shanxi, Anhui, Jiangxi, Henan, Hubei, Hunan). It was a meaningful trip although a bit exhausting.

Raymond Chan  
President





# 眾志 成 城

學會銷售面積工作小組工作進度報告已經在5月21日的公開論壇上作出了彙報。大家都欣然有超過兩百位來自不同組別的各級別會員出席，充分反映了他們對學會事務的關心和投入。

要重新劃定銷售面積的定義，並非祇需翻字典便成，此事情有其獨特的複雜性及其牽涉層面甚廣，是需要我們用心去做的。作為一個自我監管的團體，學會是有著不可推搪的責任去完善測量專業規則，我們一定要與時並進，迎合最新的建造技術和市場情況，從而站穩專業優勢。

事情總是一環緊扣一環。然而，我們的最基本目標還是為大眾提供一個公平，具透明度和容易理解的平臺，方便買家可以明白清楚購買了什麼物業。

工作小組建議一個為期兩週的會員諮詢期，希望通過這個途徑，吸取更廣泛的會員意見。之後，工作小組會盡快提出具體建議。

4月25到28日，特首曾蔭權先生率領代表團出席在鄭州市的第二屆中國中部投資貿易博覽會，我代表學會參加了這個活動並有機會和特首在學會一些事務上交換了意見。

博覽會其間，我向中部地區的同業（包括來自山西省，安徽省，江西省，河南省，湖北省及湖南省的出席代表）介紹了香港測量學會和測量師工作的內容。行程挺累但很有意義。

陳旭明  
會長

# 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

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- 1) Go to [www.hkis.org.hk](http://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:

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- 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

## FIGWW2007



### Lion eye dotting



The fabulously exotic lion eye dotting ceremony was presided by the Honourable Donald Tsang, the Chief Executive of the HKSAR. The ceremony would ensure deliberations over the working week would be free from evil spirits. The extremely versatile, colourful and skilful young men performed this ceremony in a mixture of dance and rhythmic music.



### Speech by HKIS President Raymond Chan



On behalf of the HKIS, I wholeheartedly welcome your presence in Hong Kong. You have come here one of the most perfect times. The weather is good and not too hot.

Hong Kong is a beautiful place. She is also famous for many things. If you have spare time in your tight schedule here, you have to walk around the city. Hong Kong is known as the "Shopping Paradise". I hope you won't miss it. Even if you are so tied up in the daytime, I still recommend you to tour around in the evening. Hong Kong has the best night scenery in the world.

We have also organized a number of technical tours for you. Please participate in them. Whether or not it is your first visit to Hong Kong is not important. I have confidence that it won't be your last one. You still have a chance to explore other parts of Hong Kong in your future visit to Hong Kong. However, if you miss the technical tours, you may regret.

We have more than 500 delegates here from more than 60 countries around the world. It is your presence which makes this event a success. Once again, welcome to Hong Kong. We shall try our best to make this a very enjoyable event.

"The Hong Kong Institute of Surveyors is so pleased to be part of the FIG Working Week 2007 in Hong Kong 13-17 May 2007. The theme of this year's conference is **Strategic Integration of Surveying Services** and we have around 500 participants from about 60 countries attending the conference which starts today," said HKIS President Raymond Chan to a group of local journalists on Monday 14 May.





### Let's go for it!

'Let's go for it' was the message to delegates from FIG President Stig Enemark at the opening ceremony of the Hong Kong Working Week. Professor Enemark stressed that the working week was essential to the development of FIG and briefly introduced the four-year plan agreed by the General Assembly the day before.

Welcoming delegates, Hak Chan, Chairman of the Organising Committee linked the various disciplines of surveying to a group of artists working together, with the Hong Kong Institute of Surveyors acting as the conductor of an orchestra. He stressed the growing opportunities for Hong Kong surveyors, with their professionalism and strong ethical framework, in the Mainland.

### Emphasizing the conference themes

The next speaker came from the Mainland. Lu Xinshe is Vice Minister, Ministry of Land and Resources, Director General of State Bureau of Surveying and Mapping of the Peoples' Republic of China. He emphasized the importance of the Strategic Integration of Surveying Services in helping to build bridges between surveyors of different cultures and countries. He said China is making progress in developing 'Digital China' - a geospatial digital framework along with new land laws. Surveying in China is in transition from being technology based to becoming information based.

### Skills in high demand

Dr The Honourable Leung Chun Ying is the Convenor of the Non-official Members of the Executive Council of HK-SAR and he recalled that it was 25 years ago when he gave a paper to FIG in Montreux, Switzerland when the big question was how would the transfer of land titles be dealt with when Hong Kong is handed back to China in 1997. Today, Hong Kong's professionals get unique access to China's markets where their skills are in high demand. However, he reminded us that never has the profession faced so many challenges in a world where globalisation and the removal of trade and political barriers is taking place rapidly. The growth in the global economy has quickened, rising from 4% in 1980 to 8% today. Dr Leung wondered if the land services professions might follow accountancy where the world in now is dominated by just five firms.

### FIG and the UN: People, Politics, Places and . . .

Introducing his plenary session presentation, FIG President Stig Enemark explained the agenda set by the UN in 2000 - the Millennium Goals - agreed by the world and to be time bound to the year 2015. These goals are aimed at achieving peace, security and human rights through freedom from poverty, fear and the freedom to live in human dignity. Professor Enemark showed a map of the world redrawn to show each country at a size relative to its economy. It is a strange map indeed, where countries like the US, Europe and Japan dominate the world and Africa is a tiny appendage hanging on. 'We must bring this map back to scale' President Enemark said.

Concluding, Professor Enemark said that surveying and land professionals are at the heart of this agenda. In November 2008 FIG and the World Bank will hold a high profile conference in Washington DC to focus on capacity development in land administration. Although FIG has identified the essential criteria for a good property system only 25-30 countries around the world have this. 'Accommodating informal rights is essential', he said. Our work will then be about 'People, Politics, Places and Power.'

### That notorious land law, AK47!

Continuing the Working Week's theme of "responding to the global agenda" Keith Bell of the World Bank gave delegates at the plenary session a most informative and stimulating presentation on Good Governance in Land Administration.

Bell is a former survey general of Victoria, Australia. He



said there are too many examples of bad governance. From that notorious land law “AK47” to illegal deforestation and corrupt civil services with their “informal” fees. However, Bell strongly urged not to always associate bad governance with developing countries; there are plenty of examples in the developed world. In the US, UK and elsewhere, for instance, many professionals no longer offer fearless advice.

The leading failures of governance are poorly devised laws, lack of capacity in the civil service, poor judicial enforcement and corruption. The World Bank, which is currently backing 74 land reform projects around the world, has helped to improve title registration, institutional reform, capacity building and is moving into land administration projects.

Bell concluded by defining some of the essentials of good governance: transparency and accountability; and separation of the bureaucracy from the politicians, judiciary and the military. Where these exist then they will attract funds from the World Bank. They will also help to address the key Millennium Development Goals set by the UN.

FIG’s influence is moving up the global agenda. ‘The World Bank sees FIG a very significant worldwide organisation’ said Bell. He said that there will be a conference in November 2008 between the two organisation at the World Bank headquarters in Washington DC.

## FIG help in disaster risk management

Professor Theo Kotter of the University of Bonn has chaired the FIG Working Group on Disaster Management. He traced the rising number of natural disasters worldwide in the last 50 years. More people are at risk today than ever before. Megacities (those with populations of 10 million or more and with densities over 2000 per square kilometre) are a special challenge for planners. The surveying profession has much to offer in helping planners through technologies such as GPS (already being used for a tsunami early warning system in the Indian Ocean), photogrammetry and remote sensing, earth observation satellites and GIS. Prof Kotter concluded that good governance and capacity building are essential in disaster risk management.

The final speaker in the plenary session was Dr Xiao Ping, Deputy Director General of Shanxi Province, State Bureau of Surveying Mapping. He brought updates on developments in China on surveying and mapping. He emphasized that legal systems for land tenure are becoming established and topographical mapping has now been completed for 78% of the country but 2,000,000 square kilometres remains to be done. Although the coverage is well detailed (topographic, thematic, land use, photography), China has found time to pursue prestige projects such as the remeasurement of Mount Everest in 2005, that great mountain is 4 metres higher than when measured by British and Indian surveyors in 1852. That is progress!



## Saleable area

### Working group met

Apart from members of the working group, senior members of the General Practice Division Lawrence Pang and SK Pang also joined the meeting on 18 April. The working group reviewed all responses from major stakeholders and agreed that legislation should be avoided, that the working group would attempt to resolve the technicalities as well as to reach a level of applicability that is acceptable to all major stakeholders and the public.

It is agreed that the "saleable area of a unit" is indeed a complete entity on its own comprising:

- areas with unlimited enjoyment; and
- areas with limited enjoyment.

The working group would have further meetings with major stakeholders, starting with the Consumer Council on 2 May and the REDA on 7 May; the Working Group has also sought Executive Committee endorsement on an open forum on 21 May in order to seek members' views at large.

### Consumer Council



On 2 May, Consumer Council Chief Executive Connie Lau, Acting Deputy Chief Executive Kenneth So, Head of Complaints & Advice Division Chan Wing Kai and Chief Research and Trade Practices Officer Vera Tam came to the Institute for another round of meeting. Representing the Institute were President Raymond Chan and members of the HKIS Saleable Area Working Group Serena Lau and Peter Dy.

The two parties updated each other on the status quo and recalled comments from other major stakeholders. Further finer details were looked into and thoroughly discussed. At the meeting, Consumer Council Chief expressed keen interest to a meeting with the Hong Kong Real Estate Developers Association the following Monday.

Whilst both parties appreciated that changes to the **Code** would mean a transition period for the industries as well as the public, it is believed that through civic education, the problem can be mitigated.

### Meeting with major stakeholders

Consumer Council Chief Executive Connie Lau and Vice Chairman of REDA Executive Committee Stewart Leung led their respective delegation to a meeting with the HKIS Saleable Area Working Group on 7 May, a representative from the Housing, Planning and Lands Bureau also joined the meeting as an observer.



There had been much speculation by the media on the outcome of this meeting that a clear agreement would be reached. Headlines the next morning largely said: developers display information differently starting 1 June. This is indeed how the matter has progressed and is one major step towards what the Institute wants to see: *a fair, transparent and easy to use platform for purchasers to understand what they get for the money.*



Getting back to the Code of Measuring Practice published in 1999, the re-definition of Saleable Area is welcomed by all walks because building technology and marketing practices have changed so much over time; the Code is to fundamentally serve a practical need by members of the Institute and the Working Group's obligation is to ensure that revisions are made to align surveying practice with reality.

No date has been fixed for the next meeting.



## Saleable Area Open Forum

The Surveyors Learning Centre was packed in the evening of 21 May when there were over 200 members present to listen to the HKIS Saleable Area Working Group reporting on progress on re-definition of the term saleable area within the Code of Measuring Practice published in 1999.

The Open Forum was chaired by the President Raymond Chan who has been a great facilitator in the discussions. Exchanges were very forthcoming and direct. All present agreed that the Institute as a self-regulating body must bear its responsibility in working out a terminology and the concept within the surveying profession and which will align practice with market realities.

Working Group members present included Edwin Tang, Vincent Ho and Peter Dy of the Building Surveying Division; Serena Lau, Dr Lawrence Ho and Eva Liu of the General Practice Division. The Working Group has a co-opt member Yu Kam-hung who is currently Senior Vice President of the Institute.

At the end of the Open Forum, it was announced that a two-week consultation would take place within members of the Institute; please visit [www.hkis.org.hk](http://www.hkis.org.hk) or email: [linda@hkis.org.hk](mailto:linda@hkis.org.hk) for details. The Consultation Paper can be found on page 11 overleaf.



## HKIS Consultation Paper (Version 1) as at 16 May 2007

### Background

HKIS has decided to review the existing "Code of Measuring Practice" (the "Code"). A Working Group with representatives from divisions was formed. The Working Group has decided to review the Code by stages. The first stage is related to Saleable Area. The Working Group also wishes to review the Gross Floor Area in the next stage.

A revised "Code" will be published to supersede the existing "Code".

### Saleable Area

1 The Saleable Area of a unit comprises the floor area exclusively allocated to that unit including balconies and other similar features but excluding common areas such as staircases, lift shafts, lobbies and communal toilets. It shall be the area contained within the enclosing walls of the unit measured up to the exterior face of an external wall or the center line of a separating wall between adjoining units, as the case may be. Enclosing walls separating a unit from a lightwell, a lift shaft or any similar vertical shaft, or a common area, shall be deemed an external wall and its full thickness shall be included. All internal partitions and columns within the unit shall be included.

Saleable Area describes the ownership and occupation of the premises in relation to the building structure. As such it also reflects to a certain extent the rights and liabilities appurtenant to the premises.

2 Saleable Area is an area which comprises "Core Saleable Area" and "Ancillary Saleable Area".

Core Saleable Area is the Saleable Area which is roofed, of full head-room and capable for full normal occupation.

Saleable Area not classified as Core Saleable Area is Ancillary Saleable Area.

3 Saleable Area comprises (but not limited to) the following components and their respective special measurement criteria are mentioned in the table below:

Components	Special Measurement Criteria (if any)
(a) Core Saleable Area	
(b) Ancillary Saleable Area	
(b1) Cockloft (of clear head-room less than 2m)	It shall be the cockloft floor area excluding voids at Cockloft floor level.
(b2) Bay Window	It shall be the area that projects beyond the exterior face of an external wall. The measurement should be taken at sill level and excluding any peripheral mouldings.

Components	Special Measurement Criteria (if any)
(b3) Yard/Terrace/Garden/Flat Roof/Garage	
(b4) Plant Room, Meter Room	
(b5) Other	

Note :

- 1 Pipe Duct, A/C Platform, mouldings flower boxes and architectural fins are not saleable area.
- 2 Carparking spaces not forming an integral part of the unit are not included in Saleable Area calculation. They shall be counted by no. of spaces.
3. Voids in duplex flats and houses are not counted as Saleable Area.
- 4 Area occupied by internal staircases connecting different levels of areas which are qualified to be counted as Core Saleable Areas (or Ancillary Saleable Area, as the case to be) shall be counted as Core Saleable Area (or Ancillary Saleable Area) irrespective of its headroom.

Members shall separately state the measurement results of Core Saleable Area and Ancillary Saleable Area. For Ancillary Saleable Area, members shall separately state the respective Ancillary Saleable Areas of the components as classified above.

### Commentaries from the Working Group

1 In respect of the use of terminologies: "Saleable Area" and "Saleable Floor Area", it is noted that the "Saleable Area" and "Saleable Floor Area" are both used in the property market. To ensure consistency, only "Saleable Area" is proposed to be used in the revised "Code".

2 In the existing "Code" the Chinese name of "Saleable Area" is "實用面積 / 銷售面積". With reference to the Glossaries of Terms commonly used in Government Department, "實用面積" is not only the Chinese name of "Saleable Area" but also "Usable Floor Area". Other Chinese names such as "出售面積" and "可銷售面積" are used. To avoid confusion and ensure consistency, one Chinese name "銷售面積" is proposed to be used in the revised "Code".

3 Working Group considered the need to maintain in principle the existing measurement criteria of Saleable Area. Working Group also believed that the best way to protect public interests is to ensure that area data can be readily available and accessible to the public.

To reach the Working Group, please email: linda@hkis.org.hk or call 2526 3679.



## Local Affairs Committee

Over the years, the Institute has actively participated in finding practical solutions to many local activities related to the surveying profession and construction industry. This report is to update members on our concerted efforts.

## Urban regeneration of Sham Shui Po

Figure 1: Current Urban Renewal Related Projects



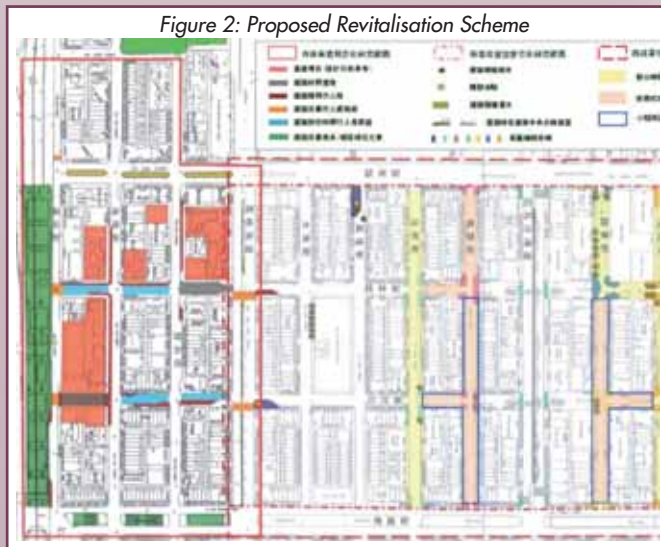
The Urban Renewal Authority organised in conjunction with the Sham Shui Po District Council, a workshop on Urban Regeneration of Sham Shui Po District on 14 April. During the workshop, speeches were given by invited speakers on the historical, economical and social situations as well as proposals on urban renewal of Sham Shui Po which is an old district where most buildings are aged over 30 years. The Urban Renewal Authority, Housing Society and Housing Authority play a key role in the rehabilitation, revitalisation and redevelopment of this old district.

As noted from Figure 1, both Urban Renewal Authority and Housing Society have carried out a number of rehabilitation projects (as marked in red and blue spots) by promoting and facilitating the proper repair and maintenance of existing old

buildings. URA's rehabilitation initiatives have benefited some 800 families in the district. In addition, there are also few completed and proposed urban redevelopment projects (as marked in green). Redevelopment targets old, dilapidated buildings with poor living conditions and aims to achieve clear environmental and social benefits such as open space and community facilities. While these rehabilitation and redevelopment projects would contribute to the better local urban environment and slow down urban decay, there are still a huge number of dilapidated old buildings needed to be improved. Therefore, unless the relevant key stakeholders could significantly speed up various urban renewal initiatives, we would continue to see many old dilapidated buildings ten to twenty years later.

In Sham Shui Po, low family income, high unemployment rate and an aged population are the major social problems. Thus, in terms of social needs, ideally the urban renewal initiatives should aim at improving the urban environment as well as the local economy and provide relevant supports and facilities to meet old people's needs. Redevelopment may sometimes infringe the existing local culture and economy. It is interesting to note that the Urban Renewal Authority would undertake revitalisation means to revive and strengthen the economic and environmental fabric of some areas as indicated in Figure 2. In addition, the first public housing, Mei Ho House, which was built after the big fire at Shek Kip Mei in late 1950s, will be preserved as a museum. There will be an "Ideas Competition for Mei Ho House at Shek Mei Estate" which is co-organized by HKIA, HKIE, HKIP and HKIS. Furthermore, with the financial support from the Hong Kong Jockey Club, the first Shek Kip Mei public flatted factory building in Pak Tin Street will also be converted into a creative arts centre. To a certain extent, these would revitalize Sham Shui Po.

Figure 2: Proposed Revitalisation Scheme



Finally, one may note from Figure 1 that there are many old public housing and industrial estates including Shek Kip Mei Estate, Cheung Sha Wan Industrial Estate, Un Chau Estate, and So Uk Estate (marked in red). These old public housing and industrial estates occupy a large area within Sham Shui Po. How these are going to be redeveloped by the Housing Authority will significantly affect the Sham Shui Po as a whole.

## Central Reclamation Urban Design Study

Stage 1 public engagement for the Urban Design Study for the New Central Harbourfront was launched on 3 May 2007. The Planning Department seeks public views on the urban design objectives, urban design issues and sustainable design principles for the new Central Harbourfront. The Institute has been invited to participate in a Focus Group Workshop for this urban design study on 5 May. The Stage 1 public engagement will last for two months till 30 July. Public views will provide inputs to the study consultant to formulate proposals for the refinement of the urban design framework and the preparation of planning/design briefs for the key sites.

The new Central Harbourfront is covered by the Central District (Extension) and Central District Outline Zoning Plans (OZPs) approved in 2002 and 2003 respectively. While affirming the approved OZPs, the Planning Department has commissioned an urban design study to refine the existing urban design framework of the Central Harbourfront and to prepare planning/design briefs for the key development sites

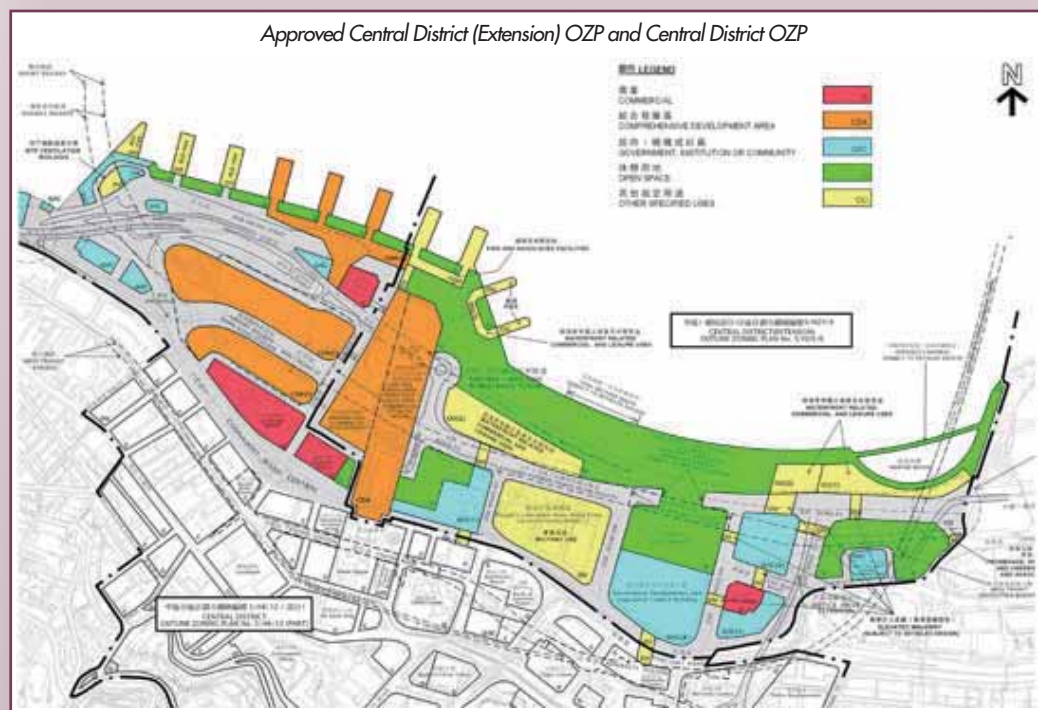


in the area.

## Urban Design Objectives

According to the Planning Department, the land use framework of the study area seeks to meet the community aspirations for extensive public open spaces and vibrant uses by the new harbourfront, while keeping the competitive edge of the Central Business District. Taking into account the relevant harbour planning principles and guidelines, the urban design objectives for the new Central Harbourfront are:

- To project a distinctive and high quality image for the CBD and the new harbourfront;
- To create an attractive harbourfront with quality public and private developments in a luxuriant landscape setting;
- To create a vibrant harbourfront with a mix of uses and diverse activities for public enjoyment;
- To create a harmonious visual and physical relationship with the ridgeline, harbour setting and the CBD;
- To respect the cultural and historical context of Central;
- To improve public accessibility to the harbourfront;
- To create a sustainable design that contributes to economic vitality, commensurate with traffic, environmental and infrastructural capacity, and preserves local character and heritage.





## Key Urban Design Issues

The study suggests the following key urban design issues to be considered:

- To extend the vitality of the city core;
- Appropriate built-forms, heights, massing and layout design to respond to the natural context and to integrate with the surrounding areas;
- Harbourfront enhancements, nodal attractions and anchoring public spaces to achieve vibrancy and sense of place;
- Conservation of the cultural heritage of Central;
- A sustainable transport system and comprehensive pedestrian linkages to enhance connectivity to the harbourfront;
- Environmental friendly building design, landscape strategy and greening to enhance the environmental quality;

- Harmonizing the design of utility buildings and infrastructure with the waterfront setting.

## Sustainable Design Assessment Framework

A sustainable design assessment framework together with sustainability principles is proposed by the Planning Department to guide the process of building community consensus on the refinement of the urban design framework and the preparation of planning/design briefs for the key sites in the table below.

If members have any views on the urban design objectives, urban design issues and sustainable design principles for the new Central Harbourfront, they can channel directly to the Planning Department or through the HKIS, please email linda@hkis.org.hk.

Sustainability Principles	Design Components	Sustainability Criteria		
		Social Aspects	Economic Aspects	Environmental Aspects
Diverse Uses and Activities	<ul style="list-style-type: none"> <li>• Arts, cultural, leisure, recreation, civic and open space uses and economic activities</li> </ul>	<ul style="list-style-type: none"> <li>• Enhancing cultural vibrancy and leisure opportunities</li> <li>• Diversity of activities serving different sectors of the community</li> </ul>	<ul style="list-style-type: none"> <li>• Creating business and job opportunities</li> <li>• Meeting economic needs</li> </ul>	<ul style="list-style-type: none"> <li>• Compatible land uses and marine facilities</li> <li>• Harmonizing utility buildings and infrastructure with harbourfront setting</li> </ul>
Responding to the Natural Context and Existing Urban Fabric	<ul style="list-style-type: none"> <li>• Built-forms, heights, massing and layout design to protect ridgelines, harbour views and waterfront setting</li> <li>• Physical and visual integration with existing urban fabric</li> </ul>	<ul style="list-style-type: none"> <li>• Conserving natural heritage of the city</li> <li>• Improving accessibility</li> <li>• Enhancing legibility of the urban fabric</li> </ul>	<ul style="list-style-type: none"> <li>• Improving image and identity of CBD</li> <li>• Maintaining attraction of spectacular skyline and harbour views</li> </ul>	<ul style="list-style-type: none"> <li>• Harmonizing developments with natural setting</li> <li>• Maintaining breezeways, view corridors and air ventilation corridors</li> </ul>
Promoting Harbourfront Enhancement	<ul style="list-style-type: none"> <li>• Waterfront promenade, nodal attractions and anchoring spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Public enjoyment and appreciation of the Harbour</li> </ul>	<ul style="list-style-type: none"> <li>• Opportunities for small scale waterfront related business uses</li> <li>• Enhancing image and functions of Victoria Harbour</li> </ul>	<ul style="list-style-type: none"> <li>• High quality environment for Hong Kong people, CBD workers and tourists</li> </ul>
Respecting Cultural Heritage	<ul style="list-style-type: none"> <li>• Sites of cultural heritage, value and interest</li> </ul>	<ul style="list-style-type: none"> <li>• Conserving cultural heritage of the harbourfront</li> </ul>	<ul style="list-style-type: none"> <li>• Enhancing identity of the city</li> <li>• Business opportunities related to arts, culture and local heritage</li> </ul>	<ul style="list-style-type: none"> <li>• Enhancing the setting for sites of cultural heritage value and interest</li> </ul>
Improving Accessibility and Connectivity	<ul style="list-style-type: none"> <li>• Comprehensive pedestrian network and sustainable transport system</li> </ul>	<ul style="list-style-type: none"> <li>• Ease of movement between hinterland and harbourfront</li> <li>• Provision of different modes of access and choices</li> </ul>	<ul style="list-style-type: none"> <li>• Enhancing functioning of CBD by improved connectivity and ease of access</li> </ul>	<ul style="list-style-type: none"> <li>• Improving connectivity to public transport to reduce vehicular traffic</li> <li>• Better pedestrian environment</li> <li>• Minimizing environmental pollution</li> </ul>
Promoting Environmental Friendly Building Design and Greening	<ul style="list-style-type: none"> <li>• Environmental friendly building design, green features, open spaces and key landscape elements</li> </ul>	<ul style="list-style-type: none"> <li>• Better urban environment in which to live, work and enjoy</li> </ul>	<ul style="list-style-type: none"> <li>• Quality urban environment for the business and financial district</li> </ul>	<ul style="list-style-type: none"> <li>• Improving urban climate, visual amenity and compatibility with natural setting</li> <li>• Enhancing openness and greenery</li> </ul>

## Star Ferry Clock Tower and Queen's Pier



At the Antiquities Advisory Board meeting held on 9 May, the Queen's Pier was classified as a Grade 1 historic building. The existing Queen's Pier, built in 1953-54, is the second generation Queen's Pier. The first Queen's Pier was built in 1925 and mainly used as an official ceremonial pier. It was demolished in the late 1950s as a result of reclamation in Central. Since 1958, the Queen's Pier has been the landing place for six Governors of Hong Kong upon their arrival, where they would then proceed to take their oath of office at the City Hall after 1963.

The assessment criteria adopted by the Antiquities Advisory Board have covered many aspects including historical interest, architectural merit, rarity, group value, social value, collective memory and authenticity. Grade 1 historic building is defined as buildings of outstanding merit of which every effort should be made to preserve if possible. The grading mechanism makes no specific requirement on how the built heri-

age is preserved. The assessment criteria adopted by the Antiquities Advisory Board have covered many aspects including historical interest, architectural merit, rarity, group value, social value, collective memory and authenticity. Grade 1 historic building is defined as buildings of outstanding merit of which every effort should be made to preserve if possible. The grading mechanism makes no specific requirement on how the built heri-

Queen's Pier was built in 1925 and mainly used as an official ceremonial pier. It was demolished in the late 1950s as a result of reclamation in Central. Since 1958, the Queen's Pier has been the landing place for six Governors of Hong Kong upon their arrival, where they would then proceed to take their oath of office at the City Hall after 1963.

tage should be preserved. Now, the Planning Department has explored alternative concepts on the possible locations and design ideas for reconstructing the old Star Ferry Clock Tower and reassembling Queen's Pier.

## Concept A Series: Queen's Pier with City Hall

Both Concept A1 and Concept A2 attempt to reassemble Queen's Pier in close proximity with City Hall and Edinburgh Place, maintaining their original relationship and physical setting. Based on Concept A1, Queen's Pier is reassembled at the original position, whereas on Concept A2, echoing Memorial Garden of City Hall, the Pier together with new open space provides opportunities for public enjoyment.



- Queen's Pier close to City Hall and Edinburgh Place but distant from the Harbourfront.
- Queen's Pier will not function as a pier.
- Clock Tower creates a visual linkage between the Harbour and the city.
- Clock Tower integrates with the design of Site 4 to form a

nodal point and an anchoring space.

- The old Clock Tower will be reassembled in the reconstructed Star Ferry Clock Tower.
- A gallery may be built adjacent to Clock Tower to exhibit salvaged items of old Star Ferry Pier.

## Concept B Series: Queen's Pier by the Harbour

Both Concept B1 and Concept B2 attempt to reassemble Queen's Pier in close proximity to the Harbour. Based on Concept B1, City Hall, Star Ferry and Queen's Pier stand on an axis with clear visual connection, whereas on Concept B2, Clock Tower creates a visual linkage between the Harbour and the city. Queen's Pier forming part of Piers 9 and 10 can be turned into a pier entrance lobby with café, small gallery for Queen's Pier history.



- Queen's Pier is close to the Harbour and designed with water features.
- Clock Tower integrates with Site 4 to act as a Harbourfront landmark.
- Queen's Pier is close to Public Transport Interchange, MTR



and ferry services.

- A landscaped plaza in front of Queen's Pier
- Open space around Clock Tower to create orientation and a sense of place
- A gallery may be built adjacent to Clock Tower to exhibit salvaged items of old Star Ferry Pier
- The retained old Clock Tower will be reassembled in the reconstructed Clock Tower.

Soon after Donald Tsang's re-election as Chief Executive on 26 March, Government pressed ahead with dismantling and moving the entire pier, piece by piece, enabling the reclamation to go ahead. A funding application for \$50 million to pay for the dismantling and relocation of the Pier was submitted to the Public Works Sub-committee to be heard on 9 May. However, Government was forced to withdraw its funding application probably due to the lack of support for the motion.

Queen's Pier is now classified as Grade 1 historic building, and Government should make every effort to "preserve" it if possible. However, the current government proposals are to dismantle the Pier, then reassemble it in one of locations mentioned above.

The most controversial issue is whether Government has made its best effort to preserve the pier *in-situ* in its original location. On 18 May, Government which was represented by Annie Tam, Deputy Secretary, Housing, Planning and Lands Bureau; Ma Lee-tak, Project Manager, Civil Engineering and Development Department; Leung Tat-fai, Chief Engineer, Highways Department and Peter Leung, Railway Extensions Planning Manager, MTR Corporation Ltd when they presented their technical assessments on various proposed options to the HKIA, HKIP and HKIS.

According to Government study, it would not be technically feasible to preserve Queen's Pier because the proposed rain-water drainage and MTR extension line will run underneath the foundation of the existing Queen's Pier and underpinning would not be possible. Various suggestions were on how to resolve the related problems, including slightly changing the alignment of one of the MTR tunnels, slightly reducing the size of the drainage section, use of future drainage and MTR structures to support the light-weight pier as well as various ways of underpinning, so on and so forth. However, none of the suggestions was accepted by Government representatives, including the appointment of a third party to carry out an independent engineering study.

We expect heated debate on whether Government should preserve the Queen's Pier *in-situ* or reassemble it in another location.

## Heritage and conservation

Chairman of the Heritage Working Group Michael Price says that a series of meetings have been held in April. The working group has identified expertise from each division comprising: economics (GPD/QSD); maintenance, conservation technique (BSD); digital recording (LSD); use of buildings going forward (PFMD) and collective memory from young members (YSG). The working group is working on the draft HKIS Heritage Position Paper, setting out the framework for heritage and conservation matters as well as providing a basis for presentation at the ACCF conference in July 2007. While the working group has discussed areas such as current legislations, transfer of development rights and other land exchange incentives, rehabilitation/rebirth of existing buildings/places, actual conservation example in Hong Kong and methodology for heritage value assessment, the aim of the position paper is to advise Government on what should be done and how surveyors can contribute. The paper is expected to deliver these messages:

- Property rights should be respected;
- Surveyors are suggesting the introduction of a fair system to compensate those suffered due to heritage conservation, rather than blindly pro-development; and
- Surveyors are in a proper position to provide professional advice/solutions to Government on the practical implementation of conservation policy.

According to Michael Price, the first draft is at editing stage and the working group hopes to seek comments from the Executive Committee as soon as possible. "Essentially, the objective of the working group is to raise the profile and influence of the Institute in heritage and conservation matters as a long term objective." said Price.

## Life through the lens

The Executive Committee has endorsed at its meeting on 19 April a photo competition on Surveyors in Heritage and Conservation. Chairman of the Heritage and Conservation Working Group Michael Price says that the judging panel comprises photography professionals and representatives from the Institute and he hopes that all entries will come in by no later than end of September 2007. Price is looking for helping hands to join the task force working on the competition which currently comprises Michael Price, Lesly Lam and Linda Chan. If you are interested, please email [linda@hkis.org.hk](mailto:linda@hkis.org.hk) or call 2526 3679.



# HKIS Photo Competition 2007

SURVEYORS IN HERITAGE AND  
CONSERVATION

## CATEGORIES:

- Group 1** Contrast of our Past and Present 是時候新舊對照
- Group 2** Rehabilitation and Reoccurrence 回復青春 重現眼前
- Group 3** New Life and New Mission 新生命 新里程
- Group 4** Unforgettable History 歷史印記 永誌難忘

ENTRIES BY SEPTEMBER 2007

Otherwise, help is also needed from members of all grades as

- helpers of the task force
- member of the judging panel

Interested parties, please email: [linda@hkis.org.hk](mailto:linda@hkis.org.hk) or call 2526 3679.



## Capture our History on Camera Members of all grades are invited to take part in this photo competition

History is the study of events in time in relation to humanity. In general, the sources of historical knowledge can be separated into three categories: what is written, what is said, and what is physically preserved, and historians often consult all three. Our past can be divided chronologically, culturally, and topically. These three divisions are not mutually exclusive, indeed often with significant overlaps. For many, history has become a "general" term meaning the study of "everything" that is known about the human past and has been studied simply out of intellectual curiosity.



## Project K7

Senior Vice President Yu Kam-hung has written to the Urban Renewal Authority chief Billy Lam on 7 May to say that the Institute is supportive of the redevelopment of Kwun Tong Town Centre and urges the Authority to address major concerns expressed in a position paper submitted in October 2006. Mr Yu also reiterates the Institute's wish to see a well-balanced, fully public-consulted and carefully considered redevelopment project coming to fruits. (For details of the October 2006 submission, please refer to Vol 15 No 11 page 5.)

The HKIS Project K7 Working Group comprises Yu Kam-hung (Chairman), Edwin Tang of the BSD; Stephen Yip and Serena Lau of the GPD; Lesly Lam of the LSD; Kenneth Chan, Gary Yeung and Dick Kwok of the PFMD; Edwin Tsang of the PDD; Dr Paul Ho of the QSD; Billy Wong of the YSG and an individual Thomas Tang. The Secretary of the Working Group is Wong Tsz-choi. If you wish to express your view to this working group, please email [info@hkis.org.hk](mailto:info@hkis.org.hk) or call the Secretariat on 2526 3679.



## Building Management and Maintenance Forum



President Raymond Chan spoke at this Forum which took place on 12 May in the Hong Kong Convention and Exhibition Centre. Also present at the event were senior Building Surveying Division members Wong Bay, Ben Chong and Kenneth Yun.

The Housing Society launched the Building Management and Maintenance Scheme (BMMS) in February 2005 to provide one-stop assistance to owners of old tenements in managing and maintaining their buildings. So far, the Scheme has served more than 83,000 units in over 1,600 buildings and assisted about 460 buildings to form Owners' Incorporations.

The Housing Society has hoped to gauge more views from this Forum.

## ASD declines request for briefing on Tamar

The Architectural Services Department has said no to the Institute's request for a briefing on the Tamar Development on 4 May. The Department said that given the importance and uniqueness of the Tamar Development Project, Government has, on an unprecedented basis, launched a two-month public viewing exercise to give the public an opportunity to view the tender designs and comment on their design and aesthetics aspects; that views collected will be presented to the Special Selection Board for the Tamar Development Project for consideration before final selection.

Comments may be made on line at [www.tamar.gov.hk](http://www.tamar.gov.hk) or via email [tamar@cso.gov.hk](mailto:tamar@cso.gov.hk) or by fax 3106 3094 or by post: Central Government Offices, Lower Albert Road, Central, Hong Kong (Attention: Tamar Development Project Team).

### Honorary Treasurer to serve Po Leung Kuk



Honorary Treasurer Nelson Cheng has been nominated for the second time by the Executive Committee to serve the Property and Project Development Committee of the Po Leung Kuk.

### Editorial Board 2007 plan

Honorary Secretary of the Institute and Honorary Editor of the Editorial Board Ben WH Chong chaired the first meeting of the Editorial Board on Monday 16 April. The Editorial Board's 2007 work plan ranges from design revamps to migration to e-publishing of the Institute's principal publications to include the Surveyors Times, Surveying and Built Environment as well as the HKIS Annual Report and Directory.

The advent of the e-publishing marks the beginning of an artistic revolution that liberates creativity and gives every voice the chance of being heard - the blog - it is certainly true that many are nothing more than vanity. In reality, good writers crossover into the mainstream by this method! If all published works are checked and shaped, then we are looking at an information technology infrastructure that functions as a distribution channel; there is no compelling argument against e-publishing, it is purely mechanical and one can never publish for free.

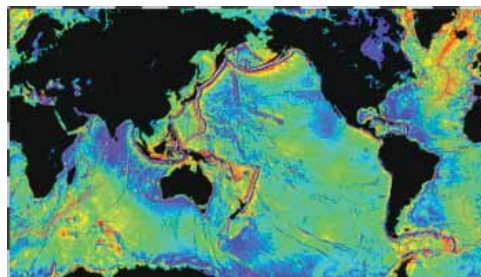
Why we have not had an e-book revolution? Is the Internet a level playing field? Noise level competition is a different ball game. If you have some thoughts to share, please email linda@hkis.org.hk or call the Staff Editor on 2526 3679.



### Institute supports telecartography symposium

The Executive Committee has agreed to support the 4th International Symposium on LBS and TeleCartography organized by the Hong Kong Polytechnic University. The symposium

will be held from Thursday 8 to Saturday 10 November 2007 at the Hong Kong Polytechnic University, Hung Hom, Hong Kong.



Professor Esmond Mok of the Department of Surveying and Geo-informatics in the University says that the symposium

will bring together experts from around the world to present the latest developments in quantitative and qualitative approaches and information theory towards the fields of Cartography, Geoinformation, Computer Sciences, Telecommunication, Geodesy, Spatial Cognition and Geo-media Techniques. Current topics to be addressed may include: location based services; telecartography (map based LBS); applying multimedia to LBS; ubiquitous mapping; wearable mapping; positioning methods; navigation systems; mobile mapping; cartographic theories and techniques; visualization, VR and augmented reality; personalization and adaptive methods; spatial decision support; persistent spatial assistants as well as smart environments and active landmarks.

To know more about the symposium, please visit [www.lsgi.polyu.edu.hk/LBS2007](http://www.lsgi.polyu.edu.hk/LBS2007).

### Building Management (Amendment) Ordinance 2007

The Bill was passed in the Legislative Council on 25 April and now becomes the Building Management (Amendment) Ordinance 2007 and was published in the Gazette on 4 May. The aims of the legislation are to rationalize the appointment procedures of a management committee, assist owners' corporations in performing their duties and exercising their powers, as well as safeguard the interests of property owners. The legislation should commence operation on 1 August 2007.

### Erratum 更正

Vol 16 No 4 page 47, Real estate developments along Railway lines, Young Surveyors Group should read General Practice Division.



## HKIS presence in CWRA working group



Denny Yeung of the Building Surveying Division has been nominated HKIS representative in the Construction Workers Registration Authority Working Group on Administrative Guidelines for Implementation of Phase One Prohibition.

In preparation for the first phase of implementation in regard to the prohibition provisions of the Construction Workers Registration Ordinance in September 2007, the CWRA promulgates a set of clear administrative guidelines to ensure that all relevant stakeholders of the construction industry are well aware of the approach in practice and interpretation of the relevant provisions under the Ordinance. The guidelines also aim to allay the concerns of the construction-related professionals and technical personnel about the applicability of the registration requirements to them.

## LAC chairman listens to cruise terminal briefing

On 9 May, Chairman of the Local Affairs Committee Dr Paul Ho has attended the Tourism Commission briefing on the Cruise Terminal Development at Kai Tak in the Central Government Offices on Lower Albert Road. For details on the Development, please visit [http://www.tourism.gov.hk/english/current/files/an\\_explanatory\\_note.pdf](http://www.tourism.gov.hk/english/current/files/an_explanatory_note.pdf).

In order to maintain Hong Kong's position as the top destination city for visitors in Asia, the HKSARG established the Tourism Commission in May 1999; the job is to enhance tourism facilities and support the development of new attractions and events so that Hong Kong remains a premier tourist destination.



## Conditions of Contract Sub-committee

Chairman of Quantity Surveying Division Council Spencer Kwan and two members Gilbert Kwok and Kim Berry have attended the ETWB Conditions of Contract Sub-committee meeting on 14 May. In that meeting, the Sub-committee addressed issues including: timely submission and certification of claims; adjudication and DRA; contractual partners

(NEC); workers wages; professional indemnity insurance; contractor management; handbook on BQ preparation (civil works) as well as unforeseen ground conditions.

## Institute wants substantive operation requirement lowered

The Institute has written to the Environment, Transport and Works Bureau on 18 April saying that substantive operation requirement for the construction and engineering services sector should be lowered to one year.

Currently, to be eligible for CEPA concessions for services sectors, Hong Kong companies would need to apply for a Hong Kong Service Supplier (HKSS) Certificate under the framework of the Mainland and Hong Kong Closer Economic Partnership Arrangement (CEPA) from the Department of Trade & Industry. Among other requirements like business premises, employment of local staff and payment of profit tax, Hong Kong companies should also be incorporated or established in Hong Kong and have engaged in substantive business operations for a certain period in order to be qualified for a HKSS Certificate. At the moment, the year of substantive business operation is five for construction and related engineering services (i.e. contractors).

For further information on HKSS and application for HKSS Certificate, please visit [www.tid.gov.hk/english/cepa/trade-services/hkss\\_def.html](http://www.tid.gov.hk/english/cepa/trade-services/hkss_def.html).

## 中國總會計師協會來訪學會 Mainland accountants visit HKIS

4月23日「中國總會計師協會」主任路仲安率領4人代表團來訪學會，代表團成員包括副主任顏革，培訓部主任姚國賢和財務部主任尹秋思。前任會長張達堂，現任工料測量組主席關天智，工料測量組副主席賴旭輝及本地事務委員會主席何學強博士做了接待工作。會上，賴旭輝介紹了學會架構及各專業範疇的內容，雙方又就有關專業培訓交換意見。及後，學會設午宴招待了來賓。



# 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



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

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



## *Surveyors Luncheon*

**Guest Speaker**

***Edward Ho, SBS, JP***

*Chairman of the Antiquities Advisory Board*

5 June 2007 (Tuesday)

12.30 pm (reception) for 12.45 pm (lunch)

Shang Room, The Dynasty Club

7/F South West Tower, Convention Plaza

1 Harbour Road, Wanchai, Hong Kong

HK\$350 per person

Enquiries, please email [coody@hkis.org.hk](mailto:coody@hkis.org.hk) or call 2526 3679.

## 學會與深圳市不動產估價學會繼續合作 Cooperation with SIREA continues

為進一步增進深港兩地房地產估價專業技術的提升、對市場資訊的交流，及加強友好合作關係，五月十四日學會與「深圳市不動產估價學會」本著“友好、協商、互惠互利”的原則，再次訂立合作交流備忘錄如下：

**第一條** 深圳市不動產估價學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之會員（包括學生及見習測量師）參加，費用自理。

**第二條** 香港測量師學會廣東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深圳市不動產估價學會會員參加，費用自理。

**第三條** 舉辦深港房地產估價理論與實踐研討會，互相交流深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。

**第四條** 雙方可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，人員的派遣由雙方同意。

**第五條** 互派估價師到對方估價機構訪問或研討，費用由派出方自理。

**第六條** 每年互贈不動產估價相關資料及刊物。

**第七條** 加強雙方網絡互聯，簡化信息流通。

**第八條** 本備忘錄自簽定之日起生效。有效期為兩年，期滿後經深港雙方協商可再續期。





## Summary of HKIS CPD Events

**13 Jun – 31 July 2007**

ORGANISER	DATE	CODE	EVENT	SPEAKER(S)
HKIS	13 Jun	2007043	Mandatory CPD - Briefing Session	Professor Barnabas Chung, Dr Daniel Ho
YSG	14 Jun	2007059	Pre-contract Practice & Coordination between Surveyors & Engineers in Building Services Contracts	Raymond Kam
PFM	15 June	2007057	Briefing on 2005 Building Management (Amendment) Ordinance	Angelina Cheung
YSG	20 Jun, 18 Jul & 22 Aug	2007046	Contract law refresher course	Steven Yip, Dennis Wong, James Yeung, Sonia Ng, Judy Man
YSG	21 June	2007053	Dispute resolution and liquidation in the construction industry	Kevin Bowers, KM Liew, Lynn Lee
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 Ruijie Peng
QSD	4 July	2007054	Subcontractor registration in Hong Kong - current status and future development	Dr S Thomas Ng
YSG	11 July	2007058	The Construction Industry Council - the likely impact	Ian Cocking, Steven Yip
QSD	14 July	2007055	Site Visit to International Commerce Centre (ICC) at Kowloon Station	Gabriel KW Cheung
QSD	17 July	2007060	An overview of the Standard Form of Building Contract 2005 Edition	Leading practitioners and academics
BSD	19 July	2007056	Practical methods in water seepage investigation	King Chu
GPD	31 July	2007047	Valuation in litigation cases	Yu Kam-hung

Details of individual CPD/PQSL events are provided in the **Surveyors Times** and/or HKIS Website [www.hkis.org.hk](http://www.hkis.org.hk). Please use the STANDARD REGISTRATION FORM overleaf for registration.

Please email [cpd@hkis.org.hk](mailto: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/HKIS/2007043

### Mandatory CPD - Briefing Session

**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

**Deadline** 6 June 2007

**Fee**

**Priority**

Free of charge (1 hour CPD hour will be counted for all participants)

HKIS Corporate Members and Technical Associates (first-come-first-served)

## CPD/YSG/2007059

### Pre-contract Practice & Coordination between Surveyors & Engineers in Building Services Contracts



*A joint function of Young Members Group of CIBSE Hong Kong Branch and Young Surveyors Group of Hong Kong Institute of Surveyors*

**Speaker** Raymond Kam is a director of a local QS consultancy practice and has over nineteen years of quantity surveying experience in building services installation contracting. He is well conversant with the contract administration of building services works. Consecutively for two years, he has given lectures and seminars on building services measurement to building services engineers of a local statutory authority and for over eight years on building contract administration and management of building services contracting works to post-graduates and undergraduates of the City University of Hong Kong.

**Date & Venue** 7pm - 9pm (Registration starts at 6:30pm) Thursday 14 June 2007  
Room HJ 305 Hong Kong Polytechnic University

**Details** Many construction projects involve a lot of building services items. In the pre-contract stage, what makes the tender document different with and without the involvement of Quantity Surveyors? What makes the coordination between Building Services Engineer and Quantity Surveyor effective?

In this seminar, Mr Raymond Kam would discuss the normal practice in preparing a tender document, the importance of an effective coordination between the two professionals and the essential items both professionals have to consider during the preparation of tender document.

In this seminar, the speakers will discuss the circumstances which may give rise to a claim and how to avoid it, construction specific claims, steps in construction dispute resolution, as well as liquidation in general and provisional liquidation in the construction industry.

**Language** English

**Deadline** 7 June 2007

**Fee**

**Priority**

HK\$100 per person, HK\$150 non-member

\$20 walk in surcharge for all pricing listed

Probationer and Student

## CPD/PFMD/2007057

### Briefing on 2005 Building Management (Amendment) Ordinance



**Speaker** Angelina Cheung, Assistant Director of Home Affairs Department, HKSAR Government

Mrs Cheung joined the Home Affairs Department in 2002. In her present post as assistant director, she is responsible for reviewing and formulating policy on private building management and mapping out strategies for, and directing the provision of services on, private building management. She is also responsible for reviewing the Building Management Ordinance and monitoring and coordinating its implementation.

**Date & Venue** 6:30 pm - 8:30 pm Friday 15 June 2007 SLC, HKIS

**Details** In an attempt to make the procedure in Formation of Management Committee more reasonable, and assist the Owners Corporation to execute the rights and liabilities and finally protect the rights of owners, the captioned was passed in April 07. These amendments cover widely and include the accordance of Owners Corporation formation, proxy arrangement, procurement procedure, etc.  
Mrs Cheung will brief members all critical points on this Amendment Ordinance.

**Language** English

**Deadline** 8 June 2007

**Fee** HK\$150 per person

**Priority** First-come-first-served

## CPD/YSG/2007046

### Contract law refresher course

**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

**Deadline** 13 June 2007

**Fee** HK\$300 / HK\$500 (non member) for the entire series

**Priority** Probationer and Student

HK\$20 walk in surcharge for each seminar

## CPD/YSG/2007053

### Dispute resolution and liquidation in the construction industry



**Speakers** Kevin Bowers - Partner, LLB (Hons), Bristol University, UK; Admitted in Hong Kong, England and Wales; Principal Practice in Commercial / Insurance Litigation

KM Liew - Associate Solicitor, LLB, Staffordshire University, UK, LLM (International Business Laws), University of Manchester, UK; Admitted in Hong Kong; Principal Practice in Commercial / Construction Dispute Resolution

Lynn Lee - Associate Solicitor, LLB (Hons), The University of Hong Kong; Admitted in Hong Kong; Principal Practice in Commercial Litigation, Dispute Resolution, Insolvency & Restructuring and Debt Recovery

**Date & Venue** 7pm - 8:30pm Thursday 21 June 2007 SLC, HKIS



# CPD/PQSL EVENTS

<b>Details</b>	The speakers will discuss the circumstances which may give rise to a claim and how to avoid it, construction specific claims, steps in construction dispute resolution, as well as liquidation in general and provisional liquidation in the construction industry.		
<b>Language</b>	English	<b>Fee</b>	HK\$100 per person, HK\$150 for non-member, HK\$20 walk in surcharge on all pricings listed
<b>Deadline</b>	14 June 2007	<b>Priority</b>	Probationer and Student

## CPD/BSG/YSG/2007044

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

<b>Date</b>	23 and 24 June 2007		
<b>Time</b>	(Day 1) 1350 hrs GPO, Central, Hong Kong - 1300 hrs (Day 2)		
<b>Camp Site</b>	Lei Yue Mun Park and Holiday Camp		
<b>Details</b>	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!		
<b>Quota</b>	30 (Probationers who will first attempt the Practical Task will have higher priority)	<b>Fee</b>	HK\$300 per person

## CPD/GPD/2007038

### Application of interest rate swap in REITs

<b>Speaker</b>	Lawrence Pang FRICS FHKIS AACI MBA MSc (Finance) CFA		
<b>Date &amp; Venue</b>	7pm - 8pm Wednesday 27 June 2007 SLC, HKIS		
<b>Details</b>	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.		
<b>Language</b>	English	<b>Fee</b>	HK\$100 per person / HK\$120 per person for walk-in participants (if seats are still available)
<b>Deadline</b>	18 June 2007	<b>Priority</b>	GPD Members

## CPD/QSD/2007045

### Global real estate portfolios: risks and rewards

<b>Speaker</b>	Dr Ruijie Peng		
<b>Date &amp; Venue</b>	7pm - 8:30 pm Thursday 28 June 2007 SLC, HKIS		
<b>Details</b>	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.		
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.

**Language** English  
**Deadline** 21 June 2007

**Fee** HK\$120 per person  
**Priority** First-come-first-served

## CPD/QSD/2007054

### Subcontractor registration in Hong Kong - current status and future development



**Speaker** Dr S Thomas Ng is an Associate Professor in the Department of Civil Engineering, The University of Hong Kong. He worked in the construction industry for more than ten years before embarking his academic career. Dr Ng's research interests include accuracy of cost estimation, contractor and consultant selection, delays mitigation, time/cost relationship, and the application of information technology in construction management and economics.

**Date & Venue** 7pm - 8:30 pm Wednesday 4 July 2007 SLC, HKIS

**Details** Unpredicted workloads and the need for a multitude of specialized skills are the reasons for main contractors to subcontract their works. Despite the benefits of subcontracting, the quality of work may suffer if incapable or inexperienced subcontractors were employed. In response to the recommendations of the Hong Kong Construction Industry Review Committee, a Voluntary Subcontractor Registration Scheme has been set up since 2003. In this seminar, the mechanism of the Voluntary Subcontractor Registration Scheme is compared with similar systems in other advanced countries. The effectiveness of the current subcontractor registration is then evaluated. With a great potential that the voluntary scheme will eventually be turned into a mandatory system, it is necessary to consider the essential factors to successfully promote and implement the subcontractor registration process in Hong Kong.

The seminar will highlight the key findings of a series of government funded research studies into construction subcontractor registration and performance appraisal. Finally, the ways to integrate the results of subcontractor registration and subcontractor performance into tendering decisions are discussed.

**Language** English  
**Deadline** 27 June 2007

**Fee** HK\$120 per person  
**Priority** QSD Members

## CPD/YSG/2007058

### The Construction Industry Council - the likely impact



**Speakers** Ian Cocking, Partner, Minter Ellison  
Ian is a partner in our construction practice. His experience includes advising on building and engineering contracts in various parts of the Asian region, acting on behalf of employers, consultants, main contractors and sub-contractors. Ian is a past Chairman of the Hong Kong Society of Construction Law. He has recently been voted one of the 'Hot 100 lawyers' in the Asia Pacific Region 2006 by Asian Legal Business magazine.

Steven Yip, Senior Associate, Minter Ellison  
Steven has extensive experience advising on construction issues and dispute resolution in Hong Kong and the Asian region. He has handled a number of major arbitration and litigation proceedings involving the construction of building works. A senior associate in the Asian Construction practice, for the past couple of years, he has been involved in court proceedings for the Hong Kong Government arising from the construction of ferry piers and a potential development in Central, Hong Kong.

**Date & Venue** 7pm - 8:30pm Wednesday 11 July 2007 SLC HKIS

**Details** One of the most important recommendations of the Tang Report in 2001 was the establishment of a body to guide the development of the construction industry in Hong Kong. It took until 1 June 2006 to pass the Construction Industry Council Ordinance, which provides for the establishment of the Construction Industry Council (CIC). The CIC starts coming into operation on 1 February 2007 and has the potential to become a central new figure in the Hong Kong construction industry. It has broad powers to make recommendations to the Government on major policy, improve the performance of the industry and impose a Construction Industry Levy. Will the CIC fulfil its potential, or will it be a toothless tiger?

# CPD/PQSL EVENTS

This seminar will briefly introduce you to the legal framework of the CIC and consider the impact it is likely to make upon the construction industry. It will also revisit some of the other key recommendations of the Tang Report, and consider whether these are likely to feature on the CIC's agenda.

<b>Language</b>	English	<b>Fee</b>	HK\$100 per person, \$150 for non-member, \$20 walk in surcharge for all pricing listed
<b>Deadline</b>	27 June 2007	<b>Priority</b>	Probationer and Student

## CPD/QSD/2007055

### Site Visit to International Commerce Centre (ICC) at Kowloon Station



**Speaker** Gabriel KW Cheung, MConstMgt, FHKIS, FRICS, FCIQB, MCI Arb, MACostE, FHKICM, RPS(QS), Deputy Project Director of Harbour Vantage Management Ltd (A wholly-owned subsidiary of Sun Hung Kai Properties Ltd)

**Date** 9am - noon Saturday 14 July 2007

**Gathering Point** Kowloon Station - Airport Express "Customer Service Centre" next to 7-Eleven (No transportation will be provided)

**Details** Following the success of the last site visit to ICC, the Institute will organize another visit in July. ICC is the biggest single project above the Airport Express Kowloon Station, with three towers containing 2.5 million square feet of grade-A offices, one million square feet of luxury residences, another million square feet hotel space and serviced apartments for lease and a shopping mall of one million square feet, totaling 5.5 million square feet of gross floor area. Two deluxe hotels operated by world-renowned The Ritz-Carlton and W Hotels groups will contain about 700 rooms for discerning guests while public observation floor in ICC will offer superb views of Victoria Harbour. The project is scheduled for completion in phases from 2007 to 2010. ICC will rise to 490 metres, making it Hong Kong's tallest building and the world's third tallest in terms of usable floors. The site visit will include a briefing on the challenges encountered during the design and construction stages.

<b>Language</b>	Cantonese supplemented by English	<b>Fee</b>	HK\$200 per person (including insurance)
<b>Deadline</b>	16 June 2007	<b>Priority</b>	first-come-first-served (maximum 35 persons)

## CPD/QSD/2007060

### An overview of the Standard Form of Building Contract 2005 Edition



**Facilitator** Bernard S C Wu FHKIS, FRICS, FAIB, MCI Arb, Barrister-at-law, Arbitrator (HKIA/HKIS Panel)

Mr Wu has worked as a quantity surveyor for more than twenty years before changing his career to become a barrister. He has extensive experience in contract administration of construction contracts and would like to share his experience with fellow professionals in the construction field.

**Speaker** Leading practitioners and academics

**Date & Venue** 7pm - 8:30 pm Tuesdays 17 July, 21 August, 18 September, 16 October & 20 November 2007 SLC, HKIS (total 5 talks)

**Details** The Standard Form of Building Contract 2005 Edition has been launched since 2005. However many practitioners still prefer to use the Old Standard Form although there are a lot of loopholes in the Old Form.

In these series of talks, Bernard Wu, together with other leading practitioners and academics, will examine and discuss the Standard Form of Building Contract 2005 Edition by comparing with the Old Form (with cross references to standard nominated sub-contract forms where appropriate), and by referring to the relevant Court cases in the following areas:

- An overview of the Old and New Form of Building Contract - The background of drafting of the New Form, comparison of the Old and New Form of Building Contract, the loopholes of the Old Form etc.;
- Dispute resolution - What improvement in the New Form in respect of dispute resolution such as the inclusion of 'Designated Representative', 'Mediation' and 'Early Arbitration' etc.;
- Payments and Certificates - The interpretation of the 'pay when paid'/'pay if paid' clause in the New Form, late payment by the Employer, ruling on certificates and payment, 'temporary finality' of interim certificate, nominated sub-contractors, defects and completion etc.;



# CPD/PQSL EVENTS

- Extension of Time - What improvement to the Old Form in respect of Extension of Time and Damages for Non-Completion, the inclusion of 'Delay Recovery Measures' in the New Form etc.; and
- Loss and/or expense - Interpretation on direct loss and/or expense due to delay/disruption, condition precedent, assessment of direct loss/expense etc.

The series of talks will be in the form of forums with discussions amongst the speakers facilitated by Mr Wu.

<b>Language</b>	English	<b>Fee</b>	HK\$400 per person for 5 talks, HK\$360 per person for 4 talks, HK\$300 per person for 3 talks and HK\$120 per person for each talk
<b>Deadline</b>	One week before the event date	<b>Priority</b>	QSD Members. Non-members are also welcome

## CPD/BSL/2007056

### Practical methods in water seepage investigation



**Speaker** King Chu, Technical Consultant of Build & Test Instrument

**Date & Venue** 7pm - 9pm Thursday 19 July 2007 SLC, HKIS

**Details** Water Seepage is one of the most common building management and maintenance problems in Hong Kong. The number of complaints reported to the authority has been increasingly over 20% for the last couple of years. Water seepage causes nuisances to the occupants, waste of water supply, potential threat of infectious diseases, reinforcement corrosion, external wall de-lamination, acceleration of building aging, expensive and unexpected maintenance costs and potential threat to public safety.

This talk is to introduce various test methods for water seepage investigations, such as visual inspection, water spray test, flooding test, flow rate test, pressure test, dye test, fluorescent dye test, moisture meter, leak seeker, endoscope, ultrasonic tester, acoustic detection, Infrared Thermography and Microwave tomography etc..

Participants will have the chance to take a closer look at the equipment used in performing Infrared Thermography and Microwave tomography and understand how they operate.

<b>Language</b>	Cantonese	<b>Fee</b>	HK\$120 (HK\$150 for walk-in participants)
<b>Deadline</b>	3 July 2007	<b>Priority</b>	BSD Members

## CPD/GPD/2007047

### Valuation in litigation cases



**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 Tuesday 31 July 2007 SLC, HKIS (originally scheduled for Monday 4 June 2007)

**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.

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

## Building Surveying Division Chairman's Message



Alex Wong BSD Council Chairman

### 有關檢討《設計手冊：暢通無阻的通道1997》的顧問研究

建築測量組主席黃來發及委員何鉅業在07年3月12日於立法會小組會議上代表學會就有關檢討《設計手冊：暢通無阻的通道1997》的顧問研究提出了意見，詳情如下:-

#### 有關照明度的標準

我們同意在最後建議中把走廊、暢通易達的小路及樓梯指定照明度標準訂為85勒克斯，但為了節省能源和保護環境，當使用或佔用相關地方及通道期間，此照明光度可由自動或手動裝置提供開關。

#### 引路徑

基於加設引路徑往自動梯會對視障人士造成潛在危險的考慮，我們認為在未有充分研究使用安全性及相關設施的配套要求時，不應加設引路徑通往自動梯。

#### 照明度對比

“照明度對比”的設計標準在業內是一個較新概念，這個概念仍需一段時間去發展成為一個既可實際執行，又受業界認同的設計標準。在現階段這個要求應列入建議標準而非強制標準內。

#### 防滑材料

我們同意所有通道均應使用防滑材料以保障所有人士的安全。防滑的定義至今仍未有清晰及一致的規定，相信這方面的設計標準仍要經專業人士及材料生產供應商詳細研究及對物料的技术性能作出詳細的評估才可得出一個全面方案。現時將這要求列入建議標準內是比較恰當的。

#### 要求斜道應用之範圍

我們認為斜道應用之要求不應適用於所有商舖上，但此要求應用於擁有基本合理空間的商舖。在考慮斜度的基本闊度要求輪椅的轉動空間及一個商舖的起碼營業空間需要，我們認為一個不超過3.05m x 3.8 m 的商舖不應強制提供斜度。

#### 結語

- 我們支持此份《暢通無阻通道設計手冊》的修訂。

- 可是我們認為在草擬此份手冊時，也該考慮其實際需要、可執行性、社會資源的使用及分配上，並從中取得平衡。
- 現階段，此設計手冊只應用於新工程上。我們認為要求追溯現存建築物的擁有人及使用者提升建築物以符合本手冊內新的要求，是既不可行又不公平的做法。基於現存建築物有很多先天的限制，這會對建築物的現在使用者造成極度干擾及不便。
- 與此同時，在考慮建築物原有空間設計限制下，我們要求建築事務監督以彈性的方式應用此設計手冊的規範於現存及古舊建築物之修改及改善工程上。過往有不少對於現存大廈及古舊建築物的改善活化工程皆因原有空間與結構限制下未能滿足「設計手冊」的要求而不能推行。從整體社會利益層面來說，我們希望「暢通無阻通道設計」的要求不要對舊有建築物的改善及活化計劃構成障礙，從而影響了我們推動保存舊建築及對老化樓宇推行改善工作的成效。

### Assessors Wanted

BSD and YSG will organize jointly the Mock Assessment for Practical Task in the coming June with details as follows. Qualified BSs are wanted no matter you are already in the Assessors List or not. Other than the Presentation, there will be Sharing in the discussion session after the Task. You and probationers (campers) must gain valuable experience from it.

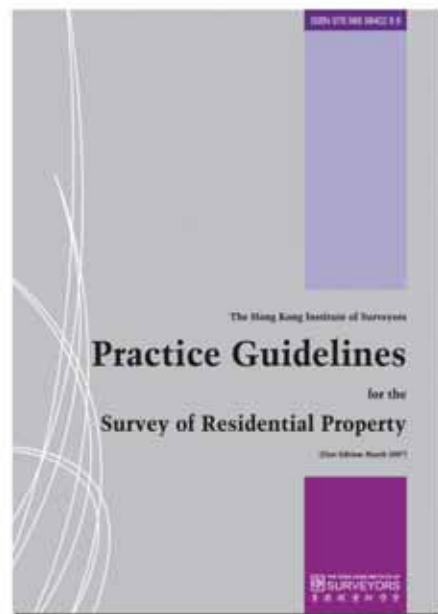
Date : 23 and 24 June 2007 (the Presentation will be conducted in the evening of 23 June)  
Venue : Lei Yue Mun Park and Holiday Camp

Those members who would like to join please contact Donna Yu on 2526 3679 or email cpd@hkis.org.hk for registration.

Dear Corporate Members of BSD

In 1997, the Government conducted study on the feasibility of implementation of mandatory building inspection scheme (MBIS). Apart from putting forward recommendations to the Government in respect of the proposal, the then BSD Council had drafted a "Practice Guidelines for the Survey of Residential Property" with a view to guide professional surveyors to carry out building condition survey. Owing to various reasons, the proposed MBIS was suspended. Hence the said Practice Guidelines was not published. Last year, the Government revived the MBIS which we believe will soon be going through the formal legislature. The BSD Council considered that it is an opportune time to revitalize the said Practice Guidelines. After a series of editing, printed copy of the Practice Guide is now available for reference. The BSD Council Meeting of 15 May 2007 decided that all corporate members of BSD will be provided a copy of the Guide free of charge. To protect the environment and to save postage/administrative work of the HKIS office, any members who are interested to keep a copy of the guide are requested to fill in the slip below and collect the guide in the HKIS office. **Deadline for collection of the Guide is 30 June 2007.**

Alex Wong  
Chairman, BSD  
May 2007



**Collection Slip**

Membership Name: \_\_\_\_\_ Membership No: \_\_\_\_\_

\* ( ) I collect the "Practice Guidelines for the Survey of Residential Property (First Edition March 2007)" in person.

\* ( ) I authorize Mr/Ms \_\_\_\_\_ (bearer of HKID No. # \_\_\_\_\_ ) to collect the "Practice Guidelines for the Survey of Residential Property (First Edition March 2007)".

\_\_\_\_\_  
Signature of Member

\_\_\_\_\_  
Date

\* Please tick.

# Please show the last 3 digits.



## Notice to All BS APC Candidates

The Rules and Guide to the BS APC have been revised and all candidates should note the updated requirements which take immediate effect.

1. The purpose of the revision is to tighten up the administrative arrangements so that candidates will not misconceive that they can unduly delay and prolong their APC.
2. The minimum period of professional training is reduced from 480 days to 450 days (clause III.1) to match the current 5-days week practice.
3. Candidates must follow the Rules and Guide by the deadlines (clause II.2 and XX.1) which have been made very specific.
4. Interim Assessment must be conducted "immediately" after 12 months (225 days) of training (clause XI.1) and the Interim Assessment Report must be filed in "within month 13 of the approved period of training" (clause XI.5 and XVIII.2-APC4/BS).
5. Critical Analysis must be submitted "immediately" upon completion of 21 months of training (clause XIII.1) which normally would be before undertaking the Practical Task.
6. Consequence of late submissions is spelled out in clause XVIII.5 which could deem termination of the APC.
7. Transitional arrangements for "delayed" candidates are specified in clause XXIII. A grace period up to May 2008 has been allowed.

All candidates are reminded to pursue their APC with due diligence, otherwise their pursuit of professional qualification will be prejudiced.

## BS APC Practical Task 2007

BS APC candidates whose approved period of professional training commenced before the end of November 2005 may submit during the month of August 2007 their applications on Form APC6/BS to undertake the Practical Task 2007, provided that their aggregate approved period of professional training is not less than 21 months.

Candidates who are eligible to apply to undertake the Practical Task 2007 are reminded that their Critical Analyses are due as soon as they have completed 21 months of approved period of professional training, which is before the end of August 2007. These candidates are encouraged to submit their Critical Analyses well ahead of their undertaking the Practical Task. Undue delay in submission will prejudice their pursuit of professional qualification.

Candidates are also reminded that they must make all their submissions in the sequence prescribed in the Rules and Guide, and as indicated by the form number. Any submission not in proper sequence may be rejected, e.g. candidates will not be admitted to the Practical Task unless they have already filed in their Interim Assessment Reports.

All APC candidates are reminded that they should maintain their diaries and log books regularly and review their progress with their counsellors at least once in three months. If they change employment or counsellor, they must submit their applications for supplementary approval on Form APC1S/BS within one month of such changes. Periods of delay will normally be discounted from the overall APC period.

## General Practice Division Chairman's Message

Serena Lau GPD Council Chairperson



### China Real Estate Valuers Association

Chairperson Serena Lau and Vice Chairman KK Chiu joined the meeting that was held in the Institute with the Delegation headed by the Vice Minister of the Ministry of Land Resources Mr Lu Xinzhe. Mr Lu is also the head of National Mapping and Survey Bureau. During the meeting, we all agreed to have closer cooperation and activities between the two institutions.



### Registration as a PRC real estate appraiser

For information of those members who have obtained membership of CIREA via Reciprocity Agreement in 2003, please be advised that the guidelines 註冊房地產估價師管理辦法 for the registration as a PRC real estate appraisers has been issued recently and now available in our web site for your reference. Members are also reminded to fulfill the CPD requirements. External Affairs Panel convenor, KK Chiu shall discuss with the PRC counterparts regarding the recognition of HKIS CPD.

### Shenzhen Institute of Real Estate Appraisers

The Co-operation agreement with SIREA has been signed on 14 May by the President Raymond Chan and Executive Vice President of SIREA Li Jialin. Our relationship with SIREA is long-established and we expect closer and continuous cooperation with our Shenzhen counterpart. Attending the ceremony was also President of Guangzhou Real Estate Appraisers Liao Zunpin. We are also expecting to start cooperation with our counterpart in Guangzhou very soon.



**HKIS Annual Conference  
2007**

*Heritage*

Saturday 13 October 2007

JW Marriott

Admiralty, Hong Kong

For enquiries, please email [coody@hkis.org](mailto:coody@hkis.org).  
hk or call the Secretariat on 2526 3679.



## Land Surveying Division Chairman's Message

*Sung Hon Kwong LSD Council Chairman*



### HK PolyU Liaison Meeting

The Land Surveying Division and Hong Kong Polytechnic University Liaison Meeting was held on 17 April in the Hong Kong Polytechnic University campus and was attended by members of the teaching team of the Department of Land Surveying and Geo-Informatics including Professor Chen, Professor Esmond Mok, Dr Conrad Tang and Council Members of the Division including myself. Dr Conrad Tang briefed the meeting the latest development on courses offered by the Department and we exchanged views on contents of courses and accreditation procedures. The dissemination of related course information in the Surveyors Times was also discussed. The meeting would be held annually.

### CPD Technical Visit to Macao

LSD has arranged a technical visit to Macao on 18 May as a CPD for members. The tour includes visiting the Macao Cartography and Cadastre Bureau (DSCC) and some scenic spots of Macao. The Director of DSCC will briefly introduce the DSCC's history, responsibilities, structure and areas of work. Technical presentations on DSCC's latest developments in Surveying, Cadastre, GIS and GPS will also be arranged. Visit will also cover various functional sections including Divi-

sions of Cadastre (CADIV), Data Gathering (REDIV) and Data Processing (TRRADIV). Those who have not visited the DSCC should make every endeavour to join.

HKIS as Supporting Organisation of the Survey Conference in Hong Kong

HKIS is a Supporting Organisation of the "The 4th International Symposium on LBS and TeleCartography" organised by the Department of Land Surveying and Geo-Informatics of the Hong Kong Polytechnic University. The event is from 8 to 10 November.

### CPD on Tendering

Land Surveying Division has organized a CPD titled "RED NET" on 30 May. The innovative title of the CPD is the idea of Professor S C Leung. It is the reverse form of the work "TENDER". Professor Leung felt that tenders were always drafted to the sole benefit of tender owners and, therefore, wishes to discuss the subject from a more balanced view. The one and half hour programme will be very interesting so do not miss the chance to discuss and share your views with the renowned speaker.

## 測量精英 不斷提升 Surveying Professionals in Search of Excellence

### 持續專業發展 Continuing Professional Development

Surveyors Learning Centre, 8/F Jardine House,  
1 Connaught Place, Central, Hong Kong  
香港中環康樂廣場1號怡和大廈8樓 測量師研習中心

For reservation, please call the Secretariat on  
2526 3679 or email: [slcbooking@hkis.org.hk](mailto:slcbooking@hkis.org.hk)  
歡迎預定設施，請電 2526 3679 或 電郵  
[slcbooking@hkis.org.hk](mailto:slcbooking@hkis.org.hk)



## Property & Facility Management Division Chairman's Message

Michael Price PFMD Council 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.

There is a lot happening in the Division at this stage, and we have just completed a very full council meeting on 7 May.

First of all, I have to share with you the need for succession and preparation for 2007-2009 within the division. Members need to be more involved.

Myself will be stepping down at the AGM this coming November, and there is a clear need for strong leadership to take and drive the Division forward. Those members, or indeed prospective members who would like to take a more active role are asked to consider serving. I certainly think spending of 5 years of one's life is enough, and your hard-working council does need the support.

Currently, we are in discussion with the RICS about finalizing a joint APC in facility management for surveyors, which I hope is on its final legs. There are issues that need to be dealt with such as the counting of time spent outside of Hong Kong for experience. But none of these are insurmountable, and I hope Kenny Chan, our Educational Council Chairman, can wrap this up shortly. When this is done, we will be marketing the benefit of joining the division to property management companies and other professional firms strongly. In parallel, two groups of members are working to accredit courses at both the Hong Kong University and Hong Kong

Polytechnic University.

CPD events roll on, we will soon be having a very interesting networking lunch regarding the opening of Terminal 2 at the airport and its development as a corporate asset. See the separate notice and sign up. In addition, Alan Wong and his team are preparing a briefing on the changes to the Building Management Ordinance, and a joint CPD with the Hong Kong Polytechnic Union in coming months. In November, we will be having our first conference regarding Property Asset Management and we are already having speakers from major firms lined up.

May I extend the warmest welcome to Andrew Pound who is a new representative for the RICS or our Divisional Council, together with existing representative Edward Law of DTZ.

Finally, we need a new Divisional member for HKIS Editorial Board following the resignation of SH Tam. May I ask a member to step forward as your council is already fully employed in supporting the Division and I cannot ask them to take up more than what they are doing.

If you are not receiving our regular notices by e-mail, please advise my secretary Rebecca Tso at rebeccatsoi@swireproperties.com, so we can add you to our list.

## Quantity Surveying Division Chairman's Message

Spencer Kwan QSD Council Chairman



### Do we get understood?

How many times we meet people and get frustrated afterwards because we find ourselves not well understood and as a result we take times to reiterate again our stances before simple things get sorted out. If we have a choice, we prefer to use these times on family or things we are fond of rather than sticking ourselves in the office.

Some useful hints can help us to get out of this situation. When we start to talk to a crowd, initially for the first few minutes, people are quite attentive; afterwards, we see people are holding a lot of different body gestures. When we notice people cross their arms on their chests or sit back to the chair, these are not good signs, worse if they frown or turn their heads looking at each other, or glance at their watches and worst if they yawn, snore or have eyeballs roll over. When we see these signs, it means that we are having boring topics and they are probably not listening and therefore hardly can we expect from them full understanding of what we say. In these cases, we better cut ourselves short, go for salient points, invite for comments or simply call for a break before we continue.

Better communication is to introduce interaction, let people be aware of the topics. Perhaps an agenda or a piece of paper containing salient points is tabled beforehand so that they can drop notes or write down questions and provide them a Q&A session. This agenda constraints the topic to be discussed, invite for audience patience and provide a useful guideline for minutes taken afterwards for confirmation.

In other occasions when we meet people on social functions, people with hard topics will not bring that out at the beginning. They circle at the outskirts on topics that are totally irrelevant and only until the last minute before we have to go they say "By the way... or I nearly forget.. ". Watch for these phases because what's follow may be the most important part of the conversation. If we are in a rush on something else and can only spare an hour and a half on one occasion, apologize at the very beginning that we have appointment scheduled 1 hour later.

We are not putting off people but we try to get build in efficiency in our work, especially in these days when we have to set priority to get all things sorted out.

### Working groups on Civil Engineering Territories

The current practice on civil works contracts is for engineers to prepare contract documents and do the measurement. There may be QS working behind the scene either as employee or as sub-consultants to engineering firms. The role of QS in this field as seen by Civil Engineering and Development Department or Highways Department or the railways is not as predominant as that in the field of building works as seen by the Architectural Services Department.

In the coming years when the HKSARG fiscal policy on infrastructure is blooming, QS would need to distinguish ourselves, get known and share the markets. At different perspectives and through various channels, our influence is penetrating into the government bureaus and we would like to see positive feedback soon from them.

The QS council has formed a working group headed by TT Cheung and wheel has been set into motion to meet ETWB officials. Currently another team as headed by Kim Berry is giving comment on the recent launch of Civil Engineering Handbook, a document which intends to replace the Hong Kong Civil Engineering SMM.

### PAQS Conference in New Zealand & reciprocity agreement signing



From 7 June to 14 June, a delegate of QS from the council together with Raymond Chan, President of HKIS, will attend the conference. There will be 2 days meetings preceding the

conference and at the conference 11 papers has been selected to be present.

This international conference provides a platform whereby members of other QS institutions all along the Pacific can meet. HKIS will take this opportunity to sign up reciprocity agreements or collaboration agreement with other institutions at par. Upon endorsement of the terms by the Gener-



al Council of HKIS, it is likely that a reciprocity agreement with AIQS will be signed by the President at the event. The implication is for us HKIS QS members, if work in Australia for a year and upon satisfying other conditions of residency may apply for interview to become full member of AIQS. This reciprocity also applies to AIQS members working in Hong Kong.

### Revamping of existing web site

An IT sub-committee headed by Joseph Chong has summoned his working team to review the existing QS site under the HKIS web. Tentatively a list of topics has run through which includes study aids for APC candidates, job opportunities, companies listing, QS related software listing, e-learning, projects studies etc.

### APC structure courses

In the coming fall season where the new APC rules kick in, there will be 2 papers set at the APC, presumably one on pre- and one on post-contract practice. To aid candidates on the tests or day to day practice, the council will invite senior practitioners to share their experience on the hot topics.

Details will be announced at time closer.

### Maintenance Contract

The drafting of the standard maintenance contract has been completed and legal vetting has been arranged and hopeful this document can be launched with this year end for public use.

### Promotion Video for QS Profession

It was endorsed last council year for a promotion video to be cast on QS profession and the working team comprising YS Yam, Ricky Chan and Sunny Chan has started calling quotes from producers and it is exciting to see this video emerged. During the production, some pretty faces may be invited, please be prepared.

### China Forums

HKIS endorsed a reasonable funding for CPD activities organized by the China forums and forum chairman and chairlady can at least organize events for the cohesion of our members who stay away from home institution.

## 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.

Completed forms must be returned to HKIS by no later than 12:30pm,  
Saturday, 30 June 2007.

Late submissions will not be accepted.

You may also download the application form from [www.hkis.org.hk](http://www.hkis.org.hk).

## Young Surveyors Group Chairman's Message



Victor Lau YSG Chairman

### CPD & site visits

The following CPD were completed with overwhelming responses.

- Project Management - Developer's perspective
- Making sense of Shanghai's property market
- Global Investment Strategy 2007



We have visited the huge shopping mall - Mega Box at Kowloon Bay on 5 May. The mall will be a great addition to Hong Kong's already intense shopping scene with its colorful decorative walls. Our members had also visited the new steel climbing formwork system at Garden Road on 12 May. The new formwork system will enhance safety, security and be beneficial to the environment.

The APC BS Workshop: Mock Assessment for Practical Task will be held from 23 at 24 June at the Lei Yue Mun Park Holiday camp. Another CPD ahead is one jointly organized by HKIS-YSG and CIBSE-YMC on the co-operation of Building Services Engineer and Quantity Surveyors in the preparation of tender at pre-contract stage on 14 June.

### Social events

The Stanley Dragon Boat Championships is on Tuesday 19 June 2007 at Stanley Main Beach. HKIS Team practice is on every Sunday afternoon. Please come and support the Team on the event day!



Planning of a yoga class and a study tour to Dalian in September are underway.



### Charity

Nearly twenty YSG members had joined the charity walk on a nice Sunday at the Hong Kong-Shenzhen Western Corridor on 15 April.

If you are interested in helping us, please send us your name and contact number through [info@hkis.org.hk](mailto:info@hkis.org.hk) or contact the HKIS Secretariat.

### 太極入門八式班

導師：盧玉嫻師傅 (香港太極總會會員，太極養生同學會會員，樂群太極學會總監)

日期：9月5日至10月17間 (逢星期三，一共六堂)

時間：晚上7時至9時

地點：九龍某政府體育館 (稍後公佈)

費用：港幣250元正

名額：20個

截止日期：30/6/2007

內容：淺易入門，讓學員學習屏息靜氣，太極入門八式是一段將複雜的動作精簡為八個動作的太極拳，容易領會，適合初學者練習。

備註：

- 1) 參加者請用 CPD Standard Reservation Form 填好個人資料並連同劃線支票交回
- 2) 查詢請致電 2526 3679 余小姐

# Insights for a marketable China real estate fund

**Stephen Chung**

BS BBuildg(HKU) MS in Real Estate(MIT) MRICS MHKIS MAAACE NAREIT FPFM PQS RPS(QS)

The author has recently delivered a talk titled "Allocating US\$1B into China Real Estate" to MBA candidates from the Business School at the City University of Hong Kong. Prior to the talk, candidates were asked individually to help with a simple survey on how he or she would allocate the US\$1B into the various China real estate markets and real estate sectors [technically limited to 10 cities, namely Beijing, Shanghai, Guangzhou, Shenzhen, Tianjin, Chongqing, Wuhan, Nanjing, Hangzhou, and Chengdu, and 3 real estate sectors of residential, office, and retail in the survey]. They could put all US\$1B into just 1 city and 1 sector, e.g. Shanghai-Office, or they could spread the US\$1B evenly in all 10 cities and 3 sectors, and naturally, any combinations in between these two spectrums. They are not however allowed to put such money into non-real estate assets including cash, bonds, or stocks. Eventually, 46 responses were received and tallied. While not being

a rigorously planned and comprehensively covered survey, the results do offer an indication of what a "marketable" China real estate might or would need to look like in terms of capital allocation.

### Observations

- Collectively as a group (46 candidates who participated in the survey), they have a preference for the Big 4 i.e. Beijing, Shanghai, Guangzhou, and Shenzhen, over the remaining 6 smaller or 2nd tier cities, or 74% to 26% in terms of capital allocated.
- Collectively as a group, they have a preference for residential (44%) real estate to office (32%) and retail (23%) real estate, or for that matter, between office and retail, they appear to prefer office real estate to retail real estate.
- Of the Big 4, Shanghai is the popu-

lar choice having attracted 28% of the overall investment (US\$1B), and 38% [28% over 74%] of the investment capital allocated for the Big 4.

- Of the 6 2nd tier cities, Hangzhou appears to have a slight edge over the other 5 and Wuhan seems to be the least preferred investment destination.

We have also counted the number of "votes" each city-sector gets, i.e. as long as the survey participant allocates some investment capital into the city-sector, irrespective of the amount being only 1% of US\$1B or all 100% of it, 1 vote will be counted. Also, we also counted the number of participants [technically the maximum is 46, i.e. the number of survey participants] who have voted for a city (regardless of which real estate sector or sectors as long as some capital is allocated to the city) AND for a real estate sector (regardless of which city or cities as long as some capital is allocated to the sector).

### Summarized results based on capital allocation

Hypothetical Allocation of a US\$1,000,000,000 China Real Estate Fund					
% of US\$1B	Sectors:				
Cities:	Residential	Office	Retail	TOTAL %	
Beijing	9%	8%	4%	21%	Big 4 %: 74%
Shanghai	11%	12%	4%	28%	
Guangzhou	5%	3%	4%	12%	
Shenzhen	5%	3%	5%	13%	
Tianjin	3%	1%	1%	5%	6 Others %: 26%
Chongqing	3%	0%	1%	5%	
Wuhan	1%	1%	1%	2%	
Nanjing	1%	1%	1%	3%	
Hangzhou	3%	1%	2%	6%	
Chengdu	3%	1%	1%	5%	
<b>TOTAL %</b>	<b>44%</b>	<b>32%</b>	<b>23%</b>	<b>100.00%</b>	<b>100.00%</b>



### Summarized results in terms of votes

Hypothetical Allocation of a US\$1,000,000,000 China Real Estate Fund							
No. of votes	Sectors:						
Cities:	Residential	Office	Retail	TOTAL votes	% of TOTAL		No. of participants
Beijing	37	36	25	98	17%		44
Shanghai	39	41	27	107	8%		44
Guangzhou	32	20	30	82	14%	Big 4 %:	40
Shenzhen	27	20	28	75	13%	62%	41
Tianjin	25	8	7	40	7%		29
Chongqing	23	7	9	39	7%		25
Wuhan	11	9	6	26	4%		15
Nanjing	15	8	6	29	5%		20
Hangzhou	24	8	13	45	8%	6 Others %:	28
Chengdu	22	8	9	39	7%	38%	27
TOTAL votes	255	165	160	580	100%	100.00%	46
% of TOTAL	44%	28%	28%	100%			Maximum
No. of participants	45	44	39	46	Maximum		
% of TOTAL	98%	96%	85%	100%			

### More observations

- Collectively as a group, the votes confirm the participants have preferences for the Big 4 (62%) to the other 6 2nd tier cities (38%). Note however the capital allocation percentages are higher than the vote percentages for the Big 4 and vice versa for the remaining 6 2nd tier cities. This may mean on average, the survey participants have allocated more capital per city to the Big 4 than to the other 6 cities EVEN IF both categories of cities are invested.
- Collectively as a group, the votes confirm the affinity for residential real estate.
- Of the 46 survey participants, close to 90% or more of them would select 1 or more of the Big 4 cities, while the 2nd tier cities could command the investment attention of 2/3 of the survey participants at best. One city, Wuhan, can attract no more than 1/3 of the respondents.

- Of the 46 survey participants, 96% or more would have selected a residential or office real estate in 1 or more of the 10 cities included in the survey. Though a laggard, some 85% of respondents would also invest in retail real estate.

Briefly, as in any bell curve, while the bulk of survey participants would fit into the above descriptions, there were exceptions. For instance, 1 survey participant had invested all US\$1B into 1 single city and 1 single sector of that city. In another instance, 1 survey participant had invested equally into all cities and sectors.

### The survey participants and marketing insights

MBA students enrolled in the Business School of the City University of Hong Kong have prior working experience and are / are expected to be engaged in managerial and professional executive positions. As such, and notwithstanding the casual nature of the survey, the results are likely to

harbor some "marketing" insight and utility for investment corporations and real estate groups contemplating a relatively sizeable China real estate fund (or REIT).

### Some insights

- A marketable China real estate fund needs to invest in (1 or more of) the Big 4 cities, i.e. it may face quite a challenge in finding sufficient investors and investment capital, retail or institutional, IF the fund only invests in 2nd tier cities and markets.
- Likewise, a marketable China real estate fund needs to invest in (some) residential, Big 4 or otherwise, else the challenge in finding sufficient investment funding and investors could be tremendous.
- Shanghai and to a lesser extent Beijing, IF excluded, may be detrimental to raising investment funds and finding sufficient number of investors.
- Wuhan and to a lesser extent Nanjing, IF excluded, may NOT be overly detrimental to raising investment funds and finding sufficient number of investors.

Do NOTE the above focuses on having a "marketable" China real estate fund (or REIT), defined as one reasonably welcomed and popular among investors, retail and / or institutional. This may or may NOT have any relevance to the investment performance of the said fund because there is always the possibility that some of the most viable (and sometimes these could be aggressive or bold) investment strategies may not be (fully) appreciated by the market and the investors. For instance, a China real estate fund manager may personally wish to invest in just 1 city-sector owing to certain researched and analyzed views, yet unless he or she is willing to go with a much smaller fund, say US\$100M instead of US\$1B, he or she may have problems finding sufficient investment funding and investors for a US\$1B fund IF he

or she insists on putting US\$1B or even more into the 1 city-sector. In short, the China real estate fund manager has to decide between 1) having his or her way but with very little prospect of managing a fund AND 2) modifying his or her investment strategy to suit a broader market but with better prospect of realizing the funding and setting up the fund.

### Investment allocation approaches

Like a mutual fund manager, a (China) real estate fund manager needs to decide on asset allocation. This means having to ponder:

- WHERE? = Beijing, Shanghai, Shenzhen, Hangzhou, Chengdu... etc?
- WHAT? = Residential, Office, Retail, Industrial, Hotel... etc?
- WHEN? = Now? Later? 30% Now? 60% Later?
- HOW? = Real estate development (building new? Existing or completed properties only? Sole own? Joint venture?

These relate to investment parameters:

- RETURN targeted? Why this target? Benchmark?
- RISK tolerated? Volatility? Return to risk ratio?
- RESOURCE available? US\$100M, US\$1B, or US\$10B? Even more?

### A rule of thumb chart

Parameters	High	Low <small>*China markets are somewhat correlated</small>
<b>Return (Rate of) required</b>	Go also for 2nd tier cities, developments	Stick to 1st tier cities, existing properties
<b>Risk accepted</b>	Focus on fewer cities and sectors	Spread across more cities and sectors*
<b>Resource \$ deployed</b>	Diversification possible	Diversification less possible

Admittedly, investment asset allocation involves contemplation on the macro level though eventually would have to be realized with actual real estate transactions (acquisitions). On the macro level analysis, a few investment (assessment) approaches are commonplace:

- **Fundamental** this generally involves looking at economic and demographic data and depending on real estate sectors, may range from GDP per capita, interest rate, unemployment rate etc to household income, trade, service industry portion of GDP, white collar workers etc. This is useful in identifying potential bargains (or non-bargains) yet the fundamentals themselves may change.
- **Technical** this generally involves monitoring price movements and transaction volumes, market sentiment, indexes, and the like. This allows a good idea of prices but not necessarily values. Reflexive points are also difficult to fathom.
- **Highest return** (follow past records) his simply invests in what has been popular (hot) and / or providing the highest return. Notwithstanding being a no-brainer, it appears to work sometimes especially when a market or sector has just got hot.
- **Least volatile** this measures the volatility of price movements or indexes. Given all things being equal, the least volatile asset may not procure a sufficiently attractive return.
- **Steady growth** this involves go-

ing for investment opportunities which increases (steadily) over time.

We have been performing simple tests on the above approaches (except fundamental) to ascertain their vigor in identifying viable investment options. The process involves collecting a set of past data e.g. 2004 indexes, abstracting certain inclinations from it via applying different investment approaches, and using such abstracted inclinations on the next period e.g. in this case 2005. As there is already a set of 2005 data, we could then compare the technical results with the actual ones. While the results are very preliminary and incomplete, they show some interesting or even promising signs (with both technical and highest return approaches outperforming the overall market averages):

While the steady growth approach appears to be the least viable approach, the technical (our own model) and the highest return approaches seem to harbor some vitality. Nonetheless, we stress again the above are not yet completed and may only apply to the periods studied i.e. any conclusions or insights drawn may only hold true for the periods studied and not for others, i.e. they could be coincidental. Prospective investors and readers should seek proper advice and consultation prior to making decisions and investments.

Approaches:	1 year total return	3 years total return
Technical	16%	36%
Highest return%	16%	33%
Least volatile	17%	24%
Steady growth	6%	19%

**Notes:** The article and/or content contained herein are for general reference only and are not meant to substitute for proper professional advice and/or due diligence.



## HKIS YSG visits HKU

**Choy Shing Yan Samuel**  
HKU Year 1 student

In the evening of 2 April, apart from members of the Young Surveyors Group, senior members of the Hong Kong Institute of Surveyors TT Cheung (President 2004-2005), Dr Paul Ho (chairman of the Quantity Surveying Division 2005-2006, currently chairman of the Local Affairs Committee), KC Tang (member of the Board of Education) and Edwin Tsang (chairman of the Planning and Development Division) have come to meet the 35 of us.

The guests came with the objectives to introduce HKIS (YSG) to us and to brief us on the surveying discipline. The speeches and the sharing were very informative and valuable as they covered all the specialties that can be found within the HKIS and these are demonstratively useful in deciding on one's career path in becoming a chartered surveyor.

The function definitely achieved its objectives. We would like to once again extend our most sincere gratitude to the 18 visitors.



## Radio Frequency Identification (RFID) for surveyors

**Joseph Chong**  
Hon Treasurer, YSG

On 12 April, Ir Wilton Fok, a PhD candidate, a committee member of HKIE Electronics Division and a Manager in E-Business Technology Institute of HKU, gave a lecture on RFID to our members. Wilton talked about the principles of RFID detection and the applications of RFID in our daily life, such as access control card, air baggage tracing from airport to airport, Walmart supply chain management and our commonly-used Octopus Card.



Hong Kong is probably the first place to adopt the RFID technology for payment using the Octopus Card. With Walmart, they asked their top 100 suppliers to put the RFID tags to their products. Some time later, we may just take items from



a supermarket and the system will calculate the total for you without a 'human' cashier.

Wilton said that RFID technology is very matured as it has been used in WWII when the army used this technology to differentiate aircrafts from those of opponents. Nowadays, RFID tags are smarter, at higher frequency and with high speed transmission, which can be detected by 3G, Bluetooth, WiFi, GPRS etc. Tags could detect temperature of patients in hospitals, detect pressure inside fire extinguishers. Hospitals in Taiwan used the tags for measuring patients' temperature during the SARS period. Hospital Authority is also trying to solve their problem with identifying dead bodies in hospitals and would probably extend the use of this technology in HK.

Wilton's team has also developed a system with the property manager in Cyberport to manage day-to-day maintenance. The defects locations and details can be recorded by staff





carrying a PDA with RFID reader installed using the 3G network. When the data are transferred back to office, then work orders can be generated and distributed to contractors in different trades.

RFID tags can be used in land surveying. When the RFID tag on an object is detected by 3 stations using triangulation principle, the location of the object can be identified and the

distance of each can be noted. RFID tags have also been used for document management in a bank. Banks could use to trace the location of the documents when the RFID tags are attached to them. The same principle can be used for QS and BS to manage their drawings in office. There were a lot of questions asked at the end of seminar. It shows that our members are interested in applying this new technology which may help their business development.

## Project Management - case study on IFC

*Charles So*  
Co-opted member, YSG

Project management is one of the elementary aspects for all surveyors in different divisions. On 18 April, David Yau, Assistant General Manager of Project Management Department of Henderson Land Development Company Limited gave a presentation on this.



To start with, Mr Yau had chosen the key elements of being an all-round project manager, namely "Imagination & Creativity", "Good Memory", "Good Sense of Humor" and "Fair & Reasonable Practice". He went through the building process, from early planning stage to construction time, and the management throughout these processes such as the formation of a managerial team, market research and value management. After that, he shared his experience on the

development of the International Financial Centre Complex, which includes One IFC, Two IFC, Four Season Hotel, Shopping Mall and Carpark. He had explained the choice of construction methods and planning, time and cost control throughout the development process and the choice of retail mix for such a large scale project.



The presentation was impressive, more than ten questions were raised by the audience. The questions covered various aspects of project management, such as financial control, strategy management, marketing and construction management. We would like to thank David again for his generous sharing on project management to over 160 participants.

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

### Cosmos Bookstore (天地圖書)

15% discount on books and 10% on stationery purchases (except fix priced and special priced items) in the Cosmos Bookstore on 32 Johnston Road, Wanchai and 96 Nathan Road, Tsimshatsui 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**.

### Union Hospital (沙田仁安醫院)

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](http://www.union.org).

**Note:** The HKIS will not be privy to any contracts between the HKIS members and the agency concerned. We will not be responsible for the administration of or the consequences arising from these contracts, including any personal data that HKIS members may agree to provide to the agency. No liability of any kind will be borne by the HKIS. All business transactions made under the membership benefits of HKIS are strictly between the merchant and HKIS members. The HKIS will not be involved in any complaints made by any party in any business transaction. All enquiries should be made to merchants directly. For general enquiries, please call Linda Chan, Secretary of the Members' Welfare Committee, on 2526 3679 or email: [linda@hkis.org.hk](mailto:linda@hkis.org.hk).

## HKIS

Pattern style  
Blue, Gold



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

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



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

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



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](http://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	
<b>2007</b>				
<b>Jun</b>	5	Surveyors Luncheon	HKIS	Shang Room, HKCEE
	9 – 13	PAQS 11 <sup>th</sup> Congress	PAQS	Auckland, New Zealand
	14	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
	29	Surveyors Happy Hour	HKIS	Library, HKIS
<b>Jul</b>	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
<b>Aug</b>	9	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
	31	Surveyors Happy Hour	HKIS	Library, HKIS
<b>Sep</b>	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
<b>Oct</b>	11	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
	26	Surveyors Happy Hour	HKIS	Library, HKIS
<b>Nov</b>	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
<b>Dec</b>	12	HKIS Annual General Meeting	HKIS	SLC, HKIS
	28	Surveyors Happy Hour	HKIS	Library, HKIS

For further details, please visit [www.hkis.org.hk](http://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.



**11<sup>th</sup> Congress**  
**Auckland, New Zealand**  
**9 – 13 June 2007**

**CONSTRUCTION FROM A DIFFERENT PERSPECTIVE**

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- Modern and future Quantity Surveyor / Cost Engineer roles
- Work competencies for Quantity Surveyor graduates



**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](http://www.dragonboat.org.hk)  
for more on the event.

