

# SURVEYORS

## 測量師時代 Times

Vol.17 • No.6 • June 2008



### 初賽 1ST ROUND

RACE 1 08:00		RACE 3 08:24	
大學堂 University Hall	M1 1, 10	AON	
香港晉江同鄉會青年聯合會	M11, 2, 5	孩之寶遠東有限公司 Hask	
香港測量師學會-TEAMS The HK Inst. of Surveyors	M24, 3, 8	日本電氣之龍 NE	
翠豐 Kingfisher Group	M29, 4, 7	電訊及科	
Newedge	M16, 5		
RBS Bravehearts	M10, 6		
Club 1	M48, 7		
Triot Dragon	M38, 8		
俱樂部 HK Japanese	M45, 11		

## 賽龍奪錦 Dragonboat Championships



## HKIS 2007-2008 General Council

香港測量師學會2007-2008年度理事會

### Office Bearers 執行理事

President 會長	Yu Kam-hung 余錦雄
Senior Vice President 高級副會長	Francis Leung 梁立基
Vice President 副會長	Stephen Yip 葉滿華
Honorary Secretary 義務秘書	Lesly Lam 林力山
Honorary Treasurer 義務司庫	Ben Chong 莊永康

### Council Members 理事

#### Building Surveying Division 建築測量組

Chairman 主席	Alex Wong 黃來發
Vice Chairman 副主席	Kenneth Yun 甄英傑
Council Member 理事	Vincent Ho 何鉅業

#### General Practice Division 產業測量組

Chairman 主席	Dr Lawrence Poon 潘永祥博士
Vice Chairman 副主席	Chiu Kam-kuen 趙錦權
Immediate Past Chairperson 上任主席	Serena Lau 劉詩韻

#### Land Surveying Division 土地測量組

Chairman 主席	Sung Hon-kwong 宋漢光
Vice Chairman 副主席	Simon Kwok 郭志和
Honorary Treasurer 義務司庫	Rina Tsoi 蔡韻琳

#### Planning & Development Division 規劃及發展組

Chairman 主席	Edwin Tsang 曾正麟
-------------	-----------------

#### Property & Facility Management Division 物業設施管理組

Chairman 主席	Kenneth Chan 陳佐堅
Vice Chairman 副主席	Gary Yeung 楊文佳
Honorary Secretary 義務秘書	Dick Kwok 郭岳忠

#### Quantity Surveying Division 工料測量組

Chairman 主席	Stephen Lai 賴旭輝
Vice Chairman 副主席	Daniel Ho 何志偉
Honorary Secretary 義務秘書	Antony Man 文志泉

#### Young Surveyors Group 青年組

Chairman 主席	Joseph Wong 黃耀祖
Vice Chairman 副主席	Jeffrey Wong 黃正行

#### Technical Grade 技術會員級

Representative 代表	Kwok Kin-wai 郭健威
-------------------	------------------

### Ex-Officio Members 當然成員

Immediate Past President 上任會長	Raymond Chan 陳旭明
Chairman, Board of Education 教育委員會主席	Wong Bay 黃比
Chairman, Board of Membership 會籍委員會主席	Evenlyn Kwok 郭劍生
Chairman, Board of Professional Development 專業發展委員會主席	Professor Barnabas Chung 鍾鴻鈞教授

## SURVEYORS TIMES Editorial Board

測量師時代編輯委員會

#### Honorary Editor

義務編輯

Lesly Lam

林力山

#### Building Surveying Division

建築測量組

Astor Chu

朱至雅

#### General Practice Division

產業測量組

Edward Au

區成禧

#### Land Surveying Division

土地測量組

Lesly Lam

林力山

#### Planning & Development Division

規劃及發展組

Albert So

蘇振顯

#### Property & Facility Management Division

物業設施管理組

Professor Eddie Hui

許智文教授

#### Quantity Surveying Division

工料測量組

Gilbert Kwok

郭靖華

#### Young Surveyors Group

青年組

Michelle Chung

鍾敏慧

The SURVEYORS TIMES Editorial Board welcomes views, opinion and editorial submissions. Editorial articles can be in either the English or the Chinese language and, if published, will appear only in the language submitted. The publication of materials will be at the discretion of the Editorial Board. Please email editor@hkis.org.hk or fax (852) 2868 4612 or by post to: The SURVEYORS TIMES Editorial Board, 801 Jardine House, 1 Connaught Place, Central, Hong Kong. SURVEYORS TIMES is the Institute's official monthly newsletter circulated free of charge to all members of the Hong Kong Institute of Surveyors. Circulation: 7,500 copies.

No part of this publication may be reproduced or transmitted in any form or by any means without the written permission of HKIS. The contents of this publication do not necessarily reflect the views or opinion of HKIS or its members and no liability is accepted in relation thereto. Advertisements appearing imply neither endorsement nor recommendation by HKIS. For enquiries, please call 2526 3679.

「測量師時代編輯委員會」歡迎各界以任何形式提供意見及稿件，來稿可用英文或中文，一旦選用，文章將以原文語言刊出。所有文章出版權由上述委員會決定。來函可電郵 editor@hkis.org.hk 或傳真 (852) 2868 4612 或郵寄香港中環康樂廣場1號怡和大廈801室「測量師時代編輯委員會」收。『測量師時代』月刊免費送贈香港測量師學會會員，每期發行量7,500份。

除非已得香港測量師學會書面同意，本刊內容不得翻印或以任何形式復制。文章內容，立場及意見並不代表香港測量師學會。廣告純屬商業活動，一律不包含香港測量師學會任何認可。如有查詢，請電2526 3679。

All rights reserved © 2008

The Hong Kong Institute of Surveyors

版權所有，翻印必究

香港測量師學會

Designed and printed by Corporate Press (HK) Ltd.

## Contents 目錄

- 2 From the Editor 編者話
- 3 President's Message 會長的話
- 9 HKIS News 學會簡訊
  - Hong Kong 香港**
  - Legco Panel Meetings
  - Urban Design Study for the New Central Harbourfront
  - Healthcare Reform Consultation
  - 準業主收樓指南
  - Council members reaching out
  - Sichuan Earthquake Relief Fund
  - HKIE YMC's 23<sup>rd</sup> Annual Dinner
  - HKIS Sports Committee
  - HKCPS Tenpin Bowling Tournament
- 26 Divisional News & Activities 組別簡訊
- 37 Surveying Practice 測量事務
  - Identification of Main Aspects In The Management of Building Maintenance Operation Processes
- 42 Education 增值空間
  - An Introduction of the E&M Contracting Business
  - Common Causes of Delay in Construction Projects and their Remedies
- 46 Calendar of Events 活動日誌
- 47 Stanley International Dragonboat Championships

## From the Editor 編者話

For the Sichuan earthquake, the General Council (GC) had endorsed to pass all donations to the Red Cross. Together with the matching fund of HK\$50,000.00 from the Institute, a total of HK\$121,000.00 donations were received. Many thanks for your kindest support.

Each year, our Dragon Boat team would not disappoint you. After months of vigorous training, the team in the competition on Tuen Ng festival successfully made it into two final matches and obtained 2nd runner-up and 7th runner-up. Please share the happiness with the team on the front and back cover pages.

Details of the HKIS Annual Conference have been announced in this issue of *Surveyors Times* and on the HKIS website. The theme is "Surveyors in Olympics". Many renowned surveyors/scholars involved in various Olympics projects are the speakers of this conference. Please don't miss this unprecedented chance in attending this conference. Please stay tuned to ***Surveyors Times***. It is your handy companion.

Lesly Lam

Email: leslylam@hkis.org.hk

就四川大地震，理事會經已同意將所有捐款會送交紅十字會。連同學會以等額配對形式的5萬元捐款，總共籌集了12萬1千元。萬分感謝您的支持！

每年的龍舟賽事，學會的龍舟隊總不會令你失望。經過多月來的努力訓練，學會龍舟隊在端午節比賽成功打入2場決賽，並取得第3名及第8名的驕人成績。請從封面及封底分享大家的喜悅。

本年度周年會議的詳細資料經已在本期測量師時代及學會網頁刊出，主題是『測量師與奧運』。講者包括許多出名的測量師/學者，他們參與了不同的奧運項目。機會難逢，萬勿錯過。敬請留意「**測量師時代**」，你的手邊夥伴。

林力山

電郵：leslylam@hkis.org.hk



[www.yukamhung.hk](http://www.yukamhung.hk)

## How Professionalism leads to a Better Hong Kong?

Being one of the global cities in the world, Hong Kong is the hub for producer services in the Asia Pacific Region and plays an important role in the global economy. In 2006 (2007 figures to be announced), the four key industries - Trading and Logistics, Financial Services, Professional and other Producer Services and Tourism - contributed 57% of the total Gross Domestic Product of Hong Kong, of which producer services contributed 26.4%, generating HK\$376 billion in the year. Moreover, the economies of Hong Kong and its neighbouring areas are now blooming, which further creates greater potential of growth for the producer services industry, including the Real Estate Professional services sector.

The Real Estate Profession possesses a wide range of expertise in town and urban planning, land administration, land surveying and mapping, architectural and landscape design, building control, property development and construction, project and safety management, asset and facilities management, housing management, property maintenance and improvement, investment and marketing and other fields in the real estate and construction industry. We are highly involved in the development of the economy of Hong Kong and our expertise is closely tied up with the community.

As a developed city with limited land resources, Hong Kong is currently facing many challenges and opportunities in its future advancement. Therefore we, as Real Estate Professionals, have the obligation, knowledge and insight to provide expert input, by advising the Government in the formulation of policies and delivering appropriate messages to the community. Particular attention should be paid to the challenges below:

### Challenge (I)

**How can Real Estate Professionals gain more business to remain competitive and in turn contribute more to the building of a quality city?**

#### Discussion

- It has been more than half a century since World War II. Since then Hong Kong has developed into a mature economy.

- During the past decades, Real Estate Profession, including Architecture, Landscape Architecture, Planning and Surveying, prospered as a result of the booming economy of Hong Kong, which has been real estate-driven. After the Asian Financial Crisis of 1997, the rate of economic growth dropped from double digits in percentage terms to a low level and the property market suffered from a long downturn period. The demand for properties dropped significantly and there was an oversupply of real estate-related professional services in the market, resulting in shrinkage in both the private and public sectors of the Real Estate Profession. Taking the Government Sector as an example, there had been a cessation of employment of long-term staff for over eight years until recent small-scale recruitment. The situation continues to be of concern.

- Although the Real Estate Profession in Hong Kong is well recognised as having reached international standards, there is a lack of systematic and regular promotions by the Government and the professional bodies to a wider region. The diversification of our world-class Real Estate Profession into Mainland China has a long way to go.

The economy of Hong Kong has recovered from the trough in 2003. However, job opportunities for the Real Estate Profession are still limited. Our professionals in both the public and private sectors are currently faced with acute competition. Under such circumstances, unhealthy situations, such as “cut-throat competition” currently characterise the private sector. In the public sector the Government continues to adjudicate tenders on the basis of price at the expense of quality.

- While such problem persists and government support continues to be insufficient, we need to tackle the problem with feasible solutions. Otherwise, our profession would result in lower esteem, confidence and prestige to the detriment of our professional image.

#### What can we as Real Estate Professionals do?

- To work closely with the Government to target a better professional environment, especially in providing more job opportunities and to avoid “cut-throat” competition, the focus areas would be:

- (a) to promote and expedite the progress of public and infrastructure projects and development programmes



such as urban and rural renewal developments and redevelopments, new railway projects and regional highways, as well as the development of HK-Zhuhai-Macau Bridge and other similar plans;

- (b) to speed up the renewal of old industrial areas and dilapidated areas throughout Hong Kong;
- (c) to streamline interdepartmental communications and approval processes of government departments;
- (d) to assist professional institutes in the negotiation of Reciprocity of Professional Recognition;
- (e) to further enhance CEPA arrangements;
- (f) to study whether professional fees should be based on contributions to real estate values rather than on percentages of project costs;
- (g) to restrict the preparation and submission of planning applications to professionals only;
- (h) to urge for more job opportunities in the Government
- (i) to urge the Government to abandon the policy of salaries of new civil servants being geared to the experiences obtained from the Government only

- **to diversify into real estate-related services**

Being a way to diversify our conventional real estate services, we have to explore dispute-related matters such as mediation, arbitration, independent valuation, expert witness, etc. ...

The Government had proposed to promote the development of international arbitration services and forge closer ties with international arbitrational bodies in the financial industry. Similar approaches can be applied to the real estate and construction industry.

Our Real Estate Professionals are active in regional projects and our unique status quo (in terms of an entity governed under the common law legal system while having a close and preferential tie with China) can assist us in resolving disputes between China and other countries in an internationally recognised way.

- **to ally with other professional entities**

Having considered the situation from a local perspective that our professionals are faced with such unfavorable environments, Real Estate Professionals need to have a wider vision and diversify their opportunities regionally and globally; we need to actively seek opportunities outside the conventional professional ambit of a local arena. We should aim at “Multilateral Professional Development” in regional and global perspectives to keep our profession competitive.

In order to achieve this, we need to continue to ally with other overseas professional bodies in both the same and different professional entities. Examples of Hong Kong Real Estate professional institutes which have mutual recognition with foreign professional bodies include:-

- (a) HKIA (with Mainland and overseas)
- (b) HKIE (with Mainland and overseas)
- (c) HKIP (with Mainland and overseas)
- (d) HKIS (with Mainland and overseas)

Aside from fostering better understanding on the practices of various places, the alliances would potentially lead to more cross-border, cross-sector collaboration opportunities for Hong Kong Real Estate Professionals.

- **to promote continuous development**

We need to share experience among Real Estate Professionals for a continuous professional development.

- **to make Real Estate Professionals more influential**

Real Estate Professionals can take up leading positions in business practices and professional areas.

- **to maintain constant communication with related government departments in Mainland China**

Constant communication with government departments in Mainland China can facilitate implementation of commitments secured under Closer Economic Partnership Arrangement ( “CEPA” ) Supplement IV and Reciprocity of Professional Recognition arrangements.

Enhanced mutual understanding between the Central Government of China and Hong Kong would lead to more future co-operation between the professional bodies of both places.

### Challenge (II)

**Increasing needs of the public have imposed many new challenges to the Real Estate Professionals in the public sector**

#### Discussion

- About 25% of Real Estate Professionals are working in the public sector and 75% are working in the private sector. Professional manpower in the Government is inadequate, as evidenced by the low “professional staff to citizen” ratio in different government departments.
- The higher demand of services by the public has significantly increased the daily duties and workloads of professionals in the public sector.
- The job nature of the non-civil-service contract ( “NCSC” staff and civil servants is almost identical; however, their remuneration package and benefits are significantly different. It is difficult for the NCSC staff to maintain a high morale to face with the increasingly challenging and demanding daily duties under the current working environment.
- Salaries of new civil servants are geared to their civil service experiences only, without taking into account their experience in the private sector.
- Administrative responsibility always prevails over professional responsibility when conflict arises, which dampens the morale of professional staff.
- There has been an increasing aspiration and need from both the public and the media. Professionals working in the Government have to face increasing challenges.

#### What can we as Real Estate Professionals do?

- Encourage open dialogues with various Real Estate professional institutes on a wide range of issues.
- Urge the Government to pay serious attention to the resources issue and take appropriate and prompt actions to relieve the resource strain.
- Review the current recruitment policy of civil servants and to implement necessary measures to properly balance resources, quality and professionalism.
- Hold regular joint forums for young Real Estate Professionals, especially for those working in the public sector. Young professionals could freely express their perspectives on matters of concern, such as career development and the difficulties they face, aiming to build a sense of belonging to the professions and the community.

### Challenge (III)

**The economic transformation to a knowledge-based economy has phased labour-intensive industries out of Hong Kong. However, Hong Kong’s advantageous status as a free market tends to incline to the “Four Key Industries” and its full potential in other areas has been overlooked**

#### Discussion

- As earlier mentioned, the four Key Industries of Hong Kong - Trading and Logistics, Financial Services, Professional and other Producer Services and Tourism comprised over 50% of the Gross Domestic Product of Hong Kong in 2006. However, tourism and logistic industries are facing challenges of varying degrees and are on the verge of losing competitiveness, while the financial and professional services are undoubtedly playing more important roles.
- With the housing market downturn in the U.S. and its weakening economy spreading to a wider global spectrum, the global financial markets are unlikely to stabilise in the foreseeable future. Economic activities in other major advanced economies have also shown signs of loss of momentum.
- Despite the above, the Mainland is still expected to retain its comparatively vibrant economy, which should provide some cushioning effect to Hong Kong from the negative, if not dampening, effect of the economic slowdown in the developed world. However, we need to be cautious as to how long the impact will last. Therefore, this may be an appropriate moment to review Hong Kong’s economic development strategy. Should we revive some labour-intensive industries while continuing to transform into a knowledge-based economy? Can we strive to fully utilise the strength of our knowledge-based economy in a well-educated and skilful workforce to bear fruitful export products apart from the excellent financial and professional services?

#### What can we as Real Estate Professionals do?

- **To Sustain the Economic Transformation to a Knowledge-Based Economy**

In order to maintain the contribution of the professional services to the economy of Hong Kong, we should encourage the adopting of state-of-art information



technology and communication provisions to all aspects relating to the property industry, so that the economic transformation to a knowledge-based economy can be sustained.

Real Estate Professionals should also introduce the feasible and flexible provision of appropriate modern high-tech facilities to aged or preserved buildings to match with the urban revitalization campaign and fully utilise the valuable land resources of Hong Kong.

#### • To Revive Feasible Labour-Intensive Industries

The present weakening Hong Kong dollar gives rise to a cost push appreciation, which may have a negative impact on the Hong Kong economy, although it is also an opportunity for the possible return of manufacturing industries to Hong Kong to take advantage of the lower anticipated costs. Taking into account the advantage offered by CEPA for entering the China market, it would be a very decisive moment to participate in joint ventures with overseas partners to focus on the manufacturing of technically sophisticated modules that require intensive skilful labourers. Thereafter, the competitiveness of Hong Kong in the Pacific Rim would be enhanced.

## Challenge (IV)

### The rising aspirations of the public for a sustainable living environment are constraining the traditional practice of our real estate industry

#### Discussion

Endeavouring to build Hong Kong into a world-class city and to make it a clean, comfortable and pleasant home, would require a new concept of “value”. In addition to tangible considerations of the best use and planning of land, we need to set values to intangible considerations such as blue sky, clean air, green features, open space, collective memory, etc.

The challenge is to find effective ways to bring about full integration of the need for economic and social development while conserving the environment. The integration bears implications on the quality of life and involves careful consideration of physical aspects of our society in terms of:-

- (a) urban design;
- (b) conservation and heritage;

- (c) energy efficiency; and
- (d) green living.

The above considerations require active and close collaboration between the Government and all stakeholders in our community with a view to achieving a sustainable future for Hong Kong.

#### What can we as Real Estate Professionals do?

Practical ways leading to a sustainable Hong Kong include:-

- Urban Design
  - (a) Through lowering development density where appropriate (we always need to balance requirements for development against invaluable land resources), nuisances such as wall effect, heat islands and overcrowded living environment could be alleviated.
  - (b) Urban design can have its influence radiated from individual building perspective with different innovative designs in enhancing human comfort interacting with one another.
  - (c) Being the “Asia’s World City”, Hong Kong needs a good urban design for a superior quality of life through optimal coherence of spatial planning, environmental controls and functional designs.
- Conservation and Heritage
  - (a) Representatives from Real Estate Professionals should be nominated, together with other stakeholders (e.g. government officials, conservation groups, representatives of the public, etc.), to assess and audit the proper utilisation of the Environment and Conservation Fund (proposed by the CE in his Policy Address 2008).
  - (b) New technology should be adopted to make records of structures for all sorts of purposes. For example, the Old Star Ferry Pier, Old Blake Pier, Lei Cheng Uk Han Tomb, Tai Fu Tai Mansion in San Tin, the Fire Boat Alexander Grantham, and various slopes and retaining walls have been scanned to create 3D digital models for studies.
  - (c) To offer practical suggestions and assistance in territorial heritage mapping, heritage economics, conservation and preservation, recording, rehabilitation, revitalization and associated land and property administrative arrangement.
  - (d) To work with government to encourage adaptive re-use of historic buildings by non-government organizations

(“NGOs”).

- (e) To assist the Government to explore economic incentives to encourage heritage protection by private owners. Possible incentives include land exchange, plot ratio allowance and premium discount.
  - (f) To urge the Government to be more transparent, together with wider involvement of relevant stakeholders and professional institutes, as well as the public, in assessing heritage values, as heritage values encompass many essential aspects, including design inspirations, stylistic influences, social significance of property and its relationship with its immediate environs.
- Energy Efficiency
    - (a) To promote development to bear effective natural lighting/ventilation design, solar power for some building consumption and an intelligent energy conservation system.
    - (b) To support the proposed mandatory implementation of Building Energy Codes.
    - (c) To advocate emissions reduction campaign to combat global warming.
    - (d) To encourage more corporations and institutions to adopt a “dress-down” policy in summer, leading to energy saving in the age of global warming.
  - Green Living
    - (a) To promote a territory-wide strategic Greening Objectives, together with statutory District Greening Master Plans.
    - (b) To help the Incorporated Owners or property management companies of premises to implement enhanced recycling measures, covering recyclable items such as paper, aluminum cans, plastic bottles, CDs, plastic and metal materials.

Professional representatives from the public and private sectors, as well as the young professionals, should be encouraged to actively participate in public consultation exercises for different aspects.

### Challenge (V)

**There is an increasing concern for a better living environment and an increasing demand for development**

### Discussion

- Hong Kong residents are keen to upgrade their standards of living, while also much concerned about the quality of the environment. Therefore, more stringent controls have been imposed on building density and height restrictions.
- However, according to statistics, the population of Hong Kong is around 7 million and is steadily increasing every year; the average habitable area of each resident being about 160 sq.ft, a number which is too small to be considered a “Good or quality” living environment.
- In order to enhance the living environment, there is an urge for more housing supply. In this small but prosperous city, development may not always coincide with environmental concerns.

### What can we as Real Estate Professionals do?

- Real Estate Professionals should further investigate the effective uses of land by way of better building design and comprehensive planning and development for the following:
  - (a) There has been a misconception that the living environment can be improved by simply lowering the development density and imposing height restrictions. These are only limited considerations on project basis and the benefits brought by these measures to the whole Hong Kong are in fact arguable.
  - (b) As the land supply in Hong Kong is scarce, particularly in the urban area, a lowering of development density will decrease the total development area and hence the habitable area per household will be further decreased, provided that the supply of land is constant. As a result, the living quality will generally be deteriorated.
  - (c) To meet with the future demand, more land, likely the greenery in the New Territories, has to be exploited and developed. In addition to the loss of greenery areas in the New Territories, the traffic load between the urban area and the New Territories would further worsen traffic congestion, increase gas emission from vehicles and cause air pollution.
- Real Estate Professionals should draw public awareness on the importance in striking a balance between development and sustaining a good environment. We need to encourage innovative planning, design and technologies to achieve the balance between good living quality and development, in both building efficiency and environmental terms.



## Challenge (VI)

### The pace of revitalization is slower than that of deterioration of the urban environment

#### Discussion

- The Urban Renewal Authority is endeavouring to promote urban renewal and urban revitalization. In the process of implementation, there are several areas of concern by various parties on designs, development schemes, resumption and compensation packages, disposal strategies, development density, financial feasibility, “Collective memory” etc. ...
- Progress of urban renewal will be prolonged if the above concerns cannot be resolved or satisfied.
- However, at the same time, the demands and needs for different degrees of urban renewal attention continue to grow as time goes by.

#### What can we as Real Estate Professionals do?

- To participate more in urban renewal by offering advice on different stages in planning and implementation of urban renewal and revitalization projects.
- To encourage the progress of urban renewal by reviewing and making appropriate suggestions for current legislations (say, Land Compulsory Sale for Redevelopment Ordinance Cap. 545) and government policies.
- To utilise the expertise in building maintenance and revitalization, and refer to the successful experiences of other international cities such as London and Paris.

## Other Challenges

- As an established economic system, Hong Kong is a city which believes in governance led by professionals. Various areas of governance include politics, real estate, accounting, law, medical, employment, education and imbalance in the distribution of wealth, etc.
- Challenges under these areas include:
  - Medical Reform
  - Political Reform
  - Globalization
  - Mainland Relationship
  - Voice what we need as middle income level group

Each area of governance has an important role. However, the challenge is on how to fully utilise the strengths of each

profession, combining efforts to demonstrate, complement and create synergies.

## My Recent Activities

As you may be aware, a disastrous earthquake happened in Sichuan on 12 May 2008. In order to help the reconstruction of the devastated areas in Sichuan, General Council has agreed to join “The Hong Kong Construction Sector 5. 12 Reconstruction Joint Conference” led by the Development Bureau in mobilizing and organising support and assistance to the earthquake aftermath reconstruction works. We hope our knowledge can make contribution to expedite the recovery of Sichuan from the disaster. I would also thank you for your generous support and donations to assist the victims in the Sichuan earthquake.

I would like to share with you the following remarkable events in May and June:

- On 21 May, I had a dinner with some of our members working in Shanghai. During the dinner, they shared with me their working experience as well as some practical problems they were facing in Mainland;
- On 27 May, I represented the HKIS to attend the Annual Dinner of The Hong Kong Real Estates Agencies General Association;
- On 29 May, I attended the 91st LBAC meeting;
- On 30 May, I was invited to be the honorable guest to present awards in the QSD Annual Dinner;
- On 2 June, I attended the ceremony “義工攜手建四川計劃 — 愛心時間大募捐” held by Agency for Volunteer Service and RTHK; and
- On 22 June, YSG is going to participate “粵港行業團體深圳聯誼活動” and I will be a speaker of the event.

In addition to the above, I attended the “Tenpin Bowling Tournament” held by The Hong Kong Coalition of Professional Services on 1 June 2008. I am very grateful to share my happiness with you that I made 139 scores and was the champion of the tournament.

Wishing you all an enjoyable summertime.

YU Kam-hung  
President

# SURVEYORS IN OLYMPICS

Date : 26 July 2008 (Saturday)  
 Time : 0900 - 1700  
 Venue : Grand Ballroom, Conrad Hong Kong  
 Pacific Place, 88 Queensway, Hong Kong

## About the Conference

Hong Kong has taken up the challenge to be a co-host city for the 2008 Beijing Olympics Equestrian Events. Surveyors in Hong Kong were not only involved in the Olympic Equestrian Arena built in Hong Kong, but they were also involved in various Olympic projects in Beijing, Sydney and London.

Every year, the Hong Kong Institute of Surveyors (HKIS) holds an annual conference to demonstrate the contributions of surveyors as well as promoting the profession to the general public. This year we are going to have the theme "Surveyors in Olympics". The conference aims to investigate how surveyors participated in this kind of mega projects including economics and valuation, acquisition, project management, cost control, facility management and town planning. The conference will be officiated by Mrs. Carrie Lam, the Secretary for Development of the HKSAR Government.

The conference will be a significant event in Hong Kong attracting a large number of Government officials, practitioners, professionals and academia. It is expected that more than 200 participants will attend this Conference.

## Speakers & Topics

Time	Topics	Speakers
0815 - 0855	Registration	
0900 - 0910	Welcome Speech	Mr. YU Kam Hung President, The Hong Kong Institute of Surveyors 
0910 - 0925	Opening Keynote Speech	Mrs. Carrie LAM, JP Secretary for Development, HKSARG 
0930 - 0955	Beijing Real Estate Market - Pre and Post the Olympic Games	Mr. GAO Shibin Managing Director, Head of China, Standard Chartered - Isthmar Real Estate Advisory Services (Hong Kong) Limited 
0955 - 1020	Engineering of Beijing Olympics - From Airport to Venues and Broadcasting	Mr. Ronald LI Senior Engineer, Ove Arup & Partners Hong Kong Limited 
1020 - 1035	Q & A	
1035 - 1110	Coffee Break	
1110 - 1135	Effective Risk and Opportunity Management using a Multimedia Approach	Prof. Martin LOOSEMORE Professor of Construction Management and Associate Dean, University of New South Wales, Sydney, Australia 
1135 - 1200	Cost Management in iconic buildings: the new China Central Television (CCTV) Building	Mr. Kenneth POON Managing Director, Davis Langdon & Seah Hong Kong Limited 
1200 - 1225	Cost Management in Sydney Olympic projects	Mr. Niall Mc SWEENEY Group Director, Page Kirkland Group 
1225 - 1245	Q & A	
1245 - 1435	Lunch	
1435 - 1500	Surveying Technologies and Applications in the Construction of the National Stadium (Bird's Nest)	Prof. WANG Yan Min Professor, Department of Surveying and Mapping Engineering, Beijing University of Civil Engineering & Architecture, PRC 
1500 - 1525	Quantity Surveying Experiences in Beijing 2008 Olympics and Mainland Projects	Mr. Stephen LAI Managing Director, Rider Levett Bucknall 
1525 - 1600	Coffee Break	
1600 - 1625	Cost Management on Fast Track Olympic Project - Can it be done	Mr. Escode YUEN Managing Director, KPK Quantity Surveyors (HK) Ltd 
1625 - 1650	Q & A	
1650 - 1655	Closing Remarks	
1700	End of Conference	

## Registration Fee

Category	Registration Fee	Remarks
Non-member Registration	HK\$ 1,200 per person	The registration fee includes a set of conference proceedings, two refreshments and lunch
Member Registration (including supporting organizations)	HK\$ 1,000 per person	
Student Registration	HK\$ 600 per person	

### Remarks

- The conference will be conducted in English.
- An official receipt will be posted to the participants upon confirmation of registration and the participant must present the receipt at the registration desk.
- No refund will be entertained after full payment. However, a substitute delegate could be permitted upon notification to the organizer.
- In the event that Typhoon Signal No. 8 or above or Black Rainstorm Warning is hoisted 2 hours before the event, the event will be postponed and the secretariat office will inform the participants for the new arrangement subsequently.

### Enquiries

For enquiries, please contact the Conference Secretariat:

Ms. Gabrielle Ho / Ms. Katherine Chow

Tel: (852) 2372 0090 Fax: (852) 2372 0490

E-mail: gabrielle@creativegp.com



# The Hong Kong Institute of Surveyors Professional Volunteer Accreditation Programme

## Background

Professionals play an important role in society. They contribute positively to the way of living for the people and to the economic and social developments of the community. One of the factors leading to Hong Kong's past success is that professionals have played an active part, while adhering to their respective codes of conduct and self-regulation. Professionals seek perfection in their endeavors and their services constitute an important fabric of society.

As a result, commitment of professionals to serve the community deserves serious consideration. The Professional Volunteer Accreditation Programme (PVAP), which is organised by HKIS, Agency for Volunteer Service (AVS) and the Hong Kong Council of Volunteering (HKCV), recognises the services of a professional for his own profession and to the community. It encourages the participation of professionals in the development of the profession and involvement in community affairs.

## Objectives

- To underline and promote the value of volunteering in the professional field and in the community
- To facilitate professional bodies to develop volunteering among their respective membership, and
- To recognise professional volunteers for contributing their professional knowledge and skills for the community

## Organised by

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



## The Programme

### Recognition through Accreditation

Members shall provide a record of volunteer services carried out during the accreditation period and send to HKIS for assessment. Based on information provided, HKIS, together with the AVS and HKCV, shall prepare a Certificate of Accreditation for HKIS members who have fulfilled the Criteria for Accreditation. The Certificate will be issued in the name of the HKIS, AVS and HKCV.

### Criteria for Accreditation

The applicant shall have to perform a minimum number of hours of volunteer services (as stated in the following table) within the accreditation period for assessment. Volunteer Services for the HKIS could be accredited up to a maximum of 20 hours.

Maximum accreditation hours of any single event will be limited to 8 hours ONLY and will be determined at the discretion of the HKIS Community and Charity Services Committee.

Level of recognition <sup>[1]</sup>	Minimum Requirements
Silver	50 hours
Gold	100 hours
Leadership Award <sup>[2]</sup>	More than 150 hours

\* Traveling time, time taken for meetings or trainings for the purpose of volunteer service can be included in the calculation of hours where appropriate, subject to the discretion of the HKIS Community and Charity Services Committee.

## Leadership Award

The Leadership Award is intended for professionals and senior executives in the public, private or non-government sectors, who have distinctly served the community in one way or the other. HKIS members who have contributed volunteer services of more than 150 hours, with the recommendation by HKIS, will be considered for the Leadership Award.

## Operational Time Frame – 2007/08

Accreditation Period :

**1 June 2007 - 30 June 2008**

Deadline for Record Submission :

**30 August 2008 <sup>[3]</sup>**

Award Certificate Presentation :

**November 2008**

(a HKIS community service)

(Footnotes)

[1] The HKIS Community and Charity Services Committee shall have the absolute discretion for the grant of accreditation hours, certificates and/or awards and its decisions shall be final. The Committee shall not be required to furnish any reason for its decision.

[2] Not more than 10 Leadership award will be given away each year.

[3] The volunteer service records for the period of 1 June 2007 to 30 June 2008 shall be submitted before 30 August 2008 for assessment. However, members are encouraged to keep their service records continuously after the accreditation period for the next year's Programme.

## Legislative Council Panel Meetings

### Panel on Development

The Chairman of the General Practice Division Dr Lawrence Poon and Honorary Secretary of the General Practice Division Mr Tony Wan represented the Institute to attend a Legco Panel meeting on **“Provision of Public Facilities in Private Developments”** on 31 May 2008. A written submission was made and can be viewed at [www.hkis.org.hk/hkis/html/newsroom\\_position.jsp](http://www.hkis.org.hk/hkis/html/newsroom_position.jsp).

### Panel on Housing

Dr Lawrence Poon represented the Institute again to attend a Legco Panel meeting on **“Sale arrangements for uncompleted first-hand residential flats”** on 17 June 2008. The meeting had originally been scheduled on 2 June 2008 but was rescheduled because of insufficient quorum.

## Urban Design Study for the New Central Harbourfront

Nearly 20 members attended the two rounds of **“Stage 2 Public Engagement for the Urban Design Study for the New Central Harbourfront”** in the past months. From surveyors’ point of view, we provided valuable comments in the Community Engagement Forum. All members are encouraged to provide comments as well. For details, please visit the following website [http://www.pland.gov.hk/p\\_study/prog\\_s/UDS/index\\_eng.htm](http://www.pland.gov.hk/p_study/prog_s/UDS/index_eng.htm)

## Healthcare Reform Consultation

On 13 March 2008, the Government launched a three-month consultation exercise on healthcare reform and supplementary financing options as the first part of a two-stage public consultation, aimed at building a consensus to reform the healthcare system and make it sustainable and more responsive to the increasing needs of the community. The General Council agreed for the Institute to give its response to the proposals in the consultation document. A written submission was made to the Secretary for Food and Health upon the close of consultation period and can be viewed at [www.hkis.org.hk/hkis/html/newsroom\\_position.jsp](http://www.hkis.org.hk/hkis/html/newsroom_position.jsp).

## 準業主收樓指南



The Institute has recently published a booklet namely **準業主收樓指南** (Flat Inspection Guide). The hard work and efforts by the Building Surveying Division is highly appreciated. The booklet, which had been distributed to all Corporate Members, sets out various simple guidelines for potential owners to inspect their new property. Apart from serving as a reference to new owners, the booklet also serves as a tool for members to provide the Hong Kong community with quality services. The first edition had been published in Chinese and an English version will also be published shortly. Please consider to make good use of it and share it with those in need.

## Council members reaching out

2 June 2008

「義工攜手建四川計劃 - 愛心時間大募捐」啟動禮 - 合辦單位：義務工作發展局與香港電台

Mr Yu Kam Hung

6 June 2008

Opening Ceremony of Regional Cooperation and Infrastructure Construction Conference 區域合作與基建發展研討會 organised by Centre of Urban Planning and Environmental Management, the University of Hong Kong & Hong Kong Association for the Advancement of Real Estate and Construction Technology

Mr Yu Kam Hung

Annual Dinner of the Hong Kong Association for the Advancement of Real Estate and Construction Technology Limited 香港房地產建業協進會

Mr Yu Kam Hung

「義工攜手建四川計劃」訪問 - 合辦單位：義務工作發展局與香港電台

Mr Lesly Lam

8 June 2008

Opening Ceremony of Hong Kong Stanley International Dragon Boat Championship organised by Stanley Residents Association

Mr Yu Kam Hung



10 June 2008

《2008年建築物(規劃)(修訂)規例》小組委員會會議 organised by LegCo  
Mr Vincent Ho

13 June 2008

Luncheon with Mr Mak Chai Kwong, Permanent Secretary for Development (Works), Development Bureau  
Mr Yu Kam Hung, Mr Francis Leung, Mr Stephen Yip  
Mr Lesly Lam, Mr Vincent Ho, Dr Lawrence Poon  
Mr Sung Hon Kwong, Mr Edwin Tsang, Mr Alan Wong  
Mr Stephen Lai, Mr Joseph Wong, Mr Evelyn Kwok  
Prof Barnabas Chung, Mr T T Cheung

13-19 June 2008

FIG Working Week & General Assembly 2008  
Mr Francis Leung, Mr Stephen Yip, Mr Ben Chong  
Mr Sung Hon Kwong, Dr Conrad Tang, Ms Emily Ling

14-18 June 2008

12<sup>th</sup> Congress of the Pacific Association of Quantity Surveyors and PAQS Board Meeting  
Mr Yu Kam Hung, Mr T T Cheung, Mr Stephen Lai  
Mr Daniel Ho, Mr Antony Man, Mr Joseph Chong  
Dr Paul Ho, Dr Anita Liu, Dr Leung Mei Yung  
Mr Thomas Ng, Dr Ellen Lau

16 June 2008

Subcommittee on Building (Refuse Storage & Material Recovery Chambers & Refuse Chutes) (Amendment) Regulation 2008 Meeting organised by LegCo  
Mr Raymond Chan, Mr Vincent Ho

Annual Dinner of Association of Women Accountants (Hong Kong) Limited  
Mr Lesly Lam

17 June 2008

香港專業及資深行政人員協會 - 「與司、局長有約」午宴  
Mr Lesly Lam

Panel on Housing: "Sale arrangements for uncompleted first-hand residential flats" organised by LegCo  
Dr Lawrence Poon

20 June 2008

Business and Professionals Federation of Hong Kong Dinner Discussion on "New Thinking, Sensible Balance - Urban Renewal in Hong Kong" with Mr Barry Cheung, Chairman, Urban Renewal Authority  
Mr Yu Kam Hung

21 June 2008

Yuen Long District Fifth Formers Summer Professional Service Internship Programme Kick-off Ceremony  
Mr Stephen Liu

Meeting for Finalist Presentation to Jury Panel for the Green Building Award 2008 organised by Professional Green Building Council  
Mr Yu Kam Hung

23 June 2008

Forum on "Definition of Building Height" with the Directors of Planning, Buildings and Lands organised by Prof Hon Patrick Lau  
Mr Yu Kam Hung

26 June 2008

URA - 深水埗海壇街 / 桂林街及北河街項目抽籤程序  
Mr Francis Leung

26-27 June 2008

10<sup>th</sup> International Surveyors' Congress - The Institution of Surveyors Malaysia  
Mr Raymond Chan

28 June 2008

Public Forum on "Public engagement exercise to collect community views and aspirations on possible future land uses for the Lok Ma Chau Loop" organised by Planning Department  
Mr Edwin Tsang

Annual Dinner of the Institution of Surveyors, Malaysia  
Mr Raymond Chan

29 June - 2 July 2008

2008 ACCE International Annual Meeting & ICEC World Congress and ICEC Council Meeting  
Mr Honby Chan

## Sichuan Earthquake Relief Fund

In response to an appeal by the General Council for members to donate towards a special relief fund set up for the victims of the Sichuan earthquake in May, a total of HK\$71,000.00 was generously donated by members and surveying companies. Donations included those collected by the President from members based all the way in Shanghai.



The General Council endorsed to pass the donations together with a matching fund of \$50,000.00 (a capped maximum amount) to the Hong Kong Red Cross. The total proceeds of HK\$121,000.00 was presented to the Hong Kong Red Cross on 6 June 2008.

The following members and member firms are acknowledged for their support and donation towards the relief fund:-

Chan Cheung Kit	Chan Siu Hong Honby
Chan Siu Yin	Chan Tsz Chung
Cheng Wai Ming Tony	Cheung Sum Yin
Cho Ho Yin	Chong Wing Hong Benjamin
Chong Yiu Shing Annie	Fong Chi Kit
Ho Kam Fuk	Ho Kui Yip
Ho Sau Man	Kam Siu Kee
Kwok Kim Sang Evenlyn	Lam Kai Wing
Lam Lik Shan	Lau Kai Leong
Law Wai Hung	Lee Yiu Leung
Leung Lap Ki	Li Wai Kuen Thomas
Liu Ling Hong Stephen	Lo Wing Tai
Man Chi Chuen	Ng Shiu Lun
Raymond Chan Surveyors Ltd	Sung Hon Kwong
Sy Hok Tay Terry	Tang Mei Chu
Tsoi Rina	Wong Bay
Yeung Man Kai	Yip Moon Wah Stephen
Yu Chun Fai	Yu Kam Hung
Yun Ying Kit	

Among all the tables in the dinner, there were some VIPs from different HKIE Divisions, engineering institutions and professional bodies. Representatives who I met in the dinner included:

- Ms Jacqueline Cheuk from HKIP Young Planners Group
- Ms Cordia Yu, Mr Timmy Cheung and Mr Justin Wong from CIARB Young Members Group
- Mr Sam Lee and Mr Patrick Ng from ICE Graduates and Students Division
- Mr Edmond Lo from the Institution of Engineering and Technology Hong Kong
- Mr Zhou Cheng from Education, Science and Technology Department, Liaison Office of the Central People's Government in the HKSAR
- Mr Stephen Lee from CIBSE Young Members Committee
- Ms Tracy Pang from ASHRAE Young Members Committee
- Mr Lawrence Chan from IMechE Young Members Section

Programmes other than the speech were arranged in the dinner such as a magic performance, a video of last year's events and a Lucky draw. At the end of the dinner, the young groups' representatives took a group photo together.

YSG will continue to make our presence in different professional activities to promote the surveying profession to the public.

## HKIE YMC's 23<sup>rd</sup> Annual Dinner

*Joseph Chong, Vice-Chairman, Young Surveyors Group*



On 6 June 2008, I attended the HKIE Young Members Committee (YMC)'s annual dinner held at YMCA's Assembly Hall in Tsim Sha Tsui on behalf of HKIS YSG.

Mr Lee Ming-kwai, the former Commissioner of Police of Hong Kong was invited to give a speech on leadership. He mentioned about the importance of communication and delegation which made him successful from a Probationary Inspector to the Commissioner of Police.

## HKIS Sports Committee

General Council has endorsed the formation of a Sports Committee to take care of the numerous inter-professional competitions and tournament arrangements with other professional bodies. Such formation was supported for improving efficiency and effectiveness and for promoting our professional image in society and to strengthen the cohesion with our members.

The Sports Committee will compose of team captains from various teams including Badminton, Basketball, Bowling, Dragon Boat, Golf, Marathon and Running, Sailing, Snooker, Soccer, Swimming, Table-Tennis, Tennis and Volleyball. The Chairman, Vice-Chairman, Secretary and Treasurer will be elected within the Committee at its first meeting. Thereafter, all posts will be on a rotational basis. The elected Chairman shall represent HKIS in the Joint Professionals Sports Committee. Watch out for further details in the near future.

## The Hong Kong Coalition of Professional Services Tenpin Bowling Tournament 2008

The HKCPS Tenpin Bowling Tournament 2008 was successfully held on 1 June 2008 at Olympian City with players of more than 28 members from various professional bodies. The support teams and their families enjoyed a memorable Sunday morning under a harmonious atmosphere.

The results are as follows:-

### Team Award

	GAME 1	GAME 2	GAME 3	TOTAL PINFALLS	OVERALL RANK
HKICPA	413	425	385	1223	5
HKDA	555	549	596	1700	1 (Champion)
HKIE	291	263	289	843	8
HKILA	275	295	291	861	7
LSHK	479	480	462	1421	3 (2nd runner-up)
HKMA	479	494	547	1520	2 (1st runner-up)
HKIP	337	419	454	1210	6
HKIS	480	468	423	1371	4



Many Trophies!

### Individual Award

	GAME 1 (Rank)	GAME 2 (Rank)	GAME 3 (Rank)	TOTAL PINFALLS	OVERALL RANK
Dr Lawrence LEE (HKDA)	225	246	204	675	Champion
Dr Anthony HO (HKMA)	185	167	222	574	1st runner-up
Dr Edward HUI (HKMA)	181	169	224	574	1st runner-up
Dr Eddie Loke (HKDA)	199	168	200	567	2nd runner-up

### Director's Game

Champion	1st runner-up	2nd runner-up	3rd runner-up
YU Kam-hung	Patrick LAU	Stephen LIU	Dr P C CHOW



HKIS Bowling Team

The Chairman of HKCPS and the Organising Committee would like to thank all those who helped in organising the bowling tournament.

# Summary of HKIS CPD / PQSL Events

08 Jul - 24 Sep 2008

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKER(S)	RUN BY
08 Jul	2008053	Hong Kong Property Market Outlook, and Why Should Government Stay Out of Public Housing?	1.5	Eric Wong	YSG
10 Jul	2008047	The Use of Alternative Dispute Resolution (ADR) Methods in Hong Kong Construction Industry	1.5	Ivan Cheung	YSG
11 Jul	2008050	Latest Developments in Procurement Strategies	1.5	Brian Downie, Katrina Sardi	QSD
18 Jul	2008046	APC (BS) Series - How to develop your scheme?	1.5	Y. Y. Yip	YSG
19, 26 Jul	2008052	APC Workshop - discussions on written assessment 2007	1 hour per session	Examiners of General Practice Division 2007	GPD/YSG
23 Jul	2008054	Available Categories of Satellite Remote Sensing Data and Applications using Synthetic Aperture Radar data	1.5	Eugene Tam	LSD
29 Jul	2008056	Application of Value Management in the Briefing Process	1.5	Dr. Ann T.W. Yu	YSG
31 Jul	2008064	From Art Deco to Early Modernism: Hong Kong's Streamline Moderne and Bauhaus Architecture	1.5	Dr. Lee Ho Yin	HKIS
07 Aug	2008044	Conception and Practice of Health Management in the Workspace of Architects / Landscape Architects / Planners / Surveyors	2	Dr. Regina Ching Dr. Chan Chi Wing Spencer Tong Edwin C L Tsang	PDD
09, 16 Aug	2008063	Review of the Standard Form of Building Contract 2005 Edition	3	KC Tang	QSD
18 Aug	2008062	E&M Design and Construction for Corporate Office	2	Franky Choy	YSG
20 Aug	2008061	Hong Kong Railway Projects	1.5	Ir Russell J. Black	YSG
03 Sep	2008059	Commercial Rent Review	1.5	Simon Lynch Hilary Cordell	GPD
04 Sep	2008065	Origins and Adaptation: Hong Kong's British Colonial Architecture	1.5	Dr. Lynne Distefano Dr. Lee Ho Yin	HKIS
05 Sep	2008066	Introduction to Handbook for Preparing Bills of Quantities for Civil Engineering Works	1.5	Chris Fung	QSD
24 Sep	2008060	REITS and the Dividend Economy	1.5	Stephen Chung	GPD

Details of individual CPD/PQSL events are provided in the Surveyors Times and/or HKIS Website [www.hkis.org.hk](http://www.hkis.org.hk). Please use the STANDARD REGISTRATION FORM overleaf for registration. For enquiries, please email [cpd@hkis.org.hk](mailto:cpd@hkis.org.hk) or call the Secretariat on 2526 3679.





## CPD/YSG/2008053

### Hong Kong Property Market Outlook, and Why Should Government Stay Out of Public Housing?

Speaker Mr Eric Wong, Executive Director, UBS Investment Research, Co-Head of Asia Real Estate Research

Date & Venue 7:00 pm - 8:30 pm Tuesday 8 July 2008 SLC, HKIS

Language Cantonese supplemented by English Fee HK\$100 per person; HK\$120 for non-member  
Priority 100 persons (first-come-first-served)

## CPD/YSG/2008047

### The Use of Alternative Dispute Resolution (ADR) Methods in Hong Kong Construction Industry

Speaker Mr Ivan Cheung, BSc, DipArb, MHKIS, MRICS, MAE, FCI Arb, HKIAC Accredited Mediator

Date & Venue 7:00 pm - 8:30 pm Thursday 10 July 2008 SLC, HKIS

Details Ivan Cheung is a Partner with EC Harris, a leading international built asset consultancy. He is a chartered quantity surveyor with over 15 years experience and has been specialising in handling construction disputes since 1999. He practises as arbitrator, expert witness and mediator to facilitate resolution of construction and engineering disputes. He is also an experienced trainer in the field of construction contract and dispute management.

In this seminar, the speaker will introduce a number of ADR methods and share with us his experience in dispute management, negotiation, mediation and arbitration proceedings.

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

Priority Probationers and Students

## CPD/QS/2008050

### Latest Developments in Procurement Strategies

Speakers Brian Downie

Brian is a partner in Minter Ellison's Asian Construction, Engineering and Infrastructure practice. He is highly experienced in both contentious and non-contentious construction-related work.

Brian has worked for over twelve years as a consultant to the construction industry and has advised on projects throughout Asia. Brian's experience includes advising on project delivery strategies, contract drafting and negotiation, project risk analysis, contract administration and project monitoring. He has worked with most contract delivery mechanisms including PPP, D&C, GMP, alliancing, construction management and traditional direct contracting.

Brian has extensive experience in energy and infrastructure projects, acting for both clients and contractors and advising on matters relating to regulatory interfaces, construction, commissioning, performance testing and operational issues. Brian is admitted to practice in Hong Kong, England & Wales and Victoria, Australia.

Katrina Sardi

Katrina is a member of Minter Ellison's Construction, Engineering and Infrastructure practice. Since joining the construction team in 2004, Katrina has undertaken secondments in Hong Kong, Macau and Singapore working on substantial infrastructure projects. She specialises in non-contentious construction documentation and has a broad range of experience in both project development work and construction related dispute resolution. Katrina has drafted and advised on a wide range of

project documentation, including tender conditions, construction contracts, project management agreements, consultancy agreements and supply contracts. Katrina's experience also includes advising on, drafting and negotiating commercial and retail leases for major developments.

Katrina qualified as a solicitor of the Supreme Court of Queensland in 2003 and is registered as a foreign lawyer in Hong Kong. Katrina is currently undertaking a masters degree in construction law and dispute resolution at the Hong Kong Polytechnic University.

**Date & Venue** 7:00 pm - 8:30 pm Friday 11 July 2008 SLC, HKIS

**Details** In recent years, there has been an explosion in the variety of project delivery models being used to deliver major projects. Traditional contract models have been replaced with alternatives such as design and build, DBO, EPC/EPCM, PPP, ECI and alliancing. These models have developed for a variety of reasons, including to meet the needs of particular projects and stakeholders or to reflect market conditions.

In this seminar Brian Downie and Katrina Sardi will provide an update on these latest trends, by exploring:

- factors driving changes in project delivery methods;
- key features and risks of some of these procurement models;
- how to choose an appropriate delivery model for a project; and
- the scope for alternative models in Hong Kong and Asia.

**Language** English **Fee** HK\$120 per person

**Priority** QSD Members

## CPD/YSG/2008046

### APC (BS) Series - How to develop your scheme?

**Speaker** Mr YY Yip, MHKIS, RPS(BS), Authorized Person

**Date & Venue** 7:00 pm - 8:30 pm Friday 18 July 2008 SLC, HKIS

**Details** Mr Y. Y. Yip is a Senior Project Manager of Henderson Land Development Co. Ltd. Before he joined Henderson, he had worked in architectural consultancy firm for almost 10 years and he involved a lot of different types of new development projects and alteration projects for both government and private clients. Mr. Yip will share his experience on how to develop a design scheme to meet the project briefs.

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

**Priority** Probationers and Students

## CPD/GP/YSG/2008052

### APC Workshop - discussions on written assessment 2007

**Speakers** Examiners of General Practice Division 2007

**Date & Venue** 2:00 pm - 6:00 pm Saturdays 19 and 26 July 2008 SLC, HKIS

**Details** The speakers will share their profound professional experiences on the proper approach to answer questions in the Written Assessment 2007 for professional development purposes, with updating in specific areas.

**Language** English **Fee** HK\$200 for 2 sessions

**Priority** GPD Probationers and Students



## CPD/LS/2008054

### Available Categories of Satellite Remote Sensing Data and Applications using Synthetic Aperture Radar data?

**Speaker** Mr Eugene Tam, HDip, BSc(Hons), MSc, MHKIS, MRICS, MBCS, Chief Operating Officer of Spatial Data Technologies Limited

Mr. Tam has more than fifteen years of experience in the Geomatics industry with specialism in GIS and remote sensing. He has been working for different organizations including governmental offices, universities, consultants, software and service providers. Currently, he is leading a company in providing geospatial data and professional services on remotely sensed imagery for development and environment management.

**Date & Venue** 7:00 pm - 8:30 pm Wednesday 23 July 2008 SLC, HKIS

**Details** With fast urban development and distressing environmental degradation in China, remote sensing technology becomes a capable tool for continuous monitoring of large geographical coverage. The speaker will share with us the available categories of satellite remote sensing data for development and environment management. Considering the Pearl River Delta is in the cloud-prone and rainy region, Synthetic Aperture Radar data and the associated applications will be introduced with case studies.

**Language** English **Fee** HK\$100 per person

**Deadline** 9 July 2008 **Priority** LSD Members

## CPD/YSG/2008056

### Application of Value Management in the Briefing Process

Jointly organised with Hong Kong Institute of Value Management

**Speaker** Dr. Ann T.W. Yu, BSc, MSc, PhD, MAIB, MHKIVM, Assistant Professor, Department of Building & Real Estate, Hong Kong Polytechnic University

**Date & Venue** 7:00 pm - 8:30 pm Tuesday 29 July 2008 SLC, HKIS

**Details** Ann has a BSc degree in Building from University of Brighton, UK and a MSc degree in Construction Management from City University of Hong Kong. She has obtained PhD from the Department of Building and Real Estate, The Hong Kong Polytechnic University in 2007. She started her profession as an Assistant Architect and worked for a number of different professional firms including architectural firms, quantity surveying practice as well as the Hong Kong Housing Authority.

Dr Yu has been appointed as an Assistant Professor in Value Management and Construction Management by the Department of Building and Real Estate of The Hong Kong Polytechnic University since September 2007. She has published over 30 research papers on the broad theme of project management in leading construction management journals and international conference proceedings.

Her research interests include value management, construction project briefing, requirements management, design management, strategic management, change management, project and post-occupancy evaluations and project procurement systems.

The brief outline is as follows:

- Definition of Briefing
- Methods of Briefing
- Stages of Briefing
- Problems of Briefing Practices

- What is Value Management?
- Why use Value Management for Briefing?
- A practical Value Management Framework for Briefing

Language	English	Fee	HK\$100 per person; HK\$150 for non-member HK\$20 walk in surcharge for all pricing listed.
Deadline	15 July 2008	Priority	Probationers and Students

## CPD/HKIS/2008064

### From Art Deco to Early Modernism: Hong Kong's Streamline Moderne and Bauhaus Architecture



Joint CPD Lecture Series on Building Typology co-sponsored by the Architectural Conservation Programme of The University of Hong Kong, Hong Kong Institute of Architects and Hong Kong Institute of Surveyors.

**Speaker** Dr. Lee Ho Yin, Director of Architectural Conservation Programme, Department of Architecture, The University of Hong Kong

**Date & Venue** 7:00 pm - 8:30 pm Thursday 31 July 2008 SLC, HKIS

**Details** Because of its uncompromisingly functional appearance, and perhaps because of the sexy ring to the word "Bauhaus," Wan Chai Market has been misidentified as a "Bauhaus-style" building. Today, despite increased public attention on the future of Wan Chai Market, the building still suffers the misnomer. So, what exactly is the architectural style of the Wan Chai Market? The short answer is: Streamline Moderne, which prompts the question: "What is Streamline Moderne architecture and what is Bauhaus architecture?"

Language	English	Fee	HK\$50 per person; HK\$100 per person for non member
Deadline	17 July 2008	Priority	first-come-first-served

## CPD/PDD/2008044

### Conception and Practice of Health Management in the Workspace of Architects / Landscape Architects / Planners / Surveyors

**Speakers** Dr. Regina Ching, Assistant Director (Health Promotion), Department of Health  
Dr. Chan Chi Wing, Pathologist  
Mr Spencer Tong, Past President, HK Nutrition Association  
Mr Edwin C L Tsang, FHKIS, HKIA, HKIP

**Date & Venue** 7:00 pm - 9:00 pm Thursday 7 August 2008 SLC, HKIS

**Details** Health Management is one of the hottest topics and becomes a management skill in incorporating into our daily works. Health is of paramount importance to every one. Professionals are constantly under working pressure, long hours of work and over indulgence in sumptuous and fatty meals which may give rise to substandard health conditions such as over weight. Persistent substandard health conditions may lead to high blood pressure, high cholesterol levels, heart disease, diabetes or even cancer. Poor health, physical or mental, causes low productivity in work and may in turn cause economic strain for professionals, their families and their employers.

Beside covering a general knowledge on health awareness and health building, this CPD will introduce you the concept and practice of incorporating health management approach within our workspace to professionals.

Doctors and Registered Nutritionist working within the above aspects will be our speakers. This will benefit your working productivity and efficiency as well as the management skills.

Language	English	Fee	HK\$50 per person
Deadline	24 July 2008	Priority	First-come-first-served

## PQSL/QS/2008063

### Review of the Standard Form of Building Contract 2005 Edition



New

Speaker	Mr KC Tang , FHKIS, FRICS, RPS(QS), AVS, Managing Director of KC Tang Consultants Ltd. (Quantity Surveyors, Construction Cost and Contract Consultants), with over 30 years' professional experience in quantity surveying.		
Date & Venue	2 pm - 5 pm Saturdays 9 August and 16 August 2008 SLC, HKIS		
Details	<p>The Standard Form of Building Contract 2005 Edition has been launched since 2005. However many practitioners still prefer to use the Old Standard Form although there are a lot of loopholes in the Old Form.</p> <p>The purpose of these lectures is to help members and probationers to more familiarize with the new Form by comparing the Old and New Form of Building Contract and identifying the major changes to the Old Form.</p>		
Language	Cantonese supplemented by English	Fee	HK\$100 per person per lecture and HK\$190 per person for advance booking of and payment for 2 lectures
Deadline	2 weeks before the event date	Priority	QSD Probationers and Students

## CPD/YSG/2008062

### E&M Design and Construction for Corporate Office



New

Speaker	Mr Franky Choy, Building Services Manager of ISG Asia (Hong Kong) Limited Franky is a Member of The Institution of Engineering and Technology with over eighteen years professional experience in E&M field. He has extensive experience in building services and infrastructure system design, project management, and testing and commissioning of office fitting-out projects.		
Date & Venue	7:00 pm - 9:00 pm Monday 18 August 2008 SLC, HKIS (including 30min Q&A)		
Details	<p>Data Centre can be said as the heart of an office especially for an investment bank. In this seminar, Franky will discuss the basic E&amp;M Provision for office with emphasis on design and construction of Data Centre. The discussion will cover:-</p> <ol style="list-style-type: none"><li>1. Latest E&amp;M provision provided by landlord of grade A office;</li><li>2. General E&amp;M requirements for corporate office;</li><li>3. Design criteria for data center;</li><li>4. Key E&amp;M equipment of data center;</li><li>5. Key points for E&amp;M construction for data center;</li><li>6. Keys to success</li><li>7. Experience sharing on ICC project.</li></ol>		
Language	Cantonese supplemented by English	Fee	HK\$100 per person; HK\$150 per person for non-member, HK\$20 walk in surcharge for all pricing listed.
Deadline	4 August 2008	Priority	Probationers and Students

## CPD/YSG/2008061

### Hong Kong Railway Projects



New

Speaker	Ir Russell J. Black, BBS, FREng, FHKEng, FHKIE, FIPENZ, Projects Director, MTR Corporation Ltd.		
Date & Venue	7:00 pm - 8:30 pm Wednesday 20 August 2008 SLC, HKIS		
Details	<p>Ir. Russell Black is Projects Director for the MTR Corporation Limited responsible for all MTR railway projects including both new extensions and upgrade projects. He is an International Fellow of the Royal Academy of Engineers and the Hong Kong Academy of Engineering Sciences. He is currently a member of the Hong Kong Construction Industry Council.</p> <p>For the last 32 years he has been involved in metro railway projects predominantly in Hong Kong, but also in Singapore,</p>		



London and Mainland China. He has participated in all MTR expansion projects since 1976, including the Eastern Harbour Crossing BOT project, and MTR's metro project activities in Shenzhen, Shanghai and Beijing.

**Brief Description:**

The Government announced approvals for five new railway extension projects. They are all scheduled for urgent implementation following the announcement by the Chief Executive of the HKSAR in the 2007-8 Policy Address. In this seminar, Ir. Black will give an overview of these projects as well as their scopes and programme expectations.

Language	English	Fee	HK\$100 per person; HK\$150 per person for non-member, HK\$20 walk in surcharge for all pricing listed.
Deadline	6 August 2008	Priority	Probationers and Students

## CPD/GP/2008059

### Commercial Rent Review



**Speakers** Mr Simon Lynch, Regional Director, Valuation & Consultancy, Cushman and Wakefield  
Mr Hilary Cordell, Solicitor, Cordells

**Date & Venue** 7:00 pm - 8:30 pm Wednesday 3 September 2008 SLC, HKIS

**Details** Simon and Hilary will conduct this inter-active workshop discussing the principles of rent review in the light of recent developments in case law and practice and analyzing in depth a case-study illustrating areas of common dispute. The workshop will focus on legal issues and the treatment of comparable evidence - and their interaction. Delegates should consider the papers to be circulated before the workshop to gain maximum benefit from the discussion. The papers would be uploaded to the web two weeks before the workshop.

Language	English	Fee	HK\$120 per person HK\$150 per person for walk-in participants (if seats are still available)
Deadline	20 August 2008	Priority	GPD Members

## CPD/HKIS/2008065

### Origins and Adaptation: Hong Kong's British Colonial Architecture



Joint CPD Lecture Series on Building Typology co-sponsored by the Architectural Conservation Programme of The University of Hong Kong, Hong Kong Institute of Architects and Hong Kong Institute of Surveyors.

**Speakers** Dr. Lynne Distefano, Academic Advisor, Architectural Conservation Programme, Department of Architecture, The University of Hong Kong  
Dr. Lee Ho Yin, Director of Architectural Conservation Programme, Department of Architecture, The University of Hong Kong

**Date & Venue** 7:00 pm - 8:30 pm Thursday 4 September 2008 SLC, HKIS

**Details** When people try to understand pre-war British Colonial buildings in Hong Kong, they tend to compare them with equivalent European examples in order to identify the "style." Such an approach can only afford no more than a limited appreciation of the aesthetics of buildings, and does not answer the more fundamental question of why such buildings have been designed the way they are. The answer to the question lies in the understanding of the origins of architecture through the circumstances of social, politics, economics and technology in the historical context.

Language	English	Fee	HK\$50 per person; HK\$100 per person for non member
Deadline	14 August 2008	Priority	first-come-first-served

## CPD/QS/2008066

### Introduction to Handbook for Preparing Bills of Quantities for Civil Engineering Works



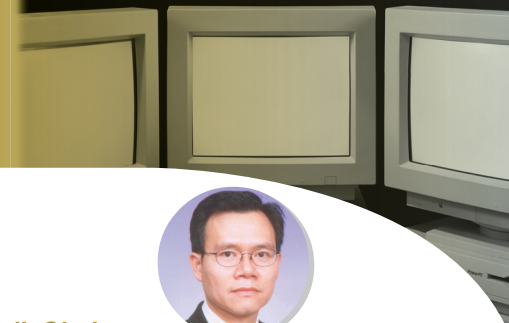
<b>Speaker</b>	<b>Mr Chris Fung</b> As Maunsell AECOM's Associate Director in charge of the in-house QS team for the civil engineering consultant, Mr. Fung has over 15 years professional experience in supervising the preparation of Bills of Quantities and the resolution of contractual claims in connection therewith for various sizes of civil engineering projects, in particular for the Hong Kong Government's projects adopting the Standard Method of Measurement for Civil Engineering Works. He is currently assisting the Hong Kong Government in the review of the Handbook for Preparing Bills of Quantities for Civil Engineering Works, which is being implemented in trial basis on selected projects.		
<b>Date &amp; Venue</b>	7:00 pm - 8:30 pm Friday 5 September 2008 SLC, HKIS		
<b>Details</b>	<p>The New Handbook for Preparing Bills of Quantities for Civil Engineering Works has been launched last year in trial basis with an aim to replacing the Standard Method of Measurement for Civil Engineering Works 1992 Edition in due course.</p> <p>In this seminar, Mr. Fung will talk on the background, the reasons of the change and the concept of the Handbook. Mr. Fung will highlight the changes from the previous SMM and go through some sections of the Handbook to explain the rules for preparing Bills of Quantities for civil engineering works.</p>		
<b>Language</b>	English	<b>Fee</b>	HK\$120 per person
<b>Deadline</b>	22 August 2008	<b>Priority</b>	QSD Members

## CPD/GPD/2008060

### REITS and the Dividend Economy



<b>Speaker</b>	<b>Mr Stephen Chung, Executive Director, Zeppelin Real Estate Analysis Limited</b>		
<b>Date &amp; Venue</b>	7:00 pm - 8:30 pm Wednesday 24 September 2008 SLC, HKIS		
<b>Details</b>	With an increasingly graying population and the rising importance of regular (investment) income in sustaining desired lifestyles, which could be more 'active' than those of earlier generations, demand for investment assets or vehicles which generate steady income could increase in years to come. REITS could be one such investment asset. This talk explores the current and future possible REIT market features, whether good, bad, or even ugly.		
<b>Language</b>	English	<b>Fee</b>	HK\$120 per person HK\$150 per person for walk-in participants (if seats are still available)
<b>Deadline</b>	10 September 2008	<b>Priority</b>	GPD Members



## Building Surveying Division Chairman's Message



Alex Wong *BSD Council Chairman*

### Invitation for Panel of the APC, BSD

In consideration that a substantial number of applications for Critical Analysis and Final Assessment were submitted upon expiry of the APC transitional arrangement at the end of April 2008, an assessment week (14-17 July) with a series of Assessment Panels will be arranged in addition to the arrangement by ad-hoc basis in order to expedite the assessment of these submissions.

In this connection, BSD has invited senior BSD members to be the assessors for the assessment (1/2 day or more). The support from these members in this exercise is highly appreciated.

### Queries on '準業主收樓指南'

Two queries on the recently published '準業主收樓指南' ('the Guide') were received. Our responses to the queries are clarified below.

#### 1 Duplicated Distribution

Some members queried as to why a free copy was received by post after they had just been invited to collect a copy from the HKIS office in person.

The publication was actually intended to promote BSD to the general public and the target readers were laymen building owners. Therefore, BSD at that time decided to distribute some copies through a TV programme on Cable TV as the first step. BSD then intended to promote the Guide to property agencies as they may find it useful for prospective property buyers.

At a later stage, considering that some members practicing in the private sector may be approached by potential clients who have read the Guide, BSD Council decided to give each BSD member a free copy as an update.

At the same time, a number of enquiries from the general public as well as from members of other divisions of HKIS were received on how to obtain a copy of the Guide. BSD Council therefore recommended to HKIS

to put the Guide on sale. Finally, HKIS decided to print more copies and let each Corporate Member to have a free copy.

#### 2 Unavailability of English Version

Some enquiries were received on the availability of an English version. Due to limitation of resources and as the target readers in the first stage were laymen building owners, BSD decided to publish the Guide in Chinese as the first time. However, as the Guide is now on sale, we will study if there is a need and sufficient resources to prepare the English version.

### Recognition of Technical Associates as Technical Competent Person (T3)

It is a great pleasure to announce that the Technical Associates in BSD with 3 years of post qualification experience are accepted by Buildings Department to perform the duties of TCP (T3) under the Site Supervision Plan in the Authorized Person's stream and Registered Contractor's stream.

The eligibility of Technical Associates as TCP (T3) for the types of building works or street works are confined to those as shown in the following table:

Type of Building Works	TCP T3 in the AP's stream	TCP T3 in the RC's stream
GIFW	Yes	N/A
BW with significant geo-content	Yes	N/A
Foundation works	Yes	N/A
Street work or all works other than the above types of works	Yes	Yes

By the way, HKIS has requested the government to consider recognition of Technical Associate qualifications as an alternative qualification when recruiting relevant grades in the civil service and /or Resident Site Staff. A meeting was conducted with Development Bureau and the Bureau would explore the possibility.

## General Practice Division Chairman's Message



Dr Lawrence Poon GPD Council Chairman

### The Fifth Land Symposium

Due to the Sichuan earthquake, the Fifth Land Symposium organised by the Department of Land and Real Estate Management of Renmin University of China, Department of Land Economics of National Chengchi University (Taiwan), Macao Cartography and Cadastre Bureau of Macao SAR Government and HKIS, and originally scheduled for 5-6 July 2008 at Kunming, Yunnan Province has been deferred to next year. The organisers would like to convey their apologies to those who had planned to attend the Symposium and/or prepared a paper for presentation.

### CPD Events

There will be two interesting CPD talks in September - "Commercial Rent Review" by Simon Lynch, Regional Director, Valuation & Consultancy, Cushman and Wakefield & Hilary Cordell, Solicitor, Cordells; and "REITS and the Dividend Economy" by Stephen Chung, Executive Director, Zeppelin Real Estate Analysis Limited.

### Provision of Public Facilities in Private Developments

Dr Lawrence Poon and Mr Tony Wan attended the Legislative Council Panel on Development meeting held on 31 May 2008 to express the views of the HKIS on the subject issue. Our Institute's recommendations on long term policies and guidelines on provision, use and management of public facilities in private developments are stated in the paper that can be retrieved at the following website of the Legislative Council [www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev0531cb1-1712-1-e.pdf](http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev0531cb1-1712-1-e.pdf)

**Citiland Surveyors Limited** is one of prestigious real estate surveying firms in Hong Kong providing professional services including feasibility studies, valuation, tender, investment consultancy and real estate agency. To cope with our fast growing business, we sincerely invite high caliber applicants to join us.

#### Chartered Surveyor - Valuation & Surveying Department

##### Job Duties:

- To supervise a team of staff and participate in surveying and valuation works
- To assist the Investment Department in handling of tender & sole agency projects
- To conduct feasibility studies on land development
- To handle consultation services on land lease matters
- To market & promote company business

##### Requirements:

- Member of HKIS and/or RICS
- Minimum 2 years of experience in property valuation and related works
- Strong communication and management skills
- Fluency in spoken and written English and Chinese
- Good Computer skills in MS Word and Excel

We offer attractive remuneration package and excellent career prospects (have an opportunity to become a company partner) to the right candidate. Interested parties, please send the full resume with current & expected salary to Room 904 9/F Capitol Centre Nos. 5-19 Jardine's Bazaar Causeway Bay Hong Kong or by e-mail to [hr@citilandsurveyors.com](mailto:hr@citilandsurveyors.com) (All information provided would be kept confidential and used for recruitment purpose only.)





## Land Surveying Division Chairman's Message



*Sung Hon Kwong LSD Council Chairman*

It was a comparatively calm month for the land surveying professionals but a rocky ride for our country. I am sad to learn of the tragic earthquake in Sichuan but a bit relieved by the overwhelming response of the Chinese people in giving their helping hands to those who are affected by the tragedy.

Members of the various committees are working very hard on their assignments but the results of their achievements are yet to be released. Sponsored by the Institute under the research project funding, Dr Conrad Tang, George Leung and Simon Kwok are flying places to complete their research report on their study of the land boundary survey systems of Australia, New Zealand and Singapore with a view to recommending a better system for Hong Kong. The government has started to recruit land surveyors and it is certainly good news for those who are trying very hard to complete their APC to equip themselves for the employment opportunity. T N Wong will represent HKIS to attend the ISPRS Congress to be held in Beijing in July, and I, together with six other HKIS members, will participate in the FIG Working Week to be held in Stockholm in June. I'll report on this in the next issue of Surveyors Times.

### Meeting the Permanent Secretary for Development (Works)

Some members of the General Council met with Mr MAK Chai-kwong, Permanent Secretary for Development (Works), on 13 June 2008 to exchange views of the devel-

opment and problems of surveyors in general. Among other things, we had talked particularly on the issue of registration of surveyors and contribution of surveyors to the society. Joseph Wong, Lesly Lam and I had attended the meeting. We were able to convey our views on the issues of land boundary survey plan for land transaction, professional staff strength in consultancy projects, land registry and land information system of Lands Department etc. Lesly and Joseph will prepare a paper about the skills and activities of land surveyors, the problems we see in the profession and the solutions we suggest for Mr Mak and other department heads' information. You may contact the two gentlemen should you have ideas for inclusion in the paper.

### Revision of the Rules and Guides to the Assessment of Professional Competence (APC)

The LSDEC had submitted the draft Rules and Guides to the Board of Education (BoE) for endorsement and some comments from the Board was received. The DEC is now revising and finalising the draft and will submit it to the Board again for endorsement. However, the Executive Committee at its meeting on 12 June 2008, proposed all Divisions to review their APC with a view to streamlining the process and to make it more candidate-orientated. Members of the Executive Committee will join the next BoE meeting to get the message across and to discuss with the Board members. The release of the endorsed document will probably be affected.

## Planning & Development Division Chairman's Message

*Edwin Tsang PDD Council Chairman*



### 5<sup>th</sup> Land Symposium in China among 4 regions / cross straits (第五次兩岸四地學術研討會) postponed to 2009

Due to the earthquake in Sichuan, the 5<sup>th</sup> Land Symposium in China among 4 regions / cross straits (第五次兩岸四地學術研討會) has been postponed to next year. Dr Leung's paper will be published in Surveyors Times later.

### P&D Division APC

The P&D Division's APC was approved in 2001 and revised in 2002. The Executive Committee has proposed to review all Division's APC soon. Any ideas and comments on the existing APC rules and guides of P&D Division are welcome.

### CPD Visit

A joint visit with the GP Division to Guangdong will be organised in November 2008.

### Planning for Closed Border Areas

Planning ideas for the closed border areas in the New Territories are welcome from members.

### CPD on Health Planning on 7 August 2008

Registration for the CPD has reached over 100 participants. Experienced senior members are also encouraged to attend.

### Table Tennis Practice

The General Council has endorsed the formation of a Sports Committee. Members interested to play or practice in table tennis are encouraged to register with the sports convenor.

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

### 持續專業發展 Continuing Professional Development

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

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





# Property & Facility Management Division Chairman's Message



Kenneth Chan Jor Kin PFMD Council Chairman

## 2 CPD events successfully held in May 2008

The first event was held in the evening of 20 May 2008 on the topic of **"REIT - Is it a safe bet in a volatile market?"** The speaker was our President, Mr YU Kam-hung. Despite the heavy rain on that day, about 80 members attended this event and Mr Yu gave some insights and hints on REIT as one of asset management tools. Mr Yu's presentation will be uploaded onto the division's web pages for members' general browsing.



The second event was held on a sunny morning of 24 May 2008 on a visit to **Bethanie**, which was a historic sanatorium with a chapel, which were granted to the Hong Kong Academy for Performing Arts (APA), and subsequently conserved with necessary renovation work to enable the complex to become the second campus of APA as the School of Film and Television. The speaker, Mr Nelson Ho, Estates Manager of APA and a member of the Property and Facility Management Division, gave us a briefing on the history and

the process of obtaining the complex including the adjacent octagonal cowshed from the government as well as on the renovation work carried out on-site. Nelson then provided us with a guided tour around the complex and its facilities. The Chapel has become a popular venue for wedding ceremonies. The visit ended after taking group photos at the front entrance to the Chapel.





## Quantity Surveying Division Chairman's Message



*Stephen Lai QSD Council Chairman*

### Quantity Surveying Division Annual Dinner 2008

The Quantity Surveying Division Annual Dinner 2008 was held at the Hong Kong Jockey Club, Happy Valley Racecourse, Hong Kong on 30 May 2008. It was our pleasure to have Mr YUE Chi Hang, Director of Architectural Services, Mr SHUM Kung Sher, Assistant Director (Quantity Surveying) of Architectural Services Department, Mr LAM Ting Sing, Enoch, Deputy Secretary (Works) 2 and Mr TONG Shek Por, David, Principal Assistant Secretary (Works) 4, both from Development Bureau, Works Branch, Ms FUNG Yin Suen, Ada, Deputy Director (Development and Construction) and Mr CHAN Nap Ming, Assistant Director (Development and Construction), both from Housing Department, Mr CAI Wen Feng, Division Chief and Ms WU Yuan, Associate Specialist, both from Co-ordination Department, Liaison Office of the Central People's Government in Hong Kong SAR, to be our honourable guests for the QSD Annual Dinner, which has not been held for the past 15 years. It is considered that this should be an annual event for the QSD members in the future.

Although it was raining heavily, at about 5.00 pm just before the Annual Dinner started, more than 150 guests and members including the HKIS President, 2 Vice Presidents, 3 Past Presidents (from QSD), 10 past QSD Chairmen and QSD Council Members arrived. The programme was as follows:

1. Cocktail Reception;
2. QSD Chairman's Speech;
3. Toast and Group Photo Taking;
4. Diploma Presentation Ceremony;
5. HKIS President's Speech; and
6. Dinner with lucky draw for table prizes, performances and games.

Stephen Lai, the QSD Chairman reported the activities of the Division for the first half of his term and the major events to be organised for the coming six months. Following his speech, the newly elected members received their Diploma from the President and the QSD Chairman. The newly elected members also brought along their parents, spouses and friends to share the success and congratulations in

obtaining the professional qualification.

To show off the talent of our members, Mr Tommy Chan and Mr Joseph Chong were invited to sing at the dinner. People shouted for an "encore". Thank you for their wonderful performance which made the event unforgettable.







Another highlight at the dinner was that guests were required to answer three questions at the Games Session. One of the questions was to find out the number of LCD monitors in the banquet hall. Groups of LCD TVs are installed for watching the betting information of horse racing from all areas of the hall. Guests made great effort to walk around the banquet hall in order to search for all the LCD monitors. Finally, representatives from the table quoted the largest number of LCD

monitors needed to present the breakdown of the total quantity. The 86 LCD monitors included not only the LCD TVs for broadcasting but also those for the betting machine, cashiers, and four of them were hidden behind the curtain of the backdrop. An interesting point raised by our senior member, Mr K C Tang was that there had been substantial missing quantities not yet included in the calculations. Mr Tang said that the LCD monitors of mobile phones, palms

and the like of all the guests should be taken into account, and therefore the quantity of LCD monitors should exceed 200 at the banquet hall. The dinner ended at about 10.45 pm.

We would like to express our sincere thanks to all the guests and participants as well as the following sponsors for their support to the Annual Dinner.

**Diamond Sponsors :** Davis Langdon & Seah Hong Kong Limited

Rider Levett Bucknall Limited

Widnell Limited

WT Partnership (HK) Limited

**Gold Sponsor :** Beria Consultants Limited



We also express our thanks to the great effort of the organising committee including Antony Man (Chairman), Joanna Kwok (MC), Kathy Cheung (MC), Raymond Kong and Victor Lau.





Look forward to seeing you all next year.

## Proposed Visit to Guangzhou on 11-12 July 2008

In order to strengthen the connection between the professionals in Hong Kong and the counterparts in Guangdong, the Mainland Committee of QSD is in the course of arranging a visit to Guangzhou with the assistance from the Liaison Office of the Central People's Government in Hong Kong SAR on 11 and 12 July 2008.

The proposed visit will include the following (to be confirmed):

1. Guangzhou Cost Management Department;
2. MoC of Guangdong Province;
3. Guangzhou Airport; and
4. Guangzhou TV Tower (under construction).

Members who are interested in joining the visit, please contact Mr Coody Ko of the HKIS Administration Office at 2526 3679.

## Signing of Reciprocity Agreement between CIQS and HKIS

The President Mr YU Kam-hung will sign the Reciprocity

Agreement between Canadian Institute of Quantity Surveyors (CIQS) and the Hong Kong Institute of Surveyors (Quantity Surveying Division) at the 12th Pacific Association of Quantity Surveyors (PAQS) Annual Board Meeting held at Edmonton, Canada on 15 June 2008. The Chairman, Mr Stephen Lai, Vice Chairman, Mr Daniel Ho, Honorary Secretary, Mr Antony Man, Past President, Mr T T Cheung, Council Members, Dr Paul Ho and Mr Joseph Chong and Committee Member Dr Anita Liu from QSD will attend the Board Meeting and witness the signing ceremony. Most of them will also present their papers at the 12th PAQS Congress between 16 and 18 June 2008. CIQS is the host of the Congress this year and the theme of the Congress is "Construction in Challenging Environments".

Mr Orest Stachniak, the President of CIQS will sign the reciprocity agreement on behalf of CIQS. The membership of CIQS is listed below for members' information:

Professional Quantity Surveyors	672
Construction Estimator Certified	284
Associated Quantity Surveyors	300
Associated Construction Estimators	186
Part time Students	47
Affiliates	4
Retired	99
Honourary Life	11
Full time Students	324
<b>Total members (May 2008)</b>	<b>1,927</b>

In 2009, the CIQS will celebrate their 50<sup>th</sup> Anniversary whereas HKIS will celebrate their 25<sup>th</sup> Anniversary too.

## Application for Initial Registration of Cost Engineer in PRC

65 application forms together with the required supporting documents were couriered to China Engineering Cost Association (CECA) for processing and onward transmission to the Ministry of Housing and Urban-Rural Development (MOHURD) for approval in May 2005. One set of application form was received without submitting a copy of the working permit and was returned to the applicant.

We expect the second batch of QSD members, who wish to obtain the qualification of PRC Cost Engineer, will be carried out at the end of this year (subject to arrangement with CECA).

As discussed with CECA, in order to estimate the approximate number of our members who are interested in getting the qualification, a survey letter will be issued to all QSD members who are qualified for the recognition qualification.

## Young Surveyors Group Chairman's Message



Joseph Wong YSG Chairman

### Wine Tasting at Lan Kwai Fong on 29 May 2008

Our past YSG chairmen Mr Tony Wan, Mr Lesly Lam and Mr Victor Lau, our Honorary Treasurer Mr Arthur Cheung and I joined a Wine Tasting event in May. The event was held by RICS Matrix at Twenty-one Twenty-one Bar in Lan Kwai Fong. We tasted fine wines from various countries and at the same time had a good chat with other HKIS and RICS members in a relaxing environment.

### QSD Annual Dinner at HKJC on 30 June 2008

Some committee members and I joined the QSD Annual Dinner on 30 May 2008 at the Hong Kong Jockey Club. Besides a speech by the QSD Chairman, the newly qualified Qs were presented with their diplomas. Our committee members took this opportunity to introduce them to YSG and to invite them to join our CPD and social events. I would like to announce again that all newly qualified members under the age of 40 are free to join YSG as co-opt members at anytime. Furthermore, our YSG Jacky Cheung, Mr Joseph Chong sang a song during the dinner and received great applause at the end.

### Pre-Dragon Boat Party on 31 May 2008

The Pre-dragon Boat party was successfully held on 31 May 2008 at CEN-SES in Causeway Bay. Our President Mr Yu Kam-hung, Senior Vice President Mr Francis Leung and Vice President Mr Stephen Yip were invited as our guests. We had a 'Roast Pig Chopping Ceremony' and it boosted our morale a lot.



### Dragon Boat Race at Stanley on 8 June 2008

It is my pleasure to announce that we won the largest number of trophies this year in Stanley. We won the 2<sup>nd</sup> runner up in Race No.1(Men's Heat), 2nd runner up in the Mixed Silver Bowl Final and finished the race with 10 other boats within 1/2 second in the Mens Silver Cup Final. Our President Mr Yu Kam-hung was invited by the Stanley Dragon Boat Association to be the VIP of the 龍舟賽事之點睛及剪綵儀式.

### 香港專業人士中山大學國情研討班 on 17-18 May 2008

The 香港專業人士中山大學國情研討班 was successfully held from 17 to 18 May and 55 YSG members joined the course. The course went through 3 different topics with 第一講：《當前國際形勢和我國外交政策》，第二講：《粵港澳基礎設施的協調與發展》 and 第三講：《領導集團關注問題與執政理念》。 We were invited by 國家建設部 to have a delicious dinner at a famous restaurant, namely 鵝公村。 After dinner, we had an open deck cruise trip along 珠江。 Many of our members said the course was fruitful and a memorable experience. We will continue to arrange similar events in order to widen our horizons and enhance understanding of our country.



# 香港測量師學會青年組

## 成都學術交流團2008

(CPD/YSG/2008067)

地點：中國成都

日期：2008年10月7日至11日 (5日4夜)

行程：- 拜訪成都市與規劃、建設及測量有關的政府機構

- 參觀私人企業之發展項目

- 遊覽著名旅遊點

\* 特別安排：本會現正嘗試安排有關地震災區探訪之活動，希望可協助災後重建工作及藉此對災後重建的工作有所理解。

費用：約港幣\$4,500元

(包括香港至成都來回機票、住宿、內地交通及膳食)

各參加者須按個人要求，另行購買旅遊保險。

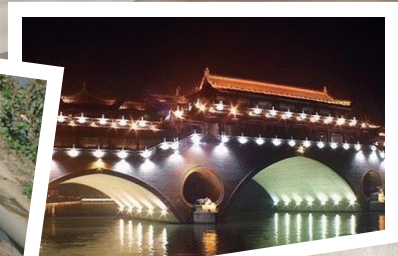
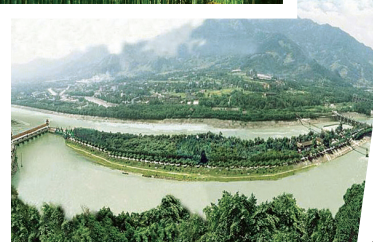
名額：40位 (先到先得，額滿即止，青年組會員優先。)

備註：1) 參加者請用CPD Standard Reservation Form填寫個人資料並連同劃線支票交回。

2) 查詢請致電2526 3679或電郵 cpd@hkis.org.hk與余小姐聯絡或電郵gp4753@hkis.org.hk與陳小姐聯絡。

3) 可計算持續專業發展10小時。

\* 鑒於近日成都地區發生嚴重地震，以上地點、行程及費用可能會因應實際情況，作出適當更改，請密切留意有關更新。





## YSG Social Event - 西貢浮潛珊瑚深度行 (YSG/S/200807)

- 日期：** 2008年8月31日 (星期日)
- 時間：** 早上九時三十分至下午五時正
- 地點：** 西貢海水域
- 費用：** 港幣\$390元正 (費用包括浮潛教練、海洋生態研究員、遊艇租費、午膳、借用浮潛用具(助浮衣、潛鏡及吸管)和港幣十萬元活動平安保險。)
- 名額：** 22位 (先到先得，滿額即止)
- 集合時間及地點：** 早上九時三十分，西貢市小巴士站旁集合
- 截止日期：** 2008年7月30日
- 內容：** 活動將帶領參加者欣賞西貢海岸風景，由浮潛教練講解浮潛基本理論、安全守則和學習浮潛技術，以浮潛方式觀賞珊瑚組群及各種海洋生物，並由海洋生態研究員作詳細介紹及講解。學員能透過此活動學習基本潛水理論、技術和安全守則及加深對本港海洋生態的了解。
- 備註：**
1. 參加者請用CPD Standard Reservation Form 填寫好個人資料並連同劃線支票交回。
  2. 查詢請致電2526 3679與余小姐或電郵致irischau@hkis.org.hk與Iris Chau聯絡。

## Mandatory CPD

started on  
1 June 2007

Update your  
CPD profile record  
regularly for  
mandatory checking  
in future

### Go e- for latest CPD news and log sheet

#### Webmail Login

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

#### CPD Log Sheet

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

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

Problems encountered with login, please contact [i\\_t@hkis.org.hk](mailto:i_t@hkis.org.hk)



# Identification of Main Aspects In The Management of Building Maintenance Operation Processes

*Lee Hon Yin, Hackman, PhD candidate, University of South Australia, Australia*

*Prof David Scott, Professor and Head, Department of Civil Engineering, Curtin University of Technology, Australia*

## ABSTRACT

Management of building maintenance operation processes is the key for providing better built environment to the building customers and the users. However, maintenance is not in a high priority list in most of the organizations. This barrier contributes to the gaps between top management at the strategic level and maintenance personnel at the operational level in an organization. Recently, building maintenance is changing pace with the development of facility management. Prior to obtaining information about the gaps between top management and maintenance personnel, the primary investigation is to identify the main aspects in the building maintenance operation processes. The four main aspects influencing the building maintenance operation processes are building maintenance policy and strategy, strategic management, facility management and performance management.

## KEYWORDS

Building maintenance, operation processes, strategic management, facility management, performance management

## INTRODUCTION

According to the British Standard 3811 building maintenance is considered as the work undertaken to keep, restore or improve every part of a building, its services and surrounds. It is expected to restore the building to its original design level and not to fall below the minimum acceptable level. It may be more than “to extend the life cycle of building” (Zavadskas et al., 1998). Building maintenance is regarded as a major activity in the construction industry. It is essential whether the building is large or small, simple or complex. However, there is suggestion to have maintenance free building (Wood, 2003a). There are also approaches to adopt deferred maintenance strategy to buildings (El-Harm and Horner, 2002). Over the past, building maintenance has been given a very low priority and building maintenance

performance has been criticized as inefficient and unsatisfactory (Lam, 2000). Due to the lack of proper maintenance plans, buildings themselves pose a danger to the general public and there are increasing problems on building dilapidation and building safety (Chan and Law, 2002; Yiu, 2002; Yiu et al., 2004). Moreover, there are a lot of criticisms, in particular, of the slow responsiveness, inefficiency and poor quality of building maintenance (Cheng, 1999).

The nature of building maintenance is described as a ‘Cinderella’, ‘Not sexy’, ‘Not attractive’ and ‘Unproductive’ activity (Wood, 1999 & 2003a; Jones and Collis, 1996; Seeley, 1976). Because of this reason, maintenance activity has not been recognized in every aspect in an organization. Building maintenance is categorized as an operational process and is divided into different stages of strategic functions including determining maintenance policy and objectives, deciding and preparing maintenance programmes and obtaining maintenance funds (Coetzee, 1999). It also requires operational functions including getting the work done, controlling progress of work, monitoring budget expenditure and monitoring the programmes. Although maintenance is apparently a technical operation, it requires to integrate different technical and managerial inputs from planning to implementation of maintenance activity (Wood, 1999; Coetzee, 1999; Tse, 2002; Alani et al., 2002).

Top management has no interest in understanding building maintenance performance as well as maintenance process. With economic downturn in the last decade, every business is receiving challenges for minimizing operation cost. This is unavoidable for building maintenance. Top management responsible for the management of a building facility is always looking for ways to optimize its maintenance operation cost. However, the recent trend of perception on building asset is categorized as infrastructure to support organizational business (Tranfield and Denyer, 2004; Collins, 1993). Top management at the strategic level is now focusing more on building performance as it has impact on their building customers, and also influences the benefits of organization.

With the increasing and higher expectations from both building customers and top management, there are difficulties in managing building maintenance strategically and operationally. Common problems and deficiencies are due to the lack of building maintenance objectives, which are not properly coordinated and not matching with organizational directions (Madu, 2000). There is an argument of budget constraint from the operational side, which seems to be the common deficiency in the field of maintenance (El-Haram and Horner, 2002; Tse, 2002; Shen, 1997). The problem between strategic and operational levels has influences on the disorder of maintenance resources (Then, 1996; Coetzee, 1999). Maintenance personnel are too focused on technical responsibilities and lack of understanding on organizational issues such as the links between maintenance and business objectives (Shen, 1997). The focus on technical issues minimizes maintenance personnel's managerial inputs and neglects the needs of building facility and its users. These problems contribute to higher maintenance cost as a result.

With the development of facility management, building maintenance has also been challenged with respects to the organizational structure and the capability of maintenance organization. Built environment is a major consideration for the development of facility management; the relationship between building customers and the building facility performance is becoming more important. However, there is lack of insight about the reasons for the establishment the relationship between facilities and users' satisfaction (Wood, 2003b). Maintenance is no longer a stand-alone activity. Facility management is a strategic issue and influences organizational aspect of a maintenance organization. A close relationship between top management at strategic level and maintenance personnel at operational level is important for the best performance of facility management. Moreover, there is inadequate understanding the relationship between management of building facilities and business objectives at the organizational level (Lo et al., 2000; Loosemore and Hsin, 2001).

In summary, there are four main aspects, which are essential in managing building maintenance operation processes. They are the maintenance policy and strategy, strategic management of building maintenance, impacts on the building maintenance due to the facility management and the building performance management. Therefore study of these main aspects provides more insights about the gaps between the top management at strategic level and building maintenance personnel at operational levels for better improvements of organizational effectiveness.

## BUILDING MAINTENANCE POLICY AND STRATEGY

Building maintenance management has been developed for many years and most of the studies are developed from basic building maintenance theories and principles (Seeley, 1976; Spedding, 1987; Lee, 1987, Barrett, 1995; Charter and Swallow, 1996; Horner et al., 1997). The basic theories include building maintenance definitions, categories of maintenance types, components of maintenance policy, maintenance procedures, maintenance programming and scheduling. As time changes, studying of these basic theories is inadequate because building maintenance is not stand alone activity and has to match with organizational goals and objectives. Maintenance policy is described as a written document, which provides a management framework to ensure the building assets are maintained appropriately to support the organization's strategic objectives. In general, a maintenance policy is a written document agreed with the top management at the strategic level, specifying and agreeing all maintenance strategies and activities.

During the process of formulating the maintenance policy, three components are considered essential: maintenance strategy, maintenance standard and maintenance resources. Maintenance is a broad term, which describes maintenance responsibilities and specifies maintenance requirements. The overall objective is to ensure the building assets are adequately maintained and perform effectively and efficiently. Maintenance standard is an acceptable standard between the balances of building facilities cost and the maintenance resources. However, maintenance standard could not be easily agreed and is perceived differently because types of the buildings and the available resources among organizations are different. There is no unique maintenance strategy suitable for all types of buildings because of their different characteristics such as design, purposes, forms of construction, uses, building services systems, expectation and as well as the perception of the customers. Dynamic buildings for hospitality services require high level of customer services and eventually requires higher maintenance costs than residential and industrial buildings (Chan et al. 2001).

According to Oberg (2002) that maintenance policy cannot operate effectively and efficiently without sufficient maintenance resources. The allocation of maintenance resource requires strategic directions and decisions. Maintenance personnel at the operational level monitor, control the maintenance budget by measuring of building / facility performance with a balance between the facility cost and service





quality. The maintenance objectives, however, may not be achieved without defining and implementing the requisite operational processes. Maintenance policy will enable maintenance personnel to define where the maintenance strategy shall be and how to deal with maintenance response strategically and tactically. It is realized that maintenance activities may not achieve the desired outcomes without a defined maintenance policy. In addition, maintenance policy helps to manage maintenance resource more effectively. It is also recognized as a tool to manage the maintenance activities effectively. It also helps to reduce the downtime of building facility. There are some suggestions to improve the maintenance efficiency by the application of technology such as an automatic intelligent scheduler. On the other hand, there is a trend to rely too much on the technology but without matching with organizational strategy (Madu, 2000; Tse, 2002).

## STRATEGIC MANAGEMENT AND BUILDING MAINTENANCE

Strategic management has been developed for many years. In the early days, the main goal of strategic management is to increase the organization's competitive advantages. There are also studies focusing on the development of the market strategy such as stability strategy, retrenchment strategy, combination strategy, differentiation strategy, cost leadership strategy and focus strategy (Collins, 1993). There is no question that strategic management is important to every business because of the business fluctuation and rapidly changes of external environment (Collins, 1993; Lasher, 2002; Drejer, 2004). Langford and Male (1991) state a strategy is a set of rules for guiding decisions about organizational behaviour to achieve business objectives.

More recently most of the studies suggest that managing infrastructural assets including building maintenance are critical at the strategic level. There is no exemption in the field of building maintenance that a strategic direction is essential and it has a close relationship with maintenance policy for determining the maintenance strategy. Maintenance personnel follow the management strategic directions in planning maintenance activities. According to Tranfield and Denyer (2004) and Osgood (2004) that managing infrastructural assets including real estate, building facility is becoming more important at the strategic level because it supports organizational objectives.

However, strategic management is not only the top management issue. Madu (2000) emphasizes that it is required to develop in organizational policy to involve with every

employee involvement. This also explains that there is a gap between the organizational level and its sub business units. Such gaps make obstacles to maximize organizations' revenue. Zavadskas et al. (1998) suggests that strategy for building lifetime efficiency is based on the integration of functional considerations, cost-benefit ratio optimization and the application of results. However, the simulation requires strategic and operational analysis and decisions.

## FACILITY MANAGEMENT AND BUILDING MAINTENANCE

According to the International Facility Management Association (IFMA), the definition of facility management is "The practice of coordinating the physical workplace with the people and work of an organization: (it) integrates the principles of business administration, architecture, and the behavioral and engineering science."

According to the British Institute of Facilities Management (BIFM), facility management has been identified as a list of competencies, which require: -

- Managing people to people relationship
- Managing premises to physical plant, buildings
- Managing environmental services such as HVAC system, fire services installation, electrical, lifts, telecommunication systems etc.
- Managing the working environment, internal and external environment

Chan (1997) identifies that the main areas of concerns for facility management functions are organization, people and building facilities. Facility management is a developing discipline in the building industry. Due to its nature, which involves various types of disciplines, there is argument among recent studies on its definitions (Pitt and Hinks, 2001; Best et al., 2003; Chotipanich, 2004). Although the scopes of facility management are very broad, it is more than the building operations and maintenance. Nutt (2004) defines that facility management as the management of infrastructure resources and services to support and sustain the operational strategy of an organization and thus, building operation and maintenance is within the facility management functions.

Jones (1996) is in the opinion that there are two main driving forces in developing facility management: reducing related facility cost and improving productivity. On the contrary, Amaratunga et al. (2000) argue that facility management is not only to minimize running costs and maxi-



mize space, but also requires focusing on the building assets for people, operational processes and business performance. Due to the changes from the building and facility management aspect, it is suggested to have a move towards strategic and knowledge based management. However, facility management is not only concerned with cutting cost, although it is one of the main forces. The concept is to develop a win-win situation. It is for cost saving and satisfying the building customers. Facility management involves with several strategic issues by incorporating a strategic approach at the top management and operational strategy at tactical and operational levels.

## PERFORMANCE MANAGEMENT AND BUILDING MAINTENANCE

Organizations are always looking for ways to understand and improve their business performance. There is no argument that measuring performance is becoming essential and it has been developed for helping organization to increase competitiveness and profitability. It is more importantly to identify organization's strength and weakness. Arguments exist on the methodology for performance measurement and require identifying strategies to achieve goals and objectives (Cotzee, 1999; Tangen, 2003; Amaratunga and Baldry, 2002). Moreover, one of the purposes of performance management is to assist top management to identify the trends in the industry and take correction for improving organizational capability.

For the building users, building performance is one of key issues for the need for performance for facility management to contribute to business (Amaratunga et al., 2000). Performance of a building can be an indication of two main scopes related to health and efficiency. There are numbers of factors related to building performance, facility efficiency, hygiene standard, indoor air quality, energy efficiency, lighting standard, thermal comfort, safety and information technology. There are challenges of measuring methods of the performance in buildings. There is a direct link of facility management and performance management. Without knowing this, the performance of buildings is not known and improvement on building performance could not be identified. With the disciplines of facility management, building maintenance is not an individual activity and falls into the function of facility management.

## CONCLUSION

Building maintenance is a routine operational process. It is

not attractive activity in general but requires proper planning to implementation. As building maintenance is supporting to organizational core business, there are four main areas to focus on; maintenance policy and strategy, strategic management, facility management and performance management. All of them are related. Strategic management such as strategic planning and relationships of strategic with operational levels are important. Strategic directions dominate the choice of maintenance policy and strategy. There is a close relationship between the strategic management and the maintenance policy. However, there are problems existing between the two levels of strategies; top management at the strategic level and maintenance personnel at the operational level. They may influence the choice of maintenance policy and strategy. There are gaps between organizational and maintenance objectives. Although building maintenance is not a core activity, these gaps do not help to achieve the common goals.

Facility management is a strategic issue and is also considered as one of the important aspects on strategic directions of building maintenance. It concerns both efficiency and quality of service. It also has impacts on customer satisfaction. Facility performance is a key element to attract and satisfy building users. There is also a close relationship between facility management and performance management. Facility management influences building maintenance strategy. It is not just to optimize running operation cost, but also considers the use of balance of facility cost for achieving the required quality. There is a link between performance management and building maintenance. From the initial investigation, investigation these four correlated main aspects in the field of building maintenance is recommended.

Building maintenance is an operation process and involves maintenance policy and strategy, strategic management, facility management and performance management. There is no unique approach in formulating maintenance policy and strategy as it varies among different organizations with different maintenance perceptions and resources. Gaps exist between the organizational and operational levels. Despite of the broad functions of facility management, it influences the maintenance strategy and building performance. Building maintenance is still in a low priority list although building maintenance is to support organizational business.

There is in general lack of understanding of the building maintenance objectives, which cause budget constraint and



resources disorder. Studies agree that strategic management has links with building maintenance and facility management supports operational strategy, optimizes operational cost and improves productivity. Performance management is an important consideration in the context of facility management and has direct links with the process improvement. In conclusions, studying these four main aspects helps to obtain more insight about how the maintenance objectives match with business objectives, the consideration of the managerial inputs for maintenance decision making and the reasons behind for budget constraint and how the maintenance objectives are justified. This information is useful to understand the gaps between the top management and maintenance personnel and helps to improve operational efficiency.

## REFERENCES

- Alani, A. M., Tattersall, R. P and Okoroh, M. I (2002)** "Quantitative Models for Building Repairs and Maintenance: A Comparative Case-Study", "Facilities", Vol. 20 No. 5/6, pp. 176-189
- Amarantunga, D. and Baldry, D. (2002)** "Moving from Performance Measurement to Performance Management", "Facilities", Vol. 20 No. 5/6, pp. 217-223
- Amarantunga, D., Baldry, D. and Sarshar, M. (2000)** "Assessment for Facilities Management-What next?", "Facilities", Vol. 18 No. 1 / 2, pp. 66-75
- Barrett, P. (1995)** "Facilities Management: Towards Better Practice", Blackwell Science, Oxford
- Best, R., Langston, C and De Valence, G (2003)** "Workplace Strategic and Facilities Management", Butterworth-Heinemann, London
- BIFM** "British Institute of Facilities Management", England
- BSI-** British Standard Institution on the Definition of Building maintenance
- Chan, J. K. and Law, L. W. (2002)** "The Problems of Advertising Signs in Hong Kong", "The Journal of Building Surveying", HKIS, Vol. 3, No. 1-2002, pp. 18-28
- Chan, K. T., Lee, R. H. K. and Burnett, J. (2001)** "Maintenance Performance: A Case Study of Hospitality Engineering Systems", "Facilities", Vol. 19 No. 13/14, pp. 494-503
- Chan, M. W. (1997)** "Facilities Management-Demystified", Hong Kong Institute of Surveyors Annual Conference
- Cheng, P. M. (1999)** "Towards a Customer Focused Public Housing Maintenance", "The Journal of Building Surveying", HKIS, Vol. 1, No. 1-1999, pp. 15-20
- Charter, B. and Swallow, P. (1996)** "Maintenance Organisation" "Building Maintenance Management", Blackwell Science, London
- Chotipanich, S. (2004)** "Positioning Facility Management", "Facilities", Vol. 22, No. 13/14, pp. 364-372
- Coetzee, J. L. (1999)** "A Holistic Approach to the Maintenance "Problem", "Journal of Quality in Maintenance Engineering", Vol. 5 No. 5 pp.276-280
- Collins, R. ed. (1993)** "Organization" "Effective Management", CCH International, New Zealand
- Drejer, A. (2004)** "Back to Basics and Beyond, Strategic Management - An Area Where Practice and Theory are Poorly Related", "Management Decision", Vol.42 No.3/4, pp.508-520
- El-Haram, M. A. and Horner, M. W. (2002)** "Factors Affecting Housing Maintenance Cost", "Journal of Quality in maintenance Engineering", Vol. 8 No.2
- Horner, R. M. W., El-Haram, M. A. and Munns, A. K. (1997)** "Building Maintenance Strategy: A New Management Approach", "Journal of Quality in Maintenance Engineering", Vol. 3 No. 4 pp. 273-280
- Jones, K. and Collis, S. (1996)** "Computerized Maintenance Management Systems", "Property Management", Vol. 14 No. 4 pp.33-37
- Lam, K. C. (2000)** "Planning and Execution of Business - Centered Maintenance for Perfect Buildings", [http://www.cibse.org/pdfs/centered\\_maintenance.pdf](http://www.cibse.org/pdfs/centered_maintenance.pdf)
- Langford, D. A. and Male, S. P. (1991)** "Strategic Management in Construction", Gower Publishing Co., Ltd. England
- Lasher, W. R. (2002)** "Strategic Thinking for Smaller Business and Division", Blackwell Science
- Lee, R. (1987)** "Building Maintenance Management", William Collins Sons & Co. Ltd. London.
- Lo, S. M., Lam, K. C. and Yuen, K. K. (2000)** "Views of Building Surveyors and Building Services Engineers on Priority setting of Fire Safety Attributes for Building Maintenance", "Facilities", Vol. 18 No. 13/14, pp. 513-523
- Loosemore, M. and Hsin, Y. Y. (2001)** "Customer-focused Benchmarking for Facilities Management", "Facilities", Vol. 19 No. 13/14, pp. 464-476
- Madu, C. N. (2000)** "Competing Through Maintenance Strategies", "International Journal of Quality & Reliability Management", Vol. 17 No. 9, pp. 937-948
- Nutt, B. (2004)** "Infrastructure and Facilities: Forging Alignments Between Supply and Demand", Conferences Proceeding of Future in Property and Facility Management, London
- Oberg, C. P. (2002)** "Managing Maintenance as a Business", <http://www.maintenanceresources.com/ReferenceLibrary/ezine/epac.html>
- Osgood Jr. R. T. (2004)** "Translating Business Strategy into Facility Action: The Strategy Alignment Model", "Facility Management Journal", March/April pp. 31-35
- Pitt, M and Hinks, J (2001)** "Barriers to the operation of the Facilities Management: Property Management Interface", "Facilities", Vol. 19, No. 7/8, pp. 304-308
- Seeley, I. H. (1976)** "Building Maintenance", Macmillan, London.
- Shen, Q. (1997)** "A Comparative Study of Priority Setting methods for Planned Maintenance of Public Buildings", "Facilities", Vol.15 No.12/13, pp.331-339
- Spedding, A. (1987)** "Building Maintenance Economics and Management", E. & F. N. Spon Ltd. London.
- Tangen, S. (2003)** "An Overview of Frequently Used Performance Measures", "Work Study", Vol. 52 No. 7, pp.347-354
- Then, D. S. S. (1996)** "A Conceptual Framework for Describing Built Assets Maintenance Standards" "Facilities", Vol. 14 No. 7/8, pp. 12-15
- Tranfield, D. and Denyer, D. (2004)** "A Framework for The Strategic Management of Long Term Assets (SMoLTA)", "Management Decision", Vol.42 No. 2, pp. 277-291
- Tse, P. W. (2002)** "Maintenance Practices in Hong Kong and the Use of the Intelligent Scheduler", "Journal of Quality in Maintenance Engineering", Vol. 8 No. 4, pp. 369-380
- Wood, B. (1999)** "Intelligent Building Care", "Facilities", Vol. 17 No. 5/6, pp. 189-194
- Wood, B. (2003a)** "Approaching the Care-Free Building", "Facilities", Vol. 21 No. 3/4, pp. 74-79
- Wood, B. (2003b)** "Building Care", Blackwell Science, Oxford
- Yiu, C. Y. (2002)** "Housing Dilapidation in Hong Kong: A Concern on the Ageing Trend", "The Journal of Building Surveying", HKIS, Vol. 3, No. 1-2002, pp. 29-35
- Zavadskas, E., Bejder, E. and Kaklauskas, A. (1998)** "Raising the Efficiency of the Building Lifetime with Special Emphasis on Maintenance", "Facilities", Vol. 16 No. 11 pp. 334-340



## An Introduction of the E&M Contracting Business

**Kathy Cheung**

*Committee Member & CPD Convenor of YSG*

On 12 June 2008, Mr Raymond Kam, Director of a Quantity Surveying Consultancy Firm focusing on E&M business, gave us an informative talk on the E&M contracting business.

During the talk, Raymond explained the sequence of works, practice and programme of the E&M contracting business. Being a well-experienced quantity surveyor practicing in the building services business for over nineteen years, Raymond stressed the project financial issues such as cost control and procurement system.



He advised the audience those areas required to be considered during the E&M contract administration. He also shared with us real cases encountered by him during his work with possible solutions. The talk was very successful with over 110 participants, some of whom were non-HKIS members.



Thanks to Raymond for sharing his experience with us and for spending time in answering questions from the audience. Thanks also go to the helpers for their assistance towards the smooth running of the event.

## Common Causes of Delay in Construction Projects and their Remedies

**Kathy Cheung**

*Committee Member & CPD Convenor of YSG*

Thanks to Mr Bernard Wu, a qualified quantity surveyor and a Hong Kong practicing barrister, for giving us a CPD talk on *common causes of delay in construction projects and their remedies* on 20 June 2008.

In the talk, Mr Wu briefed the common causes of delay and their remedies as indicated in the Standard Form of Building Contract, especially the clauses as expressed in the new Standard Form of Building Contract - 2005 edition. Mr Wu then compared the differences between the two editions of Standard Form of Building Contract for the grounds of granting Extension of Time. After



that, he highlighted the prevention principle, concurrent delay and their remedies as applied in previous cases such as *City Inn v Shepherd Construction (2003)* and as indicated in law books such as *Hudson*. Finally, Mr Wu concluded on the ways to apply the principles by providing us a list of questions.

The talk was attended by over 100 participants and was a very successful one. Thanks are also given to my YSG colleagues Joanna Kwok and Alison Lo for their kind help in this event.





# 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 2008. Enquiries please call **2866 1677**.

## Caltex StarCard

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

## Shell Card

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

## Esso Card

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

**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.

# HKIS

# Welcome to the HKIS Shop

Pattern style  
Blue, Gold



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

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



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

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



*Beige silk scarf with single HKIS embroidered logo.*

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



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

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

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



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

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



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

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



# Acknowledgement of your successful career



American Express also offers a **HKIS Platinum Credit Card**. To obtain an application form, please visit [www.hkis.org.hk](http://www.hkis.org.hk) or call **2277 1370**.

Introducing the HKIS Gold Credit Card from American Express®. Exclusively available to our members, this Card offers you premium privileges that suit your lifestyle needs.

**Perpetual Annual Fee Waiver:** Enjoy all the outstanding privileges FREE for life and extend these unique privileges to your close ones with FREE Supplementary Cards

**Superb Membership Rewards™ Program:** With complimentary enrolment in the Membership Rewards *Turbo* Program, every HK\$1 spent will earn you 2 points or you can redeem free air tickets at the rate of HK\$6 = 1 air mile at any time as there is no expiry date on your points

**Comprehensive Purchase Protection:** Enjoy 45 days of purchase protection and the online fraud protection guarantee for your peace of mind

**Convenience of Membership Subscription and CPD Events Payment:** Pay with the HKIS Gold Credit Card and earn Membership Rewards points

\* For terms and conditions, please visit [www.americanexpress.com.hk](http://www.americanexpress.com.hk).

The HKIS American Express cobrand card is a members' welfare offer from HKIS. All credit card application approval will be at the sole discretion of American Express International, Inc.



Date	Event	Organiser	Location	
<b>2008</b>				
<b>Jul</b>	3-11	XXIst ISPRS Congress	ISPRS	Beijing, China
	4	QBA (Quality Building Award) 2008 Award Presentation Banquet	QBA	Island Shangri-La, Hong Kong SAR
	10	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
	24	HKIS General Council Meeting	HKIS	Board Room, HKIS
	25	Surveyors Happy Hour	HKIS	Library, HKIS
	26	HKIS Annual Conference	HKIS	Conrad Hong Kong SAR
<b>Aug</b>	14	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
	29	Surveyors Happy Hour	HKIS	Library, HKIS
<b>Sep</b>	11	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
	21-25	World Sustainable Building Conference 2008	CSIRO	Melbourne, Australia
	25	HKIS General Council Meeting	HKIS	Board Room, HKIS
	26	Surveyors Happy Hour	HKIS	Library, HKIS
	27	BSD Annual Conference	HKIS	Harbour Plaza Hong Kong SAR
<b>Oct</b>	9	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
	17	LSD Annual Dinner	HKIS / LSD	Eaton Hotel, Hong Kong SAR
	31	Surveyors Happy Hour	HKIS	Library, HKIS
<b>Nov</b>	3	HKIS Annual Dinner	HKIS	Grand Hyatt Hong Kong SAR
	13	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
	17-18	3rd WAVO (World Association of Valuation Organisation) Congress	WAVO	Bucharest, Romania
	27	HKIS General Council Meeting	HKIS	Board Room, HKIS
	28	Surveyors Happy Hour	HKIS	Library, HKIS
<b>Dec</b>	12	HKIS Annual General Meeting	HKIS	SLC, HKIS
	19	Surveyors Happy Hour	HKIS	Library, HKIS

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



# Stanley International Dragonboat Championships - 8 June 2008

More than 240 teams participated in various competitions



HKIS team

Historically, HKIS Dragonboat Team got 3 trophies in the championship.  
2nd Runner-up in Men's Heat  
2nd Runner-up in Mixed Silver Bowl Final  
7th Runner-up in Men's Silver Cup Final