

Surveying Newsletter

測 量 師 導 報

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HKIS Conference 1999 - *Your Home in 2004*

The HKIS Conference 1999 was a successful event with more than 250 members attending the day and enjoying the lunch in Conrad International. Participants received a conference pack containing 6 speech papers. There was also a newspaper supplement for the event and limited free copies are available at the secretariat. The following highlights the welcoming address by the President, Mr. Samson Wong and includes a report from the Chairman of the Organising Committee, Mr David Faulkner on the speakers and events of the day.

Welcoming Address

By Mr. Samson Wong

"When I embarked on my presidential role last year, I thought that it would be a good idea to bring members from different divisions of the Institute together and make a joint effort to examine the ways to improve the human and social dimensions of housing in Hong Kong. Today, I am very happy to see this becomes reality. The theme of today's conference is 'Your Home in 2004'. We have 6 speech presentations and two panel sessions. Our panelists, moderators and speakers include (in random order) Mr. C.Y. Leung, Mr. Peter Churchouse, Mr. Roger Nissim, Mr. Lau Kai Hung, Mr. Donald Hughes, Mr. Michael Choi, Mr. Nicholas Brooke, Mr. David Faulkner, Mr. Keith Griffiths, Mr. Raymond Bates, Mr. Hak Chan, Mr. Philip Lo, Dr. Derek Drew, and Mr. Geoffrey Green. In addition, during lunch time, there will also be a joint presentation by the Hong Kong Institute of Architects, the Hong Kong Institute of Engineers and the Hong Kong Institute of Surveyors on their alternative proposal in response to the government's harbour reclamation plans. Although I have much more to learn than to impart, I would like to highlight three issues relevant to the theme today, which you will no

doubt hear more about in the course of the conference.

First is the question of 'supply of quality housing'. We estimate that up to 70% of our members are active in the business of housing, whether in planning, developing, project management, construction, maintenance, refurbishment, management or estate agency. Did you remember that in 1997 the government has pledged to build not less than 85,000 flats a year starting from 1999, as a long-term target to meet the future needs of the community; and to achieve a home ownership rate of 70% by 2007. Many of us would never forget the above either because they have been involved in the realization of the government's housing targets or they have seriously suffered from the downturn of housing market as a result of the Asian economic turmoil. I am sure the Government keeps a constant review on its housing policy in relation to the development of the market.

In the year ahead, the HKIS will continue to argue for a stable housing market and a healthy housing stock- a market in which prices do not fluctuate wildly or lose touch with the





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.

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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

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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 2526 3679 OR Mr. Charles Yiu of Corporate Culture at 2802 6949.



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Office Hours:

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

rest of the economy. A market which puts adequate accommodation within the grasp of all our people. And a market which makes ordinary people feel confident about investing their savings.

Second is the question of 'up-keeping the Built Environment'. Surveyors are deeply involved at every stage of land use decision making, development control and on-going management & maintenance. They play an important role in the housing development process in their capacity as investment and development advisers thus having a direct impact on town planning, urban renewal and environment protection. The role of surveyors also extends to property management and maintenance. In this capacity, they need to keep updating their knowledge of how to sustain and improve the conditions of the built environment for the users.

Third is 'Information Technology'. With the increased sophistication of IT and their impact on the property industry, the surveyors will face new challenges of dealing with such developments professionally and intellectually. Uses of Geographic Information System technology and other computer applications in the housing development process e.g. multi-media, Virtual Reality is the trend. We must take the lead in developing 'Smart' housing & 'Intelligent' City and demonstrate our commitment to quality of life.

1999 is a special year. Not only is it the last year in the current Millennium, it also marks the 15th Anniversary of the HKIS. To contemplate what will happen as the 21st Century dawns upon us, we wish this conference will pull together the building and real estates, related professionals, government bodies, and the society at large to ponder and

imagine what homes and their related markets in Hong Kong will be like in the next 5 years."

Report from Mr David Faulkner HKIS CONFERENCE 1999 - YOUR HOME IN 2004

The HKIS conference was held on 26 May 1999 at the Conrad International Hotel where 250 members and guests welcomed speakers on a variety of topics related to the main theme of how Hong Kong's housing might change over the next five years.

After a brief introduction by our President, Mr. Samson Wong, Mr. Andrew Wells, the Deputy Secretary of Housing, gave us an historical perspective of Hong Kong's housing policy going right back to 1841. Mr Wells traced the development of housing policy as it coped with the surges in population at various points in Hong Kong's history, and showed how the policy has evolved to the current day. The message was clear that government policy must move with the times, and the focus for the next few years would be to improve the quality of housing provided for the people of Hong Kong rather than just ensuring that there are enough homes for everyone.

The quality of housing in Hong Kong was an issue taken up by the next speaker, Mr. Keith Griffiths of Liang Peddle Thorpe Architects and Planners Ltd. He presented the architect's view of high density housing and made some interesting comparisons between Hong Kong and Singapore. Although building densities are generally lower in Singapore, and about 85% of new supply is built by the Government, the building regulations permit more varieties of design than in Hong Kong. Mr Griffiths suggested that if such items as building

services, balconies and lobbies were excluded from the calculation of the plot ratio developers might be more willing to move ugly service ducts inside the building, reintroduce balconies which provide more shade for the living area as well as providing space for plants and outside activities, and build more spacious and airy lobbies.

Mr. Raymond Bates, the Deputy Director of Works at the Housing Department, spoke about the evolution of building maintenance in Hong Kong. Housing has evolved from the 1950s when most public housing developments had no lifts, communal bathroom and toilet facilities, cooking was done on the public balcony and limited building services were provided to each unit, to modern high rise developments with lifts, full facilities inside each unit and a high level of building services. Consequently building maintenance has moved on from simple breakdown maintenance in the 1950s and 1960s, to the comprehensive planned maintenance of today. Looking ahead, with increasing private ownership of even public housing, maintenance will increasingly be carried out by private companies which will be appointed by the flat owners and the Owners Corporations rather than the Government. On a professional level Mr Bates saw professionals moving from an executive to an advisory role. There is also a need to educate the public on building maintenance and more legislative protection is required to ensure that buildings are safe and properly managed.

Mr. Hak Chan, Deputy Director of Lands, Survey and Mapping at the Lands Department, explained the development of the Government's Geographical Information System (GIS). The Land Information System project started in

1989 and now contains topographical maps digitised from the scale 1/1000 maps covering the whole territory, and land boundaries of some 300,000 land parcels digitised from the land record plans. These maps are being extensively used both inside and outside government, either to replace existing hard copies or to build other geographical information on top of this map base. The GIS system is now being developed for wider application and Mr Chan demonstrated a map enquiry system which displays tourist information. Using this visitors can find their way from the airport to their hotel, or from their hotel to their favourite restaurant or entertainment venue, all at the click of a button. This system is available for development for a variety of other uses and is expected to be a key feature of many information systems in future years.

Mr. Philip Lo of Planex Facility Management, outlined the future of technology in the management of property. With ever more powerful software, and lowering costs of hardware, we all afford systems which enable us to streamline our work, undertake more detailed analysis of information, and increase the convenience of the way we do things. Whilst most people are familiar with hardware and software, Mr Lo suggested that we are generally less familiar with "peopleware" which is the merging of people with technology to ensure that we get the best out of it and use it in the most effective way. Planning, education and training are just as important as the technology itself if the implementation is to be a success.

Dr. Derek Drew, Associate Professor at the Department of Building and Real Estate, HK Polytechnic University, examined different ways to get value in tendering. Dr. Drew suggested that

tenders should be awarded on the basis of value rather than pure cost, with a marking system being used to evaluate bids based on quality, time and value. Contractors could then be awarded directly through quality discounts and time bonuses. While the resulting dollar value of the contract awarded may be higher, the savings in quality of construction and shortened timeframe may lead to savings in the overall cost.

Mr. Geoffrey Green of Urban Property Management spoke about the new trends in property management. The key to success will be customer service. The objective is for the manager to be noticed when things go right and not just when there is a problem. Training of professional managers will be of the utmost importance and proposals will be introduced later this year for legislation to licence property managers. One of the more interesting aspects of property management in the future will be the value added services. For example, residents of large estates will be able to be linked to the central management computer system so that they can update themselves on the status of the management costs and the balance of their accounts. The same system can be used to provide information on events and happenings within the estate, and ultimately for marketing products and services to residents such as on-line shopping.

The event was rounded off with two panels where Mr. Nicholas Brooke of Brooke International, Mr. Lau Kai-hung of the Housing Department, Mr. Donald Hughes of the Housing Society and Mr. Michael Choi of Hong Kong Property gave their views on the prospects for public housing in Hong Kong, while Mr. C Y Leung, Mr. Peter Churchouse of Morgan Stanley, and Mr. Roger Nissim of Sun Hung Kai Properties provided their outlook for private sector housing.



Mr David Faulkner, Chairman of CPD Panel introducing the programme of the day and kicking off the Conference.



Mr Samson Wong, President giving his welcoming speech.



Mr C N Brooke calling on the Public Housing Panel in the morning session.



The Lunch Presentation by HKIA, HKIE and HKIS on Joint Institutes' Proposals on Harbour Reclamation.



Member audience deeply absorbed in interesting speeches and visual presentations.



President, Mr Samson Wong, members and guest meet during a tea break.



Private Housing Panel speakers in the afternoon session.



Questions from the floor.



News from the Secretariat

Members Expunged due to Subscription in Arrears

Approval was given by the General Council to expunge the following members with effect on 12 May 1999:

NAME	MEMBERSHIP NO.	CLASS
GP DIVISION		
Peasley, Michael Roger	2102	F
Thompson, Roger Edward	0350	F
Clavey, Mark Stephen	2153	A
Pearson, Malcolm Mcgregor	2180	A
Pickavance, Dominic A. Shaw	2455	A
Wong Yin Lung	1402	A
Cheung Steven Mann Chong	81459	B
Chiu Ching Chiu	81649	B
Hall, Benedict J.B.	81826	B
Lam Sui Kwong	81093	B
Mak Man Fai	80995	B
O'Regan, Niall Thomas Philip	81562	B
Tsang Tsz Leung	80723	B
Yao Wei, Wendy	82328	B
LS DIVISION		
Wan Wing Keung	1345	A
Cheung Yiu Sum	81675	B
Chiu Man Lung	81676	B
Fung Sze Nga	81122	B
Ho Yin Ping	81660	B
Hui Chin Wang	81661	B
Lai Man Kit	81665	B
Lau Kwok Fun, Fanny	80860	B
Lee Chi Leung	80876	B
Lee Ka Kit	80849	B
Li Foon Kwong	81136	B
Li Hoi Bor, Paul	81137	B
Lin Tat Chi	81667	B
Ng Tsz Kin	80677	B
Ng Wai Hung	81699	B
Tse Chui Shan, Fiona	81680	B
Wong Po Wah	81638	B
Wong Wai Hing	81626	B
QS DIVISION		
Mccormack, Thomas D.	0507	F
Lowndes, Paul Andrew Lewis	1415	A
Mau Wai Tak, Percy	0919	A
Wong Tak Shing	1184	A
Wong Wai Kwong, Keith	1712	A
Chung Wing Yan	80086	B

Hallworth, Timothy	80582	B
Kwong Chun Wing	81892	B
Lee Woon Mou, Wallace	81260	B
Leung Kwok Kuen	81811	B
Mok Wai Ming	81239	B

Class
 F = Fellow
 A = Associate
 B = Student (Class B)

MEMBERSHIP RECORD

To allow the Secretariat Office to ensure its records are up-to-date and correct, please inform the Membership Department in writing, of any changes in your particulars.

Members seek

There are 14 members whose correspondence address are incorrect. Mail sent to these members have been returned to the Secretariat Office in the past few months. If you know the whereabouts of the members listed below, please help us to inform him/her to update his/her correspondence address with the Secretariat Office.

SURNAME	NAME	DIVISION	HKIS NO.
NOLAN	ANTHONY	BS	81656
CHAN	KWOK LEUNG	GP	81304
JONES	JUSTIN ALISTAIR	GP	82395
NG	KAR YAN	GP	0789
LI	KAM KAI, ALAN	LS	2814
WONG	KAM FUNG	LS	2537
CHAN	KWOK KAU	QS	80180
CHEUNG	TING KAI, FRANCIS	QS	0427
CHUI	TAK FUN	QS	0839
KO	CHUK KIN, HERBERT	QS	1922
LEE	KA MAN	QS	81465
NELSON	JOHN	QS	1465
SHUM	CHIU FAI	QS	82614
WONG	WING CHEUNG	QS	82871

News from the Secretariat

A NEW CORPORATE LOGO FOR THE HKIS FOR THE NEW MILLENIUM

The Executive Committee resolved at its meeting on 12 May 1999 that an Open Invitation for the New HKIS Logo Entries be launched to choose A NEW CORPORATE LOGO FOR THE HKIS FOR THE NEW MILLENIUM. This exercise is open to all members and design students of academic institutions. A cash prize of HK\$50,000.00 will be awarded to the provider of a design adopted by the Institute. A certificate of merit will be awarded to the two runner-ups.

ADMINISTRATION

A Steering Committee consisting of Stephen Liu, K L Mok and Kenneth Chan will administer the new exercise. A Selection Committee consisting of 12 members with equal representation from each of the four divisions will scrutinize designs and make recommendation to the General Council for final approval. An institute-wide consultation will be conducted before the final selection.

REQUIREMENTS

The entries should truly reflect the nature and spirit of surveyors as the property profession in Hong Kong and globally towards the new millenium. There are no requirements as to the shape, colour and composition but the design should preferably be in one colour which when adopted will become the corporate colour of the Institute. Design entries should be in the following format:

- Textural description of design concept and specifications of the design
- The LOGO in full colour on A4 matt art paper and digital form
- Graphical format of the logo design including composition,



proportion, colour (Pantone number), etc. to facilitate reproduction

- Entrant's name, ID Number, contact telephone number

All entries will become the property of the HKIS. Persons making entries are advised of the Institute's web site (<http://www.hkis.org.hk>) and the RICS web site (<http://www.rics.org.uk>) to browse information about the profession.

TIMING

The deadline for design entries is 31 July 1999. A scrutinizing exercise will be conducted in August 1999. The Selection Committee shall make its recommendation to the General Council for decision in October and the results will be formally announced in the Annual Dinner to be held in November. The best five entries selected by the Committee will be advertised for consultation before General Council's decision.

HKIS DIPLOMA PRESENTATION

A Diploma Presentation was held on 20 May 1999 in the Hong Kong Convention and Exhibition Centre for members elected on 12th April 1999 (5 Fellows and 101 Associates). Three Fellow Members and 55 Associate Members attended the Presentation and received their Diplomas in the presence of friends and family members of about 70 persons. The atmosphere of the presentation was warm and gay with the President, Mr Samson Wong, giving a hearty welcome to the new members and encouraged them to overcome the challenges in their professional life. The presentation proceeded with the diploma presentation by Divisional Chairmen to the divisional members with photo sessions as well as a tea time for the new members to mingle with the Presidents and General Council members.



Newly elected members of the Building Surveying Division with Presidents and General Council members.



Newly elected members of the Land Surveying Division with Presidents and General Council members.



Newly elected members of the General Practice Division with Presidents and General Council members.

Newly elected members of the Quantity Surveying Division with (1st row left to right) President, Mr Samson Wong, BSD Chairman, Mr Kenneth Chan, Junior Vice President, Mr Stephen Liu, QSD Chairman, Mr T T Cheung, Hon. Secretary, Miss Winnie Shiu, Chairman of Board of Education, Mr Barnabas Chung, LSD Vice-chairman, Mr Jacky Tull, Senior Vice President, Mr Francis Ng, Chairman of Membership Committee, Mr David Chan.





News from the Building Surveying Division

By Kenneth J K Chan, Chairman

New Territories Exempted Houses

The Buildings Department recently published new Guidelines to Apply for Certificates of Exemption (C of E) in the Construction of New Territories Exempted Houses (NTEH). The Guidelines were found to have a number of defects. Some senior members of the Division had made representation to the Legislative Council and the following written submission.

"Submission of the Hong Kong Institute of Surveyors to LegCo Panel on Planning, Lands and Works

New control measures for New Territories Exempted Houses

The Director of Buildings (D of B) announced the new Guidelines to Apply for Certificates of Exemption (C of E) in the Construction of New Territories Exempted Houses (NTEH) and stipulated that those Guidelines would take immediate effect on 8 May 1999. However these Guidelines were, and still are, not readily available, which makes it very difficult for any affected person to understand the requirements, let alone to comply with them.

The Hong Kong Institute of Surveyors (HKIS) is of the view that a grace period must be allowed for the implementation of any new guidelines.

The control mechanism and construction standards of NTEH under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121) have hitherto followed the principles of the Buildings Ordinance (Cap. 123) but adopting a much-relaxed approach because of the simple nature of construction. Hence standards of structural stability and fire safety, as well as planning and health standards of NTEH are a lot less stringent than those buildings complying fully with the Buildings Ordinance.

Now that the D of B has chosen to address the aspect of structural stability alone, because of the collapse of a balcony at Swallow Garden in Fanling last December, the other aspects which are vital to health and safety as well will be ignored, at least for the time being. This is far from being comprehensive and there is certainly a need for overall review as there is latent inferiority and hazards in many NTEH.

For the sake of public safety and in the public interest, the HKIS is of the view that the control mechanism and construction standards, as well as planning and safety standards, of NTEH should be comprehensively reviewed.

The cause to the investigation was the collapse of a balcony, or a cantilevered structure, the construction of which was not originally envisaged in NTEH when the relevant Ordinance (Cap. 322) was first introduced in 1960. Balconies were, for unknown reasons, introduced in the amending Ordinance (Cap. 121) in 1987. It is noted that in the urban areas, since 1974, no further balcony or verandah was allowed to project over a street. On the contrary, many balconies of NTEH project over streets or government land outside lot boundaries. These balconies pose not only a structural hazard but also a health and fire hazard as they obstruct the clear width of streets and decrease the minimum fire separation between buildings. There is no reason why balconies should continue to exist in NTEH. If balconies were disallowed, any possible further similar collapses would be eliminated. This will also help improve the overall safety of NTEH. Henceforth there will be no need to introduce any new control measures, the prevailing control being sufficient.

The HKIS is of the view that a quick and simple solution is to disallow further balconies and canopies in NTEH, by amending the relevant Ordinance, and the status quo of the prevailing control can be maintained.

As submitted by the Planning, Environment and Lands Bureau,



News from the Building Surveying Division

the new control measures to ensure the structural safety of NTEH was formulated "in consultation with the concerned parties, including the Hong Kong Institution of Engineers and the Heung Yee Kuk. This was a deliberate ignorance of the views expressed by the Hong Kong Institute of Surveyors (HKIS) among other concerned parties including the Hong Kong Institute of Architects (HKIA), the Real Estate Developers Association (REDA) and the Hong Kong Construction Association (HKCA). It is discriminating and contrary to the principle of equal opportunities particularly when members of both HKIS and HKIA are qualified to become authorized persons (AP) under the Buildings Ordinance.

The Buildings Ordinance provides for a system of supervision of building works by the AP and registered structural engineers (RSE). If supervision is required for the construction of NTEH, it is only logical to extend the same system. It is discriminating and ultra vires to ignore AP who are qualified to take full charge of similar simple structures by virtue of Building (Administration) Regulation 12. It is also ultra vires to include any other persons who are not statutorily recognized for the purpose, however competent they may be. The inclusion of registered professional engineers (RPE) at the expense of AP sets a very dangerous precedent. This has no legal basis and any such deviation from established policy could easily demolish the backbone of the existing building control system.

The HKIS is of the view that any enhanced control of NTEH must be within the purview of the Buildings Ordinance. If additional monitoring is required, it must be by AP and RSE registered under the Buildings Ordinance. The exemption from section 4 of

the Buildings Ordinance (Cap. 123) as provided for in section 7 of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121) need to be modified.

The new control measures require the supervisors to certify satisfactory completion but not the man on the job to do so. They only help to identify the scapegoats - the supervisors - for any faulty construction but do not identify the culprit - the contractor - who creates such faulty construction. This is contrary to the spirit of the Buildings Ordinance. If certification is required, it can only be given by those who are qualified and statutorily liable for such certification.

The HKIS is of the view that if certification is required, the works must be carried out by a registered building contractor (RBC) and supervised by an AP or RSE, and the certification must be given by the RBC and the supervising AP or RSE.

Furthermore NTEH developments are not in keeping with the overall urbanization of the territory of Hong Kong, particularly when there is less and less substantial differences between the New Territories with the rest of the territory. The merits of the unlimited increase of NTEH are doubtful. On the other

hand, if a simplified control system could be allowed for NTEH in the New Territories, it should be allowable for similar minor structures in the urban areas.

The HKIS is of the view that there is a need for overall review of the NTEH policy vis-à-vis minor works policy."





News from the General Practice Division

By Tony Tse, Chairman

1. CPD Event - Estate Agents Ordinance

The estate agent licencing requirements under the provisions of the Estate Agents Ordinance came into effect on 1 January 1999. Details of the Practice Rules will be announced shortly which is scheduled to take effect in November this year. To enable our members to have a better understanding of various provisions under the Ordinance, a CPD Event has been organized on 7 June 1999 at 6:30 p.m. Mr. Augustine Wong Ho Ming, member and chairman of the Practice Committee of Estate Agents Authority will be our guest speaker.

2. Notes from the Land and Building Advisory Committee (LBAC)/Sub-Committees

The following topics/issues have been/will be discussed at the LBAC and its Sub-Committees. Should members have any comments or suggestions and would like our representatives to forward to the committees, please write to the Secretary-General of HKIS for onward transmission to the relevant representatives :-

- i) Urban Regeneration including the pros and cons of CDA.
- ii) Land Titles Bill.
- iii) Town Planning Bill.
- iv) Rules and Regulations relating to N.T. Exempted Houses Construction.
- v) Lands Department Practice Notes No. APSRSE 1/98 concerning gross floor area definition under Lease.
- vi) Development Approval Procedure.

3. Annual Report (1998/1999) of Real Estate Services Training Board

In 1998, the Vocational Training Council set up a Real Estate Services Training Board. Amongst the Committee members appointed, three are HKIS members, namely Mr. Francis Lau Shiu Kwan, Mr. Tony Chan Tung Ngok and Mr. Tony Tse Wai Chuen. The mission of the Training Board is "To ensure an adequate supply of trained manpower and to enhance their quality of services and professionalism to meet the changing needs of the real estate services sectors in Hong Kong". The strategic plan of the

Training Board will include manpower assessment, training needs analysis, strategic alliance and partnership with employers and associations, promotion and publicity.

One of the important tasks of the Training Board is to determine the manpower in the industry to enable the Board to formulate strategic plan for the future. It was decided to carry out an industry wide manpower survey to assess the manpower situation of the sector and determine its existing and future manpower requirements. Field works were conducted in December 1998 and January 1999, and the Real Estate Services Training Board will publish the survey report some time in June 1999.

Apart from organizing training courses to the Estate Agents and Salespersons, the Training Board has planned a course "Proficiency Certificate Course in Property Management" for supervisory grades of property management staff in June 1999. Furthermore, a pilot training course for unemployed people who intend to enter the trade of salespersons is being planned and if implemented, will be sponsored by the Employees Retraining Board.

As the HKIS is one of the leading property professionals in Hong Kong, suggestions and comments relating to the Real Estate Services Sector will be most welcome. Please write to the Secretary-General of HKIS for onward transmission to the Board.

4. Visits of Beijing Government Officials

A group of 4 government officials from Beijing visited the Institute on 27 April 1999. Mr. Tony Tse, Mr. Francis Ng, Mr. Albert So, Mr. Charles Chan, Mr. K K Chiu and Mr. Gordon Ng met these delegates. During the meeting, we exchanged information about the respective organizations (i.e. The Ministry of Land of Resources, the Association of China Land Appraisers and the Hong Kong Institute of Surveyors) and explored the opportunity of future co-operations between the valuation firms in Hong Kong and the Land Appraisal firms in the People's Republic of China (PRC) in respect of the



News from the General Practice Division

valuation of land in the PRC. Both parties agreed that regular contact between the Association of China Land Appraisers and the Institute is necessary.

5. Symposium at Shenzhen

We have been invited by the Shenzhen Institute of Certified Asset Appraisers to attend a symposium at Shenzhen on 6 May 1999 regarding the severance of the relationship from the Government and Reform of Asset Appraisal Firms in the People's Republic of China. Mr. Andrew Chan, Mr. T N Wong and Mr. K K Chiu attended the symposium and exchanged the ideas with the Institute about the role of valuers in Hong Kong, professional ethics of members, the role of the Institute, etc. After the symposium, we also discussed the regular contacts between the respective Institutes in the future.

GPD APC Final Assessment

The changes to the Assessment of Professional Competence scheme were published through this column in Volume 8 Issue 2, February this year. Student members who wish to attend the Final Assessment in Autumn this year are advised to note the changes as some of them are implemented in the coming Final Assessment.

Since the Written Assessment, effective from the Autumn Final Assessment, will be conducted as a screening test, the final report that needs to be submitted along with the application to attend Final Assessment under the old arrangement, may be submitted within a specified period after the results of the Written Assessment are known. In the revised Final Assessment, the time available for submission of the final report is quite short and candidates are therefore strongly advised to prepare the final report beforehand, and should not wait until the Written Assessment results are known. A floppy or not well prepared report will obviously not stand the candidates in good stead in the Oral Assessment.

The Administration Office will notify the candidates of the new arrangement in more detail in due course.

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News from the Land Surveying Division

STOP PRESS from the Chairman

Beijing - Hong Kong Survey & Mapping Seminar Applications of the New Technology in Survey & Mapping (京港測繪新技術應用學術研討交流會)

By K L MOK, Chairman

Mr. HONG Li Bo, Chairman of the Beijing Association of Surveying & Mapping (北京測繪學會) invites members of the surveying profession in Hong Kong to attend the seminar which will be held in Beijing in late December this year. This is also the first call of papers to be presented in the seminar, the deadline will be on 30th September 1999.

The themes of the seminar are as follows:-

1. Development in surveying and mapping facing the 21st century.
2. The application and development in surveying and mapping technology in Beijing and Hong Kong.
3. The application of GPS, RS, GIS and digital mapping in city development and management.
4. Application in building and structural engineering survey
5. Application in precise engineering surveying and structural deformation monitoring survey.
6. Urban cadastral survey and management.
7. Quality control in land surveying.
8. Introduction of the learned society in surveying and the development in Beijing and Hong Kong.

For more detailed information and requirements in the presentation of papers, please contact:-

Mr. K L MOK Tel: 2310 4856
Mr. Ted CHAN Tel: 2967 8862

Utilization of Specialized Equipment Resources of Government

By S C Leung, MBE, FHKIS, FRICS, RPS(LS), Authorized Land Surveyor

(This letter, endorsed by the President of HKIS, has been


forwarded to the Secretary for Planning, Environment and Lands, and The Honourable Edward S.T. Ho)

Preamble

There should be specialized equipment or resources kept by Government but without fully utilized. If Government is to help private business or industry, these items should be made available for hire use by appropriate users.

A typical example

The aircraft and the aerial camera specially acquired and designed for survey purpose is an example that I know well. I believe that some other scientific or medical equipment may also fall in the same category. The camera now in use under the control of the Survey and Mapping Office acquired a few years ago was to replace an old but still serviceable one. With



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For further information, please contact:

Open Evening

Talk to our tutors at the British Council on Monday 2 August 1999 from 6:30pm to 8:00pm. Presentation will be on both undergraduate & postgraduate courses at 6:45pm and 7:15pm.

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• Web : <http://www.britcoun.org.hk/english/elcdls.htm>

It is a matter of discretion for individual employers to recognise any qualification to which these courses may lead.

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News from the Land Surveying Division

Forward Movement Compensation (FMC) control and Global Positioning System (GPS) position fixing capability, it costs in excess of \$5M. It is one of the most advanced model of its type and is unique in Hong Kong.

The aircraft that carries the camera was also acquired around the same time for use by the Government Flying Services (GFS) for various purposes including aerial survey. The latter was an essential function for justifying the aircraft which was expensive to purchase and to maintenance. Indeed, the stable platform fitted on the cabin floor capable of carrying a heavy air survey camera made this aircraft irreplaceable in Hong Kong.

Unfortunately, some sort of administrative or bureaucratic decree seemed to have put this precious and indispensable survey resource out of public reach. Aerial photographs were taken only according to Government's own programme, at unpredictable intervals and over areas not necessarily meeting the public's need. Requests for aerial photography from surveyors in the private sector were not entertained notwithstanding that the survey is for KCRC or similar projects to the interest of public and that these users are more than prepared to pay the charges levied.

Justification for the hire-use

In addition to the camera and aircraft costs, consideration must also be given to the cost of the aerial photographic work of the staff employed in this work. On the Survey and Mapping Office side, this amounts to the cost of one Land Surveyor on a full-time basis, plus a certain amount of supervisory time from his Senior and Chief Land Surveyors. On top of this, there would probably be a full-time requirement for at least two Repro Staff to handle film processing, etc. On the flying side, it should include the cost of two pilots flying the aircraft for each photographic mission.

An estimate of these costs, when taken together with the equipment costs, would certainly suggest that Government

should be getting some return on its outlay and recurrent charges.

Whilst the missing out of getting some general revenue in this way is regretful enough, the greater loss taken place in the other area is far more serious. Private surveyors on finding no local aerial photography available would only look for help outside Hong Kong. The difficulty in getting the service and in obtaining permission to fly aside, the cost for doing so is a prohibitive factor to pursue the survey. The poor surveyor has to operate at the mercy of the overseas aerial survey company. Most likely, these foreign survey companies were among the tenderers for the same survey project and gained the upper-hand in the competition. If they became the successful tenderers, many survey works spinning out from the aerial photography might also go to the expatriates and therefore the contract money would be drained outside Hong Kong.

Nothing would be more saddening than to see that resources acquired by using the tax-payers' money were not best used to the weakening of the local competitive power and the draining away of contract money to others.

Suggestion

Specialized or unique resources of Government should be made available for the hire-use of the public. If restrictions are to be imposed to discourage over-usage, applications may well be confined to works in the public interest. In survey practice, this is generally the case. Work in connection with the development of public transportation for Government supported corporation, such as the KCRC, must fall in this category. The facility was there in the past, the best example being the monthly aerial photography for the Airport Authority (AA) at Chek Lap Kok --- carried out over about 3 years. This was commissioned and paid for by the AA, with no apparent problems. Indeed, no other commercial operation would be disadvantaged because there is no company providing a similar service in Hong Kong.



News from the Land Surveying Division

Conclusion

The non-availability of aerial photography service seriously hinders the local surveying industry. This situation is not caused by any genuine hardship but only by some self-imposed ruling. To rectify the situation should be simple as a command from the appropriate authority to remove the decree would be all that is required. On the one hand, Government advocated to tackle the unemployment problem and the gloomy economic situation, but if, on the other hand, it continued to allow such obstructing factors to weaken our competitive power, Government should owe an explanation to the public.

Report on the LSD CPD Event

By L F KWAN

The first CPD event organized by the Land Surveying Division this year was successfully held in the evening of 29th April 1999 at the Hong Kong Convention and Exhibition Centre. Our guest speaker Mr. TSOI Cheong-wai delivered a very interesting and informative talk on "The Making of Airport Height Restriction Plans (AHRP)", which served to explain very clearly, not only the need for and the process of producing a new set of AHRP for the protection of the new Airport at Chek



Mr. TSOI presenting his talk to members

Lap Kok, but also the impact of this set of plans on land development potential. The event was well attended by more than 60 participants from various disciplines of the Institute. The LSD would like to thank Mr. TSOI and the helpers, and we look forward to seeing you in the next CPD event.

Land Surveyors Lunch 1999

By TSOI Rina

Our Land Surveyors Lunch 1999 was successfully held on 7th May 1999 at Sheraton Hong Kong Hotel & Towers. Over 70 guests and members participated in this event and shared their professional views.

Professor CHEN Yong-qi, our honorable guest speaker, gave a speech on "The Impact of Liberalization in Trade on Our Profession", in which he briefly introduced the impact of the regional groupings such as the EU, NAFTA to the profession, and suggested how we should prepare for the challenge.



Prof. CHEN receiving a souvenir from the Chairman in the Land Surveyors Lunch 1999

Technical Visit to Zhuhai City (珠海市), a full-day CPD Event to be held on 16th July 1999 (Friday)

Zhuhai City is well known to Hong Kong people for its proposed Lingding Yang Bridge and the low-density housing development. Besides, the town planning of Zhuhai is graded as the best in China and thus it has won the United Nation Prize.

A joint technical visit with Macau Mapping and Cadastral



News from the Land Surveying Division

Authority to Zhuhai City will be held on 16th July 1999 (Friday). We will visit the Bridge Project Office, one of the layout areas. Brief reports on survey and mapping, the cadastral and land registration system and the overall town planning in Zhuhai

will be given by the Zhuhai officials.

Details and reservation forms for the technical visit have been distributed to all members.

News from The Hong Kong Polytechnic University

By Prof CHEN Yong-qi,

Chair Professor in Land Surveying, Head of Dept of Land Surveying and Geoinformatics, The HK Polytechnic University

It is with great pleasure and honour for me to be able to provide, on behalf of the Department of Land Surveying and Geoinformatics of the HK Polytechnic University, our first contribution to the HKIS Newsletter. I must take this opportunity to thank Mr MOK King Leung, the Chairman of the LSD of HKIS for his kind invitation at his recent visit to our department in mid-March this year.

To start with, I would like to give a brief introduction on our department and the programmes that we offer. Our mission is to be a centre of excellence in Geomatics in the region and to provide a wide range of quality education in Geomatics from technician level to professional up to PhD.

We offer 6 programmes ranging from certificate to MSc/PgD levels, all of which are well received by the public. They are:-

Full Time Programmes

- BSc (Hons) in Surveying and Geo-informatics
- HD in Geomatics (with specialisms in Geoinformatics and Surveying)

Part Time Programme

- MSc/PgD in Geomatics (with specialisms in Geographic Information Systems and Surveying)

Part Time Day Release Programme

- Certificate in Land Surveying and Cartography

Part Time Evening Self-finance Programmes

- HC in Land & Engineering Surveying
- HC in Digital Mapping and GIS

Starting from the academic year 1998/99, the department has adopted the credit-based system (CbS) for all its first year programmes except for the Certificate course. CbS allows students to progress through a programme by credit accumulation and with more flexibility in designing their own study pattern.

The MSc/PgD was originally designed as a conversion type of programme admitting applicants with qualifications not in surveying but in other disciplines. It was re-structured last year with the programme name changed to MSc/PgD in Geomatics and providing two specialisms in GIS and Surveying so as to admit graduates in the surveying discipline.

The two-year Higher Diploma in Geomatics programme also went through similar re-structuring process as the MSc/PgD programme. Year one subjects are common to both streams and students are required to opt for either streams in year two. Many of its levels 2 and 3 subjects are common with the BSc programme, and graduates from the HD programme, if admitted to our BSc programme, can apply for credit transfer for all of the common subjects. The PolyU admission and employment statistics showed that both of our BSc and HD programmes can attract a good number of applicants and the graduates were well accepted by the community.

The Certificate course will have its last intake in 1999/2000 and will be phased out in 2000/2001. HC in LES has accepted two intakes since 1997/98 and will be suspended for two years and re-offered in 2000/2001 to allow for the admission of graduates from the Certificate course. The HC in DM&GIS, having had its last intake this year, will be phased out next year.

Many of the course and departmental information can be found in our homepage: <http://www.lsgi.polyu.edu.hk>.



News from the Quantity Surveying Division

By TT Cheung, Chairman

1. PRC Visit

QSD visited the Cost Management Bureau of Shangdong Province to attend and give speeches at the Northeast District Cost Control Seminar held on 24-25th April 1999. We also visited the Construction Costing Administration Department and Project Tendering Office in Shanghai on 21st-23rd April 1999.

We plan to visit the Cost Bureau and Tendering Department of Guangdong Province during the summer.

2. AIQS Reciprocity

Pursuant to the General Council's decision to proceed, QSD opened a dialogue with the Australian counterpart on matters relating to reciprocity arrangement. We in particular were concerned if their Hong Kong Centre would continue to operate AIQS examinations locally, which may open a short cut route to HKIS membership via the reciprocity arrangement. However, as of to date, no verbal or written agreement has been reached. I shall continue to update members on the progress of the matter.

3. International Committee

QSD is arranging PAQS senior members to visit our Chinese counterparts in Beijing and Shanghai this September following the annual PAQS Congress in Kuala Lumpur, Malaysia. The visit is the first ever nationwide exchange in professional practice, educational systems and certification/registration

system amongst Pacific countries.

4. APC Workshop

We estimate that there will be about 600 candidates sitting for the 1999 APC. We will organize an APC workshop in July for candidates in order to assist them in understanding the expectations of the professional test. Detailed information will be announced in due course.

5. New Conditions of Contract

There have been some confusion over the different versions of the Standard Form of Building Contracts reprinted by the HKIA and HKIS recently. We are trying to convince HKIA to issue a joint version, if appropriate. We are sure that when the new Conditions of Contract is issued later this year, the confusion will be eliminated. The working group is now working on the draft of the sub-contract.

6. IT in QSing

A working group has been formed to study how IT technology can be applied in QS works to increase our competitiveness in the market. Any interested parties, please email me at ttcheung@iname.com

7. Valuation practice

There has been criticism that the quality of valuation report by "surveyors" is low in some cases. QSD agreed that as an Institute we should try to improve ourselves and to convince the external parties that we are the most competent professionals in providing such services. Any divert views in the public will only bring disgrace to the Institute. At the

moment, the Institute does not have a set of clear guidelines to members or the public to advise them which areas of services would be best provided by a particular discipline of our members. If the valuation is more appropriate to adopt a cost approach, then QS will be the more competent to give such advice. A working group entrusted by the General Council has now been formed to review the current practice and to suggest improvements for ways forward. I hope that this can put the dismay to everybody, over the past few months, to an end.

Report on Shanghai & Shandong visit

By TT Cheung, Chairman

A delegation of 7 QSD Council members visited our counterparts in Shanghai and attended the Northeast District Cost Control Seminar in Shandong Province. On 22nd and 23rd, April 1999, we respectively visited the Shanghai Construction Costing Administration Department (上海市建設工程定額管理總站) and the Shanghai Construction Project Tendering Office (上海市建設工程招標投標管理辦公室). We were received by senior officials including directors from Shanghai Municipal People's Government Construction Commission (上海市建設委員會). Some useful ideas were exchanged. They welcomed continued dialogue. We were given a book 上海市建設工程承包實用手冊 which encompasses the most update procedures in Shanghai. Members may borrow the book from the HKIS



News from the Quantity Surveying Division

Administration Office.

We also met Mr. Xu Sheng-mo, general manager of the First Surveying Company of Shanghai, Hon. Member of RICS, who assisted RICS in conferring Chartered titles in Shanghai. We

discussed the concerns of HKIS on the way RICS was conducting their professional examination in Shanghai. Mr. Xu expressed that HKIS's involvement would be helpful and invited us to go to Tongji University to discuss the matter further.

QSD Chairman, TT Cheung (right), presented souvenir to Director Chief of Standard and Norm Department of Shandong Province, Mr. Song (left)



Visit to Shanghai Construction Costing Administration Department (上海市建設工程定額管理總站).



Vice-director of Shanghai Municipal Government Construction Commission, Mr. Huang Jian-zhi (middle), with QSD Chairman, TT Cheung (right) and PRC Sub-committee Chairman, Tommy Yim (left)



The seminar held in Jinan and the attendees





News from the Quantity Surveying Division

We flew to Jinan (濟南), capital of Shandong Province on 24th April to attend the 2 day seminar. The seminar was attended by more than 150 senior officials from the Northeast District (華東區). Senior officials of CAMCC (中國建設工程造價管理協會) from Beijing were also present at the seminar. We gave informative speeches and received a number of questions from the attendees. We visited Qingdao Shi before we returned to Hong Kong.

QSD Participants

TT Cheung, Tommy Yim, Ms Y M Lee, Nelson Cheng, Alex Ho, Tony Lau & Kent Kam.

Chinese Officials met

上海市建設委員會	黃健之副主任
上海市建設委員會建築業管理辦公室	周建新副主任
上海市建設工程定額管理總站	方鴻生站長，越立儉副站長
上海市建設工程招標投標管理辦公室	陳仕中主任，顧祖惠副主任
上海第一測量師事務所	周為灑董事長，除繩墨總經理
山東省建設委員會	劉景鋒副主任
山東省工程建標準定額站	宋培杰站長，築崇洲科長



QSD delegates with Shandong counterparts at the seminar



Visit to Shanghai Construction Project Tendering Office (上海市建設工程招標投標管理辦公室).

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Miss Sue Wong	Tel: 2766 6793
	Email: saswong@inet.polyu.edu.hk
Mrs Tina Lau	Tel: 2766 6790
	Email: satina@inet.polyu.edu.hk

Counselling Services Section, Student Affairs Office, The Hong Kong Polytechnic University, Hungghom, Kowloon
(Tel: 2766 6800 Fax-on-Demand Hotline: 2766 6666).

Feature

Liability for Materials Specified in Bills of Quantities

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

Quantity Surveyors often include specification of materials in the Bills of Quantities. The specification may be advised by the Architect of the Engineer or may simply be a standard clause adopted by the particular quantity surveying firm. But who is liable in the event that the specified materials prove to be unsuitable for the works in question?

This is the interesting question that arose in the case of Rotherham Metropolitan Borough Council v Frank Haslam Milan & Co Ltd and Another (1996) 78 BLR 1.

The plaintiffs (Rotherham) were employers, who employed the defendants (Haslam and Gleeson), as contractors for the erection of a new 5-storey office building, known as Norfolk House, to be used as the new civic office of Rotherham in Northern England. The contracts were on JCT 1963 (1977 Revision) terms with quantities, which is almost identical to the RICS/RIBA Contract used for the vast majority of private developments in Hong Kong.

The bills of quantities referred to granular hardcore to be placed beneath the ground floor slab, and further provided:

"Granular hardcore shall be graded or uncrushed gravel, stone, rock fill, crushed

concrete or slag or natural sand or a combination of any of these. It shall not contain organic material, material susceptible to spontaneous combustion, material in a frozen condition, clays or more than 0.2% of sulphate ions as determined by BS 1377."

The granular hardcore used by the contractor contained steel slag which expanded and caused cracking of the ground floor slab.

The experts who gave evidence all agreed that it was generally known by organisations such as the Building Research Establishment and slag production companies, that steel slag (as opposed to other forms of slag) is not an inert material, and was prone to expansion.

Rotherham claimed that the contractors were liable for the damage caused to the concrete slabs. They argued terms should be implied into the contract at common law by analogy with reason of the Sale of Goods Act as follows:

- The material should be reasonable fit for the purpose for which it was supplied and
- The material should be of merchantable quality.

For the 'fitness for purpose' term to be applicable it must be shown that the employer informed the contractor of the purpose and then relied on him to provide materials to suit that purpose. In this case the main point the court

addressed was did the employer trust the judgement of the contractor or did he rely on his own judgement or the judgement of or his agents the architect and the quantity surveyor?

In answering this question the court firstly considered the provisions of the contract. The contractors' obligation was clearly 'to carry out and complete the works ... described by and referred to in the ... contract documents'. In this respect the job was to fill hardcore around the foundations. The material was to be of the quality and standard specified in the contract documents. The description of the material to be supplied was (granular) hardcore and the specification stipulated that it: 'shall be graded or unbrushed gravel, stone, rockfill, crushed concrete or slag or natural sand or a combination of any of these.

Secondly, the court considered the relative skill and knowledge of the contractor as compared to that of the employer or his agents the architect and quantity surveyor. It concluded that in reality the architects and quantity surveyors assumed the responsibility for the whole design and specification of the work. They specified hardcore to include steel slag because they assumed that slag was suitable for the purpose. They trusted their own knowledge and did not need to rely on the contractors' skill and knowledge.

Having considered these points the court held therefore that it was unreasonable to expect that reliance was being placed

Feature

on the contractor's skill and judgment and on this basis a **warranty of fitness for purpose could not be implied.**

With regard to the implied term for merchantable quality, the court first considered whether such a term should be implied into a building construction contract, and concluded that it should be implied.

However, they did not consider that in this case the term had been breached. The court held that in order to comply with the requirement of merchantable quality, the goods did not have to be suitable for every purpose within the range of purposes for which goods were normally

brought under that description. It was sufficient that they were suitable for one or more purposes. Here the description was of (granular) hardcore, the purpose was as infill around the foundations but that was only one of several purposes for which steel-slag was commonly used. In other situations such as in bituminous macadam it was entirely satisfactory. **The steel slag was therefore, commercially saleable; it was, therefore, of merchantable quality.**

Accordingly, the court held firstly that although in a building contract it would often be appropriate to impose on the contractor an implied duty that the materials should be reasonably fit for the

purpose, in this case the architect had extensive powers over the materials under the express terms of the contract and had himself (or with the quantity surveyor) determined that the material was fit for the purpose of fill material. It was therefore not appropriate to imply into the contract any undertaking that the steel slag should be reasonably fit for this purpose.

Secondly whilst it was appropriate to imply into the contract a term that the material should be of merchantable quality, the material was in fact of merchantable quality, since it was reasonably saleable under the description 'steel slag'.

恭賀

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