

SURVEYING

VOLUME 7 ISSUE 8, August 1998

Reports of FIG 98 in Brighton, United Kingdom

Message from the President, T N WONG

A HKIS delegation comprising the President (T N WONG), the Hon Secretary (Winnie SHIU), the Hon Treasurer (Graham HEATH), a past president (S C LEUNG) and the immediate past chairman of the GP Division (Stephen YIP) attended the FIG XXI Congress from 19-25 July 1998 in Brighton, U.K. The Congress was well attended by a total of 1089 participants from 75 member associations. There were a total of 15 delegates from Hong Kong, whilst the Mainland has 13 representatives.

The Congress started with the FIG 21st General Assembly and the 65th Permanent Committee. The Hong Kong Institute of Surveyors being a member association has equal voting right at such forums and is officially represented by the President at the meetings. The flags of Hong Kong SAR and People's Republic of China were displayed among those of all the other member associations.

Main issues discussed at the General Assembly included the confirmation of "one member association one vote" and that English will be the "working language" of the Federation. It was also confirmed that there will be a permanent office in Copenhagen, Denmark.



*Hong Kong Delegates at the HKIS Booth
(From the left: Mr. Graham Heath (Hon Treasurer), Mr. S.C. LEUNG (Past President), Mr. T N WONG (President), Mr. Hak CHAN (Deputy Director / Survey and Mapping), Winnie SHIU (Hon Secretary) and Mr. Stephen YIP (Vice Chair of FIG Commission 9).*

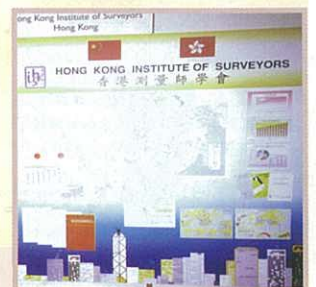
At a President's Meeting, attended by all the presidents of the member associations, many developing countries had asked assistance from FIG to pursue recognition and financial support for their members to organise, attend and participate in the FIG activities.



President, Mr T N WONG, presented a souvenir to the President FIG, Professor Peter DALE.

HKIS had set up a booth displaying information relating to:

- the location of Hong Kong
- the role of professional surveyors in the property and economic sectors of Hong Kong
- the growth of the HKIS membership over the years since its formation in 1984
- our reciprocity arrangements with professional institutions of other nations



HKIS BOOTH

(Special thanks to Mr. Hak CHAN, Deputy Director / Survey and Mapping, for providing the Government mapping products for display.)



President at the Permanent Committee meeting



SURVEYING is the newsletter of the HKIS. It is distributed to members, students and friends of the surveying profession free of charge. Anyone wishing to receive a copy may contact the office of the Institute.

HKIS EXECUTIVE COMMITTEE 1997/98

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SECRETARIAT

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AHKIS, ARICS, RPS (GP)

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Editorial Contributions

Surveying encourages article queries and submissions. Article submissions should include both hard (printed) copy and a diskette in Word format. Contributions should reach the editor at the office of the Institute before the 10th of each month.

Information & Contents

No part of this newsletter may be reproduced without the permission of the Institute. Contents of the newsletter do not necessarily reflect the views or opinions of the Hong Kong Institute of Surveyors and no liability is accepted in relation thereto.

Advertising

All advertisements and small ads are welcome. SURVEYING is reaching over 5,000 readers. For detailed information & advertising rates, please contact Ms Margaret Yung of the Secretariat office at 25263679 OR Mr. Charles Yiu of Corporate Culture at 2802 6949.



The Hong Kong Institute of Surveyors

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Office Hours:

Monday to Thursday 9:30am - 5:30pm
Friday 9:30am - 5:00pm
Saturday 9:30am - 12:30pm

- the growth of ownership in residential property, and
- demographic and statistical data of the local economy.

It was also indeed a great honour for HKIS as Mr. Stephen Yip had been officially installed as Vice-Chair of Commission 9, Valuation and Management of Real Estate. He shall serve a four years term from 1998 to 2002. I hope by taking this opportunity, the HKIS shall be able to elevate its profile and broaden the scope and area of professional services of our fellow members.

The Bureau has programmes set for the coming years including

- Working Weeks scheduled in May 1999 in Sun City, South Africa, and May 2000 in Prague, Czech Republic
- a Permanent Committee Meeting in May 2001 in Seoul, Korea and
- FIG XXII Congress in 2002 in Washington, DC, USA.

There will also be meetings of the Advisory Committee of Commission Officers; meeting of various Work Plans and Task Force Groups. We should endeavour to have representatives from the Hong Kong Institute of Surveyors at all these meetings at which there will be seminars, symposiums and conferences on technical subjects.

There are many technical papers presented at the Congress and all of them will be interesting and informative reference material to all the surveyors of Hong Kong. These can be down loaded from the CD-ROM kept in the HKIS library. A list of the titles and authors of the technical papers can also be obtained from the library.

A bureau is elected for a four year term to conduct the daily administration and business of FIG; liaison and coordination of the works of all Commissions and of course hosting the General Assembly. The current bureau is lead by RICS in UK and will extend to 1999. The works of each Commission is the responsibility of its Chair and Vice-Chair who shall report to the President of the Bureau. Any member association who wish to compete for the Bureau must tender its name to the Bureau nine years in advance. Hong Kong Institute of Surveyors should be thinking to bid to host the Bureau in the Year 2010. Hong Kong shall have a lot to offer by then. Would members feed back to me on this idea please?

One of the objectives of the meetings held in the Brighton Congress was to discuss on matters of Mutual Recognition and Reciprocal Membership between the member associations. Most institutions are having positive attitude towards some kind of mutual agreement. HKIS will form a working group to study the issue generally.



President's Dinner with the delegates from Hong Kong and Mainland

Future Plan for FIG

A Standing Committee to be named FIG Committee is proposed to be set up to deal with all matters relating to FIG and HKIS's involvement and participation in the FIG activities. HKIS needs closer liaison, contact and co-operation with FIG Bureau as well as among member associations particularly those who are geographically close to us.

Similar to that of the Government of Hong Kong SAR, many governments are seeking new ways to respond to the needs of their people and of the demands of market driven economy by utilising the skills, expertise and energies of non-governmental organisations including professional bodies.

Hong Kong Institute of Surveyors is a member association of FIG. But it is not very active internationally. Around the South East Asian Region and the Pacific Rim, only Australia was and is actively involved in the works of FIG.

Institute of Surveyors, Australia, through its running of FIG Bureau for the XX Congress in Melbourne 1994 and its continuous active participation and involvement, has established meaningful links and contacts among member associations in the region. In doing so the Institute of Surveyors, Australia has been able to provide many working and business opportunities for its member Australian

surveyors. Their surveyors and valuers are exporting professional services to countries in South East Asia, Indo-China and Asia including Hong Kong and the Mainland.

Members of Hong Kong Institute of Surveyors can have a lot to offer to these countries as well. Although some of our members who have been able to team up with big foreign property organisations are providing professional services to these countries, yet this is considered not good enough. We must prepare for our future, and possibly through the link and works of FIG. HKIS now has Mr. Stephen YIP as vice-chairman in Commission 9 (Valuation and Management of Real Estate) and Mr. T N Wong as a national delegate in Commission 5 (Positioning and Measurement). We hope these members through their participation and contribution to the activities of FIG shall be able to promote the corporate image of HKIS and hence its members.

At the end of 1997, the voting membership of FIG consisted of 72 national associations from 65 countries with new applications being received. In addition there were 19 correspondents from countries in which there is no surveying association. FIG has been continuously receiving requests from individual surveyors and groups of surveyors for advice on how to form a national professional surveying association and how such an association might function. It is apparent that there are many countries where a surveying association does not yet exist.

It is on this basis the HKIS can initially take the first step in exporting not only our professional skill and expertise, but also services and experience in assisting the formation of professional surveying bodies in these countries.

As a follow up action I would propose to set up a FIG Committee to deal with matters of FIG and to promote the corporate image of HKIS, market and export our members' professional services and expertise in property, construction and surveying fields especially to the developing world. With WTO in place, our members should have equal opportunity to bid for all international contracts. But for this to be fruitful, this has to be done in a group effort under the HKIS flag.

I sincerely think that HKIS should actively and promptly make a start in these directions to serve countries in the Region.

More details about the history, administration structures and the works of various commissions of FIG is published in the special FIG Supplement.

Message from FIG Commission Officer

by Stephen M W YIP, Vice Chair of Commission 9

It is really my honour to be nominated by HKIS to the FIG and eventually elected as the Vice-chair of one of the commissions. This is a confirmation of HKIS's international status and recognition. Perhaps it is time for us to review our role to play in the international scene.

FIG has been a stranger to most local surveyors although HKIS or in deed the RICS(Hong Kong Branch) have been member associations for many years. There has been very few active involvement in the FIG activities except for the Land Surveying Division. There was the illusion that FIG is an association just for the land surveyors and the other surveying disciplines have nothing to do with it. With the kind permission of the Hon Editor of the SURVEYING Newsletter and the assistance of the FIG Bureau, we are able to produce a FIG Supplement to disclose to you all about FIG.

After reading this special supplement, I believe you will realise that the activities of FIG in fact covers all the areas of the surveying profession, be it Land Surveying, Building Surveying, Quantity Surveying, General Practice and even the Planning & Development Division. It is really the international forum to cultivate, develop and exchange the skills, techniques and experience of various disciplines of the surveying profession.

My initial suggestions of the HKIS Work Plan for FIG is :

- to encourage and identify members as delegates at the commissions;
- to encourage and recommend papers from HKIS members for presentation at the seminars, symposiums and congress from HKIS members;
- to bid for hosts and organisers of seminars, symposiums and congress; and
- to encourage and assist surveying related associations of the Mainland to join the FIG to raise their profile, international exposure and status.

There are a lot that we, HKIS, can do and need to do to extend our logo and services internationally. I support the President's proposal to set up a special working group to focus on the FIG matters which will have long term repercussions in the development of the surveying profession in Hong Kong.

For those who are prepared to spare their time and effort on the above HKIS work plan, please contact me or the President at the Administration Office.

Social Highlights in the United Kingdom

by the Hon Secretary, Winnie SHIU

1) The President bought a new jacket and a pair of new shoes as his new out-fit for the Congress to lead the new image of HKIS. Understandably, he hasn't bought a suit for some unknown years. (As a matter of fact, reliable sources confirmed that it was only accidental that the President passed Regent Street on sale, tempted, and under the advice of the Hon Secretary, plus enough pound notes in the pocket, he made such a bold move without the authorisation from his better half who was then over miles away).

2) It is most interesting to see that the President at one of the lunches with some other HKIS members only took dessert for the whole meal. His official explanation was that he had too much at breakfast. But other smart members had come up with other possibilities. Well, be it that he had to keep fit for the new jacket or to keep fat for the wallet, he was made to sign on the bill eventually.

3) We have also spotted that the President has great affinity to new surveying equipment at one of the exhibition stands at the Congress. A photo of this new equipment is here for members information.



President's great Affinity.....

Partnership Agreement Meeting with RICS President



A meeting was held in the Ambassador Room of the Brighton Metropole Hotel at 10:30 am on 23rd July, 1998. The following were present:

HKIS

President: Mr. T. N. Wong
Hon Secretary: Ms Winnie Shiu
Hon Treasurer: Mr. Graham Heath
Past GP Div. Chairman: Mr. Stephen Yip

RICS

President: Mr. Richard Lay
Chief Executive: Mr. Louis Armstrong
Asst. Chief Exec: Ms Carolyn Slater
Director, Standard and Practice: Ms Pamela Hirst

The meeting was conducted in a friendly and constructive manner to establish mutual interests and to clear any misunderstandings. The following points were raised and a fresh draft of the agreement shall be exchanged in September, 1998 and it is aimed to conclude agreement by end of October, effective from that date.

1. HKIS is now the premier surveying body in Hong Kong;

2. role of RICS to complement rather than compete with HKIS;
3. scope for partnership arrangement between HKIS and RICS as bodies of equal standing;
4. mutual recognition of each others standards and qualifications;
5. benefit of continuing joint APC arrangement - up to 1 Sept. 2000 only;



6. recognition of international relevance of "Chartered Surveyors" qualification and benefits to HKIS members of entitlement to RICS designation in addition to their HKIS membership;
7. advantages of having joint HKIS/RICS accreditation of university courses (including distance-taught course) in Hong Kong;
8. need to have mutual recognition of each others disciplinary processes concerning joint members and to publicise this;
9. review terms of 1991 reciprocity agreement in the light of the above;
10. RICS to provide separate note explaining rationale behind creation of technical grade of membership, for HKIS to consider implications for them;
11. HKIS member to sit on RICS General Council, and RICS representative on HKIS Council;
12. RICS to explore overcoming any copyright difficulties in badging previously joint publications (contracts documents etc) as HKIS.

NEWS FROM THE SECRETARIAT

Promotion of Surveying Practices through the HKIS Homepage

The HKIS is in the process of re-designing the homepage with added information and functions including a means of promotion for member practices. The new function will allow surveyor firms to publicise their company profile with a text description of business, list of directors/senior management executives with photos, brief description of 3 projects with photos. There will be a charge of \$3,000 per annum.

If you are interested, please contact Miss Yung of the HKIS Secretariat for details.

E-mail addresses of HKIS

The HKIS will also offer an e-mail forwarding service to corporate and student members.

This service will allow you to keep a HKIS e-mail address for as you are a member of the Institute, saving you the hassle of informing everyone each time you switch for a different Internet Service Provider (ISP).

If you already have an e-mail account, it will only cost you \$100 a year for you to enjoy this e-mail forwarding service. You keep your unique HKIS e-mail and you are free to shop for competitive ISP and internet service. An application form is enclosed with this issue of the newsletter for your immediate action.

NEWS FROM THE SECRETARIAT

HKIS Office Official Opening Reception

By Gordon Ng, Secretary-General

In order to provide a better service to our members and the general public at large, we have expanded, and on 7th July 1998, the HKIS officially opened its new office at Suite 510 Jardine House, 1 Connaught Place, Central, Hong Kong.

A cocktail reception was held in the afternoon to celebrate the opening and some 50 members and guests mingled cheerfully in the library, conference and the general office area for 2 hours. Amongst the many honoured guests, we were particularly pleased to have Mr C Y Leung (Executive Councillor, Past President) and Mr Dominic Wong (Secretary for Housing) to share a joyful evening at the new office.



Former GP Council Chairman, Mr Stephen Yip, with Hon Edward Ho and Mr Bob Pope, Director of Lands.



Welcome address by our President in the conference room and thanks to our Senior Vice-President, Mr Samson Wong for his contribution and hard work in the new office.

A casual chat in the general office.



Ms Winnie Shiu, Hon Secretary and Hon Editor, with HKIS members in the Secretariat Library.



(From left to right: Mr S C Liu, Junior Vice-President, Mr Paul Varty, Past RICS (HKB) Chairman, Mr Graham Heath, Hon Treasurer)



Cheers! (From left to right: Mr P C Lau, Immediate Past President, Mr C Y Leung, Executive Councillor, Past President, Mr Dominic Wong, Secretary for Housing, Mr T N Wong, President, Mr Samson Wong, Senior Vice-President)

NEWS FROM THE SECRETARIAT

HKIS Disciplinary Panel

The following is a list of Disciplinary Panel members approved by the General Council :-

ALEXANDER-WEBBER Lyall

AU YEUNG Ping Kwong

BATES Raymond

BRECHIN David R C

CHAN Ka Kui

CHARLTON Michael

CHEUNG Ho Sang, Albert

CHEUNG Tat Tong

CHIU Kam Kuen

CHUNG Hung Kwan

CHUNG Yiu Ming, Eric

HILL Carlton John

HO Hang Kwong, Thomas

KAN Fook Yee

LAM Chun

LAMONT Andrew Hewit

LAU Chi Keung

LAU Ping Cheung

LEUNG Chun Ying

MACKAY Derek Charles

MAN Wing Kan

MANN Mike

NG Hang Kwong, Francis

NG Tak Cheong

TAN Chin Hor

WALKER John

WONG Bay, Peter

WONG Ho Ming, Augustine

WU Moon Hoi, Marco

YIP Moon Wah, Stephen

Election Committee of LegCo 1998

by Stephen M W Yip, HKIS representative

The 1998 Election of the First Legislative Council of the HKSAR is now over. Ten LegCo councillors have been elected by the Election Committee.

A total of 25 candidates stood for election by the Election Committee of 800 members of which 20 members were chosen by the members of our Architectural, Surveying and Planning functional constituency.

A full set of the advertisement material, including the election platforms, of all these 25 candidates, as sent to all EC members, has been filed and kept in the HKIS Administration Office for record and members reference.

At the next LegCo Election in two years time, there will be 6 LegCo councillors to be elected by the then Election Committee. It is hoped that these materials could help members of the functional constituency to monitor the work of the elected councillors.



Forum on Proposed Amendments of the HKIS Constitution and Bye-Laws

By Hon Secretary, Winnie SHIU

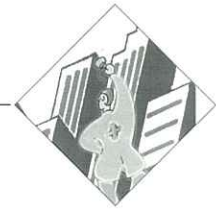
A Working Group chaired by the President, comprising Hon Secretary, Hon Treasurer, Chairman of Board of Education, and Chairman of Membership Committee was formed to review the current HKIS Constitution and Bye-Laws.

A forum for briefing members on the proposed amendments and collecting members views will be held on

**Wednesday 23 September 1998
at Rooms 606 & 607
at the Hong Kong Convention and Exhibition Centre
1 Harbour Road, Wanchai, HK
at 6:30pm**

A separate flyer together with the proposed amendments was sent to all members. Please mark the above event in your diary and attend the forum.

BUILDING SURVEYING



News from the Building Surveying Division

By Kenneth J K Chan, Chairman

Exclusion of Curtain Wall System From GFA Calculation

The revised PNAP No. 13 issued by the Buildings Department introduces the exclusion of curtain wall system from gross floor area calculation. The criteria for exemption stipulated are:

- the curtain wall system itself does not form part of the structural system of the parent building;
- the system does not result in any additional floor area at the floor level; and
- the projection of the system from the outer face of the structural elements does not exceed 300mm.

This change in practice will enable owners of existing non-curtain-wall building to consider renovating their buildings with the addition of a curtain wall system. The other implication is that one has to be careful when measuring saleable area of office buildings in future. We have to look further into this implication and draw up some guidelines for members.

Building Management Resource Centre

The first centre in Kowloon had been opened for the public in June. Senior members of the BSD had been providing free professional advice to the public at two pre-arranged evening interviews so far. Some of the issues dealt with in these interviews were:

- alteration works in composite buildings (Incorporated Owners seeking advice on protection of their interest);
- selection of project designers

- for renovation/ repair projects (Incorporated Owners seeking advice);
- the administration of renovation contracts (Owners Committee seeking advice); etc.

Public Consultation On Proposals To Improve Fire Safety In Private Buildings


The Security Bureau and Home Affairs Bureau jointly issued a Consultation Paper on Proposals to Improve Fire Safety in Private Buildings in June 1998. This paper was prepared based upon the findings of a territory-wide building survey undertaken by the Fire Services Department. The survey revealed that only 28% of private buildings had their FSIs and fire safety management rated as satisfactory. The fire safety condition in composite buildings was the most unsatisfactory. Only 11% of these buildings were satisfactory. This finding was in line with the sample survey by the Buildings Department, where 80% of the buildings surveyed were found with serious deficiencies in exit routes. The bureaus proposed some urgent solutions and proposals to improve fire safety.

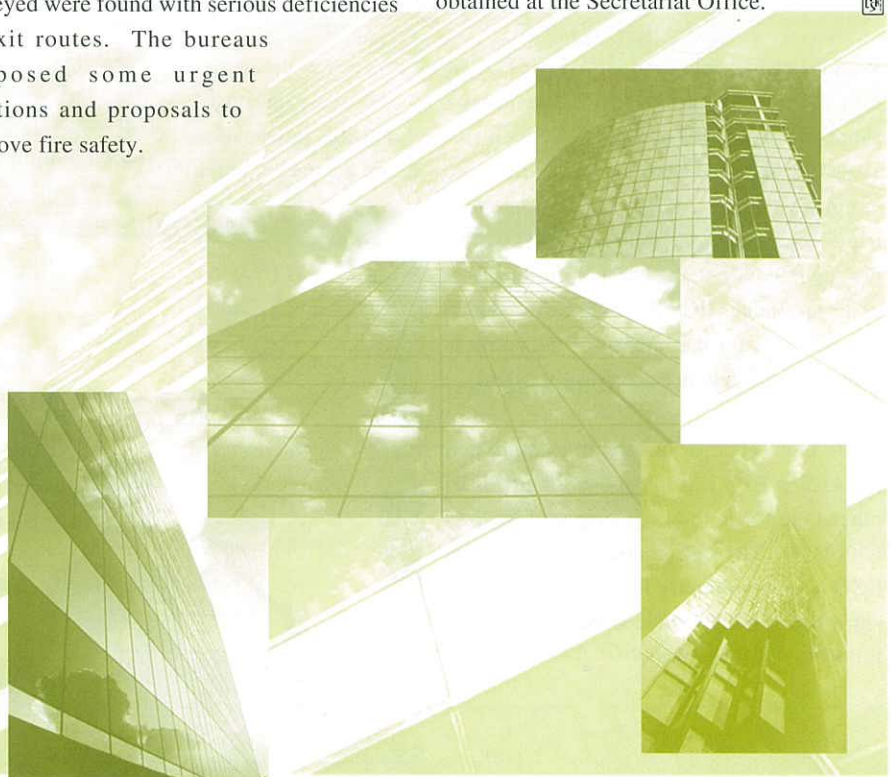
The urgent solutions proposed are to:

- organize owners and residents to carry out routine inspections;
- remove fire hazards which are easily rectifiable;
- reinstate building fire safety measures and structures;
- demolish unauthorized rooftop structures;
- enforce inspections of electrical installations; and
- promote a fire safety culture.

The proposals to improve fire safety include:

- compulsory/ mandatory management of buildings;
- automatic formation of OCs; and
- a ten-year programme to upgrade fire safety standards of private buildings.

The Building Safety Concern Group had undertaken an in-depth study of the proposals and submitted a response to Government on 24 August 1998. Copy of the response may be obtained at the Secretariat Office. 





News from the Land Surveying Division

Submission of SRP and LBP

By K L MOK, Chairman

Members had enquired the background on the Agreement between LSD/HKIS and the Survey & Mapping Office (SMO) of the Lands Department on the submission of Survey Record Plan (SRP) / Land Boundary Plan (LBP) by ALS and RPS(LS) as announced in the October 97 issue of "Surveying".

On the advice of the immediate past Chairman/LSD, the agreement as quoted was not an agreement on the changes of requirement for plan submission. The intention of the announcement by LSD Council/97 was to bring the attention of all ALS and RPS(LS) to SMO's new requirement on plans submission.

All practicing Land Surveyors understand that there is no legal requirement to deposit SRP or LBP other than those prepared under the Land Survey Ordinance (LSO) with District Survey Office (DSO). In the past, only ALS/RPS(LS) could deposit with DSO any LBP, and such plans are for reference and custody only. SMO has no obligation to be the record keeper for the said plans.

With the enactment of the LSO, Lands Department becomes the central authority for land records and SMO would provide cursory checking on the submitted plans and accepts these plans in its Cadastral Information System (CIS) for general reference. In order to assure the quality of the submitted plans, SMO has changed its requirement on submission of SRP and LBP by making reference to the Code of Practice, LSO or the upcoming HKIS Regulation of Boundary Survey. It is for the interest of the public to maintain the CIS with a consistent standard.

There is no legal or mandatory requirement for ALS or RPS(LS) to deposit the SRP/LBP other than those for LSO prepared by them with DSO. The submission of these plans to DSO is on a voluntary basis. Members who enjoy this service, provided by SMO, have to follow the SMO's rules.

Meeting with CEO of ISA

By Jacky Tull, Vice Chairman

A meeting with Mr. John Crickmore, Chief Executive Officer of The Institution of Surveyors, Australia Inc. (ISA), was held on 29th July, 1998, with the presence of Mr. T. N. Wong, our President, Mr. Gordon Ng, Secretary General, Mr. T. C. Ng, LSD DEC Chairman, Miss Helen Chan, LSD Hon. Secretary and myself.

The objective of the meeting was to discuss the matter of Mutual Recognition and Reciprocal Membership between the ISA and the HKIS LSD. Both institutions have a positive attitude towards the mutual agreement. It was agreed in the meeting that we should only study on the membership level at this stage, and the academic route to membership would not be discussed at this stage. The LSD will form a working group to study the issue generally.

FIG 98 at Brighton, UK

By TANG Wing Lun

Assistant Hydrographer, Marine Department

I was delighted to attend the Congress in Brighton and presented a paper on the Multi-beam Echo-sounding Survey in Hong Kong. The response to this paper from the forum was very good and the presentation was well attended by over 70 delegates. Since the practical experiences on multi-beam sounding systems were seldom shared among the users, the delegates found that the Hong Kong experiences were valuable to them. The representative from TSS, a well known motion sensor manufacturer, promised me that he would send his engineer to Hong Kong to study our system. Technical papers form 10 commissions including 1 ad hoc commission were well presented and discussed in 66 technical sessions over the week. I found that the open forum was particularly useful to me. The open forum included some general topics, such as the Impact of Technology and the Global Property Market, which were very interesting and informative.



Mr Tang Wing Lun Assistant Hydrographer, Marine Department



LAND SURVEYING

Mapping on the Pearl River Delta

By Lionel Tang

The "Mapping on the Pearl River Delta" seminar was held between 6 and 8 July 1998 in Macau. This seminar attracted about 150 representatives, mainly from the Guangdong Province, Hong Kong Special Administration Region, Macau Government, some professional bodies and private organizations. Mr. Henry Chan and I, representing the HKIS, participated in this seminar.

The objective of this seminar was to share the mapping, cartography, GPS and GIS experience and development. 12 papers were presented during the seminar covering both practical and theoretical aspect. This seminar was informative and valuable to the survey profession. I believe that a seminar of similar purposes will be helpful for the future Pearl River Delta planning and development.

APC Workshop (Land Surveying Division)

By Rina Tsoi

The annual APC workshop was held on Saturday, 25 July 1998 at Haking Wong Technical Institute, Cheung Sha Wan. About twenty student members attended this occasion. Mr. T C Ng and Mr. Jacky Tull, our Land Surveying Divisional Education Committee Chairman and Member, respectively gave a speech explaining in detail the general information of APC and the professional interview. Common errors revealed from the APC presentations and general difficulties, encountered by the candidates, were discussed.

Journals Received

by Ted Chan

The following journals from the mainland have been received:

1. Bulletin of Surveying and Mapping (測繪通報), May and June 1998, published by the National Survey and Mapping Bureau.
2. Acta Geodaetica et Cartographica Sinica (測會學報), Vol 27 No. 2, May 1998, published by The Chinese Society of Geodesy, Photogrammetry and Cartography.

Practical, useful and interesting papers are found in the above journals. They are kept in the HKIS library for members reference.

NEWS FROM THE SECRETARIAT

GOVERNMENT CIRCULARS

The following are available for inspection at the Secretariat Office:-

Buildings Department

Practice Note for Authorized Persons and Registered Structural Engineers

PNAP 128 - Standardization of Floor Numbering

PNAP 225 - Ground Investigation Works in Scheduled Areas - Approval and Consent

Lands Department

Legal Advisory and Conveyancing Office Circular Memorandum

No. 33 Applications for alteration of Memorandum and Articles of Association under Land Leases

Office of the Water Authority

WSD 1/98 Enquiries Related to Applications for New Water Supply

Planning Department

Hong Kong Planning Standards and Guidelines

Chapter 3 Community Facilities

Revised Planning Standards and Guidelines for Education Facilities

Works Bureau

WBTC No. 13/98 Liaison with Labour Department and Marine Department on Construction Site Safety Matters



GENERAL PRACTICE

News from the General Practice Division

by Tony Tse, Chairman

1. Notes on Assessment of Professional Competence

The Written Assessment of the Final Assessment held in April this year was, as previously advised, in the new format. Candidates should note that the new Written Assessment is not exactly an examination. They are expected to attempt all the required number of questions so that their overall performance can be assessed. It is unacceptable for the candidates to answer less than the required number of questions in the hope of achieving what might be the passing mark.

While professional knowledge and its application are important, candidates should not, in attempting the questions, overlook the importance of properly presenting the points and arguments. An answer which is planned in a logical manner and grammatical, will certainly help the readers understand it more readily.

Candidates who are admitted to attend the Autumn Assessment this year will be advised in due course of the areas in which the questions are set.

2. Nominations of the Representatives to External Committees

The following nominations have been recently approved by G.P. Divisional Council:-

a) Land Registry Customer Liaison Group

Role

To assist in the effective monitoring of the Land Registry's performance pledges and to provide a channel for direct exchange of views on the services provided.

<u>Member Nominated</u>	<u>Contact Tel. No.</u>	<u>Term of Appointment</u>
Mr. Jonathan W. W. Li	2822 7363	2 years
Mr. Francis T. Lau	9096 1168	2 years

b) External Adviser for Higher Certificate Course in Valuation & Property Management

Role

To provide advice to the Department of Construction, Hong Kong Technical College (Tsing Yi), on the captioned course curriculum and subject syllabi.

Member Nominated

Mr. Martin T.S. Mak

Contact Tel. No.

2231 3624

3. Objection to Draft Central District (Extension) Outline Zoning Plan No. S/H24/1

The above plan was gazetted by Government at the end of May 1998. An objection against the proposed plan based on the Working Group's recommendation was lodged by the HKIS on 9 July 1998. Set out below are the major points of the objection:-

- The HKIS remains committed to the views that our Harbour is a unique asset which should be preserved as far as possible for future generations to enjoy.
- The Protection of the Harbour Ordinance 1997, to which the Institute fully supports, has established a presumption against reclamation in the Central harbour. The HKIS is of the view that Government has failed to demonstrate that this fundamental principle has been reflected in the preparation of the proposed plan.
- The HKIS recognizes there were infrastructure issues that have to be addressed and limited reclamation might therefore be required.
- Reclamation in Central for commercial development sites is not supported unless it is directly associated with necessary infrastructure needs. Moreover, it contradicts the recommendations contained in the latest Territorial Development Strategy Review which emphasised the need to encourage decentralised office nodes.
- The proposed waterfront promenade should be integrated at grade with the proposed civic square and the necessary link road should be constructed in the form of a submerged tunnel. The Convention Centre Extension should remain as a prominent feature, projecting into the Harbour, rather than being absorbed into reclamation.

Transitional Arrangement for Candidates pursuing RICS Qualifications

By Barnabas Chung, Chairman, Board of Education

Subsequent to the dissolution of the RICS Hong Kong Branch, although the anticipated "Partnership Agreement" has not been finalised for want of a more permanent "Partnership Agreement", candidates already pursuing RICS qualifications may continue their pursuit through the HKIS APC system within 3 years of the dissolution, ie until the end of August 2000.

To take advantage of the agreed transitional arrangement, RICS candidates who were registered and have commenced their approved supervised professional training before 1 September 1997 should (1) register as a student of the HKIS and (2) continue with the outstanding elements of the RICS APC by applying to attempt the corresponding elements of the HKIS APC. Those who have successfully satisfied all elements of the APC may then apply to the RICS for election as ARICS.

Candidates who are concurrently pursuing both the HKIS APC and the RICS APC in all elements may, once they have satisfactorily completed all elements of the APCs, apply to both institutions for election to AHKIS and ARICS concurrently but separately.

Building Surveying candidates who are pursuing the HKIS APC independent of the RICS APC should continue with their different APC programmes according to the relevant Rules and Guide. Since the different APCs may be commenced on different dates, and since candidates are free to choose their most suitable time to attempt the different elements of the APC, the date of satisfactory completion of the APC may vary. Hence there will be two scenarios regarding their application for election to corporate membership of either institutions

- (1) For those who have satisfied the RICS APC ahead of the HKIS APC, they may apply to the RICS for election as ARICS. After they have been elected Chartered Surveyors, it is open to them to apply for admission as AHKIS as provided for under the Reciprocity Agreement.
- (2) For those who have satisfied the HKIS APC ahead of the RICS APC, they may apply to the HKIS for election as AHKIS but must complete any outstanding RICS APC elements before they may apply to the RICS for election as ARICS.

After the dissolution of the RICS Hong Kong Branch, no application to become RICS APC candidates could be processed in Hong Kong. However by qualifying as AHKIS, those who wish, may still acquire RICS qualifications under the Reciprocity Agreement subject to their having one year's UK experience.

QUANTITY SURVEYING DIVISION ANNUAL GENERAL MEETING 1998

The AGM 1998 of the QS Division
will be held on Monday 12 October 1998
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the Hong Kong Football Club,
Happy Valley, Hong Kong.
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and attend the AGM.

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Course Overview

This course is intended for anyone who has an interest in project management and wants to improve their understanding. The course includes a mixture of sessions including lectures / discussions and individual / syndicate exercises. Issues addressed will include conceptual aspects of project management, practical tools and techniques and team working. Delegates will understand the benefits of using the project management approach as a management style, encouraging individuals to be proactive and challenging in delivering and maximising benefits to the company. During the course delegates are encouraged to challenge issues and take a positive role in improving their own effectiveness.

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- all the material content of the APM's APMP exam - and to sit the exam if required

Course Benefits

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Should Overheads in all Variations be Deducted from Loss & Expense Claims ?

By John B Molloy LLB(Hons), BSc(Hons), FHKIS, FRICS, ACI Arb,
Managing Director, James R Knowles (Hong Kong) Limited

This is a question which I am being constantly asked.

Take a simple example - during the course of the works the Architect/Engineer issues two variation orders.

- The first variation ("the Non Delaying V.O") order is to amend the specification of the doors from softwood to hardwood. This variation does not cause any delay but when valued results in an addition of HK\$1 million of which it is agreed that HK\$100,000.00 (10%) represents an allowance for site and head office overheads.
- The second variation order ("the Delaying V.O") is to add additional drainage works. This variation causes a delay of one month for which an extension of time is given, and when valued results in an addition of HK\$100,000.00 of which it is agreed that HK\$10,000.00 (10%) represents an allowance for site and head office overheads.
- The Contractor then submits a claim for the costs of prolongation, i.e. a claim based on the requirement to remain on site for an additional month as a result of the Delaying V.O. The quantum under claim is calculated as the actual cost of site overheads, and head office overheads for the additional month (which it should be noted is the month in which the additional works were carried out and not the month of the extended period), amounting to HK\$2 million.

The prevailing question is then how much should be deducted from the HK\$2 million claimed for prolongation costs? Should it be the value of the overheads in both the Delaying V.O.

and the Non Delaying V.O, i.e. HK\$110,000.00, or should it just be the value of the overheads in the Delaying V.O, i.e. HK\$10,000.00.

Many Architects and Engineers would argue the former is correct and that they are entitled to set off overheads recovered through all variations. They argue this on the basis that the contractor has included in the Contract Sum all the overheads necessary to remain on the site for the contract period. Therefore any additional overheads which it receives as a result of variation orders are a windfall which need to be deducted if an assessment of the actual costs of prolongation are to be assessed. Further, on the wording of clauses such as Clause 63 of the Government Conditions of Contract which provides that the Contractor is entitled to payment of expenditure "for which the Contractor will not be reimbursed by a payment made under any other provision in the Contract" it is argued that the Contractor should only be entitled to reimbursement of overheads additional to those for which the Contractor is being reimbursed by means of the valuation of variations.

Whilst these arguments on the face of it seem logical, I believe that they are in fact incorrect. The only deduction which should be made from the loss and expense claim for prolongation is the value of those overheads included in the valuation of the variations which caused the delay to the works for which the loss and expense claim is being made - the Delaying V.O. In our example this means that only the sum of HK\$10,000 should be deducted from the HK\$2 million being claimed.

The reasoning behind such an approach stems from the basic principles upon which such claims are made.

It is generally accepted that under standard forms of contract claims for loss and expense (to use RIBA/RICS contract terminology) or Costs (to use Hong Kong Government/ICE terminology) are to be calculated on the same basis as claims for breach of contract. Therefore the intention is that they shall be compensatory in nature aiming to place the claimant in the position (in so far as money can do) that he would have been in had the contract been performed. *Robinson v. Harmon.*

Put simply, in cases such as our example, this means that the contractor is entitled to be put in the position it would have been in had the delay not occurred. Had the works been completed on time the Contractor would have been paid the full amount of the valued variations including any allowance included for overheads, with no deductions.

Where there is delay the contractor should be reimbursed the additional expenditure which it incurs by being on site for an additional period as a result of the variation causing the delay. In our example, it would therefore be entitled to the HK\$2 million actual costs less only the HK\$10,000.00 for overheads already included in the valuation of the works which have caused the delay - the Delaying V.O.

However if the value of overheads in the Non Delaying V.O. - the amendment to hardwood doors, is also deducted from the HK\$2 million, then the Contractor is in effect put in a worse position than in would have been in had the delaying event not occurred. This contravenes the intention of the Contract and the principles upon which a damages claim are assessed.

Accordingly quantity surveyors would be advised to ensure that, when claims for prolongation costs, or loss and expense are being prepared or assessed, to avoid a double recovery of overheads the value of overheads in the valuation of those variations causing the delays are deducted from the amount claimed. However they should also note that this does not extend to the value of overheads in non delaying variations.

Abstract from the “Journal of China Real Estate Appraisers”, January 1998 issue, reporting on the HKIS GPD APC 1997.

香港測量師考試親歷記

中山大學嶺南學院 廖俊平

1997年2月，我由香港恒昌測量師行學術交流基金資助，赴香港理工大學作學術訪問。香港測量師學會產業測量組的主席葉滿華先生是我們的老朋友了。我們兩次舉行全國房地產估價師執業資格考試，他都應邀率香港測量師學會觀摩團前來觀摩，我則全程參加陪同。因此這次到香港，本着對等的原則，我就向他打聽，可不可以觀摩香港測量師的考試，正好4月初就要舉行考試，他答應安排我作現場觀摩。

考試簡介

香港測量師專業資格的獲取要通過非常嚴格的培訓和考試過程，簡單的說是這樣的：

1. 必須是取得由香港測量師學會認可的大學測量（房地產）專業畢業文憑者，方有資格申請成為測量師；
2. 取得大學學位後，必須在專業測量師指導下進行不少於400至600工作天的在職專業工作實習，實習期間的各項工作均需由負責指導的測量師查核，以確保實習者獲取適當的專業訓練。（考生的工作內容要自己記錄，面試時要交給考官。筆者曾翻閱了考生交上來的工作日記，這種工作日記是統一格式的，上面詳細記載了考生每天的工作內容，連休假都在日記上記明。）；
3. 實習者在實習期內還需參加不少於40小時由學會主辦或認可的“專業繼續教育課程”（Continuing Professional Development，簡稱CPD）；
4. 實習期滿，考生可以向學會報考“專業能力綜合評估考試”（Assessment of Professional Competence，簡稱APC），作為最後評估；
5. APC包括面試及筆試兩部分，目的是測試考生對測量專業的認識及掌握，工作經驗和操

守水平，APC由學會負責主辦；

6. APC合格者可取得學會專業會員資格，正式成為專業測量師。取得測量師資格後，會員每年還需要參加不少於60小時的CPD課程。

我所觀摩的就是APC的面試部分。

面試分小組進行，每個小組有3位考官，其中一位是主考官。

考官必須是香港測量師學會的會員，註冊測量師。其中的主考官通常還要是測量師學會的資深會員。

考試前，測量師學會將考官所要主持的考試小組的考生名單通知考生，而考生並不知道考官是誰，如果考官與考生有利益衝突，例如在同一家公司工作，或是親戚等等，就要迴避。測量師學會在定考官時，也會注意這一點。但有些利益衝突關係測量師學會未必了解，例如考官和考生過去是同事，相互認識，這時考官自己也會提出迴避。因為遇到這種情況，如不迴避只會令雙方尷尬。一個考官想幫考生也是幫不了的，必須3個考官一致同意考生才能過關，（如果2人同意，1人不同意呢，筆者曾經提出過這個問題，得到的回答是：通常在此情況下3人會協商出一個統一的結果）。

一個小組一下午通常主持3名考生的面試。

觀摩考試

4月7日中午，葉先生請我到中環，交易廣場的粵江春餐廳和3位考官一同共進午餐，讓大家相互認識，同時他們之間通通氣，因為3位考官中有一位還是第一次做面試考官。

進餐時大家閒聊，香港人說話夾雜英文，比如給考生不及格，他們說成：“fail掉這個考生”，而“fail”的發音他們念成廣東話的“肥佬”，不知是不是故意幽默這麼一默。幾位考官說：做考官的心情是誠惶誠恐，因為“肥佬”掉一個，不僅影響這個考生的前途，還會使其今後參加面試的信心受到打擊，而讓不夠資格的考生pass（通過），又會使測量師的整體形象受損。所以他們說，考官本身的心理素質要硬，即使一次將面試的考生全部“肥佬”，也不能有心理負擔。

他們還說，考官提問的出發點是讓考生有機會表現自己的能力，使人相信他能獨當一面，而不是用刁鑽的問題去為難他。

考試就在交易廣場樓上，借國際仲裁委員會的地方舉行，一層樓間隔成許多十平方米左右的小間，房間裡放了一張方桌，主考官坐在桌子的一端，另兩位考官分坐桌子的兩側，考生在主考官的對面作答，我本想坐在主考官的身後，但葉先生說，你坐後面更讓考生害怕，不知你是甚麼人，不如你坐上來，於是

他往右移一移，讓我和他並排坐在桌子的這一端。當然整個過程我是只用耳朵和眼睛，嘴巴是絕對不用的。

13:40，考試開始，第一位考生由考試秘書領進來，以後的對話全部用英文進行。

考生在考試前要提交一份自己完成的估價報告，3位考官每人都有一份，面試前已經看過。首先就由考生介紹自己的報告，這位考生已經考過一次，準備得很充分，拿出一個大文件夾，翻開來就可以立在桌上當展示架，然後他一頁一頁翻開事先準備好的演示稿，講解他的報告。整個講解過程非常流利，但言行舉止間仍流露出緊張的心情。

講了大約十分鐘，考官提問，主要是主考官即葉滿華先生提問。早就聽說葉先生有“Killer”（殺手）之稱，果然，提起問題來窮追不捨，加上他說英語語速很快，更給人以咄咄逼人的感覺。見了這種場面，你就會知道，如果這份估價報告不是自己親手完成，如果專業知識不扎實，如果對有關的法規了解得不全面透徹，甚至如果心理素质不高，都是絕對過不了面試這道鬼門關的。

葉先生提了一些問題後，又請另兩位考官提問。

考官們所提的問題首先是圍繞考生的估價報告，例如：為甚麼要採用兩種估價方法、計算方面的問題等等；然後是與估價報告有關的問題，例如不同估價的價值基礎，如果估價對象長期空置如何估價等等；最後還有專業操守方面的問題，例如如果估價對象有你的朋友想買，你怎麼辦等等。總之，涉及的問題既深入又廣泛，深入時會抓住一個問題一路問下去，廣泛時一些基本常識、大學學的基礎知識都會被問到。

提問到15:00結束，考生退場。然後考官們討論一下對面試的意見，但並不是最終決定考生是否通過，因為還要根據筆試的成績全面評定。考官們現在就決定考生筆試時要回答的問題，筆試將在幾天後集體進行，但參加筆試的每個考生所要回答的問題可能是不同的，這些問題是從一個問題庫中由面試考官指定的，考官指定3個題，到時由考生任選一題回答，例如考官們給這個考生選的題是第3、9、22題，這些問題都是針對剛

才面試時考生所表現出來的薄弱環節所選的，為的是讓考官進一步對考生進行考察。

15:10第二個考生進來，這位考生比較年輕，第一次參加APC，有點初生之犢不怕虎的樣子，花了12分鐘介紹自己的報告，講得比較從容，16:23這位考生考試完畢，考官們給他選定的筆試題是第8、27、35題。

16:32，第三位考生進場，看上去年紀要大一些，是第二次參加考試，顯得比較緊張，16:51，他介紹完自己的報告，因為當中考官對報告附圖的尺寸提出了一些問題，佔了較多的時間，不知是身體不適還是心情緊張的緣故，他在回答問題時常常要停下來掏出手絹咳嗽，考官們則頻頻安慰他：Take it easy（放鬆）。

考官問他的問題較多，17:51才結束，給他選定的筆試題是12、18、22題。

考試結束，我們坐着又聊了一會兒，考官朱先生說，考生來考試，就應該抱着這樣一種信念，我是測量師，考官是客戶，客戶提出的問題我都應該給出圓滿的解答，這樣客戶才能信任測量師，認為你夠格做測量師。

考試實際上也是給考生一個機會，讓你能夠盡情地發揮，因為考生平時在實際工作中做估價是可能受到種種制約的，現在你可以說出你自己的見解，你認為應該怎樣，怎樣“按牌理出牌”。

幾點感想

我覺得，怎樣的面試方式對於測試考生的真實水平是非常有效的，在制度安排、考官素質都很完善的條件下，這種考試制度也可以說是最有效的。

參加怎樣的考試，對於考生來說也有一些技巧可尋，例如在提交估價報告時應該選自己最熟悉的，寫報告時就要考慮到考官的提問，要讓考官“易於”從你的報告中提問，即要善於用報告來

引導考官提問，否則一旦考官抓住你不熟悉的碼頭來窮追猛打，你肯定難以招架。報告做得太簡單，給考官的印象不好，做得太複雜，又給了考官提出較多問題的機會。

考生的英語水平非常重要，一方面要能用英語熟練地表達自己的想法，另一方面要能理解考官的提問，特別是當有的考官語速很快時，更是考驗考生的英語水平。香港採用英語作為面試的語言，我覺得有助於香港測量師在香港這樣一個國際大都市中執業。

怎樣的考試形式，考官本身的素質非常重要，包括人品、學識、提問水平、敬業精神等等。由於考官會有一定的個體差異，因此對於考生來講並不是完全公平的。

這樣的考試形式消耗的資源較多，費時費力，對考生和考官的操守都是考驗，如果參與者不自覺，就能出現拉關係，走後門的現象。

我想，這樣的考試形式目前在大陸是不大可能採用的，各方面的條件都不允許，但考試的一些思路、出題的角度等等，對我們的估價師考試還是有很好的借鑒作用的。

香港測量師學會

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● 72小時賠償承諾



ZURICH

蘇黎世

蘇黎世 125週年獻禮

為 專 業 測 量 師 尊 享

專業人仕汽車保險

\$1 保費



專業的您

是否正付出高昂而不合理的汽車保費？



我們深信身為香港測量師學會會員，專業人仕的您，處事謹慎，駕駛小心。令保險公司所承擔的風險及作賠償的程度，相對比普羅大眾為低。理所當然，您所付出保費也應較低廉。因此我們願意為您提供**更低汽車保費**。同時，為慶祝本公司 125週年。我們特此為您提供這項**一元保費優惠***，以作回饋。更可參加**幸運大抽獎**，贏取來回瑞士機票及足金楓葉金幣。

港幣一元保費！

簡易登記 即享優惠

- 1) 致電 HKIS 會員熱線 2903 9393 登記
- 2) 將現有保單內 Schedule 部份（列明您的姓名汽車資料）傳真回本公司
- 3) 我們隨即奉上續保報價書，以低於您現時保費續保。只需付出多一元保費，保障期就多一個月（合共十三個月）*。保費由 HKD1,030 起

蘇黎世汽車保險保障包括：

24小時路邊緊急維修及拖車、後備車輛服務、新車賠償不扣折舊及車頭玻璃保障等

*這項優惠不適用於二十五歲以下或不足兩年駕駛經驗或 0% NCD 之駕駛人仕。



蘇黎世（個人保險）推廣有限公司

電話：2903 9393 傳真：2903 9340 <http://www.zurich.com>

We care... 全情為您 關懷備至 ...



125週年
展望明天