

ISSN 1818-2542

SURVEYORS

測量師時代
Times

Vol.16 • No.11 • November 2007



Join forces
群策群力

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The Hong Kong Institute of Surveyors 香港測量師學會

Cover photo - Linda Chan

封面攝影 - 陳家玉

Designed and printed by Corporate Press

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From the Editor 編者話

The availability of online PDF version of *Surveyors Times* and *Surveying and Built Environment* on HKIS website has proved to be well received. Some members have even requested the Administration Office to cease sending hardcopies of the magazines. Since the award of a new printing contract with flexible printing quantity, the Editorial Board considered it appropriate to accommodate such requests from members. Starting from January 2008, any member who opts not to receive hardcopies of *Surveyors Times* and *Surveying and Built Environment* may make the choice online in the "Members Corner" on HKIS website. However, I must reiterate members are free to make the choice.

Although the cost saving to HKIS may not be significant by introducing this new measure, you will agree that online versions of our magazines are more environmental friendly than printing hardcopies, as lesser paper and timber are consumed. I believe professional surveyors do care about the environment and I therefore invite you to adjust your reading habit by switching to the online version of our magazines.

I also note that many magazines and letters sent to members were returned due to incorrect address. I wish to take this opportunity to encourage members to update their personal data and contact details online also in the "Members Corner" of HKIS website. This will save a lot of paper work to you and to the Administration Office.

Lastly, may I remind you that the Annual General Meeting of HKIS will be held on 12 December 2007 and I look forward to seeing you.

Ben WH Chong
email : bwhchong@hkis.org.hk

讀者對「測量師時代」和 *Surveying and Built Environment* 在線版的反應非常良好；有些會員甚至要求秘書處馬上停止將印刷刊物郵遞。學會和印刷商的新合同因為包含了一定程度的靈活性，「編輯委員會」在考慮過會員們的建議以後，將會實施新的刊物傳遞方法。從2008年一月開始，會員可以在學會網頁的「會員專區」在線選擇以後是否不再通過郵遞方式接收這兩個刊物。在此，我必須強調選擇與否完全是會員個人的決定。

這新措施並不代表學會可以省掉很多經費，但在線版確實是較印刷品更為保護環境，大家理應珍惜樹木，愛護大自然。作為專業測量師，我們更應該盡一分力，只要稍為調整一下閱讀的模式選擇在線版，以表示我們對大自然的尊重。

我還注意到有很多郵件因為地址不正確，而成為退件；在此，我呼籲會員們在學會網頁的「會員專區」更新個人資料，以減省大家的行政工作。

最後，我提醒大家學會的周年會員大會將於12月12日舉行，歡迎大家出席。

莊永康
電郵 : bwhchong@hkis.org.hk



Join forces

The Institute's Annual Dinner took place on 20 November in the Grand Hyatt Ballroom, a familiar venue where we see many familiar faces and even more so to meet new ones. This year, we have a new face, the Chief Secretary for Administration the Honourable Henry Tang; not so new for us all on a working level on many issues related to the surveying profession, but definitely for the first time on a social occasion like this.

The Chief Secretary said in his speech “...surveyors play an indispensable role in ensuring that our building structure and facilities are constructed to purpose and economically...” and “...what a tall order! But track records show that you manage the job with flying colours...”

It is beyond doubt that the surveying profession is responsible for the built environment and its maintenance; we will perform, and we will perform to society's

satisfaction.

Otherwise, it has been another month hopping on and off planes, I have attended the WAVO Board meeting on 16 October in Beijing. The WAVO (World Association of Valuation Organization) appears to be growing strong, representing stronger link and share of knowledge and experience among member associations on valuation matters. WAVO now consist of 10 organizations. From 7 to 9 November, I was in Changsha, Hunan Province for the 2007 Mainland & HK Construction Industry Forum - Sustainable Urban Form : Planning & Development organized by the Ministry of Construction and Development Bureau of the HKSARG, this has become an annual event providing an excellent platform for counterparts.

Raymond Chan
President



群策群力

11月20日，學會的周年晚宴假座香港君悅酒店宴會廳舉行。這個宴會廳對學會來說，一點也不陌生，每年差不多時份，大家都在哪碰頭相聚和認識新的朋友。今年的晚宴，來了一位稀客嘉賓：香港特別行政區的政務司司長唐英年先生。其實對學會而言，唐先生和我們一點也不「陌生」；在測量專業這個領域，我們跟他建立了非常良好的工作關係。

在他的獻詞中，政務司司長提到：「...在基本建設及落成物業設施的建造、管理過程中，測量師的角色不可或缺...」及「...這份工作絕對不簡單，然而，測量師一直堅持並取得勝利...」。

測量專業一直站在維護優秀建設環境工作的最前線，責無旁貸；我們將繼往開來，群策群力，整體貢獻社

會。

飛機確是偉大發明，10月16日我匆匆前往北京參加了的WAVO理事會議。WAVO組織不斷壯大，網絡愈來愈廣，不失為估價工作領域中的一個優良聯繫點。WAVO現在有十個成員組織。11月7到9日，我出席了國家建設部和特區政府發展局聯合主辦的「2007年內地與香港建築業論壇- 可持續城市形態：規劃和發展」會議，這個周年會議已經是一年一度的盛事，業界朋友共聚一堂，難得！

陳旭明
會長

HKIS Annual Dinner 2007



In a 20 November newspaper supplement published to commemorate the Annual Dinner, the President Raymond Chan wrote:

2007 has seen strong growth of Hong Kong's economy on all fronts. While land sales are still confined to those on the Land Application List, there has been a steady, healthy growth in land supply and premium. The Chief Executive has announced Government's very aggressive plan for ten major infrastructure projects. The West Kowloon District Development has been reactivated. Tenders have just been issued for the new cruise terminal in Kai Tak.

The Institute continues to contribute to Hong Kong's development, through the wide spectrum of services that our members provide, from planning and development, valuation, land management, geomatics, building construction, project management, building control and maintenance, to facilities management. At Institute level, we have been active in submitting views and comments to Government on various proposals, plans and legislations.

To meet society's needs and to keep pace with changes in economic and technological environment, the Institute has taken initiative to re-visit and fine-tune surveying practices and standards. A working group has been set up to study the adoption of a common standard in measurement of saleable area in purchase and sale of properties. Active discussions have taken place with Government, the Consumers Council and other stake-holders.

A working group has been set up to pull together surveyors' expertise in heritage and conservation. The Institute advocates a co-ordinated approach to heritage, and is committed to devising a robust framework suitable to the local environment for recording, funding and management of heritage. ***Surveyors in Heritage - Preserving and Adding Value*** was the theme of the Institute's Annual Conference 2007, officiated by Secretary for Development Carrie Lam on 13 October.

Our liaison with Mainland and overseas counterparts continues. Further discussions with Government and the Mainland authorities have facilitated more concrete imple-

mentation of CEPA, paving the way for our members to practise on the Mainland.

Agreements on reciprocal recognition of professional qualifications have been signed with the Australian Institute of Quantity Surveyors (AIQS) and the New Zealand Institute of Quantity Surveyors (NZIQS).

Amidst the optimism of economic performance, the HKSAR is meeting new challenges in political development. In February, through forums organized in the Surveyors Learning Centre, our members met face to face with the two candidates for the election of the HKSAR Chief Executive. A forum with the Hon Henry Tang, HKSAR Chief Secretary on Green Paper on Constitutional Development was held in September, when members had an opportunity to air their views on constitutional development and the roles and future of functional constituencies.

Speech by President Raymond Chan

A very warm welcome to our respected guests and members to the HKIS Annual Dinner, which has become a significant event to not only surveyors, but also many professionals, officials, practitioners and academia, who share the vision of improving our built environment and sustainability.

We have every reason to celebrate 2007, which has been a vibrant year for the Hong Kong SAR as well as the surveying profession. The Chief Executive has recently announced the Government's very aggressive plan for ten major infrastructure projects. The West Kowloon District Development has been re-activated. Tenders for the new cruise terminal in Kai Tak have just been issued. Due balance is to be struck between development and heritage.

In the subsequent pages of this Programme Book, we have given a brief review of the development of the Hong Kong Institute of Surveyors since its formation in 1984. We have also detailed some initiatives that our current council has taken to move our profession forward. Each of these achievements is the result of concerted efforts of council members, board chairmen, division chairmen, and all those who are acknowledged in the Program Book. It is hoped that our joint achievements will set direction and form the building blocks for future years' work.

May I propose that we raise our glasses to the continuous growth of the Institute and the surveying profession?

**Speech by Chief Secretary for Administration
the Honourable Henry Tang Ying-yen**

Raymond, Distinguished Guests, Ladies and Gentlemen,

Good evening. It is my great pleasure to join you tonight for the 2007 Annual Dinner of the Hong Kong Institute of Surveyors.

Surveyors have made invaluable contributions to Hong Kong's remarkable development and success. Together with other construction professionals, surveyors play an indispensable role in ensuring that :-

- our building structure and facilities are constructed to purpose and economically,
- they meet the quality specifications;
- they are delivered within budget and on schedule; and
- last but certainly most important to every user and occupant, that these facilities are properly maintained and managed after completion.

What a tall order! But track records show that you manage the job with flying colours.

On a more personal note, I have enjoyed very much working with the surveying industry. Many of you may recall that a few years ago, I chaired the Construction Industry Review Committee and also the Provisional Construction Industry Co-ordination Board, which was the "forefather" of the Construction Industry Council. During those days I could always count on members from the surveying industry to give me insightful advice and recommendations on how to improve the performance standards and enhance the development prospects of our construction industry. When I became Secretary for Commerce, Industry and Technology and then Financial Secretary, I joined hands with the industry to open up new markets for Hong Kong's world-class surveying services and pursue mutual recognition of professional qualifications under the CEPA framework. Throughout these years I was profoundly impressed by the professionalism and dedication of our surveyors.

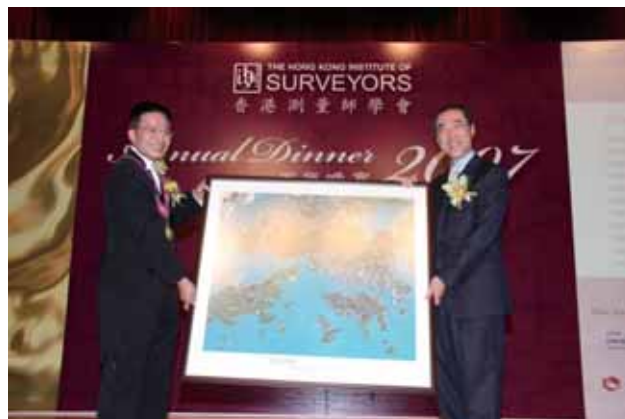
No doubt the surveying industry has done extremely well in exporting our services, especially to the Mainland. But don't forget your home. The Chief Executive has just unveiled an aggressive infrastructure development programme. This is an investment in our future, an investment to sustain economic growth, to enhance our connectivity to neighbouring cities, and to improve Hong Kong people's living environment. A distinguishing feature of these new mega projects is the emphasis on environmental protection, heritage conservation, and promotion of social harmony during the planning and implementation phases.

Land in Hong Kong is a scarce resource subject to competing priorities. It is a very difficult task to strike a good balance between development and other priorities. I am pleased to learn that the Institute has just held its annual conference in October 2007, with an aptly chosen theme of **Surveyors in Heritage - Preserving and Adding Value**. That is precisely what we look for from the surveyors : your professional advice on how the Government can take forward development projects, and at the same time find the best solutions that help us balance on a tight rope.

Before I conclude, I would like to drop in a promotion pitch : lend us your expert advice and support when we launch these infrastructure projects. By doing so, you are adding value to initiatives that make Hong Kong a better place to work and live.

With that, I wish you all a most enjoyable evening and a prosperous year ahead.

Thank you very much.

















HKIS Vice President and Chairman of the HKIS Annual Dinner 2007 Organizing Committee Francis Leung was on stage and commended members of the OC for their hard work in turning the event a reality.

The OC had its first meeting way back in May when brainstorming on how the event should be driven took place, work gradually progressed to implementation and logistics via a clear division of labour. YC, Michelle and Joanna were the Masters of Ceremony; Karen, Joseph and Eric were floor managers; Linda, Kelvin and Ah Ho looked after the publications, visual presentations and corporate communications; Henry worked on the souvenirs; Jean, Jeffrey and Albert worked with the hotel banquet manager to make sure we have the right dining arrangements. Coody kept an eye on literally everything. Gretchen played the piano during dinner, Vincent worked with the camera throughout the evening.

Raymond held the purse string!



HKIS Annual Dinner 2007 Organizing Committee

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Francis Leung HKIS Vice President

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Henry Chan	BSD
Vincent Lim	BSD
Karen Kong	GPD
Kelvin Ng	GPD
Eric Chan	LSD
Albert So	PDD
Gretchen Yuan	PFMD
Jean Cheng	PFMD
Joanna Kwok	QSD
Raymond Leung	QSD
YC Mak	QSD
Joseph Wong	YSG
Jeffrey Wong	YSG
Linda Chan	Staff Editor
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Leung Siu Ho	IT Manager

WKCD Briefing



On 12 November, Principal Assistant Secretary (WKCD) 1 of the Home Affairs Bureau Vincent Fung was met by the HKIS Local Affairs Committee Chairman Dr Paul Ho in the Surveyors Learning Centre. Mr Fung came to give a briefing to members of the Institute on the recently published Recommendation Report of the Consultative Committee on the Core Arts and Cultural Facilities of the West Kowloon Cultural District.

Government objective in the exercise was to enable the public and stakeholders to understand the recommendations and express views on them. The WKCD project is viewed as an important strategic investment in arts and culture for the future of the whole of Hong Kong.



Letter to Editor

The editor in the last edition of the **Surveyors Times**, issued challenges to us as surveyors, asking if we are ready for the challenges and opportunities ahead in the Heritage field. These are the challenges which we all must answer, if we are to respond and overcome the challenges ahead, and grasp the opportunities they provide. All surveyors with interests in this area should be prepared to respond to the calls that will be coming from Government and the community at large over the coming months.

Over the last few weeks, the Institute has been building on the momentum provided by our "Surveyors in Heritage" conference. This conference provided a lot of excellent papers and experiences for our members, and the community at large to consider. The Heritage Working Group is now close to finalising a position paper on Heritage that will be passed to all stakeholders in the near future. It will include many of the thoughts and initiatives suggested at the Conference. It will be placed on the institute website for consideration and input for members in the near future.

The Need for Action

Myself and Stephen Yip, the Vice Chairman, have attended 2 very interesting meetings with Government. Firstly, Carrie Lam, the Development Secretary, briefed us and other professional organizations on Government's proposed re-vitalisation of old buildings and Heritage Policy in general. Government is looking for active support in their approach to balance development and conservation. Also for pro-

fessional institutes to contribute to improvement and re-vitalisation schemes. Finally, they are looking for professional institutes to provide expertise advice and input for non-profit organizations in finalizing re-vitalisation proposals for buildings in the public sector.

A second meeting was held with Janet Wong, the Deputy Secretary, which went into the details of Government schemes. This includes the Tai Po Police Station, Northern Kowloon Magistracy amongst others. Many organizations attended, and the comments and experiences shared were most useful! Government is moving ahead, positively.

Opportunities

The opportunities for surveyors abound, and include advice to non-profit organizations in the re-vitalisation of buildings, and advice to the government in vetting of Heritage Proposals in the future. Add to this, that Government will be recruiting more staff to work in such areas and there is a clear need for the Institute to become fully engaged. I am sure that non-profit organization will be looking for volunteers with surveying skills to help them. The Institute will be looking to assist in this aspect. We must keep at the forefront of developments.

Michael Price
Chairman
Heritage Working Group

BS won the inaugural China Cup International Regatta



Yacht sailing and racing has begun to boom in the Mainland China. Before the 2008 Olympic game is held, the China Yachting Association 中國帆船帆板運動協會 organized the first ever international yacht racing event, the China Cup International Regatta 2007 中國杯帆船賽, at Shenzhen from 19th to 21st

October 2007, attracting some 70 yachts from 17 countries worldwide. The fleet was further divided into four divisions i.e. IRC-A, IRC-B, Sportsboat and HKPN. Over 1,000 sailors participated in the event including two building surveyors, Christopher Wong and Ben Chong, from Hong Kong. The two BSs were sailing along with five crews on board a 11m long yacht named "Xanadu II" in the HKPN Division.



The first race of the Regatta started on October 19th with a 28 nautical miles passage race from Clear Water Bay in HK to Daya Bay in Shenzhen. This was followed by three windward/leeward races plus an islands coastal race on the 20th and 21st held on the blue waters to the east of Daya Bay.

With Christopher Wong as the skipper and Ben Chong as the navigator, Team Xanadu II competed in the Regatta with dedication and solidarity. At the end they managed to win four out of the five races in the series and was finally awarded the Overall Winner (HKPN) of the inaugural China Cup International Regatta 2007.

Prior to the China Cup, the same team has already won the Autumn Regatta of the Royal Hong Kong Yacht Club and came second in the Opening Regatta of the Aberdeen Boat Club in September 2007.



內地監理工程師與香港建築測量師 資格互認協議

香港建築測量師申請內地監理工程師資格 頒證儀式

背景

為加強內地監理工程師和香港建築測量師的交流與合作，促進兩地共同發展，中國建設監理協會與香港測量師學會同意就內地監理工程師與香港建築測量師資格互認工作簽署協議，並於2006年6月27日在北京簽署。在協議的兩年有效期內，雙方原則上只進行一次資格互認工作。根據協議內容，香港建築測量師於2007年7月7日至11日期間於深圳進行了所需的培訓、測試和專業面試。中國建設監理協會在審核所有申請後，確定共有228名香港建築測量師合乎互認資格。

頒證安排

定於2007年12月8日在北京舉行，詳情如下：

日期	內容
2007年12月7日	抵達北京
2007年12月8日	早上進行頒證儀式、下午進行考察（包括中央電視台之北京重點建築項目）及與內地監理工程師進行交流研討
2007年12月9日	返抵香港



戊子年

2008



日	一	二	三	四	五	六
		1 元旦	2 廿四	3 廿五	4 廿六	5 廿七
6 小寒	7 廿九	8 十二月	9 初二	10 初三	11 初四	12 初五
13 初六	14 初七	15 初八	16 初九	17 初十	18 十一	19 十二
20 十三	21 大寒	22 十五	23 十六	24 十七	25 十八	26 十九
27 二十	28 廿一	29 廿二	30 廿三	31 廿四		

日	一	二	三	四	五	六
					1 廿五	2 廿六
3 廿七	4 立春	5 廿九	6 三十	7 正月	8 初二	9 初三
10 初四	11 初五	12 初六	13 初七	14 初八	15 初九	16 初十
17 十一	18 十二	19 雨水	20 十四	21 元宵	22 十六	23 十七
24 十八	25 十九	26 二十	27 廿一	28 廿二	29 廿三	

日	一	二	三	四	五	六
						1 廿四
2 廿五	3 廿六	4 廿七	5 驚蟄	6 廿九	7 三十	8 二月
9 初二	10 初三	11 初四	12 初五	13 初六	14 初七	15 初八
16 初九	17 初十	18 十一	19 十二	20 春分	21 十四	22 十五
23 十六	24 十七	25 十八	26 十九	27 二十	28 廿一	29 廿二
30 廿三	31 廿四					

日	一	二	三	四	五	六
		1 廿五	2 廿六	3 廿七	4 清明	5 廿九
6 三月	7 初二	8 初三	9 初四	10 初五	11 初六	12 初七
13 初八	14 初九	15 初十	16 十一	17 十二	18 十三	19 十四
20 穀雨	21 十六	22 十七	23 十八	24 十九	25 二十	26 廿一
27 廿二	28 廿三	29 廿四	30 廿五			

日	一	二	三	四	五	六
					1 勞動節	2 廿七
3 廿八	4 廿九	5 立夏	6 初二	7 初三	8 初四	9 初五
10 初六	11 初七	12 佛誕	13 初九	14 初十	15 十一	16 十二
17 十三	18 十四	19 十五	20 十六	21 小滿	22 十八	23 十九
24 二十	25 廿一	26 廿二	27 廿三	28 廿四	29 廿五	30 廿六
31 廿七						

日	一	二	三	四	五	六
						1 初三
2 初四	3 三十	4 五月	5 芒種	6 初五	7 初六	8 初七
9 初八	10 初九	11 初十	12 十一	13 十二	14 十三	15 十四
16 十五	17 十六	18 十七	19 十八	20 夏至	21 十九	22 二十
23 廿一	24 廿二	25 廿三	26 廿四	27 廿五	28 廿六	29 廿七
30 廿八	31 廿九					



2008

日	一	二	三	四	五	六
		1 廿八	2 廿九	3 六月	4 初二	5 初三
6 初四	7 小暑	8 初六	9 初七	10 初八	11 初九	12 初十
13 十一	14 十二	15 十三	16 十四	17 十五	18 十六	19 十七
20 十八	21 十九	22 大暑	23 廿一	24 廿二	25 廿三	26 廿四
27 廿五	28 廿六	29 廿七	30 廿八	31 廿九		

日	一	二	三	四	五	六
					1 七月	2 初二
3 初三	4 初四	5 初五	6 初六	7 立秋	8 初八	9 初九
10 初十	11 十一	12 十二	13 十三	14 十四	15 十五	16 十六
17 十七	18 十八	19 十九	20 二十	21 廿一	22 廿二	23 處暑
24 廿四	25 廿五	26 廿六	27 廿七	28 廿八	29 廿九	30 三十
31 八月						

日	一	二	三	四	五	六
	1 初二	2 初三	3 初四	4 初五	5 初六	6 初七
7 白露	8 初九	9 初十	10 十一	11 十二	12 十三	13 十四
14 中秋節	15 十六	16 十七	17 十八	18 十九	19 二十	20 廿一
21 廿二	22 秋分	23 廿四	24 廿五	25 廿六	26 廿七	27 廿八
28 廿九	29 九月	30 初二				

日	一	二	三	四	五	六
			1 國慶日	2 初四	3 初五	4 初六
5 初七	6 初八	7 重陽節	8 寒露	9 十一	10 十二	11 十三
12 十四	13 十五	14 十六	15 十七	16 十八	17 十九	18 二十
19 廿一	20 廿二	21 廿三	22 廿四	23 霜降	24 廿六	25 廿七
26 廿八	27 廿九	28 三十	29 十月	30 初二	31 初三	

日	一	二	三	四	五	六
						1 初四
2 初五	3 初六	4 初七	5 初八	6 初九	7 立冬	8 十一
9 十二	10 十三	11 十四	12 十五	13 十六	14 十七	15 十八
16 十九	17 二十	18 廿一	19 廿二	20 廿三	21 廿四	22 小雪
23 廿六	24 廿七	25 廿八	26 廿九	27 三十	28 十一月	29 初二
30 初三						

日	一	二	三	四	五	六
	1 初四	2 初五	3 初六	4 初七	5 初八	6 初九
7 大雪	8 十一	9 十二	10 十三	11 十四	12 十五	13 十六
14 十七	15 十八	16 十九	17 二十	18 廿一	19 廿二	20 廿三
21 冬至	22 廿五	23 廿六	24 廿七	25 廿八	26 廿九	27 十二月
28 初二	29 初三	30 初四	31 初五			

香港公眾假期：1月1日 元旦 ● 2月7日 農曆年初一 ● 2月8日 農曆年初二 ● 2月9日 農曆年初三 ● 3月21日 耶穌受難節 ● 3月22日 耶穌受難節翌日 ● 3月24日 復活節星期一 ● 4月4日 清明節 ● 5月1日 勞動節 ● 5月12日 佛誕 ● 6月9日 端午節翌日 ● 7月1日 香港特別行政區成立紀念日 ● 9月15日 中秋節翌日 ● 10月1日 國慶日 ● 10月7日 重陽節 ● 12月25日 聖誕節 ● 12月26日 聖誕節翌日

第五屆京港澳測繪技術交流會

由香港測量師學會土地測量組、香港理工大學土地測量及地理資訊學系及香港工程測量師學會主辦，香港地政總署、北京測繪學會及澳門地圖繪製暨地籍局協辦的第五屆京港澳測繪技術交流會已於二〇〇七年十月廿六日至廿七日在香港理工大學盛大舉行。此交流會吸引了超過120位來自北京、廣東、香港及澳門的測繪專業人員參加，文章數目近60篇，涵蓋大地測量及衛星定位系統、地理資訊系統、遙感技術、工程測量等範疇。是次交流會除舉行全體會議及技術會議外，還設有展覽攤位，介紹最新的測量技術及相關產品。



此交流會由十月廿五日（星期四）下午開始，港方組委會成員一盡地主之宜，帶領北京及澳門代表團團員，參觀建設中之昂船洲大橋工地。此項工程採用了領先全球的技術及設計，在建築工程界享負盛名。



第五屆京港澳測繪技術交流會在十月廿六日（星期五）早上正式開幕，香港理工大學副校長高贊明教授、香港測量師學會會

長陳旭明先生、原北京測繪學會理事長洪立波先生、澳門地圖繪製暨地籍局代局長張紹基先生及香港地政總署署長譚贛蘭女士主持了大會開幕禮。經各主禮嘉賓致詞後，會議議程正式展開。大會承蒙中國科學院陳俊勇院士蒞臨，現任國家測繪局特邀顧問和科技委員會主任的他，講解了全國大地控制網的建立與優化工作。他更介紹了中國繞月探測工程中的一些情況。其中的一項任務-製作月球的數碼三維立體模型是由內地測繪專家設計及主理，這真是我們測繪專業人士的驕傲。



保護歷史文物是近年世界所關注的焦點，陳重、王晏民、林力山等講者都先後介紹了怎樣利用最先進的三維激光掃描技術為古建築進行精密數字化保護，項目包括（一）重慶市人民大禮堂的三維激光掃描實測、（二）地面鐳射雷達與數字影像的結合及（三）製作香港舊天星碼頭和皇后碼頭的三維立體模型等。

舉世矚目的北京二〇〇八奧運會，測繪專業在各個場館的建設項目貢獻良多。與會者詳細交流了工程測量在『鳥巢』國家體育場及『水立方』國家游泳館的各項工作詳情。



香港理工大學土地測量及地理資訊學系系主任陳永奇教授、澳門地圖繪製暨地籍局代局長張紹基先生及北京市科協學會部長劉曉勛先生致閉幕詞後，第五屆京港澳測繪技術交流會在十月廿七日（星期六）中午完滿結束。所有與會者都懷著依依不捨的心情離開，大家都期待兩年後在北京舉行的第六屆京港澳測繪技術交流會再會。



此交流會能夠在一片歡呼聲中完成，實有賴籌委會各位成員及其他各界人仕的大量工作和協助。特別是香港測量師學會土地測量組的邵偉青、宋漢光、



陳志端、郭志和、盧海燕、林力山、陳君浩，香港理工大學土地測量及地理資訊學系的陳永奇教授、鄧康偉博士、麥錦雲和香港工程測量師學會的羅傑權、區志堅等所付出的努力，我們謹致萬分敬意。





Improving Value Management (VM) practice via International VM Study Process and Qualification System
Professional Services Development Assistance Scheme (PSDAS) (CPD/ PSDAS/ 2006-2-3)

A series of VM Workshops & Seminars by International Experts

Value Management (VM) has been used since 1947 in America to assist management, architects and engineering professionals to obtain optimum value for each dollar spent. Typical savings range from 10 to 15% for most projects. As construction professionals, we should not only acquire technical knowledge but must also develop various management skills for setting the *team goals*. A series of interactive VM workshops and seminars (see Table) will be conducted with various VM techniques in different critical VM phases and the international successful VM application. All these practical knowledge and skills can enhance the competitiveness of construction professionals in a regional context.

Events	Date	Time	Topic for each CPD event	CPD hrs	Speaker	Fees	Please "√"
Workshop 1 *	16/11/07	Fri 09:00 -18:00	Key VM phase: Function Analysis	9	Dr. Roy Barton, Aust.	\$500	
Seminar 1 ^	17/11/07	Sat 13:30 -15:30	Successful VM applications in Australia	2	Dr. Roy Barton, Aust.	\$100	
Seminar 2 ^	17/11/07	Sat 15:30 -18:30	Innovative VM tech. in Complex Projects	3	Dr. Steve Kirk, USA	\$120	
Seminar 3 #	19/11/07	Mon 18:30 -21:30	Information analysis for Complex Projects	2	Dr. Steve Kirk, USA	\$ 50	
Seminar 4 ^	17/ 1/08	Thur 19:00 -21:00	VM Trends in the United State	2	Ms. Laurie Dennis	\$100	
Workshop 2 *	18/ 1/08	Fri 09:00 -18:00	Key VM phase: Creativity Analysis	9	Ms. Laurie Dennis	\$500	
Seminar 5 ^	18/ 1/08	Fri 19:00 -21:00	Novel VM applications in Europe	2	Mr. Ken Scott, Europe	\$100	
Workshop 3 *	19/ 1/08	Sat 09:00 -18:00	Key VM phase: Evaluation techniques	9	Mr. Ken Scott, Europe	\$500	

Total Fees : _____

Note: All workshops & seminars will be co-facilitated by Dr. Mei-yung Leung (BSc, BRS, PhD, MRICS, MHKIS, MCIOB, MHKIVM, CV S)
All workshop fees cover both *lunches* and *refreshments*.

Address: Tianlun International Hotel Guangzhou, 172 Linhe Zhong Road, Guangzhou 510610, China.

* Address: 38/F, World Trade Centre, Causeway Bay, Hong Kong.

^ Address: 8/FI., Jardine House, 1 Connaught Place, Central, Hong Kong.

HKIVM members or 2 workshops together enjoy a 10% off discount !

Attendance Certificate will be given upon completion of each CPD event.



Dr. Roy Barton (Principal consultant, ACVM)

Dr. Barton is a chairperson of the Australian standards committee on VM and a past president of the Institute of Value Management, Australian. He has extensive experiences as a senior academic, facilitator and organizational mentor for value management, risk management and partnering for both public & private projects nationally & internationally.



Dr. Stephen J. Kirk (FAIA, FSAVE, CVS-Life, LEED, President, Kirk Associates, LLC)

Dr. Stephen J. Kirk, is a president of the KIRK Associates & has over 25 years of experience in the field, having previously served as vice president and director of facility economics for one of the largest design and engineering firms in the USA. He also is a Past President & a Fellow of SAVE Int' in USA.



Mr. Ken Scott (B.Soc, MBA, CVS, PVM, TVM, FIVM)

Ken is the joint Managing Director of Total Value Consultancy which specialises in procurement, and risk and value management. A value a VM expert, following a career in the automotive component supply industry. He is also a recent past chairman of the IVM in UK and a founding member for the VM qualification in Europe.



Ms. Laurie Dennis (PE, CVS-Life, LEED AP)

Laurie Dennis is a president of the RH & Associates, Inc. She was also a past President of SAVE International and a current director of the SAVE Certification Board (CVS qualification) and a qualified facilitator on the Transportation Improvement Board.

Please fill in your information:

HKIVM No. _____ HKIE No. _____ HKIS No. _____ HKIA No. _____ Other: _____

Surname: _____ Other name(s): _____ Contact No.: _____

Name of Company: _____ Email Address: _____

Correspondence Address: _____

I enclose a crossed cheque no. for the total amount of payable to "Hong Kong Institute of Value Management".

Please **POST** or **FAX** this form to the **Dept. of Building & Construction, City University of Hong Kong**, attn. to **Dr. Mei-yung LEUNG**,
Tel: (852) 2194-2551, Fax: (852) 2788-7612 one week before the event day.

"Any opinions, findings, conclusions or recommendations expressed in this material / any events organized under this Project do not reflect the views of the Government of the Hong Kong Special Administrative Region or the Vetting Committee for the Professional Services Development Assistance Scheme."

Summary of HKIS CPD / PQSL Events

07 Dec 2007 – 12 Jan 2008

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKER(S)	RUN BY
07 Dec	2007103	Practising in China investment market and the way forward	1.5	Francis Li, Alvin Yip, Jim Yip	YSG
11 Dec	2007101	Latest review on Design Manual: Barrier Free Access	1.5	KM Mo	BSD
12 Jan	2008001	Joint One Day Seminar on Contract Management 2008	6	Glenn Haley, Gilbert Kwok, Yeung Man Sing, Bernard Wu, Dr Arthur McInnis, Cheung Kwok Kit, Gerry Tucker	YSG

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

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

CPD/YSG/2007103

Practising in China investment market and the way forward

Speakers Francis Li MRICS, MHKIS, MCREA, Vice Chairman, Head of DTZ North Asia Investment
Alvin Yip MRICS, MHKIS, RPS, Director, Head of DTZ South China Investment
Jim Yip MRICS, MHKIS, MCREA, Director, Head of DTZ North China Investment

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

Details China property market has reached a new climax, driven by unprecedented capital flow from domestic and international developers and investors. A burgeoning market, with many promises, yet it is still an unsophisticated and challenging market.

Seasoned investment professionals from DTZ China Investment will in this talk discuss the current practice of china investment market and share their insights with respect to the current regulatory environment and investor appetite.

Language Cantonese supplemented with English **Fee** HK\$100 per person, HK\$150 non-member, HK\$20 walk-in surcharge for all pricings listed.

Deadline 06 December 2007 **Priority** Probationers and Students

CPD/BSD/2007101

Latest review on Design Manual: Barrier Free Access

Speaker KM Mo, Assistant Director, Buildings Department

Date & Venue 7pm - 8:30pm Tuesday 11 December 2007 SLC, HKIS

Details The speaker will look into the review and visit the revisions to the Design Manual: Barrier Free Access.

Language English **Fee** HK\$120 per person (HK\$150 for walk-in participants)

Deadline 10 December 2007 **Priority** BSD Members



STANDARD RESERVATION FORM

Event Date: _____ Event Code : _____

Event Name: _____

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.





THE HONG KONG INSTITUTE OF

SURVEYORS

香港測量師學會

DTZ Postgraduate Scholarship Scheme

The objective of the scholarship scheme is to enable *talented* qualified surveyors from the Hong Kong Institute of Surveyors to pursue a postgraduate course which is related to the surveying profession at world-renowned institutions outside Hong Kong.

Applicants for the scholarship must fulfill the following criteria:

- (a) Residency requirement in Hong Kong Applicants must be permanent Hong Kong residents.
- (b) Qualifications Applicants must be a corporate member of the Hong Kong Institute of Surveyors and also a Registered Professional Surveyor registered under the Surveyors Registration Ordinance.
- (c) Previous scholarship(s) Applicants who have obtained scholarship(s) from the Fund before will normally not be considered.

A selected candidate for the scholarship will be required to sign an undertaking with the Committee and to arrange for an indemnifier to sign a deed of indemnity. Upon completion of his/her studies/training, he/she is expected to return to Hong Kong to pursue his/her career and contribute to the Hong Kong surveying profession.

Applications should be submitted to The Hong Kong Institute of Surveyors *by 31 December 2007*. Application forms may be downloaded from www.hkis.org.hk. For further information, please call Justin Tse in the Secretariat on 2526 3679.



JOINT ONE DAY SEMINAR ON CONTRACT MANAGEMENT 2008 (CPD/YSG/2008001)

CO-ORGANIZERS

- The Hong Kong Institution of Engineers, Young Members Committee
 - Chartered Institute of Arbitrators, East Asia Branch, Young Members Group
 - The Chartered Institution of Building Services Engineers, Hong Kong Branch, Young Members Group
 - The Hong Kong Institute of Surveyors, Young Surveyors Group
 - The Institution of Civil Engineers, Hong Kong Association, Graduates and Students Division
 - The Law Society of Hong Kong, Young Solicitors' Group
-

DATE & VENUE

9am-5pm Saturday 12 January 2008
Room N003 The Hong Kong Polytechnic University

SPEAKERS & TOPICS

Glenn Haley FCI Arb
Dispute Avoidance and Dispute Resolution

Gilbert Kwok FHKIS, FRICS, LLB (English law), LLB (Chinese law), Past Chairman of the Quantity Surveying Division, HKIS, Partner of the Construction and Engineering Group of Li & Partners.
Current Issues on Delay and EOTs

Yeung Man Sing FHKIS, FRICS, LLB, FCIArb, Chairman of the Association of Cost Engineers (HK) Region, Partner of the Construction and Engineering Group of Li & Partners

Current Issues on Delay and EOTs

Bernard Wu BSc, LLB, FHKIS, FRICS, FAIB, Barrister-at-Law, Member of the Disciplinary Panel HKIS

Current Issues on Delay and EOTs

Dr Arthur McInnis, Visiting Fellow, Asian Institute of International Financial Law (AIIFL) Faculty of Law, University of Hong Kong and Managing Director, International Law Institute (Hong Kong)

PPP and Construction

Cheung Kwok Kit BSc (Hons) Quantity Surveying, LLB (Hons)
Partner, Hong Kong, Deacons

“Pay When Paid” Clause

Gerry Tucker MBA (Stanford) MAArbDR FICE FCIArb QDR, etc
NEC Contracts Experience - Airports in India

LANGUAGE

English

FEE

HK\$200 (Members of organizing institutions)

HK\$400 (Non-members)

The fee includes a copy of the seminar proceedings and coffee break refreshment. Lunch is not included.

DEADLINE

21 December 2007

PRIORITY

All Members of HKIS

QUOTA

30 (first-come-first-served)



construction in challenging environments

June 16-18, 2008

Edmonton, Alberta, Canada

Expanded 3-day format

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December 31, 2007**

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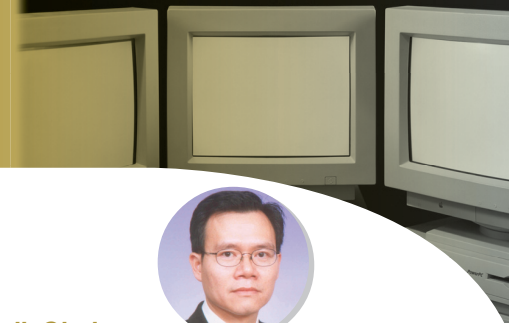
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Building Surveying Division Chairman's Message



Alex Wong BSD Council Chairman

Mutual recognition agreement on professional qualification with China Association of Engineering Consultants 中國建設監理協會

The agreement was signed in Beijing on 27 June 2006 under the benefit of CEPA arrangement. The training and assessment for both HKIS BS members and CAEC members from the Mainland was held in Shenzhen in July 2007. Out of the 232 qualified participants, 228 BS members met the prescribed requirements. The certificate presentation ceremony has been scheduled to take place on 8 December 2007 in Beijing. There will certainly be more opportunities for members of both organizations to cooperate and exchange professional knowledge in the future.

Building Surveyors Conference



The annual conference was successfully held on 29 September 2007 at the Hong Kong Science and Technology Parks. We are the first organization to hold a conference in its Auditorium, an egg shell structure. The theme this year is **Future Development in Hong Kong - Foresight, Innovation & Sustainability**. Similar to other developed cities, both public and private sectors in the territory have made a great effort in recent years to work for a better and sustainable future, taking into account of economic, environmental and social aspects in every dimension. The conference provided a platform for us to look at issues including intelligent buildings, environmental initiatives, advanced construction technology and innovative building designs.

Mandatory Building Inspection Scheme

In June 2007, Government published her report on the 2nd

stage public consultation on mandatory building inspection. We are glad to know that there would be an enactment in the pipeline because we had pushed for that way back in 1997. Although there was indication that some of our earlier proposals would not be adopted (for example, the proposed Building Affairs Tribunal), we would continue to put forward constructive ideas to the Government. In fact, we have commented on two documents:

- Proposed Guidelines for Building Inspection, Assessment and Rectification Works
- Proposed Requirements for Registered Inspectors

We have also nominated representative to sit in the Working Group of the proposed Voluntary Building Classification Scheme.

Planned Building Maintenance

Court cases in recent years have revealed the importance of building safety and the liability of each owner in case of accident. In order to promote and facilitate the implementation of planned building maintenance, we have started to prepare a series of publications which aim at:

- to promote the culture of planned building maintenance among private building owners;
- to set relevant guidelines for our members;
- to lower the administrative cost associated with maintenance works;
- to maintain the standard of maintenance works
- to update the condition of consultancy engagement and fee scale.

We have recently received an agreement from Hong Kong Housing Society to sponsor a sum of HK\$100,000 for our promotional activities.

AGM & Annual Dinner

The Annual General Meeting and Annual Dinner this year has been scheduled for Friday 30 November in the World Trade Centre Club, 38/F, World Trade Centre, Causeway Bay. Please join us to meet old friends and share the joy of the evening.

General Practice Division Chairman's Message

Serena Lau GPD Council Chairperson



Opportunities and Challenges

We are all glad to see the continuing flourishing of our economy since the downturn during the SARS period and we note that there is strong demand for competent members/surveyors. Major public sector employers such as Lands Department, Rating and Valuation Department etc have express their interest through their persisting advertisements to recruit GP surveyors. Employers from private sector are also tracing candidates to fit in their fast growing business in the Asia market. We should however keep in mind of the lessons we learn from the past. Hong Kong has a competitive and fluid job market due to the large amount of highly educated labour. Whenever there is a downward adjustment of the economy, those members who have a narrow scope of knowledge may be disadvantaged. Besides, Hong Kong is an international finance centre and our focus must be more diversify to maintain our competitive edge. The introduction of REITs instruments, the change in international accounting standards to adopt Fair Value model, the flooding of global funds via Hong Kong and other channels to mainland China etc offers huge opportunities but also challenges to our professions. Continuous professional developments and life long studying is now a must to us. If we cannot catch up with the market changes, we are the one to be phase out.

Without further ado, I thank you for giving me the opportunity to chair the Council during the past two years. I would like to commend my fellow council, panel members and representatives being appointed to various Boards and working groups, who have contributed their expertise and delivered high level guidance to the operation of the Council.

On behalf of the General Practice Division Council I am pleased to report on the Council's operation and achievements during 2006/2007.

The past one year has been one of consolidation and continuous development.

Growth of Membership

Statistically the number of members has slightly increased in the past year with the current number of members as shown in the following table.

Class	Members (at end of 2006)	Members (as at Oct 2007)
Fellow	148	148
Member	1312	1356
Technical Associate	1	1
Probationer	447	455
Technical Trainee	1	1
Student	87	110

The continuous growth of quality members is important for the future prosperity of our Division and the Institute. The introduction of Technical Associate membership would offer us the opportunity to expand our coverage and quality control on the related industry and it is an area this Council has made a start and shall leave it to the forthcoming Council to follow up.

APC

APC experience sharing workshop was an excellent introduction by APC panel. Together with the pre-assessment workshops, these workshops have assisted our candidates to pass the APC without lowering the entry level. Special thanks to Susanna Kwan, our APC Convenor, and the active panel members such as Louie Chan, Lawrence Pang and various panel members who have spent a lot of time to prepare the APC and arrange the workshops.

Written Assessment 2007 was finished in October and result is expected to be available late November. The summary of the Assessment for the year 2006 is as follows:

Written Assessment 2006

The results of the APC written assessment held on 12 October 2006 are as follows:

Number of candidates enrolled	94
Number of candidates attended	92
Number of candidates passed	52
Number of candidates failed	40
Number of candidates absent	2
Passing rate of written assessment	5% (enrolment)
Passing rate of written assessment	57% (attempt)

Oral Assessment 2006

The results of the APC oral assessment held from 11 to 14

December 2006 are as follows

Number of candidates enrolled	80
Number of candidates attended	69
Number of candidates passed	37
Number of candidates failed	32
Number of candidates withdrawn/absent	8
Number of candidates passed written assessment in 2006 but without report submitted	3
Passing rate of oral assessment	46% (enrolment)
Passing rate of oral assessment	54% (attempt)
Total number of candidates:	122 (enrolled); 112 (attended)
Number of candidates passed the oral assessment	37
Overall passing rate	30.3 % (enrolled) 33 % (attended)

Referred Oral Assessment 2007

The results of the APC referred oral assessment held on 6, 7 June 2007 are as follows:

Number of candidates attended	20
Number of candidates passed	11
Number of candidates failed	9
Passing rate of referred oral assessment	55%

We hope the passing rate in the coming future could be increased by helping the candidates to uplift their knowledge and professional competence.

CPD

With the implementation of Mandatory Continuing Professional Development, all corporate and technical members are required to complete a minimum requirement of 60 hours over a three-year period. Even without the mandatory requirement, members should already know that life long learning is a must to survive and success in the fast changing environment. CPD panel, with Tony Wan being the convenor, has arranged twelve CPD events in the past year, covering a wide range of topics concerning local and mainland practices and touching the area of valuation, asset management, development, legal and APC related topics as follows:

- Real Estate Developments along Railway lines
- APC Workshop - Discussion on Written Assessment 2006
- How surveyors can capture opportunities available with

the mass influx of foreign property funds into the Hong Kong and Mainland China market

- 深圳及全國房地產市場動向前瞻
- Legal Update - Chinese Customary Trusts - Tsos / Tongts & related issues
- Application of Interest Rate Swap in REITs
- Valuation in litigation cases
- Development Scheme Plan for URA Project K7
- GPD APC Workshop 2007
- Legal Review of the PRC Real Estate Market
- 深圳房地產考察團
- Valuation for Listing and Public Disclosure Purpose

Business Valuation Forum has also issued a letter regarding the fulfillment of mandatory CPD this year and members are required to take sufficient CPD points on Business valuation topics.

External Affairs

To keep our exposure in the international level, KK Chiu, our Convenor on External Affairs Panel, has represented GPD and the Institute to participate in various conferences and board meetings of international bodies such as International Valuation Standards Committee (IVSC), World Associations of Valuation Organizations (WAVO) etc.

GP members who are also members of China Institute of Real Estate Appraisers & Agents via Reciprocity Arrangement must fulfill the CIREA's CPD requirement and pay their membership fee. A Memorandum of Understanding regarding the recognition of CPD events organized and collection of memberships by the counterparts has been finalized and now waits for the signature of President. Although some members may view the reciprocity arrangement a possible negative move, it was an entry key for members, particularly for younger members, who may be able to capture the vast opportunity in mainland to practice. Regret that there is no clear agenda for the next round of arrangement and the topics rely on the coming council to consider.

GPD together with PDD arranged a visit to Shenzhen with over forty members in October. We were able to learn the fast development of our neighbor city. With the formation of Beijing, Shanghai and Guangdong Forums by the Institute, we expect to see more contacts with mainland counterparts. In fact, we have renewed our cooperation agreement with the Shenzhen Institute of Property Appraisers. Shanghai Institute of Real Estate Appraisers has also confirmed the renewal of the cooperation agreement. More CPD and social activities may be arranged under such agreements.

Government Practices and Local Affairs

The research paper concerning the s.12(c) of Lands Resumption Ordinance was completed and endorsed by the Council. Arrangement of public circulation, future lobbying and actions were suggested by the Government Practices and Local Affairs Panel, with CK Lau as the Convenor.

Other active topics being considered and discussed within the panel were premium assessment, waiver fee assessment, review of premium valuation process, heritage etc. Many panel members have spent their valuable time to offer comments on the topics and some members also represented the Council in various liaison group / advisory committee outsides. For example, we have Andrew Fung to represent us to attend meetings of the Land Sub-Committee of the Land and Building Advisory Committee and brought back important information for the panel to discuss and feedback to government.

Revision of the Code of measuring practices has raised big concerns to GP members. Further meetings with market stakeholders shall be arranged by the Working Group.

Independent Valuers

The appointment of IV was one of the most frequent agenda of the Council. Clearer guidelines have been made and a fee reference mechanism was still on the agenda of the Council for discussion. Meanwhile, Council has also considered that the annual review of the list of IV may be subject to a declaration that the member is covered by Professional Indemnity Insurance.

Internal Communication

With the support of the Secretariat IT Department and Internal Communication Panel of the GDP, with Ivan Ng being the Convenor, members may now view and download the various Standards, guidance notes and forms from the website. This Council has adopted a paper-free policy and offer members free of charge e-copy of various documents via the web site.

Promotion of General Practices Surveyors

Council members, Charles Chan, Simon Cheng, and

Lawrence Pang participated in various Career talks in high schools and universities to promote our profession. Meanwhile, a funding has been granted by Surveyors Registration Board to explore our position in asset valuation.

Property Marketing Award

HKIS Property Marketing Award has become one of the respectable awards in the industry. To maintain the quality and meaning of the award, Council has resolved that the Award would not be held this year because of insufficient projects on the market in 2006. We would expect the award will again be the talk of the town next year. Convenor of sales and letting panel, Ronald Cheung, shall again seek member support on this event later.

Revision of Regulations

The 2007 edition of the Regulations for General Practice Division was endorsed by the General Council on 31 May. The latest version aims at reflecting the recent amendments of the Constitution & By-laws only.

Valuation Standards

The Chinese versions of the HKIS Valuation Standards on Properties (2005 1st Edition) and the Hong Kong Business Valuation Forum Business Valuation Standards (2005) were published this year and can be download from the web site. Working panel members led by Lawrence Pang and Joseph Ho have paid a lot of time to monitor the translation works. Meanwhile, members should be aware that valuation standards may subject to amendment in the coming future.

Vetting works

Council had received and considered applicants who apply to be listed under List of Property Valuers undertaking Valuations for Incorporation or Reference in Listing Particular and Valuations in Connection with takeovers and mergers or the List of firms providing professional consultancy services of General Practices Surveyors. Clear guidelines are now available in the web site.

Building our community - Contributing our professionalism can only be achieved with member involvement and support. We are looking forward to see more members' participation in Council work.

Land Surveying Division Chairman's Message

Sung Hon Kwong LSD Council Chairman



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

Thanks to the hard work of the Organising Committee, the 5th Beijing, Hong Kong and Macao Geomatics Conference was successfully held between by 26 - 27 October, 2007 in the Hong Kong Polytechnic. The event, which had Ms Annie Tam, Director of Lands, as our Guest of Honour, was well attended by over 120 delegates from the three regions. A report on this will be posted in this same journal. Photos of the event has also been uploaded to the website <http://www.lsgi.polyu.edu.hk/bhm2007/> for reference. I wish to take the chance to thank the Organising Committee for their hard work and contribution and those who had taken their time to come and share their experience with the candidates.



Revision of the APC Rules and Guides

Thank to the hard work of the LSD Education Committee, the proposed revision of the Assessment of Professional Competence (APC) Rules and Guides are now under circulation for comment by the LSD Council members. Formal notification will follow after all the comments are at hand and considered. Please contact the Hon. Secretary if you want to have a softcopy of the draft of the proposed revision for reference.

Revision of the LSD Regulations

This is to confirm that the newly revised **LSD Regulations** had been uploaded to the HKIS website for general reference. No hardcopy will be produced for this version.

Proposed system of Determination of Land Boundaries under the Land Survey Ordinance (Cap. 473)

Survey and Mapping Office of the Lands Department has issued to our representative in the Cadastral Survey Consultative Committee (CSCC) a paper detailing the “**Proposed System of Determination of Land Boundaries under the Land Survey Ordinance (Cap 473)**”. The paper should have been emailed to all LSD members for their information and comment. If you have not received it, please contact our Hon. Secretary to obtain a softcopy. The proposed system will affect most of us who are engaging in land boundary survey so please make every endeavour to take a look through the paper and let us know your views and comments for our representative of the CSCC to consolidate and reply to Lands Department.

Planning & Development Division Chairman's Message



Edwin Tsang PDD Council Chairman

Planning & Development Division is within the 1984 HKIS Constitution. Year 2007 is the second year of the 2006-2007 Planning & Development Division

Education

The Chairman was appointed, in his personal capacity, by the HKIS Board of Education as the Chairman of the Panel of Reaccreditation of BS GP & QS and accreditation of the P&D and PFM Division of the Hong Kong University in March 2007. The Panel Report recommends that the Basic Principles of Town and Country Planning should be included in the Syllabus of GP and P&D Division before the respective Divisions can be reaccredited and accredited.

Since the principles of Town and Country Planning / Theory & Practice of Planning have been missed out in the undergraduate course, it is not surprising that the graduated students so far have not opted for the stream of P&D. The University has agreed to amend the syllabus accordingly.

Thus it may be sometime before the fresh graduates would take the APC Examinations.

Membership

The Division saw a modest start with 7 members in 2006 and has now grown to 21 members. The members grew mainly through multi-membership arrangement. New members include Stephen MW Yip and Dr Tony KT Leung and Pong Kam Keung. Membership comprises original Planning & Development members and members of other Divisions such as Professional Town Planners, GP, BS, QS & PFM.

Although the P&D APC Examination started in 2004, application for P&D APC is not strong perhaps the scope of work of P&D is not yet generally familiar to the students. The probationers may not have sufficient experience in P&D stream to take part in P&D APC Examinations.

Council Activities

Representatives of the Division take active part in the re-

spective committees such as Board of Membership, Board of Education, Board of Professional Development, Surveyors Registration Board and HKIS Annual Dinner Organizing Committee.

CPD Events

Site Visit to MegaBox

Planning & Development Division organised a site visit to the MegaBox, a newly developed Commercial Centre in Kowloon Bay on 4 August.

The visit was attended by some 35 members of various disciplines including probationers. The visit demonstrated a good example of how surveyors can contribute towards innovative planning & development of projects.

It involved the development process from site selection, development contents, retail viability study, catchment areas, concept design, development and retail mix, space segregation, internal circulation and car parking spaces located to where they serve. It involves building and structural concept, innovative fire compartmentations and fire fighting system solutions. It involves planned future external vehicular and pedestrian transport links to MTR Station.

It is a good study case for surveyors in various disciplines, from Planning & Development Surveyors, General Practice, Building Surveyors, Quantity Surveyors to Property & Facility Management Surveyors.

Review of the China Real Estate Planning & Development Process and its phenomena

Dr Tony KT Leung, an experienced P&D and GP member, gave a CPD lecture on 6 September on Real Estate Development and Trend in China at the Institute Learning Centre. The lecture was attended by about 100 members.

He talked about real estate historical development models, profit earning models, development process, approval process and government departments involved, advantages to local real estate development companies in China.

He encourages the young professionals, particularly GPs and P&D members to work in China where professional with China experience is in great demand.

Visit to Shenzhen with GP Division

A CPD visit has been arranged with GP Division to visit Shenzhen on 26 October 2007. The programme will include visit to the Shenzhen Planning Institutes, Shenzhen Institutes of Real Estate Appraisers and Research Centre at the Shenzhen Municipal Bureau of Land Resources and Housing Management. There will be visits to new developments in the afternoon. It is expected that 40 participants will attend.

Way Forward

It is unlikely that there will be substantial increase in the addition of members through APC in the next two years.

Members of other Divisions with wide experience in P&D work are encouraged to join us through multi-membership arrangement. In addition to strengthen membership, we will be investigating reciprocal recognition with other professional institutes such as planners, architects and engineers, who have already acquired adequate experience in P&D work, provided they have attended a recognised top up course.

P & D Annual Report for Annual Dinner

Membership

Membership as at	Dec 2006	-	17
Membership as at	Oct 2007	-	20
New Membership	Nov 2007	-	9
(Under application consideration)			

Education

P&D APC			
Application Entry	Oct 2007		2

Accreditation of HKU Surveying Course approved

P&D (undergrad)	Nov 2007
P&D (MSc RE&C)	Nov 2007

CPD (3)

- One talk - Dr Tony Leung
- One MegaBox visit
- One Shenzhen site visit

PDD Annual General Meeting

7pm Monday 3 December 2007

Surveyors Learning Centre

811 Jardine House

One Connaught Place, Central, Hong Kong

Property & Facility Management Division Chairman's Message



Michael Price PFMD Council Chairman

Here are the opening remarks I made at our Strategic Property Asset Management Conference on 15 November. They are highly relevant, and I would like to share them with you.



"I welcome you all to our first conference for surveyors on Property Asset Management. A joint collaboration between HKIS and RICS. May I welcome all our speakers, who have given up their valuable time to share experiences with us.

This will not be the last occasion but I would thank our Organizing Committee of both institutes led by Alan Wong and Andrew Pound, together with the conference organizer, Sheraton Hotel, and of course our sponsors and supporting organizations for their support. We are very grateful.

Asset Management for surveyors and other institutes is a huge opportunity for growth going forward. We are next to China. We are in the centre of the most dynamic region of the world, filled with employers, and clients looking for professionals to manage their property assets in the most effective and profitable way.

I know there are still people in our institutes and industry who do not understand the true value of professional property asset management. I cannot understand this. Proper asset management has a direct bearing on the value of buildings. Valuers need to note this. Poor maintenance standard leads to excessive costs. This provides opportunities for our Building Surveyors, Quantity Surveyors. Bad marketing and brand positioning all lead to low rents. Asset Management needs surveyors to have all around skill.

The need for professional asset management is clear. But I have said enough. It is time for us all to enjoy the experiences of our speakers."

Nick Brooke and other speakers went on to underline the size of the market, and a clear view that in the future the

major property players will be financial institutions, not the developers we have now. Expansion of REITs will bring yet more discipline and professional requirements into this area.



The message is clear to all surveyors in our division, the opportunities are there - go for it.

A new council will be elected at our AGM on 29 November. One of its major tasks will be to enhance the skill sets of members in the Asset Management arena. The proposed Joint APC with the RICS remains firmly in the agenda.

Finally, may I thank all who have helped and assisted me over the past two years. The future for surveyors in our division is bright. The HKIS working together as a team has a great opportunity to enhance its reputation in asset management area. I for one will be pushing hard.

All the best!

Quantity Surveying Division Chairman's Message



Spencer Kwan QSD Council Chairman

Different game rules

The fundamental concept of 'rule of law' in Hong Kong comes from colonial governance; the British brought in from their home country and which was developed over a few hundred years when clergymen struggled with monarchs for power. Over those struggles, blood shed and thrones overthrown and power to rule was conferred from monarchy to three balancing structures of judiciary, executive and legislative which complement and monitor each other. Under this concept, no one is above the law, rights of each legal entity are profoundly defined, order and stability of the place is maintained by its legal system.

We are brought up under this concept and are so used to it and thus easy to compare and condemn those who do not conform and might even regard them as unethical, chaotic or even pathetic. We could have drawn similar conclusions to our mother country where we often hear that rights are not properly covered by law, even when it does, it cannot be enforced and government policies are loose or sudden.

However, is it a fair comment? And what perspectives we should be using?

The following table refers. China has only for the last 30 years rebuilt its order gradually by redrafting laws at the prime outset of social stability. This redrafting might take time in refinement and consultation; in some cases for the pressing need of social and economic benefits, executive directives from Ministries are issued in parallel to regulate. These executive directives are "mandatory" but may not be in pace with development of corresponding law re-drafting to support and thus could arouse criticism on comparison. However, both background evolution of legal structure and the number of years of development/recovery of laws in China are different from that in the west, making comments not pragmatic.

Brief introduction of legal development since establishment of PRC

Stages	Status of legal system/ development
up to 1957	Redrafted law for the maintenance of social stability after the war
1957 - 1976	Civil Revolution, the existing legal system at that time was demolished.
1977 - 1989	Redrafting continued, focused on amending and adopting old laws on social order. (administrative law)
1989 - 2004	Redrafting law on economic growth (private law) and refining administrative law

2004 onwards	Refining and continuously updating and drafting new laws to suit economic growth.
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We need not be keen on politics other than be aware of those factors that affect our work and income and should therefore be observant on changes at all times.

Registration status of Cost Engineers on Mainland China

We met the Ministries of Economic and Commerce Bureau and the principal assistant permanent secretary of the Development Bureau in the CEPA forum and a meeting on 13 and 2 Nov respectively, when we reflected views on current registration status of Cost Engineer at Mainland. We understood that there had been little progress made with the China counterpart to resolve our current impasse in wholesale registration.

At the regular meeting on the 13 Nov, the council endorsed to accept the current offer from the Ministries of Construction (MOC) which provided through train to those who passed the RA assessment and now work in china for registration. This result will be notified to our counterpart and registration process should soon be arranged collectively through the HKIS administration office.

Standard form of contract for decoration repair and maintenance

Gratitude to Dr Paul Ho, who drafted a simplified version of contract for small scale work on decoration, repair and maintenance, this version is meant for layman and got the blessing from 2 quasi-government organization for its use. The current version is under legal vetting by Anthony Haughton and will be translated into Chinese.

Certified Surveyor

The Board of Professional Development presented a paper to the General Council on 22 November on the certifying scheme and it was reverted back to divisions for further consultation. In the next council year, if the paper is being endorsed by the General Council, an EGM will be conducted on the change of the HKIS Constitution and please raise your view on the forthcoming consultation period.

深圳造價站

A team of cost engineers from Shenzhen 深圳造價站 came on 22 November to visit HKIS and thanks to KC Tang, Gilbert Kwok, CF Wong, Paul Ho and others for the reception.

Young Surveyors Group Chairman's Message



Victor Lau YSG Chairman

Merry Christmas to all of you!!

2007 was a year of significant change for the Young Surveyors Group. In particular, we have extended our network with other professional bodies including HKIA, HKIP, HKILA, CI Arb, HKIE and the Law Society besides enhancing our internal links within the Institute. The professional image of the Institute has been extended to the community through a variety of voluntary work and joint Institution activities.

We have successfully held over 60 events including CPD, PQSL, social events, study tour and visits and joint professional activities and have helped to introduce the diversified range of work of professional surveyors during external visits; thus maintained a close tie with surveying undergraduates and graduates. This is in line with our aim to promote and enrich the professional, educational, social and cultural life among the young members.

Professional & education development

09-27	How to build up professional image
09-17	Collective Sales in Hong Kong
08-28	Construction Law Update
06-23	APC (BS) Workshop 2007 : APC Camp - Mock Assessment
06-08	Managing rising rental costs in Corporate Real Estate in Hong Kong
05-23	Concrete Repair or Concrete Repair Strategies?
05-19	Discussion Forum on the Tamar Site
04-18	Project Management - A Developer's Perspective with Case Study of IFC
03-22	APC (BS) Workshop 2007 - Techniques and Strategies for Written Assessment
01-25	Latest Information Technology for Surveyors
12-29	【表達創意】工作坊

Study tour and site visits

09-12	Dalian Study Tour 大連學習交流團2007
08-25	Site visit to Olympic equestrian venue in Shatin
05-12	Site Visit to Queen's Garden - Mast climbing working platform
03-24	Technical Visit to Precast Facade Factory at Shenzhen

03-17	Site Visit to The Beverly Hills Residential Development
03-10	Site Visit to International Commerce Centre (ICC) at Kowloon Station
12-23	Site Visit to Redevelopment of 440-450 Prince Edward Road West

Social and community events

10-21	Joint University Surveying Students Barbeque
09-10	Surveying Graduates Drink Session
06-19	AIA Stanley Dragon Boat Championship 2007
04-15	Hong Kong - Shenzhen Western Corridor Walk for Millions
03-25	YSG 5 men Soccer Cup 2007
03-18	Hong Kong Open Indoor Rowing Championships
01-26	YSG Launch on Happy Hour Drink
02-03	Cake Bakery Class
01-12	Starry Sky Astronomical Centre Tour

External activities

11-10	廣東省中山市青年專業人士學習交流團
10-27	HKU Open day and Introduction of YSG
10-14	Building Safety Carnival at Victoria Park
10-10	Visit to HK Polytechnic University Surveying students
10-05	Wine tasting with young professional HKIE, CI Arb, ICE & CIBSE
07-28	Queens Pier Open Forum
06-09	The Pacific Association of Quantity Surveyors Conference in New Zealand
05-13	International Federation of Surveyors (FIG) Week 2007: Young group meeting

I would like to thank all those who sincerely contributed to the young group. My thanks also go to the President and General Council members who have worked together to ensure a real contribution to developing our profession locally and regionally.

In the new Council year, a new committee will be formed under the leadership of Joseph Wong, hopefully with even more members to meet the new challenges. As always, we shall rely on more help and welcome any support that you may provide.



2007



Heritage Conservation and Management - the Australian Experience

Professor Sharon Sullivan, former Executive Director, Australian Heritage Commission

Summary of the Australian Heritage Management System

Modern Australia was founded by the British in 1788. Their interest was to dispose of the rapidly growing unwanted human detritus which was a direct result of the upheavals of the agrarian and industrial revolutions. Hence Australia's modern history and heritage is relatively short lived. However, humans reached Australia more than 60,000 years before this, when the ancestors of modern Aborigines arrived. Their society and way of life is one of the oldest continuous cultures in the world. So Australia's natural and cultural heritage is both young and old and remarkably diverse - wilderness areas, convict settlements, stately homes, spectacular rock art, sacred places and landscapes, early settler shacks, wool sheds and indeed opera houses all contribute to a rich mix of cultural heritage places. Australia shares with Hong Kong elements of the heritage of the British colonial period and like Hong Kong, a large percentage of its population consists of recent migrants. For these reasons it could be said that both Australia and Hong Kong have significant identity issues to work through.

Australia is a federation and its heritage management system reflects this, with heritage legislation and administrative units at three levels of government. The Commonwealth Government, in partnership with the States and Territories is responsible for World Heritage listed places, places of National Significance, and for places on land owned by the Commonwealth (defence land etc). Australia's six states the Northern Territory and the Australian Capital Territory are responsible for places of State Significance, and local or municipal governments have control of places of Local Significance. Once a place is listed it is legally protected so that a particular place (the Sydney Opera house for example) might have significance at more than one level (in this case it is significant at all four levels), though the numbers of listed places rises as we move from Commonwealth listing to local government listing.

There are at present less than 40 places on the National List (the legislation which controls it is relatively new in this number can be expected to grow) while in New South Wales

the State Register (places of State significance) contains some 1700 places while there are more than 20,000 places of Local Significance and about 70,000 heritage areas on local government lists in New South Wales.

The legislation in most jurisdictions allows for the listing of landscapes and heritage precincts as well as for serial listings (single listings which include more than one site). The Council of Australian Governments, which is the intergovernmental council made up of Commonwealth, State and Territory Governments has an agreed set of principles and procedures for managing Australia's heritage generally and for avoiding administrative duplication.

Heritage legislation at Commonwealth, State and Territory level controls listing, conservation and protection of heritage places and landscapes, and provides limited funding for heritage conservation work - especially assistance to private owners of listed properties. In each jurisdiction there is a Minister for Heritage who is ultimately responsible for heritage issues. Heritage legislation and regulations throughout Australia are based on the principles of the Burra Charter, <http://www.icomos.org/australia/>.

Both the Commonwealth and States and Territories have statutory, government appointed Heritage Councils made up of heritage experts, and in most cases also with representatives of relevant government departments, and other groups representing heritage, and the community for example the National Trust, the Institute of architects, Aboriginal Land Councils, etc. The role of these Heritage Councils varies in different jurisdictions but they all have the primary role of recommending the listing of places to the relevant minister, or of listing these places themselves, and subsequently making decisions or recommendations on management and conservation. All Councils are serviced by an administrative unit, with a range of heritage professionals and administrators on staff - their job is to provide administrative support, carry out the Councils' resolutions, identify places, assess them for listing, and give expert advice on their conservation and management.

Local government authorities have a system of statutory local environmental plans which list and protect places of Local Heritage Significance.

SHR Assessment Criteria

Godden Mackay Logan
Heritage Consultants

To be assessed for listing on the State Heritage Register an item will, in the opinion of the Heritage Council of NSW, meet one or more of the following criteria:

- | | |
|---|------------------|
| a) an item is important in the course, or pattern, of NSW's cultural or natural history; | } Historic |
| b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history; | |
| c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW; | } Aesthetic |
| d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons; | } Social |
| e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history; | } Scientific |
| f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history; | } Rare |
| g) an item is important in demonstrating the principal characteristics of a class of NSW's | } Representative |
| – cultural or natural places; or | |
| – cultural or natural environments. | |

An item is not to be excluded from the Register on the grounds that items with similar characteristics have already been listed on the Register

<http://www.heritage.nsw.gov.au>

All listed places are legally protected for the values for which they have been listed. Any proposal to damage or significantly change listed heritage place must be considered by the relevant authority, usually the Heritage Council or local government authority and in most cases can be challenged in court. Protection for World Heritage, National and State Heritage Places tends to be very strong, with more latitude at the local level.

Identification and Listing

All the different jurisdictions have detailed statutory criteria relating to significance, which are used to assess whether a place meets the threshold for listing on a particular register. These criteria vary between jurisdictions but are very similar and are based on the Burra Charter's definitions of aesthetic, historic, scientific or social value.

Identification of heritage places is based on the identification of key historic themes, thematic or regional studies, and systematic survey for the identification of heritage places usually within local government areas. These thematic and regional studies are a very important tool in the identification of heritage places, and in the decisions about the listing. Ideally heritage studies are preceded by national or regional histories, which have identified the major themes at the national, state or regional level. Consultant historians and heritage professionals then carry out surveys for

heritage places in particular regions or local government areas, compile lists of places, precincts or landscapes of significance, and make recommendations to the relevant authority about the level at which they should be listed. Doing the work thematically and regionally has a number of important advantages. It allows for comparative analysis, organised and widespread community consultation, and for the selection of a range of good examples of particular types of our heritage. Ideally, it also allows for listing at National, State and Local level as part of the same process, and for the design, at the same time, of overall policies and programmes to protect the listed places. Such systematic listing processes also avert the need to make listing decisions in a land-use conflict situation, when development is already

proposed and alerts developers and governments to the existence of protected heritage assets prior to the development of detailed infrastructure or development proposals.

Members of the community are also actively encouraged to nominate places to the National, State or in some cases the Local Heritage Register. Researchers nominate places they have studied, specialist groups survey for and nominate sites of importance to them - for example the heritage engineers group might nominate a suite of timber bridges which they consider to be important. NGOs (the National Trust for example) also actively nominate places as do many members of the community. A listed heritage place at any level can be owned by the Government, by a local authority or Corporation or can be privately owned

Assessment of heritage significance is carried out by experts working in the relevant heritage office (often with assistance from the community or heritage consultants) Nominations are considered by the Heritage Council at the appropriate level and the decision to list is made by the Council or the Minister. Heritage Councils when considering whether to list places must give priority consideration to the cultural heritage value of the place, rather than other considerations, although some also consider issues of the practicality of conservation and financial hardship. In some jurisdictions, including at the national level if a minister decides not to list a place he or she must make the reasons for the decision public.



Various jurisdictions have a range of appeal mechanisms whereby people (including owners aggrieved by the decision to list (or not to list) can dispute the decision on an informal basis, or through a tribunal or court.

At a national level and in some States, heritage lists cover places of natural, Aboriginal and historic heritage value. In other States Aboriginal and natural places are looked after in different departments. This paper concentrates on the conservation and management of historic places.

A government can resume (purchase with just compensation) a privately owned listed property if it is important enough and/or it is threatened. All levels of government give grants for heritage conservation (including funding for the development of conservation management plans) and interpretation.

Conservation Plans

Conservation plans using the Burra Charter model must be prepared, and approved by the relevant heritage authority before the implementation of any change which will affect the significance of the heritage place (including proposed conservation or restoration).

Conservation plans are generally required for government-owned places (Commonwealth and State) or for private property if the owner wants to do something which will impact on heritage values or is seeking a grant to conserve or adapt the place. There are detailed specifications for Commonwealth, State and local conservation plan requirements. Owners of listed places must maintain minimum standards of repair.

Judgement about development or change which will impact on a heritage place is based on the type of significance for which a place is listed. For example requirements would be different for places listed for streetscape value, interiors, traditional use or social value.

A Best Practice Australian System

It will be readily apparent that with the Australian Federation model of government, there are nine slightly differing heritage regimes. In the Australian context an ideal system would contain the following elements: (all of which currently exist in various jurisdictions)

• A set of principles for heritage conservation based on

the principles of the Burra Charter – i.e. values-based identification and management of heritage

- A government minister with the statutory responsibility for heritage conservation
- A statutory Heritage Council appointed by government including eminent heritage experts, representatives of relevant government departments representatives of heritage NGOs and professional organisations and representatives of community groups, nominated by the public.
 - The Heritage Council has the power to list heritage places, precincts or landscapes of heritage significance and in so doing gives priority consideration to their heritage value. The Heritage Council also has power to make recommendations to the Minister about their conservation and protection.
 - The Minister has the power to decide on the management and protection of heritage places, must consider heritage council advice and must provide a transparent public explanation if he or she deviates from that advice.
- A right of appeal for the public and development agencies both for the listing and management processes.
- Provision of strong incentives for heritage conservation including grants, tax concessions, and planning concessions for owners of listed properties, with provision for compensation for loss of income in some circumstances.
- Provision of advice to owners, and to local councils through a system of qualified heritage advisers employed by every local government area.
- Establishment of a trust or a unit of government to manage and interpret key heritage places in the public domain (owned by the state).
- Systematic identification and listing of heritage places, landscapes and precincts based on thematic and regional studies, along with provisions for community-based nominations to the registers.
- Statutory but flexible provisions for public involvement in heritage identification and management, and provision of funding for this specific end.
- Statutory provisions which oblige Government Depart-

ments to carry out an audit of their own heritage properties and to take responsibility for their conservation and management, and which give the Heritage Council the power to oversee this process.

- Requirements for the development of conservation plans using the Burra Charter model approved by the relevant heritage authority before the implementation of any change (including conservation or restoration) which will affect the significance of heritage place.

Even with all these provisions in place, there are some potential problems in the Australian heritage management system. In particular some practitioners worry about the graded listing process (national state and local) because it artificially divides what is essentially a heritage landscape in two ways - it has a tendency to turn heritage into 'dots on the landscape' rather than acknowledging the entire landscape as having heritage elements, and by splitting management responsibility between three jurisdictions, it can create artificial boundaries, complex administration, and confusion among the public.

Principles Underlying Heritage Management in Australia

The Development of the Burra Charter

In the 1970s when Australia ICOMOS was formed, heritage conservation was in its infancy in Australia. There was not much heritage conservation going on, and much of it was of a poor or inconsistent standard. The membership of Australia ICOMOS was small, and consisted of an eclectic range of people from different disciplines and positions. Because of the lack of a tradition of heritage conservation practice ICOMOS members considered it essential to lift the standard by designing a set of principles to guide practitioners who were trying to administer or respond to new national heritage legislation and to international requirements. The document which dictated international conservation practice was the Venice Charter, adopted as a basic standard by ICOMOS International. Australia ICOMOS members endorsed the principles behind the Venice Charter - but there was general consensus that it was Eurocentric and didn't deal effectively with the range of heritage issues faced by a very young transplanted nation imposed on a land of ancient culture. Australians therefore looked to US models and to their own particular needs and developing conservation philosophy, and out of this developed the Burra Charter, based on the Venice Charter but

with significant adaptations.

The Burra Charter differs from the Venice Charter in three key aspects: Firstly the concept of cultural significance is explicitly defined in the Burra Charter and the concepts of scientific and social value have been added to the aesthetic and historic values which the Venice Charter emphasises. Secondly, a cultural heritage significance assessment process explicitly articulates all the cultural heritage values of the site and guides their management. Thirdly, in the Burra Charter, emphasis is placed on the process of planning in a proper sequence for values-based site management. The process essentially consists of an independent assessment of all cultural heritage values, followed by an assessment of management and conservation issues, and the development of policies and strategies which rely on these assessments and which have as an outcome the long-term conservation of all the conservation values of the site.

(In the same way as Australian practitioners adapted the Venice Charter to suit their needs, Chinese heritage practitioners, when looking for a model for Chinese heritage conservation practice looked first at the Venice and the Burra Charters and using elements of them developed the China Principles to meet Chinese needs and conditions. (http://www.unescobkk.org/fileadmin/user_upload/culture/cultureMain/Instruments/Principles_for_the_Heritage_Sites_Conservation_in_China.pdf)

Key Principles of the Burra Charter

The key principles of the Burra Charter can be summarised as follows:

- Assessment of all elements of cultural heritage significance is an essential starting point
- decisions about significance are separate from and precede management decisions
- A realistic and unvarnished assessment of all the issues involved in the conservation of these values (including the financial and development issues) is an equally important step
- It is important to follow a systematic process of assessment of significance and management issues, and to base conservation planning on this assessment
- The aim of the Burra Charter principles is to conserve for the long term all the cultural heritage values of the site. All conservation and management should be based on this aim (often called values-based management)
- These values may be historic, aesthetic, scientific, or social values, or other special identified values.



- Values may be intangible as well as tangible, and may relate to traditional use, contemporary associational value or spiritual or symbolic elements
- Community involvement in the assessment processes is crucial for a proper assessment

Discussion

All of these principles are simple and may seem obvious, but often even experienced heritage practitioners can overlook steps in the process. For instance the fabric (the actual built form) of the place is usually readily apparent, but elements of its intangible value may only be identified by community consultation and oral history. If this is neglected important values may not be conserved. For example it is by definition almost impossible to accurately document the social value of a place without community consultation. The social value of a place is its value to the community, or groups within the community, as a repository of memory, a symbol of the community, or possessing spiritual or emotional meaning. Many public places - departure points, workplaces, meeting places, ceremonial areas may have social value which the community wishes to commemorate in some way. In Australia in particular Aboriginal sites often have spiritual and symbolic meanings only available through discussion with their traditional owners. But the same may equally apply to places valued by ethnic minorities or particular communities.

Sometimes assessments of values are technically deficient, and neglect important elements. A famous case in Australia is the case of First Government House Site in downtown Sydney. Heritage buildings relating to the early settlement of Sydney had been identified, mapped and listed but the archaeological value of the area had not been investigated. On a vacant block of land, which the Government proposed to sell, a last-minute archaeological investigation, agreed to very reluctantly by the Government, revealed the undoubted site of First Government House. This building was built in the year the country was founded in 1788 situated on a block of land overlooking the harbour, since becoming lost in the urban fabric. It is one of the most important historic and symbolic sites in Australia, but for a long time government agencies persisted in downplaying its significance or doubting its authenticity and put pressure on the Heritage Council not to recommend its listing or to agree to the sale of the land and new development on the site before archaeological investigation was complete.

There is a tendency in cases such as this for government and other authorities to confuse decisions about heritage

value with decisions about management conservation. In other words it is easier for the decision-makers in the middle of a public debate about the future of a place to downplay its significance in the hope that if the Heritage Council does not list the place it will not be necessary to defend a decision to remove or damage it. This is why the Burra Charter stresses the importance of separating decisions on significance from those on the management. In the case of First Government House Site the matter was finally successfully resolved, after very considerable lobbying and community activity and final government acknowledgement of the heritage value of the site.

Sometimes, even after a decision has been made to list and conserve a place, the conservation of different values can come into conflict. In the case of the First Government House Site one proposal put forward by supporters of its conservation was that the entire site should be completely reconstructed from the footings to honour the early pioneers (from who some members of this particular group were descended). This proposal was perhaps in line with the symbolic and historic value of the place but it would have meant that the archaeological value of the site and its authenticity would have been destroyed.

Engaging the Local Community

Involving the relevant stakeholders in the identification of heritage places, assessment of their value, and subsequent management and conservation decisions is crucial for two reasons: a feeling of ownership of the processes of identification, management and planning is essential to win community support. A heritage site is essentially a part of the community, in the final analysis owned by that community and not by the manager or by the government. The site is the living link between the community and its heritage; it animates this heritage and is the ultimate basis for all the more-formal values we professionals give it. Secondly, only by working with all the stakeholders: community, owners, experts, planners, and decision-makers can we identify all the values of the place and all the issues involved in their conservation, including the very real difficulties, complexities, and conflicting aims - which must be resolved rather than disappeared or ignored.

The word community is a difficult word to define; it can have many levels of meaning. It can mean the general community (the citizens of the nation or state) or the particular community or social group associated with the her-

itage site. People who might have a legitimate connection to the site include:

- local residents: those who live around the site or in associated local or regional centers
- people with traditional links to the site: traditional owners, relatives of historic figures associated with the site, people whose personal histories are connected to the site, members of a particular religion or society for which the site is significant
- people with particular knowledge about the site: long-term residents, local scholars, custodians of information, etc.
- those who visit the site to explore its cultural heritage or for relaxation or recreation
- those with a statutory, political, or pecuniary interest in the site: department officials, politicians, local leaders, businesspeople and developers, those in the tourism and accommodation industry, etc.

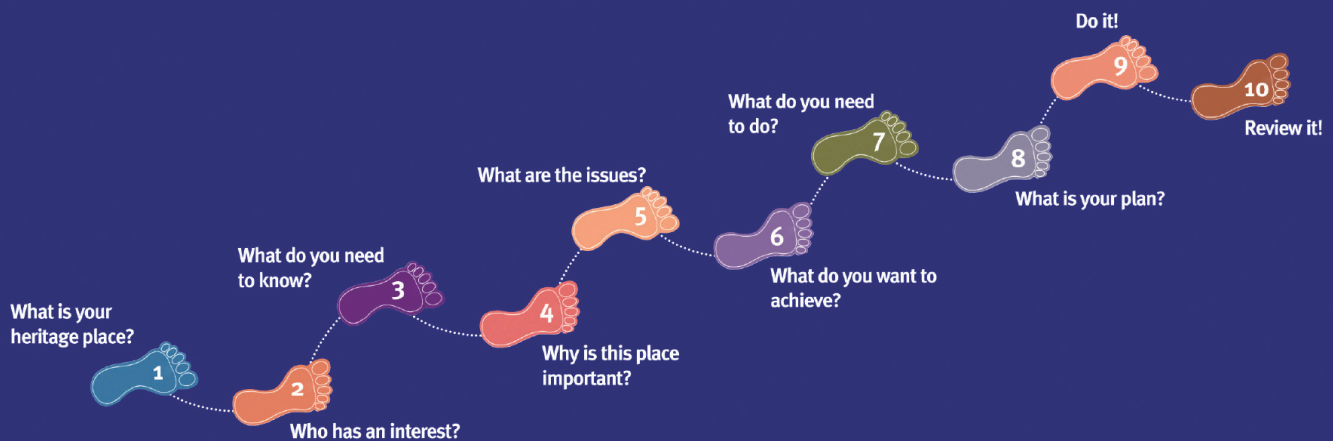
All of these groups are stakeholders. Successful management involves dealing effectively with all of these people, including difficult as well as helpful sections of the community. Including such groups in the consultation process allows them to feel part of the process and to voice their legitimate concerns and needs. It also gives managers the opportunity to explain their point of view and to work toward a win-win solution to problems. Ideally, the manager should consult with stakeholders at every major step of the planning and implementation process, seeking views on the significance of the site, on the issues and op-

portunities relating to it, and on the proposed solutions.

It may seem to many heritage advocates that business people, tourism operators, and developers should not have a place at the table during these discussions. Leaving them out, however, is very dangerous and can result in their opposition to key conservation objectives though some of their motives may be exploitative, their cooperation can very often assist in finding good management solutions for the site. In the final analysis, the long term conservation of the site is in the interest of these user groups and the site managers.

The Australian Heritage Commission, now the Australian Heritage Council has developed a free kit to help communities identify their heritage and plan to protect it (*Protecting Local Heritage Places: A guide for communities*. Australian Heritage Commission 1998). This kit consists of a set of guidelines and tools which enable communities using the process to identify places of value to them and to plan for the conservation of their natural, historic and Aboriginal heritage. The booklet, and step-by-step tutorials are available online from the Department of Environment and Water Resources website (<http://www.ahc.gov.au/>) and advice and assistance from officers in the Department is also available. The ten steps laid out in this book are an excellent model for grassroots community action, and the method has been used by groups of citizens who wished to take action to conserve their heritage in particular circumstances. An important part of the program is the ongoing involvement of all local people through a series of activities -

10 steps to help protect heritage places



Protecting Local Heritage Places: A guide for communities. Australian Heritage Commission 1998

meetings, field days, facilitated workshops to resolve issues and suggestions for the involvement of local and State politicians and other key decision-makers. Such a process should be part of any regional or local heritage survey and is equally important as the expertise of heritage specialists.

A contentious case of community involvement and debate was the case of Braidwood, an intact country town in the Georgian style of architecture and town design in rural New South Wales. The Heritage Council received a nomination to list the entire town in its untouched rural setting on the State Register with the enthusiastic support of many locals. Other locals however, including members of local government were extremely concerned about this proposal since it would limit development of housing estates on the perimeter of the town and thus it seemed to them, affect its economic future. Community lobbying and activity was intense, with rival groups arriving to address the Heritage Council and feelings running high. Heritage Council officers responded with a vigorous information campaign, including running public meetings, to explain proposals for listing, meeting with the Local Council to go through their objections and to provide evidence of the economic benefits of heritage to a town like Braidwood, running a community information newsletter, setting up a free call number to field enquiries, and arranging meetings with individual concerned owners as well as enthusiastic supporters of the listing.

Key to the success of the negotiating was the Heritage Council's willingness to seek solutions which protected the key elements of significance, while allowing appropriate development, and their offer of incentives, for examples substantial assistance with the development of a tourism plan to augment local income and to promote the heritage values of Braidwood, and an offer of financial assistance for conservation work where necessary. At the same time the Heritage Council Chairman worked with the Minister for Heritage with and his staff to avert political problems and to create an outcome which could be announced by the Government as a positive win for conservation and for economic sustainability. Two years after the listing, surveys carried out jointly by the Heritage Council and local authorities indicate that in Braidwood heritage tourism is thriving and that heritage listing has advanced this process. Support for listing among the local community is higher than it has ever been.

Engaging the local community in decision making is often seen as a risky strategy by authorities because it means giving up a degree of control to the local community or to

other stakeholders, or at the very least involving them in discussions about significance or management. The heritage managers however, must recognize that important aspects of a site's cultural value are in the custodianship of the community and that they must play the role of a facilitator rather than a boss or an opponent in working with that community. More and more today the community is finding its voice, and it is dangerous to ignore it or attempt to sidestep it. Heritage authorities or government and thousands may be able to come up with theoretically perfect solutions to a particular management issues by excluding the community, but there is a real danger that ignoring community input may well mean that crucial political and social support for the site is lost and, as a result, elements of its significance are endangered.

The Economics of Heritage

All government jurisdictions offer incentives for heritage conservation. These are very important in assisting owners and the community. They include direct grants for conservation planning, conservation work and interpretation, access to free professional advice, rebates on some rates and taxes, compensatory development concessions and conservation agreements which compensate owners for their actions to conserve heritage places. It is very important that these incentives are provided, and that they are promoted and publicised. The more the government is seen to respect and support heritage, the more the community will respond.

It would however be true to say that there is insufficient funding for heritage conservation and heritage incentives in Australia, and that Australian governments have neglected this aspect of their stewardship, even with the ample evidence of the benefits of heritage both to the community and the economy. During the last 10 years owners of natural heritage places (containing rare or endangered species, important ecosystems etc) have received a very comprehensive package of incentives and assistance but as the Australian State of the Environment Report documents (<http://www.environment.gov.au/soe/index.html>) this has not been the case for cultural heritage, either for historic or Aboriginal sites. In this respect the Australian natural heritage model is a much better model for emulating than the cultural heritage model.

Occasionally owners of properties proposed to be listed object to listing, either on the grounds that they cannot al-

ter the property as they wish, or in particular in major cities listing prevents redevelopment of the land with a profit many times its current value. In fact only a small percentage of owners object to listing, but this can be a very real issue, to which there is no full solution. It would be fair to say that in Australia the community, and hence the government have taken a decision that in the case of important heritage places, the rights of the owner (including the State as an owner) must be tempered with a recognition of the importance of the conservation of heritage, and the general community right to keep elements of its heritage. This is comparable to government control in other areas of planning.

There are other aspects which come into play here. Australia now has numerous research studies which demonstrate that heritage listing of places often increases their value, that the benefits to the community (and often the owner) of heritage tourism outweigh the gains made by 'redevelopment' and are an important driver for community well-being and prosperity. All of these issues relating to economic costs and incentives have recently been pursued by the Australian Productivity Commission. The submissions to this enquiry give ample evidence of the points I have briefly summarised here <http://www.pc.gov.au/inquiry/heritage/index.html>

Making Hard Decisions

This extensive legislative protection and public support for heritage does not, however mean that heritage places are not destroyed, or that there are not significant conflicts in heritage management in Australia. While it is not possible or even desirable to keep everything from our past, Australia has lost some significant places, especially during the period when many places and landscapes were unidentified and unlisted, and development was less controlled than it is now. Even today however there are significant issues and the necessity, always, for compromise. For example at a very important archaeological site in the rocks in downtown Sydney the remains of early urban settlement will be incorporated into a new development, rather than turned into a museum. Often buildings are significantly altered to allow development and change while conserving some elements of their significance. In other cases commemorative areas or interpretive displays have been incorporated into new developments to conserve some elements of heritage significance. In extreme cases, the government decides that the needs of the community outweigh the value

of particular heritage place and it is destroyed or moved. Developments such as water storage areas, transport systems, etc often cannot be built without affecting some heritage places, especially in Australia where Aboriginal sites are ubiquitous. Even in these cases however, it is often possible to minimise destruction or damage by proper process of assessment of alternatives which take the importance of heritage values into account. Australian planning procedures usually require such assessments.

In dealing with potential conflict situations, there are a number of principles which can be applied to reduce friction, and to assist with the best outcome.

Firstly, as I have made clear above, an active program by government to identify heritage places and landscapes of significance (and in the case of archaeological remains zones of potential significance) will mean that land-use conflict is minimised, because government and developers are aware before they begin their development planning of the sensitivity of some areas for heritage reasons. The community is also aware of its heritage when it has been part of a heritage survey and listing process and is therefore more likely to defend it.

Secondly, it is crucial that at the time of listing, elements of significance are analysed and described - so that the type of significance and its implications for management are clear. Many people believe that heritage listing means that the listed place or landscape cannot be altered or adapted. This is not necessarily true. If a place is listed for its streetscape value, it is perfectly possible to change its interior and still retain its significance. If a place is listed because its main value is its continued traditional use over a long period, it may actually be in the interests of significance conservation to adapt the fabric of the place so that the traditional use can continue. For example putting lifts or even another story or other new infrastructure into a 19th-century shopping emporium in Sydney may seem like it is damaging the fabric, but this has been done to enable the emporium to continue as a shopping centre - because its continued use in this way was considered to be a major element of its significance.

Thirdly, it is not always necessary to conserve heritage places as museums. Bearing in mind what I have said above, they can be adapted for a range of uses, which enables them to still be enjoyed by the community, to be economically viable, and in fact to contribute to sustainability principles through the continued use of the energy and materials already vested in the building or site.

Another key issue is the element of trans-parency in decision-making. Sometimes (though rarely if the conditions outlined above are in place) the government considers it necessary to make the decision that a heritage place must be sacrificed, or some elements of its significance affected. This is, after all, the role of government. However there is sometimes a tendency, in Australia at any rate, for Ministers to try to duck out of this final responsibility by preventing a full enquiry, or by trying to downgrade the significance of the heritage place or landscape. A full public enquiry, an honest assessment of alternatives, and frank revelation of the reasons for the minister's action, along with arrangements for as much mitigation as possible can go a long way towards demonstrating government bone fides with respect to heritage, and to encouraging respect for heritage in the community.

Building Support

The role of NGOs and voluntary organisations in building support for heritage has also been very important in Australia. Australia ICOMOS and the National Trust played a crucial role in the development of a heritage consciousness in Australia, and indeed in the development of legislation and good professional practice. A good example of this is that the Burra Charter, developed by Australia ICOMOS, has been adopted as a set of guiding principles by government jurisdictions in Australia. This has been due to extensive dissemination and promotion efforts by the members of Australia ICOMOS

An early initiative of the Australian Heritage Commission, at the request of Australia ICOMOS, was to make the use of the Burra Charter principles and the development of a conservation plan in accordance with these principles, a pre-requisite for federal funding. This had a strong influence on conservation practice and created consulting jobs for a consequently growing number of heritage practitioners. The various states of the Australian federation were also systematically lobbied by Australia ICOMOS members to adopt the Burra Charter principles in their administrations.

Copies of the Burra Charter and explanatory notes were distributed free of charge to all local government areas in Australia and to follow this up Australia ICOMOS designed and ran two-day workshops on conservation planning which were offered in provincial towns throughout Australia. These workshops were aimed as much at local

government officials and their staff as at heritage professionals. They were simple, using practical local examples and were designed not to turn local government planners into heritage professionals, but to give them an understanding of the process, and their role in it. These courses are still run by Australia ICOMOS members (often as volunteers) after 20 years and Australia ICOMOS also encouraged universities and other tertiary institutions to teach the basics of significant assessment and conservation planning as part of their heritage professionals' training courses.

'How to' tools were also developed at a number of levels. A manual on the conservation planning process was produced and published by the National Trust. Model conservation plans were developed and two editions of the Illustrated Burra Charter - giving examples of the implementation of each principle - have been produced and disseminated by Australia ICOMOS.

Summary and Conclusion: The Australian Experience, and Possible Relevant Issues for Hong Kong

Hong Kong already has a set of declared monuments which seem to represent some significant features of the identity of Hong Kong. Elizabeth Kenworthy Teather and Chun Shing Chow (Identity and Place: the Testament of Designated Heritage in Hong Kong. International Journal of heritage studies 9(2) (2003): 93 – 115) have designated Hong Kong's listed monuments as covering the precolonial past, old and ongoing traditional roots, relinquished colonial power, hybrid values of modern Hong Kong, and Beijing oriented Chinese values. They have commented that these listed monuments do not at this stage represent a survey of Hong Kong's significant heritage places. They have outlined evidence of government and community recognition of heritage, and have commented that one of the issues in managing Hong Kong's heritage appears to be that the responsibility for development plans is divided between several agencies, and that heritage policy is sometimes not clear and possibly needs to be fleshed out.

What I have tried to do here is to outline some of the features of the Australian heritage system in the hope that, some of the Australian methodology can be helpful in the Hong Kong context and certainly, some of the Australian problems and issues may also be useful to ponder.



Visit to Hong Kong Polytechnic University

Victor Lau
YSG Chairman



On 10 October, YSG committee members visited the Department of Building and Real Estates of Hong Kong Polytechnic University and introduced the various disciplines of the surveying practices within the Institute to the undergraduates.

Representatives from the building surveying, general practice, quantity surveying and property and facility management divisions explained the nature of their work and the career paths that the undergraduates may pursue upon graduation.

There was a sharing session towards the end, YSG representatives were asked questions on future development of the surveying profession and ways to obtain professional qualifications.

It is commended that visits of this nature are meaningful to the surveying faculty.

Surveying Profession on HKU Open Day 2007

Joseph Chong
YSG Hon Treasurer

The Open Day 2007 of the University of Hong Kong was from 27 to 28 October. The YSG participated in this event and has set up a booth in the Surveying Studio to promote the surveying profession to Form 7 students and their parents.

The YSG has introduced the background of the HKIS, the six divisions, career path and how to become a corporate member of HKIS to the students. At the same time, HKIS newsletters, journals and brochures were distributed.

The event was a great success. Department of Real Estate and Construction of the University estimated that there were



more than 2,500 visitors in this 2-day event.

YSG committee members Victor Lau, Joseph Chong, Matt Lau, Philip Tse, Sylvia Mok and Astor Chu delivered speeches to the students and the HKIS corporate video was played. The four sessions of career talk had attracted more than 200 audiences.

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**.

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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.

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.

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

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

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

Welcome to the HKIS Shop

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

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

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



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

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

Date	Event	Organiser	Location	
2007				
Dec	03	PDD Annual General Meeting	HKIS / PDD	SLC, HKIS
	04	QSD Annual General Meeting & Annual Dinner	HKIS / QSD	38FI World Trade Centre Club, Hong Kong SAR
	12	HKIS Annual General Meeting	HKIS	SLC, HKIS
	28	Surveyors Happy Hour	HKIS	Library, HKIS

For details, please visit www.hkis.org.hk or contact the HKIS office on 2526 3679. Board Room, HKIS = 810 Jardine House, 1 Connaught Place, Central, Hong Kong. Library, HKIS = 801 Jardine House, 1 Connaught Place, Central, Hong Kong. SLC, HKIS = 811 Jardine House, 1 Connaught Place, Central, Hong Kong.

Buildings Department Issue of (i) PNAP 302, and (ii) revised PNAP 212

The Building Authority (BA) has just issued Practice Note for Authorized Persons and Registered Structural Engineers 302 on Fire Safety (Buildings) Ordinance Cap. 572

<http://www.bd.gov.hk/english/documents/pnap/Pnap302.pdf>

The BA has also revised Practice Note for Authorized Persons and Registered Structural Engineers 212 on Fire Safety (Commercial Premises) Ordinance Cap. 502.

<http://www.bd.gov.hk/english/documents/pnap/Pnap212.pdf>



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

Annual General Meeting

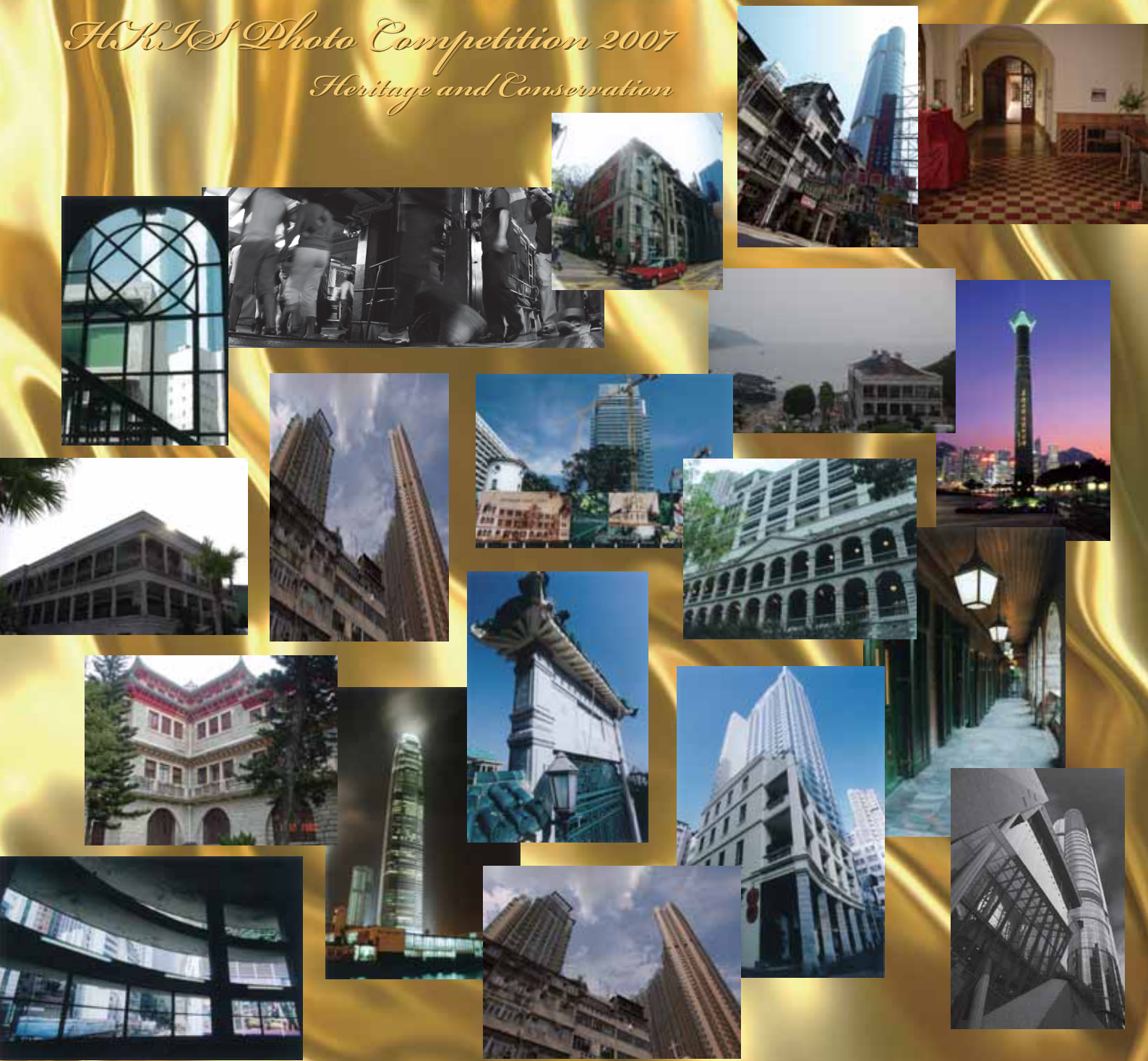
6:30pm

Wednesday 12 December 2007

Surveyors Learning Centre
811 Jardine House, One Connaught Place
Central, Hong Kong

For enquiries, please email info@hkis.org.hk or call (852) 2526 3679.

HKIS Photo Competition 2007
Heritage and Conservation



Winners



Lee Sai Kit
(Groups 1 and 4)



Lee Kai Yiu
(Group 2)



Andy Wong
(Group 3)