

Surveying

news

Volume 9 Issue 4,
May 2000



Message from the President

Mr Francis Ng

After the open forum on the 'Consultative Document on Quality Housing', was held on 13th March 2000, Mr Eric Chung had kindly consolidated our views on the matter and prepared a reply. Thereafter, a letter was sent to the Housing Authority on 29th March. In this issue of the Newsletter, I would highlight some salient points for members' information:

GENERAL COMMENT

The Institute supports most of the 40 recommendations and the '4-P' formula in principle. We are happy to see the HA viewing partnering with its stakeholders as the way forward to improving the quality of public housing.

PRIORITIES

It is our view that some recommendations should be assigned with priorities. The point being that if all the recommendations are taken on board simultaneously, the resulting changes will be too drastic for the industry to follow within a short time span.

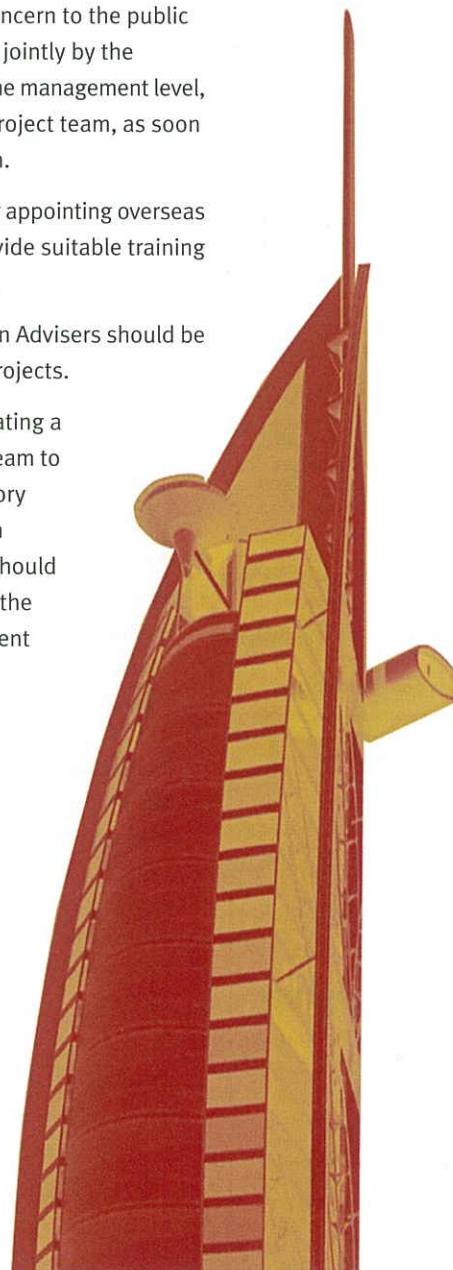
BUILDING A PARTNERING FRAMEWORK

This is the main theme of the reform. A great deal more will need to be done in order to make partnering work in practice. We would suggest:

- (a) Matters of great concern to the public should be handled jointly by the stakeholders and the management level, instead of by the project team, as soon as they have arisen.
- (b) HA should consider appointing overseas consultants to provide suitable training to HD project staff.
- (c) Disputes Resolution Advisers should be appointed for all projects.
- (d) HA to consider creating a contractual audit team to the Contract Advisory Unit. For operation reasons, this unit should be independent of the contract management teams.

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Surveying

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 Hon. Editor at the office of the Institute before the 10th of each month.

Information & Contents

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

- (e) Contents of the contract documents should be reviewed and framed to target an equitable sharing of risks, instead of unrealistic shifting of risk.
- (f) Contract Managers should give decisions with good explanation and specify what particulars they genuinely require. Also, the contract procedure should provide for parties to meet at specified intervals to sort out differences.
- (g) Provisions should be in place to encourage contractors or suppliers coming forward to share with HD their experience to enhance buildability.
- (h) Like outstanding contractors, consultants with excellent performance should be offered with serial contract opportunities.

ASSURING PRODUCT QUALITY

The long term maintenance liability for defects rectification requires further thought. It is not so much with the extension of period but the fear of attaching liabilities for design or normal wear and tear in practice. Also, if the maintenance/liability period is to be lengthened, care must be taken to avoid leaving the final account process dragging on too long. It may cause serious cash-flow problems for some contractors.

PROFESSIONAL WORKPLACE

Workers' generally lack commitment to quality work. This aspect is regarded as one of the main sources of poor workmanship. The institute supports accelerating the pace

of trade tests and introduction of a workers' registration system.

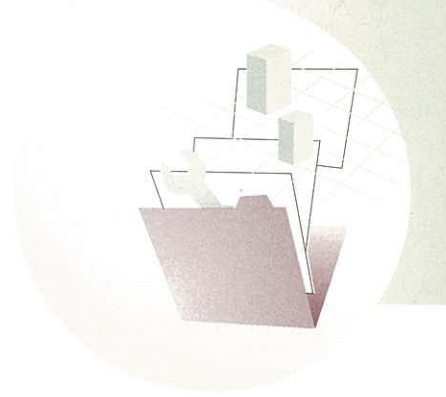
LIAISON

There is an urgent need to strengthen communication between all relevant stakeholders from briefing, design, construction, certification and to post completion review to realize better quality housing from a design perspective. A value management approach to review whether the current design standards and specification requirements are efficient and customer focused. Furthermore, alliance with other overseas research institutes should enlarge the design data base which will be useful eventually to developing new technologies as well as investigating work and design failures.

SUB-CONTRACTING

Organised Specialist Sub-Contractors System is the right direction in the long run but the pace of implementation must be carefully determined to avoid a bottle-neck and the risk of interested parties forming cartels and eventually pushing up construction prices to the detriment of the HA and the industry.

Members wishing to see a full version of our letter to the HA can visit our web-site: <http://www.hkis.org.hk>. Before ending, I wish to thank all the speakers (Messrs. Eric Chung, Francis Lam and Samson Wong) and convenor (Mr. Lawrence Poon of City University) for their generous support in making the event a great success. ■



BUILDING SURVEYING DIVISION

By Nelson Ho, Hon. Secretary

Since last month, we have been concentrating more on professional works and preparation of upcoming events.

PROFESSIONAL ACTIVITIES

Our Divisional Chairman, Mr Richard Cheung, attended a University visit to the University of Hong Kong on 31st March 2000, to brief the students on the career of building surveying. The visit was well received by all the first year students and some senior students. On 9th April 2000, Richard had a dinner meeting with Mr C. M. Leung, Director of Buildings and exchanged views on approval for A and A works. Mr Leung had shown a positive interest in our views.

The Technical Advisory Panel was all busy this month as they had managed to comment on the Consultation Document on Quality Housing and the Consultation Document on Urban Design Guidelines for Hong Kong. They are still busy in commenting on the Buildings (Amendment) Bill 2000 on behalf of the Institute. Moreover, Mr S. K. Kwan and Mr Gary Yeung together with our GP counterparts was invited to a follow up a briefing by the Home Affairs Department on 16th March 2000, after their presentation at the Bills Committee meeting of the LegCo to express the views of HKIS upon resolution of the Standing Committee on Property Management.

INTERNATIONAL ACTIVITIES

Our International Panel Chairman, Mr Kenneth Chan together with Prof. Barnabas Chung attended the 5th World Congress of the World Organisation of Building Officials (WOBO). Kenneth was elected Governor for

a term of 3 years. Congratulations to Kenneth! Moreover, Kenneth has prepared a brief summary of the proceedings and interesting topics for you separately. Should you find the summary is too concise, you should not miss the CPD event on the WOBO Congress on 29th May.

On the other hand, we will be having a group of Building Surveyors from Malaysia visiting us in September this year. Details will be announced once their itinerary can be finalised. Please watch out for details, if you do not want to miss this great opportunity to meet and exchange with our counterparts in Malaysia.

CPD EVENTS

CPD event entitled "The Role of Building Surveyors to act as Authorized Person, and the current mechanism of assessment under the Buildings Ordinance" was held on 17th April 2000 with 50 members attending. Another CPD event co-organised with the WOBO (Hong Kong Committee) entitled "Building towards the Third Millennium, a reflection of the 5th World Congress" presented by Mr Kenneth Chan and Prof. Barnabas Chung is to be held at the Chiang Chen Studio Theatre at the Hong Kong Polytechnic University on 29th May, 2000. Please enrol early as places are limited.

SOCIAL EVENTS

Our Social and Communication Panel is working hard to prepare spectacular and interesting functions for us. We will be having a wine tasting in May and probably a racing day in June. More and more functions are being arranged but we hope you will not miss these two coming events. ■

WOBO 5TH WORLD CONGRESS, DUBAI

By Kenneth CHAN

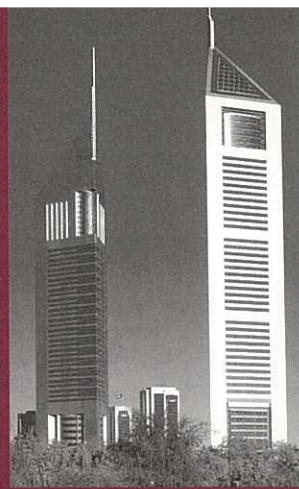
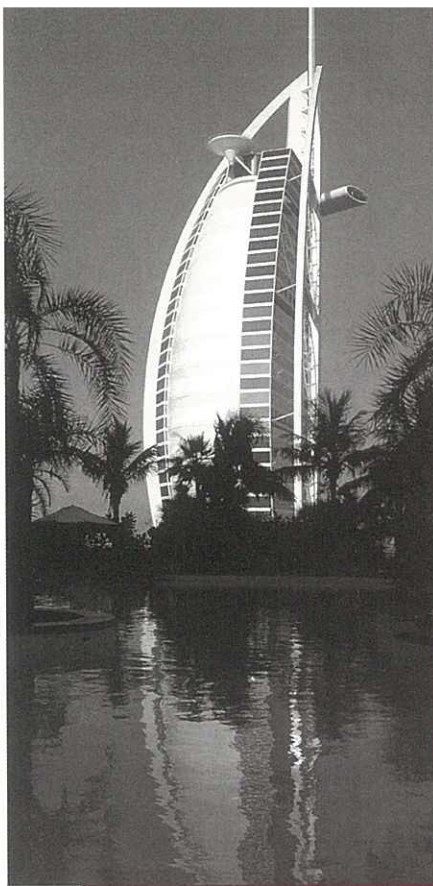
The theme of this year's World Congress and Exhibition was "Building Towards the Third Millennium". It was held in Dubai from 26th - 29th March 2000 with about 150 delegates from Algeria, Australia, Canada, Egypt, Hong Kong, Japan, Jordan, Kenya, New Zealand, Saudi Arabia, Syria, UAE, UK, USA. The delegation from Hong Kong included Governor Barnabas Chung, Mr Paul Pang and Ms Margaret Chow from the Buildings Department, HKSAR and myself as a representative of the Institute. The Institute is a Professional Member of the Organisation.

The Minister of Public Works and Housing, UAE opened the congress in the morning of 26th March, followed by 19 technical sessions and 2 technical visits from the afternoon through 27th and 28th March. Papers presented in the technical sessions consisted a wide range of topics. Some of the topics were:

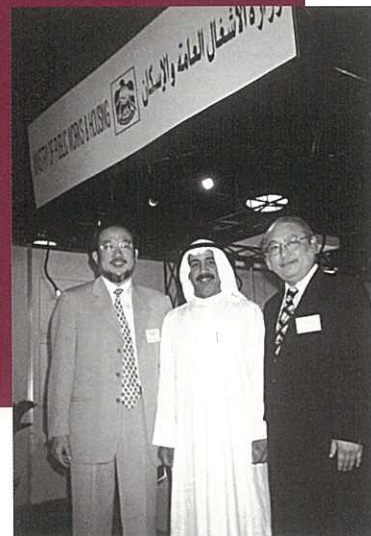
Building Control

- Internationalisation of Building Control
- Approving International Building - How WOBO can help the Global Community?
- The Privatisation of Building Control - Regulations and Operations
- Policing the Privatised System - The need for effective auditing
- Performance Based Regulations - Sustainable Environment and Appraisal: How do they fit together?
- Performance Based Building Codes - Is the whole world ready for them?





The Emirates Towers



From right: Governor Barnabas Chung, President Bel Hasa, Kenneth Chan

Sustainability

- Sustainable Construction - A Critical Agenda
- Accounting for Unintended Consequences: Improving Building Performance Through Sustainable Measures
- Modern Approaches to Measuring Performance in Building and Construction
- Sharjah's University: Building Towards the 21st Century

Construction

- An Integrated Model for Construction Project Bid Evaluation in Egypt and the Arab World
- Partnering: A Method for Contracting in the 21st Century Arab World
- Closing the Infrastructure Gap in the Gulf Through Build-Own-Operate-Transfer (BOOT) Type of Projects

With presentations from delegates from different parts of the world sharing their unique experience it was something really worth our looking into. The Victoria Government in Australia has completed privatisation of its building control function. Whilst the Japanese will put in place a performance based building code and privatise its building control function.

The two technical visits were of particular interest. The delegates were arranged to visit two of the most recent addition of skyscrapers to the skyline of the city of Dubai. They are the Burj Al Arab and Emirates Towers. The owner of both projects was the H.H. General Sheikh Mohammed Bin Rashed Al Maktoum, Crown Prince of Dubai and UAE Defence Minister.

The Burj Al Arab was a super deluxe 7-Star all suite hotel development accommodating

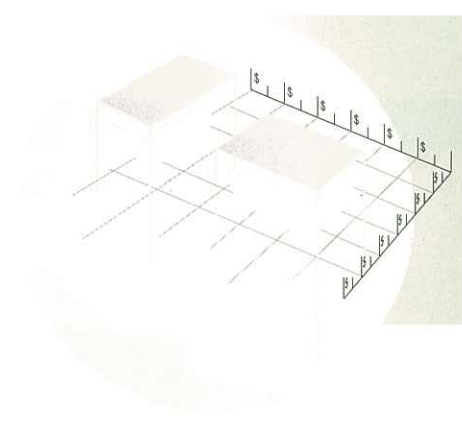
202 numbers of 1, 2, 3 bedrooms suites. Currently the tallest hotel in the world, 28 numbers double storey floors, 321 m high built on a man-made landscape island of the Jumeirah coastline. Full height atriums were enclosed by Teflon woven glass fibre curved walls. The hotel offers 3 numbers of richly decorated restaurants. This hotel was designed to establish a world landmark and the ultimate in service. It was noted that the room tariff starts from US\$1,000.00 per night.

The Emirates Towers was a twin tower hotel and office development. The hotel rose 305 metres in 52 storeys containing 308 rooms and 92 suites. The office tower rose 355 metres in 53 storeys with typical floor plate of 1,334 square metres. The twin tower will be the third tallest pair in the world with the office tower being the tallest in the Middle East and Europe and ninth in the world.

The Congress concluded with an election of the President and Governors. The outgoing President the H.E. Ahmed Saif Bel Hasa, UAE

stood for re-election for another term and competed with the Vice-President Mr Bob Fowler, USA who had made all sorts of preparation to become the next President. Mr Fowler lost to Mr Belhasa due to the overwhelming numbers of delegates from countries in the Middle East. This particular incident rang the alarm bell concerning the election procedures and membership formation of the Organisation. During the election, I was elected a Governor of the Organisation for a term of 3 years until the next world congress. The new Board of Governors would take steps to look into the above concerns. Governor Barnabas Chung and myself were assigned members of the Public Relations and Publicity Committee to promote the Organisation.

Full technical details of these projects are available from me, and further details will be explained in the forthcoming CPD event where I will report on this particular congress. ■



GENERAL PRACTICE DIVISION

By Tony Tse, Chairman

LANDS DEPARTMENT PRACTICE NOTES

The existing distribution of Practice Notes issued by the Lands Department to professional surveyors in the private sector has not been satisfactory. The Government Practice and Local Affairs Panel of the General Practice Divisional Council has considered the matter and have written to the Director of Lands requesting them to review the system, and the following in particular have been highlighted:-

- To ensure information at the web site of the Lands Department is the most update.
- There should be a complete list updated from time to time showing all Practice Notes in force.
- The existing practice of issuing separate Practice Notes to the professional surveyors is unsatisfactory and the Circular Memoranda issued by the Legal Advisory and Conveyancing Office of Lands Department should not be restricted to solicitors only, they should be circulated to professional surveyors as well.
- More Practice Notes should be issued covering various land matters so as to strengthen the communication between the staff of the Lands Department and professional surveyors in the private sector and to keep the professional surveyors fully informed of Government land practices.

SITE VISIT TO NANSHA (南沙) ON 18TH MARCH 2000

A one-day trip was successfully held on 18th March 2000 (Saturday) for 108 HKIS Members to visit the Nansha Economic Development Zone at Panyu, Guangdong. The Nansha Development occupies a total of 22 sq. km land and the entire development project has been undertaken by the Henry Fok Foundation since early 1990s. A number of places were visited by HKIS Members which included the shipbuilding factory, container port, Puzhou Garden, Tin Hau Temple, Nansha Centre for Conference and Exhibition and the lovely golf course. After having a nice lunch at the Beer House, a meeting was held between HKIS Members and the Henry Fok Foundation officials to exchange views on the future development projects at Nansha such as the High Tech Science Park to be developed jointly with HKUST and a new hotel project near the ferry pier to Hong Kong. Members found the visit enjoyable and were happy to exchange ideas and experience in planning, development and construction with the counterparts of Henry Fok Foundation.

CPD EVENT ON 13TH MAY 2000

- Intelligent and IT High-rise Office Buildings Experience from New York, Chicago, Shanghai and Hong Kong

A CPD event of "Intelligent and IT High-rise Office Buildings Experience from New York, Chicago, Shanghai and Hong Kong" will be held in the morning of 13th May 2000 (Saturday) at the Hong Kong Convention and Exhibition Centre. There will be four seminar speakers to share their experiences in

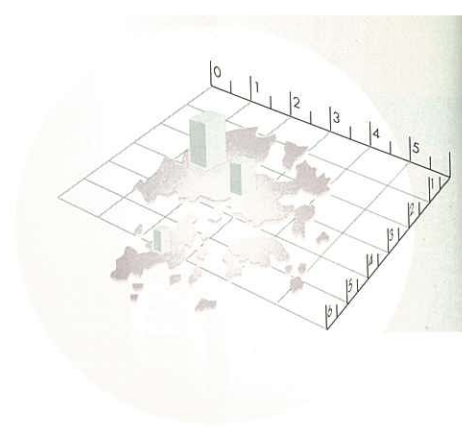
designing, project managing, marketing and leasing some of the world's most famous and tallest office buildings built in city in New York, Chicago, Shanghai and Hong Kong. The topics will cover:-

- The latest developments in the IT and telecommunication technologies related to high-rise office buildings.
- User requirements from international tenants for high-rise office buildings.
- Key operating requirements and expectations from global financial clients across offices in major international financial centres in the World.
- Design criteria for high-rise and the world's tallest intelligent and IT office buildings in major financial cities.
- Case Studies.

Details of the event and application form will be issued shortly.

STUDY MISSION TO NANJING, NINGBO AND SUZHOU

The Hong Kong Trade Development Council will organize a study mission during the period of 6th-9th June 2000 to Nanjing, Ningbo and Suzhou. The purposes of the visit are to promote the real estate services of Hong Kong to the cities and also to explore business opportunities in the areas. Surveyors working in the real estate sector are welcome to participate. Details can be obtained from our Secretariat or The Hong Kong Trade Development Council. 



LAND SURVEYING DIVISION

THE 3RD ACROSS-THE-STRAIT GEOMATICS CONFERENCE

Update by T N WONG, Chairman of the Organizing Committee

Date: 11th-13th December 2000

Place: Holiday Inn Golden Mile, Hong Kong SAR

Theme: Surveying for Sustainable Development
Jointly organized by HKIS, SMO, HK PolyU and HKIES

Members are invited to contribute papers on any aspect of surveying relating to and contributing towards sustainable development. Exhibition booths are also planned for interested suppliers of surveying equipment, GPS manufacturers, GIS/LIS vendors, professional service providers in photogrammetry, remote sensing, land & hydrographic data collections and data processing, town planning, computer hardware and software vendors, etc.

Optional tours will be organized during the conference. There will also be post conference tours to Shenzhen on 14 December 2000.

Please watch out for further notice. ■

UPCOMING CPD EVENT

By Ted CHAN

A technical visit on Friday, 26th May 2000 to the survey and mapping office of Macau SAR is being arranged. The itinerary may also include a visit to the land registry, the observatory, the international airport and a refuse incinerator of environmental standard. Detailed information will be available in early May. ■

LAND TITLES AND LAND BOUNDARY

By Marvin Chau

The Land Titles Bill proposes to provide a title registration system that confers absolute ownership on the registered owner but it does not deal with boundary of land. Granted that boundary will not be guaranteed, boundary survey has its merits and is considered in title registration in many places. It would reveal any factors such as encroachment or prescriptive right that may affect the ownership and therefore the quality of title guaranteed by government.

A survey showing the extent of title to land going into the title system may serve descriptive purposes. In Ontario, Canada, boundaries are not guaranteed under Land Titles (LT). Over there, a survey has to be prepared to accompany all applications for first registration under LT. It is not confirmed as a true and unalterable boundary but it serves to bring into present day focus of any prevailing factors that may cloud the quality of title. The survey is also circulated to owners immediately adjacent for objection within a definite period. Any dispute can be settled before title registration. Of course there will be boundary problems, just as there are ownership problems. The facilities are there, however, to overcome them.

The conversion to the LT system will take some time for all of Hong Kong. To ascertain the root or chain of title is not an easy task, not to mention land boundary survey if that could be factored in. There will probably be a gradual approach. Some districts or some properties may be converted earlier than others. What may be considered is to say, irrespective of districts, require LT registration of any land parcel intended for multi-unit development, and such LT application has to be accompanied by a land boundary survey (the same survey can be used to support development application). Government, in assessing the development proposal, may assess the title situation at the same time. Both development and title reviews are done in the interest of the public and they could very well be done together. Subsequent purchasers would have peace of mind buying into government-approved development and knowing they derive good title from the developer, as it is government guaranteed. ■

CPD EVENT - THE RISE OF INTERNET MAPPING

By LAM Lik-shan, Lesly

Geographical Information System (GIS) and Internet are gigantically snowballing in Hong Kong and throughout the world. GIS and Internet when mixed up will undergo chemical reaction and yield a final product - Internet Mapping. Our guest speaker, Mr. NG Kwok-wai (Senior Land Surveyor / Land Information Centre, Lands Department), provided just the catalyst this chemical reaction needed. More than 70 members from various divisions of the Institute attended the event on 3rd April 2000 and enjoyed a cyber journey with him in the Internet Mapping world.

Mr. Ng started the tour of Internet Mapping in Hong Kong. He shared with us the main features in two recently launched digital mapping web sites developed by the Lands Department and two business partners. He introduced these two web sites that allow users to open one of several types of views, pan, zoom, and to print the views in different scales. Users may also search features based on the names or attributes, and display extended information about the features, including the documents that are hyperlinked to these features. The population statistics and property sales information in different areas were cited as examples to illustrate these applications. Whether it is for searching sites for new businesses, locating public and private services, purchasing new houses or choosing the best route through traffic, web-based mapping can accelerate the decision making process.

Leaving Hong Kong, Mr. Ng took the audience with him surfing the cyber world. The characteristics of several Internet Mapping web sites in USA, China and Europe were introduced. The countries they represent and their web-based mapping cover different

continents, but they have a common mission to provide the geographic communication tool that allow the users to surf to their points of interest quickly and easily. Although the characteristics of Internet Mapping in different countries vary, they all have one goal - to shorten the distance among people.

Internet Mapping provides geographic display and interactive query capability, through a simple and intuitive interface, to any user with an internet access and a Java-enabled browser. Sitting in the audience, I deeply feel that it is just like the immensity of universe. Crystal clear is that its usages nowadays are only the tip of the iceberg. Internet Mapping will provide tremendous opportunities in the new millennium.

The Land Surveying Division would like to thank Mr. Ng for his wonderful talk. ■

LSD Chairman, Mr Wong Chung Hang, presents a souvenir to the guest speaker, Mr Ng Kwok-wai



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68 Hing Man Street
Sai Wan Ho, Hong Kong



QUANTITY SURVEYING DIVISION

By TT Cheung, Chairman

APC

In APC 1999, we had 561 candidates applying for the APC assessment. 2 candidates withdrew, 14 did not turn up for the Practice Problem and 478 candidates failed. 77 candidates passed the Practice Problem and were all individually interviewed by one of the interviewing panels. 67 candidates satisfactorily passed the professional Interview and become Corporate members. Those candidates who failed in the interview will be allowed to sit for another Professional Interview in September 2000. The QSD APC 1999 Assessors' comments will be published in the next issue of "Surveying".

The APC Assessment 2000 will take more or less the same format as last year except that the Practice Problem will be held during the weekend in order to minimize the disruption to the industry. An APC Workshop will soon be organized to assist candidates to appreciate the requirements of the Assessment. The APC Reform is under progress. A proposal for change will be published soon for consultation.

PRC

As reported last month, there were 2 new regulations (MOC Nos. 74 and 75) governing the practice of foreign consultant companies in China and the registration requirement of certified cost engineers implemented in March 2000. We were given consent by our Chinese counterpart to publish the said regulations in this issue of the newsletter. Views from members are welcome.

INTERNATIONAL COMMITTEE

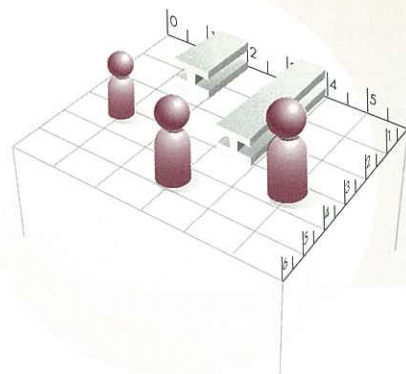
The next PAQS Congress will be held in Cairns, Australia in June 2000. Ms Ellen Lau and Mr Derek Drew will be representing HKIS to attend the Conference.

WELCOMING GATHERING WITH THE NEWLY QUALIFIED QSs

As in the previous year, we will be organizing a welcoming gathering with the newly qualified QSs on 28th April 2000. This is an important event that QSD would like to continue every year to bring our fellow QS members together. We need to have some mechanism to ensure that views from various levels are heard.

WORKING GROUP ON CONSULTANTS FEES

The subject of whether HKIS should get involved in the commercial side of private practice was heatedly debated in the recent QSD Council Meeting. In the past, we did not get involved in the fee bidding of private practice. The formation of ACQS has rightly taken the matter up. However, if we argue that the cut-throat fee these days by consultants is in a way affecting the quality of services and in return affecting the salary and future prospects of our fellow surveyors, then there seems to be ground for the Institute to get involved. HKIA has been involved to assist their members. Why should HKIS steer clear in helping their members if there is genuine request from our fellow members? The QSD therefore has set up a Working Group, chaired by Mr. Thomas Tse, to study the subject matter. Members' views are welcome. **S**



建设部部长俞正声
签署74号令发布
《工程造价咨询单位管理办法》

第一章 总 则

第一条 为了加强对工程造价咨询单位的管理,保障工程造价咨询工作健康发展,维护建设市场秩序,制定本办法。

第二条 在中华人民共和国境内从事工程造价咨询活动,实施对工程造价咨询单位的管理,应当遵守本办法。

第三条 本办法所称工程造价咨询单位,是指接受委托,对建设项目的工程造价的确定与控制提供专业服务,出具工程造价成果文件的中介组织或咨询服务机构。

工程造价咨询单位应当取得《工程造价咨询单位资质证书》,并在资质证书核定的范围内从事工程造价咨询业务。

第四条 从事工程造价咨询活动,应当遵循公开、公正、平等竞争的原则。

任何单位和个人不得分割、封锁、垄断工程造价咨询市场。

第五条 国务院建设行政主管部门负责全国工程造价咨询单位的管理工作。

省、自治区、直辖市人民政府建设行政主管部门负责本行政区域内工程造价咨询单位的管理工作。

特殊行业的主管部门经国务院建设行政主管部门认可,负责本行业内工程造价咨询单位的管理工作。

第二章 资质等级与标准

第六条 工程造价咨询单位资质等级分为甲级、乙级。

第七条 甲级工程造价咨询单位资质标准:

(一) 专职技术负责人具有高级专业技术职称,从事工程造价专业工作十年以上,并取得造价工程师注册证书;

(二) 具有专业技术职称、从事工程造价专业工作的专职人员不少于20人,其中具有高级专业技术职称的人员不少于6人,中级专业技术职称的人员不少于10人,取得造价工程师注册证书的人员不少于8人;

(三) 注册资金不少于100万元;

(四) 具有固定的办公场所,健全的组织机构,完善的技术经济档案管理制度和严格的质量保证体系;

(五) 近三年已完成5个大型或者8个中型以上建设项目工程造价的咨询工作;

(六) 有良好的社会信誉。

第八条 乙级工程造价咨询单位资质标准:

(一) 专职技术负责人具有高级专业技术职称,从事工程造价专业工作八年以上,并取得造价工程师注册证书;

(二) 具有专业技术职称、从事工程造价专业工作的专职人员不少于12人,其中具有高级专业技术职称的人员不少于3人,中级专业技术职称的人员不少于6人,取得造价工程师注册证书的专业人员不少于4人;

(三) 注册资金不少于50万元;

(四) 具有固定的办公场所,健全的组织机构,完善的技术经济档案管理制度和严格

的质量保证体系；

(五) 近三年已完成 5 个以上中小型建设项目工程造价的咨询工作；

(六) 有较好的社会信誉。

第三章 资质申请与审批

第九条 申请甲级工程造价咨询单位资质的，由国务院建设行政主管部门认可的特殊行业主管部门或者省、自治区、直辖市人民政府建设行政主管部门进行资质初审，初审合格后报国务院建设行政主管部门审批。

申请乙级工程造价咨询单位资质的，由省、自治区、直辖市人民政府建设行政主管部门商同级有关专业部门审批。

第十条 申请工程造价咨询单位资质等级应当提交下列材料：

(一) 工程造价咨询单位资质等级申请书；

(二) 技术负责人专业技术职称证书和造价工程师注册证书；

(三) 专业人员技术职称证书和造价工程师注册证书；

(四) 主要工程造价咨询合同和委托方证明材料；

(五) 营业执照复印件；

(六) 单位章程。

第十一条 新开办的工程造价咨询单位只能申请乙级工程造价咨询单位资质等级。

第十二条 工程造价咨询单位资质等级的申请，经资质管理部门审核后，颁发相应的《工程造价咨询单位资质证书》。

《工程造价咨询单位资质证书》由国务院建设行政主管部门统一印制，分为正本和副本。正本与副本具有同等的法律效力。

第十三条 禁止任何单位和个人伪造、涂改、出租、转让、出卖《工程造价咨询单位资质证书》。

第十四条 遗失《工程造价咨询单位资质证书》的，应当在有关新闻媒体上声明作废后，向原资质管理部门申请补发。

第十五条 工程造价咨询单位取得乙级资质证书三年后，达到甲级资质标准的，可以申请晋级。

第四章 资质管理

第十六条 资质管理部门对工程造价咨询单位实行资质年检。

资质年检的内容包括：工程造价咨询单位资质条件、工作业绩、服务质量、社会资信等。

第十七条 工程造价咨询单位未按照规定进行资质年检或者资质年检不合格的，资质管理部门可以责令其限期办理或者限期整改，逾期不办理或者逾期整改不合格的，资质管理部门可以注销其资质证书。

第十八条 工程造价咨询单位资质年检结果，由资质管理部门公布。

第十九条 工程造价咨询单位发生下列情况之一的，应当自情况发生之日起 30 日内到资质管理部门办理有关手续：

(一) 分立或者合并，应当交回原《工程造价咨询单位资质证书》，重新申请资质等级；

(二) 停业半年以上，应当办理备案手续；

(三) 变更名称、地址、法定代表人、主要技术负责人，应当办理变更手续；

(四) 宣布破产或者其他原因终止业务，应当办理注销手续。

第五章 业务承接

第二十条 工程造价咨询单位应当在资质证书核定的范围内承接工程造价咨询业务。

禁止超越资质等级和资质证书核定的范围承接工程造价咨询业务。

第二十一条 甲、乙级工程造价咨询单位承接业务按照下列规定执行：

(一) 甲级工程造价咨询单位在全国范围内承接各类建设项目的工程造价咨询业务；

(二) 乙级工程造价咨询单位在本省、自治区、直辖市范围内承接中、小型建设项目的工程造价咨询业务。

第二十二条 甲级工程造价咨询单位跨省、自治区、直辖市承接工程造价咨询业务时，应当到工程所在省、自治区、直辖市人民政府建设行政主管部门办理备案手续。

第二十三条 政府投资、国有单位投资以及由政府、国有企业单位投资控股的建设工程，应当委托具有相应资质的国内工程造价咨询单位进行工程造价咨询。

第二十四条 中外合资以及利用国外金融机构贷款的建设工程，原则上由国内甲级工程造价咨询单位承接工程造价咨询业务；确需国外工程造价咨询单位参加时，应当以中方为主，采取中外合作方式。

第二十五条 工程造价咨询单位承接工程造价咨询业务时，应当与委托单位签订工程造价咨询合同。工程造价咨询合同一般包括下列主要内容：

(一) 当事人的名称、地址；

(二) 咨询项目的名称、委托内容、要求、标准；

(三) 履行期限；

(四) 咨询费、支付方式和时间；

(五) 违约责任和纠纷解决方式；

(六) 当事人约定的其他内容。

第二十六条 工程造价咨询单位应当在工程造价成果文件上注明资质证书的等级和编号，加盖单位公章及造价工程师执业专用章。

第二十七条 工程造价咨询单位的收费标准按照国家有关规定在工程造价咨询合同中约定。当事人不得违反国家有关最低收费标准规定，任意压低工程造价咨询费。

第六章 法律责任

第二十八条 未取得《工程造价咨询单位资质证书》的单位，从事工程造价咨询业务的，由资质管理部门责令其停止活动，处以 1 万元以上 3 万元以下的罚款，提请工商行政管理部门吊销营业执照。

第二十九条 工程造价咨询单位违反本办法第十条规定，隐瞒真实情况、弄虚作假申请资质等级的，由资质管理部门注销《工程造价咨询单位资质证书》，并处 1 万元以上 3 万元以下的罚款。

第三十条 工程造价咨询单位违反本办法第十三条规定，伪造、涂改、出租、转让、出卖《工程造价咨询单位资质证书》的，由资质管理部门注销《工程造价咨询单位资质证书》，并处 1 万元以上 3 万元以下的罚款。

第三十一条 工程造价咨询单位违反本办法第十九条规定，不办理备案、注销或者变更手续的，由资质管理部门责令其限期办理；对于逾期不办理的，资质管理部门可以注销《工程造价咨询单位资质证书》。

第三十二条 工程造价咨询单位违反本办法第二十条、第二十一条规定，超越资质等级和资质证书核定的范围承接工程造价咨询业务的，由资质管理部门注销《工程造价咨询单位资质证书》。

第三十三条 因工程造价咨询单位的过失，给委托方造成经济损失的，工程造价咨询单位应当依法赔偿。

第七章 附 则

第三十四条 申请设立中外合资、中外合作工程造价咨询单位，香港、澳门、台湾地区的投资者与内地企业合资、合作设立工程造价咨询单位，按照国家有关法律法规及本办法执行。

第三十五条 本办法由国务院建设行政主管部门负责解释。

第三十六条 本办法自 2000 年 3 月 1 日起施行。原《工程造价咨询单位资质管理办法》(试行)及《工程造价咨询单位资质管理办法(试行)实施细则》同时废止。

建设部部长俞正声
(签署) 75 号令发布
《造价工程师注册管理办法》

第一章 总 则

第一条 为加强工程造价师的注册管理，规范造价工程师执业行为，提高建设工程造价管理水平，维护国家和社会公共利益，制定本办法。

第二条 本办法所称造价工程师，是指经全国造价工程师执业资格统一考试合格，并注册取得《造价工程师注册证》，从事建设工程造价活动的人员。

未经注册的人员，不得以造价工程师的名义从事建设工程造价活动。

第三条 国务院建设行政主管部门负责全国造价工程师的注册管理工作，造价工程师注册的具体工作可以委托有关协会办理。

省、自治区、直辖市人民政府建设行政主管部门(以下简称省级注册机构)负责本行政区域内造价工程师的注册管理工作。

特殊行业的主管部门(以下简称部门注册机构)经国务院建设行政主管部门认可，负责本行业内造价工程师的注册管理工作。

第二章 初始注册

第四条 经全国造价工程师执业资格统一考试合格的人员，应当在取得造价工程师执业资格考试合格证书后三个月内，到省级注册机构或者部门注册机构申请初始注册。

第五条 申请造价工程师初始注册应当提交下列材料：

(一) 造价工程师注册申请表；

(二) 造价工程师执业资格考试合格证书；

(三) 工作业绩证明。

超过规定期限申请初始注册的，除提交上述材料外，还应当提交国务院建设行政主管部门认可的造价工程师继续教育证明。

第六条 有下列情形之一的，不予注册：

(一) 丧失民事行为能力；

(二) 受过刑事处罚，且自刑事处罚执行完毕之日起至申请注册之日不满五年的；

(三) 在工程造价业务中有重大过失，受过行政处罚或者撤职以上行政处分，且处罚、处分决定之日至申请注册之日不满两年的；

(四) 在申请注册过程中有弄虚作假行为的。

第七条 申请造价工程师初始注册，按照下列程序办理：

(一) 申请人向聘用单位提出申请；

(二) 聘用单位审核同意后，连同本办法第五条规定的材料一并报省级注册机构或者部门注册机构；

(三) 省级注册机构或者部门注册机构对申请注册的有关材料进行初审，签署初审意见，报国务院建设行政主管部门；

(四) 国务院建设行政主管部门对初审意见进行审核，对无本办法第六条规定情形的，准予注册，并颁发《造价工程师注册证》和造价工程师执业专用章。

第八条 国务院建设行政主管部门定期将核准注册的造价工程师名单向社会公布。

第九条 造价工程师初始注册的有效期为两年，自核准注册之日起计算。

第三章 续期注册

第十条 注册有效期满要求继续执业的，造价工程师应当在注册有效期满前两个月向省级注册机构或者部门注册机构申请续期注册。

第十一条 造价工程师申请续期注册，

应当提交下列材料：

(一) 从事工程造价活动的业绩证明和工作总结；

(二) 国务院建设行政主管部门认可的工程造价继续教育证明。

第十二条 造价工程师有下列情形之一的，不予续期注册：

(一) 无业绩证明和工作总结的；

(二) 同时在两个以上单位执业的；

(三) 未按照规定参加造价工程师继续教育或者继续教育未达到标准的；

(四) 允许他人以本人名义执业的；

(五) 在工程造价活动中有弄虚作假行为的；

(六) 在工程造价活动中有过失，造成重大损失的。

第十三条 申请续期注册，按照下列程序办理：

(一) 申请人向聘用单位提出申请；

(二) 聘用单位审核同意后，连同本办法第十一条规定的材料一并上报省级注册机构或者部门注册机构；

(三) 省级注册机构或者部门注册机构对有关材料进行审核，对无本办法第十二条规定情形的，准予续期注册；

(四) 省级注册机构或者部门注册机构应当在准予续期注册后三十日内，将准予续期注册的人员名单，报国务院建设行政主管部门备案。

第十四条 续期注册的有效期为两年，自准予续期注册之日起计算。

第十五条 国务院建设行政主管部门定期将准予续期注册的人员名单向社会公布。

第四章 变更注册

第十六条 造价工程师变更工作单位，应当在变更工作单位后两个月内到省级注册机构或者部门注册机构办理变更注册。

第十七条 申请变更注册，按照下列程序办理：

(一) 申请人向聘用单位提出申请；

(二) 聘用单位审核同意后，连同申请人与原聘用单位的解聘证明，一并上报省级注册机构或者部门注册机构；

(三) 省级注册机构或者部门注册机构对有关情况进行审核，情况属实的，准予变更注册；

(四) 省级注册机构或者部门注册机构应当在准予变更注册之日起三十日内，将变更注册人员情况报国务院建设行政主管部门备案。

第十八条 未按规定办理变更的，其变更注册无效。

第十九条 造价工程师办理变更注册后一年内再次申请变更的，不予受理。

第五章 执 业

第二十条 造价工程师只能在一个单位执业。

第二十一条 造价工程师执业范围包括：

(一) 建设项目投资估算的编制、审核及项目经济评价；



(二) 工程概算、工程预算、工程结算、竣工决算、工程招标底价、投标报价的编制、审核；

(三) 工程变更及合同价款的调整和索赔费用的计算；

(四) 建设项目各阶段的工程造价控制；

(五) 工程经济纠纷的鉴定；

(六) 工程造价计价依据的编制、审核；

(七) 与工程造价业务有关的其他事项。

第二十二条 工程造价成果文件，应当由造价工程师签字，加盖执业专用章和单位公章。造价工程师签字的工程造价成果文件，应当作为办理审批、报建、拨付工程价款和工程结算的依据。

第六章 权利和义务

第二十三条 造价工程师享有下列权利：

(一) 使用造价工程师名称；

(二) 依法独立执行业务；

(三) 签署工程造价文件、加盖执业专用章；

(四) 申请设立工程造价咨询单位；

(五) 对违反国家法律、法规的不正当计价行为，有权向有关部门举报。

第二十四条 造价工程师履行下列义务：

(一) 遵守法律、法规，恪守职业道德；

(二) 接受继续教育，提高业务技术水平；

(三) 在执业中保守技术和经济秘密；

(四) 不得允许他人以本人名义执业；

(五) 按照有关规定提供工程造价资料。

第七章 法律责任

第二十五条 申请造价工程师注册的人员，在申请初始注册、续期注册、变更注册过程中，隐瞒真实情况、弄虚作假的，由国务院建设行政主管部门注销《造价工程师注册证》并收回执业专用章。

第二十六条 未经注册以造价工程师名义从事工程造价活动的，由省级注册机构责令其停止违法活动，并可处以 5 万元以上 3 万元以下的罚款；造成损失的，应当承担赔偿责任。

第二十七条 造价工程师同时在两个以上单位执业的，由国务院建设行政主管部门注销《造价工程师注册证》并收回执业专用章。

第二十八条 造价工程师允许他人以本人名义执业的，由国务院建设行政主管部门注销《造价工程师注册证》并收回执业专用章。

第二十九条 注册机构的工作人员，在造价工程师注册管理工作中玩忽职守、滥用职权的，由有关机关给予行政处分；构成犯罪的，依法追究刑事责任。

第八章 附 则

第三十条 本办法由国务院建设行政主管部门负责解释。

第三十一条 本办法自 2000 年 3 月 1 日起施行。

OUR HERITAGE IN THE NEW MILLENNIUM - A REPORT ON THE HKIS CONFERENCE 2000

By David Faulkner, CPD Co-ordinator

Over 200 HKIS members and guests gathered at the Conrad Hotel, on 4th March 2000, for the second annual HKIS conference. The theme focused on the maintenance, refurbishment, conversion and renewal of existing buildings rather than the more traditional development themes.

The conference was opened by HKIS President, **Mr Francis Ng**, and the main subject was introduced by the keynote speaker, Acting Secretary for Planning and Lands, **Mr Patrick Lau**, who reviewed some of the policies in this area, and explained the Government's support for the maintenance and improvement of our built environment. (photo 1)

Mr Kenneth Chan, of DTZ Debenham Tie Leung Project Services Ltd., then reviewed some of the issues related to the maintenance of old buildings, which he defined as buildings over 20 years of age. To give an idea of the scale, there are currently about 18,000 residential buildings in that age group, which account for about half the stock. Other buildings of concern were those old industrial buildings in the old industrial areas of Hong Kong. Generally the buildings in the most prestigious areas are well maintained, and it is those in the older urban areas, where the owners do not have the means to maintain them or they are multi-tenanted

and not properly looked after, are where the problems occur. Management is minimal and repairs are often carried out only in response to breakdowns.

In the past the Government's solution to the problem has generally been to encourage redevelopment, but with the slowdown in the economy so too the pace of redevelopment has slowed. Old buildings are therefore here to stay and the focus must shift to maintenance and repairs. The Building Authority generally only acts under the Building Ordinance when buildings become dilapidated or dangerous, and the onus remains with the building owners to manage and maintain their buildings effectively.

Other problems that hamper the proper maintenance and repair of buildings are the proliferation of unauthorised building works, uncontrolled installation of advertising signs, division of responsibilities between adjoining owners, and unfair terms in the Deed of Mutual Covenant.

The suggested solution is to introduce a new culture in the maintenance and management of our building stock, backed by new legislation for management inspections and planned maintenance.

The next speaker was **Dr. S.M.Lo** from City University, who described and demonstrated a simulation model for evacuation of buildings





(Photo 2)

in cases of emergency. Using a Spatial-Grid Evacuation Model, the movement of each individual occupant can be modelled with respect to a fire situation. This model will be developed to serve as a skeleton of an interactive simulation model to analyse the movement of people and safety under different fire scenarios.

Mr Leung Kin Wah of the Civil Engineering Department presented a comprehensive overview of the recent monitoring survey of the Lei Cheng Uk Han Tomb. Anyone who thinks that these tombs are simply a few blocks of stone put together would be surprised by the amount of detail revealed by such a survey. The main purpose of the survey, however, is to monitor any movements in the tomb structure over time. The survey had to be done in a careful and systematic way to avoid damage to the tomb, and Mr Leung explained many intriguing ways of accurately measuring the tomb in a confined space with poor visibility and without disturbing the fabric of the tomb. It was pleasing to note that since the completion of the survey in October 1999 no settlement had been observed.

Ms Hilary Cordell of Baker McKenzie reviewed the legal framework relating to building maintenance, focusing particularly on the inadequacy of many Deeds of Mutual Covenant (DMCs) and the need for further reform of the Building Management Ordinance. There is a particular need to break the deadlock where work needs to be done, but the owners of a multiple ownership building either cannot agree how to apportion the costs or cannot agree to do the repairs at all. This is a particular problem where one owner owns the majority of units in a building and blocks attempts by the others to carry out repairs. There is also a need for a mechanism whereby tenants can carry out essential repairs and reclaim the cost from their landlords if the landlords refuse to

undertake the repairs themselves. Hilary was of the opinion that modern DMCs were better than the older ones, but did not always cover all the issues involved. She also proposed new legislation to facilitate the mandatory management of buildings with serious problems, and to facilitate the formation of owners' committees in new buildings.

A "**Lunch with the Speaker**" followed on from the morning session. The chairmen of the HKIS Standing Committees on Environment and Sustainable Development (**Mr Francis Lam**), Property Management (**Mr S K Kwan**), Town Planning (**Mr Francis T Lau**), and Urban Renewal (**Mr David C Lee**), briefed members of the functions and progress of their respective committees with David giving a presentation on the aspects of the URA Bill (photo 2).

Dr Trevor Holmes provided a detailed description of the evolution of Chinese traditional architecture, the workmanship and type of materials involved. This was a very visual presentation with an excellent slide show which is difficult to describe here, which showed the high level of detail and skilled craftsmanship used in building many of the historic buildings that remain today.

In Hong Kong there are no buildings dating from before the Chi'ng Dynasty, except for the Han Dynasty tomb at Lei Cheng Uk, due to the clearance of all settlements within 50 li (15 miles) of the coast in 1662 to prevent smuggling and support for the deposed Ming regime. An unprecedented period of peace and prosperity in China from 1700 to 1850 saw a massive increase in the population which rose from 100 million in 1662 to 414 million in 1850. This led to the more intensive use of farmland, including marginal land which had previously been used for growing trees, which caused a shortage of timber for building, which in turn led to increasing use of rammed earth and brickwork for construction. This created the Chinese

architectural heritage which we see in the buildings remaining in Hong Kong today. For practical research of building construction it has been necessary to take some buildings apart, and this has greatly aided the analysis of early construction techniques.

Unlike European architecture, which underwent a series of dramatic changes, there were no such sudden revisions in China. Nor has there been any distinction between sacred and secular architecture. From the Sung Dynasty all Imperial projects were built according to a building regulation book, which was more a method of quantity surveying than building technique. Methodical management in construction was used as early as the sixth century, and drafting and construction detailing were handled by specialised artisans in the seventh century. However, while buildings constructed according to Imperial rules and prefabrication techniques still remain in Hong Kong, Hong Kong is far away from Beijing and it was difficult to impose Imperial control, particularly towards the end of the Chi'ng Dynasty. Buildings were therefore used to display a different artistic style, some on farming themes and others on complex myths and religions. Many of these can still be seen in the New Territories. A close look at Hong Kong's older buildings reveals the use of various building materials and techniques including stonework, brickwork, rammed earth, clay tiled roofs, carpentry, decorative paintwork and ceramics.

Mr Christopher Law of The Oval Partnership showed various examples of building conversions and refurbishments in Italy, France, UK, the US and Singapore, and demonstrated how the life of quite ordinary buildings can be extended through an imaginative use of modern design and construction techniques. He then went on to look at ways in how such ideas could be applied in Hong Kong, where buildings have generally been demolished once they reach



the perceived end of their useful lives, which can be as little as 25 years in some cases. Many of these buildings are structurally sound, but are poorly maintained with outdated building services and lacking basic amenities. They are often situated in good locations, but are perhaps not occupied for their optimum use.

Reasons for the reluctance to adapt buildings for new uses include a lack of a financing mechanism, rigid building and fire regulations which do not take into account the special circumstances of old buildings, and the upfront cash flow implication of the land premium in cases where this applies. Much of the potential use of our existing building stock cannot be realised, except in illegal forms, and this sub-optimal use of our building stock impedes Hong Kong's economic growth. He suggested that architects and surveyors were ideal partners to work together in identifying the new needs of society and the physical solutions to cater for the demand of the new millennium.

The final speaker was **Mr Alan McDonald** of Urbis, who addressed the community implications of urban renewal. He charted Hong Kong's development since 1841 and explained that development usually took place in response to market forces, reaction to a natural disaster or other event which has necessitated intervention in the built environment, or intervention by government agencies or others as part of a planned renewal or upgrading strategy.

Hong Kong has never had quite the same tight knit urban residential communities that you find in other industrialised countries because Hong Kong's character is one of continuous change, with population growth driven more by migration of a combination of economic and political refugees and others seeking to exploit the potential gains from Hong Kong's historically strong economy.

When Britain first acquired Hong Kong in 1841 it had a small population, very little developable land, no apparent natural resources and an unwelcoming climate. However, it did have a natural harbour, a favourable geographical location for trade to China and as a hub to South East Asia, and an opportunity to set up an administration unfettered by the Imperial Chinese bureaucracy. Nonetheless, the rate of urban development was remarkable and the City of Victoria, as it then was, grew rapidly along the north western foreshore of Hong Kong Island. In the early 1850s riots in southern China brought a huge influx of population to Hong Kong. By the 1880s there were public health concerns arising from rapid urban expansion and Osbert Chadwick was asked to prepare a report which provided the basis for the first building regulations to be introduced, many of the basic principles of which still permeate today building regulations.

Little action was taken initially on the Chadwick Report as the authorities procrastinated on how such improvements were to be financed. Landowners claimed

that such improvements would be unaffordable and would mean an uplift in rents, which many tenants could not afford. An outbreak of cholera in 1883 followed by the plague in 1894 spurred the authorities into action and the resumption and clearance of the worst areas commenced. By 1898 redevelopment was completed, and more housing was constructed in outlying areas to improved standards to mitigate against the outbreak of disease.

As Hong Kong moved into the 20th century the economy developed at a rapid pace. The acquisition of the New Territories in 1898 on a 99 year lease provided more land, but there was still demand for more land in the core commercial area. Medium and high rise developments did not appear until the 1930s, but brought with them a gradual rise in the density of development and more intensive use of land.

In the 1930s Hong Kong's economy was generally robust which brought an influx of labour seeking employment, and before the war the population of Hong Kong increased to one million people. This required new sites to be provided for residential development, which had to be affordable and close to the workplace or affordable transportation. However, low or moderate rents made this sector unattractive to private developers. In 1935 new public health legislation was promulgated to address the poor quality of housing standards in Hong Kong. Minimum floor space standards were proposed and no building was permitted to exceed 5 storeys without special permission.

The war left the territory with significantly damaged housing stock, although the pressure was somewhat lessened by a huge reduction in the resident population as a result of the war. However, the revolution in China generated a refugee problem of unprecedented proportions as the population increased from 600,000 in 1945 to over 2.1 million by 1952. The resources of government and the private sector were unable to cope with the resulting housing requirements and residents had to find their own shelter solutions which resulted in intensification of occupancy of existing dwellings and proliferation of squatter settlements. The Shek Kip Mei squatter area fire led to a government emergency resettlement programme, and in 1954 to formation of the Housing Authority which enabled government to generate housing production.

Even at the scale of these programmes, many degraded areas were left within the inner areas which were unsuited to accommodating large scale housing development, and it was far easier to develop new sites than address urban renewal and urban structuring. In 1955 the Buildings Ordinance was radically revised to permit significantly higher densities of development and this generated a private sector housing boom which lasted until 1961. Many of these developments comprise tenement blocks which now cry out for redevelopment.

In 1972 a Housing Programme to create nine new towns was launched to provide accommodation for over 3 million people. These were planned to be self sustaining, but with improved transport links to the urban area where many residents still work in the core areas. While this programme was undoubtedly successful in generating new housing there was a degree of resistance from some urban dwellers to move to the new towns, which were perceived to cater for particular age groups and were not necessarily suitable for all sections of the community.

An urban renewal programme was launched in the 1980s, which led to the establishment of the Land Development Corporation (LDC) in 1988. The LDC commissioned a series of studies to determine the potential for urban

renewal within specific districts within the older urban area. However, these tended to focus on the physical and socio-economic aspects of an area. Sites which were difficult to assemble or where the social and community issues were particularly complex generally did not meet the conventional viability criteria. There was no specific analysis of the community in such areas. A number of studies did recognise that the community in each district contributed to the vibrancy and character of the area, but the way that the LDC was obliged to work limited what could practically be achieved to keep the community intact. Many of these people comprised the elderly and the unemployed or underemployed, all of whom had limited means. Although the LDC has implemented 15 schemes and commenced planning of over 30 others, these are essentially redevelopment schemes and not urban renewal in the strict sense of the meaning of the term as it has been applied internationally. The LDC has generally been unable to assess heritage and conservation issues (with the notable exception of Western Market) and has generally had to relocate communities affected by its schemes. The general success of the schemes implemented by the LDC can be attributed to the relative ease by which sites were obtained. The urban areas are now left with a hard core of sites that will be difficult to obtain and difficult to integrate into a comprehensive urban renewal framework.

Past upgrading of the environment has sought to achieve wholesale solutions which totally clear given areas to replace them with new developments that comprehensively alter the character of the area, and are often beyond the means of people formerly living there. Hong Kong is now left with a hard core of degrading accommodation which provides a cheap source of accommodation for those on limited incomes, convenient access to employment opportunities thus eliminating the need for significant expenditure on

transport from more remote locations, and trading opportunities for retailers who work on small margins and can only afford small rents. The removal of stock without replacement causes problems for these groups, and can be particularly traumatic for the elderly.

The Government has recently set up the Urban Renewal Authority (URA) to replace the LDC. Its brief has been widened, but the public consultation documents do not mention how the needs of the community are to be addressed. Urban renewal needs to be concerned about sense of place, about balance in the physical and social environment and about producing a comprehensively planned and considered urban environment to which its inhabitants can related and function.



(Photo 3)

The conference finished with a panel session on urban renewal which was chaired by **Mr David Lindsay** of Vigers, and comprised **Mr Stephen Fisher**, Deputy Secretary at the Planning and Lands Bureau, the **Hon Christine Loh**, and **Mr C K Lau** of Henderson Land. This led to a lively debate on the direction of urban renewal in Hong Kong (photo 3).

Due to space requirements the speeches have been summarised here. Members who require full copies of any of the papers presented at the conference can apply to the HKIS office. ❏

WORKING FOR A WORLD CLASS ENVIRONMENT

The following is a speech made by the Deputy Secretary for the Environment and Food Bureau, Mr Kim Salkeld, at the luncheon of the Institute on 22nd February 2000.

Ladies and Gentlemen,

In his policy address last October, the Chief Executive called on government agencies, community groups, businesses and professional bodies such as your own to join in building Hong Kong "into a prosperous, attractive and knowledge based world class city". Yesterday's report by the Commission on Strategic Development set out key steps in that process. Dealing with environmental pressures is at the heart of it.

Improving the environment will certainly contribute to making Hong Kong a more attractive and a more prosperous city. Just the acute illness caused by air pollution costs Hong Kong over a half percentage point of its GDP each year - HK\$3.8 billion - while a reputation for hazy skies may hit tourism and is already, we are told, a problem for businesses trying to secure and retain highly qualified international talent.

Tackling environmental problems such as air pollution requires not just knowledge in Government, but knowledge throughout the community about how each persons' choices contribute to the pressures on our environment. It also requires willingness to apply that knowledge, either through consent for public actions, or through better individual choices.

I have three questions:

- What do we mean when we say we want a world-class environment for Hong Kong?
- What do we need to do to achieve it?
- What are we prepared to do?

I'll attempt to answer the first two questions. I'll be inviting you to join me in answering the last one.

What benchmarks exist against which to test

whether or not our environment is 'world class'? The UN Development Programme's 'Human Development Reports' provide some broad indicators that are helpful for bringing out some key points. (In using them I must caution that there are also limitations in making comparisons between figures for a small territory like Hong Kong and Countries many times larger in area).

Lets look at three basic areas that are fundamental to any place's environmental quality: the efficiency with which it produces and uses energy; the waste it creates; and, the protection it affords to natural ecology.

On energy use the UNDP gives comparative figures for how much energy is used per person, how much greenhouse gas - CO₂ - is emitted by the production and use of that energy, and how much economic return is derived from the use of that energy.

In the latest reference year (1994) each person in Hong Kong used energy equivalent to that produced from 2.2 tonnes of oil. That was 55% above the world average, but 3.5 times less than consumption by Canadians, 1.5 times less than Australians and 40% less than Japanese.

We produced 5.1 tonnes of CO₂ per person, 25% above the world average, but less than all other advanced economies except Sweden.

For each kilogramme of oil equivalent energy used, we generated US\$5.3 of GDP. That was over twice the world average. Only Japan did better, at US\$6.2. The US got \$2.8, Singapore only got \$1.6.

But there we come to a limitation of such comparisons. Singapore's efficiency in using energy seems very low by comparison with Hong Kong, but we need to remember that Singapore uses a lot of energy, and emits a lot of CO₂, to refine the fuel that Hong Kong then uses.

I draw two points from this:

- First, the environmental impacts of our economic activity extend far beyond Hong Kong. We need to be aware of those impacts, and to act as a responsible member of the world community in reducing the impacts we have on our neighbours - as indeed we do in many ways: for example, our CO₂ emissions today are substantially below their level in 1990, while the SO₂ and NO_x emitted from our power generating plants has fallen by 50 to 60% over the last seven years.
- Second, while per capita energy use and CO₂ emission figures allow assessment of relative global impacts, they say little about local environmental impacts. The question isn't really: 'How are we doing by world standards?' but: 'Are we using energy efficiently enough not to undermine local environmental and social objectives while meeting demands for growth?'

I'll come back to the second point in a moment, but I'll briefly note a couple of other international comparisons that do give useful guidance to our actions.

Waste! We can make direct comparisons here. When you divide the total for domestic, commercial and industrial waste by the number of people in Hong Kong, we each produce 500 kilogrammes of waste a year. That's less than in Canada (630), in the USA (720) and Australia (690), but 25% more than Japanese and 56% more than Germans. We manage to recover about 53% of paper and cardboard for reuse, about the same as Japan and Sweden, but well short of the Netherlands and Germany (77 to 87%). We must do better. We have far less space to deal with waste than any other major city.

My last comparison is protection of natural

ecology. The country with the largest proportion of its land that is given protection is Denmark, with 32%. The average for developed countries is 12.5%. Thanks to our mountainous topography and the need to maintain water catchment areas 37% of our land is protected as country parks. Another 1.5% is protected at Deep Bay, around the Mai Po marshes.

But while we are doing well on quantity, the dramatic landscapes and valuable natural heritage that we are protecting is cheek by jowl with the most densely populated places on the planet. It faces immense pressures from our economic and social activities. The quality of management is crucial if a healthy natural heritage is to continue to enhance the health and attractiveness of our city in the years ahead.

That issue of quality management doesn't just apply to the ecological side of the environment; it affects every aspect of our environmental performance:

- Quality maintenance of vehicle engines to reduce air pollution
- Quality design of buildings to minimize material and energy use
- Quality management of business to reduce waste, protect the health and safety of workers and reduce impacts on others in the community; and - at the heart of my responsibilities -
- Quality in public policy on the environment.

There is a widespread presumption that improving the environment requires regulations that will impose unfair burdens on particular groups and impose costs that are difficult for the community to support. There are welcome signs of these views changing, particularly in parts of the business community. There is a growing sense of the general public interest in a healthier environment - and quite frankly a growing economic interest in reversing Hong Kong's reputation for being a polluted city. But there is still a long way to go to change general public attitudes from simple willingness to complain about poor environmental quality to willingness to support the kind of measures that are needed to bring about profound and lasting change for the better.

What kind of measures do I have in mind? Some legislation - but not much. We already have a lot of environmental legislation on the books. It is important for setting standards. But human nature is to do only the minimum necessary to comply with such standards.

If Hong Kong is to really improve its environment over the coming decade it is going to have to do far more than just meet regulatory standards, it is going to have to strive for the very best possible. The way to encourage that is through economic incentives, measures that put value on the common goods of clean air, clean water, unpolluted land and a pleasing environment; measures that encourage and sustain investment in environmental infrastructure such as sewerage and waste management facilities. To put it simply, fees and charges.

Some legislators have said I should not talk about such things, particularly before an election. The longer we put off addressing these matters, the greater cost there will be to catch up in future. The longer this great economic city is denied sensible economic instruments - that give individuals and businesses informed choices about their environmental behaviour - the longer those people and companies that want to make a living out of improving the environment will be struggling on without the fundamental underpinning required to promote investment and to create and sustain jobs in this field.

Public investment and action by public agencies are a central part of efforts to improve the environment, but however vigorously pursued, however strongly backed by legislation, it is not enough to achieve our goals unless supported by the engagement of the majority of citizens and the innovation of most companies.

There are 290,000 business entities in Hong Kong. If only a handful of leading companies reduce their pollution and waste, improvements will be small.

There are half a million vehicles on the roads. If only a handful of drivers are conscientious about maintaining their cars, air pollution will not reduce quickly.

There are a couple of million families in Hong Kong. If only a few in each residential building reduce and separate their waste, what will be the benefit?

And let me make clear the enormity of the challenge we face. We don't just have to improve conditions today; we have to ensure that they keep improving in future.

Let me illustrate that with a crude equation. Today, Hong Kong has a population of 6.8 million and a per capita GDP of about US\$24,000. That combination of population and economic activity produces a level of pollution that - it is generally accepted - we need to reduce. In 2011, Hong Kong is expected to have a population of over 8.1 million, a 20% increase. If per capita GDP remains the same, then simply to maintain today's environmental conditions, pollution per capita will need to be reduced by 20%. If economic growth continues, then the target for reducing pollution - just to keep conditions the same - will increase at a similar rate on top of the 20% required to cope with an increasing population.

Today we already have three times the population density of New York. So on a rough approximation we need to be three times more efficient just to achieve the same environmental quality. But we have a moving target to chase. New York and other cities with which we can compare ourselves are not standing still, and as I've just noted, we will have to run fast just to stop going backwards. To improve conditions - in absolute terms and relative to our competitors - we will have to make 30% - 40% - maybe 50% gains in environmental efficiency over the next decade.

Is such an ambitious target achievable?

Frankly, yes.

The last decade has shown that we can make very substantial improvements:

- Roadside sulphur dioxide levels have been cut by 60%. Ambient concentrations in old black spots like Kwai Chung have been cut by 95%.
- In 1989, only 40% of sewage was collected, only 10% received a high level of treatment.

By last year the volume of sewage collected had more than doubled and 30% was getting advanced treatment.

- The volume of construction and demolition material recovered and reused was 54% higher last year than in 1989.
- In 1989, only 7,400 tonnes of chemical waste were being handled by the waste management system - by dumping in landfills that had no protective lining. Last year 62,200 tonnes were treated at the chemical waste treatment centre and all waste disposal was made into landfills with leachate and gas collection systems. The gas is now being reused to generate energy. Investments and programmes that are already committed will bring further improvements in the next few years.
- By the middle of next year the volume of untreated sewage flowing into the central harbour will be reduced by about 60%.
- A dozen old landfill sites are being restored for recreational and other uses.
- Contaminated land at Kai Tak is being treated so that quarter of a million people can be given new homes there.
- The new measures announced last October will cut vehicle RSP emissions by 80% by 2005. With the contracts for LPG refuelling stations signed last week, we should begin to see substantial progress by the end of this year.

The examples I have given are not exhaustive: nor am I using them to claim that all is plain sailing.

Yes, we can make dramatic cuts in emissions from the present vehicle fleet, but unless we manage to meet future growth in demand for public transport through rail and other electric systems, gains in air quality will be eroded.

Only 10% of passenger movements in Hong Kong take place on private transport, compared with 66% in New York, but 76% of public transit passenger kilometres travelled

in New York take place on electric systems - which produce no street level pollution - compared with only 43% in Hong Kong. New York has four times the length of rail network per person that Hong Kong does.

Expanding the rail network and other electric systems is crucial for containing air pollution. I'd also note that it is important as well for reducing noise exposure, improving efficiency of land use, and improving energy efficiency - the 43% of passenger distance travelled on electric systems consumes only 3.6% of the energy used by the transport sector in Hong Kong.

Do you think it worthwhile for achieving these general environmental and economic benefits - and do you think it worthwhile for the sake of your health, and that of your families - to do things like accept more restraints on use of private vehicles and slightly higher transport costs?

We have been managing construction and demolition waste better, but need to do much more. Specifications are being reviewed to establish how we can increase the reuse of materials without risking structural safety. More sorting and separation facilities are needed.

Are you prepared to explore new ways of reusing materials in your work?

We have increased municipal waste recycling by 28% over the last decade, but the volume of domestic waste has increased by 52% and that of commercial waste by 185%! Waste separation bins were put into every public housing estate last year. A lot of effort is now going into extending and improving this system.

Are you, your families and your companies prepared to use it?

The public works sub-committee of LegCo has just supported an application for \$440 million to build a new, advanced sewage treatment plant at Sham Tseng. But more will be needed to protect the waters of the North Lantau Channel. The collection and

treatment system around Deep Bay needs major upgrading works. So does the Shatin treatment works. And we need to deal with the sewage from the north shore of Hong Kong island, Pokfulam and Aberdeen.

Are you prepared to pay the charges that are needed to sustain a greatly improved sewage treatment system?

I will do all in my power to improve the quality of Hong Kong's environment. So will my colleagues in the Environment and Food Bureau, EPD, Drainage Services, AFCD, EMSD, Marine Dept, FEHD, Transport Department, the Police - almost every department is engaged one way or another. You should expect nothing less than our wholehearted commitment.

But let me make an obvious point. Public consumption expenditure accounts for only 21% of the economy. Unless the majority of people and businesses in Hong Kong join in the work, we won't meet the sorts of targets for improving environmental efficiency that I mentioned earlier.

But my final point is this, that if you do join in the work, you don't have to do very much.

If each person in Hong Kong were to reduce the waste they produce each day by an average just 200 grammes (half the dry weight of an average newspaper) half a million tonnes of waste would be saved every year.

Just a few little changes in habit by a lot of people and businesses, rapidly add up to a great reduction of pressure on the environment.

If you are serious about wanting a better environment, its time to start making those changes. ■

PROPERTY MANAGEMENT COMMITTEE

The members of the Property Management Committee for 1999/2000 are:

S. K. Kwan	Chairman
Daniel Hui	Secretary
Daniel Kwok	Secretary
Francis Lam	Member
Francis Li	Member
Augustine Chow	Member
Gary Yeung	Member
Francis Lau	Member
Carrie Lam	Member
Monita Leung	Member
Daniel Mak	Member
Nelson Ho	Member
John Ho	Member
Vincent Luk	Member

Please feel free to contact us on matters related to Property Management.

The terms of reference of the Committee are:

- To gain public recognition that Surveyors are the main professionals in the field of Property Management and Maintenance;
- To re-define Professional Property Management and Maintenance;
- To comment and review on the SAR Government policies and practices on Property Management and Maintenance;
- To develop HKIS Codes of Practice on Property Management and Maintenance;
- To review on post-graduate training on Property Management and Maintenance.

Since the formation of the Committee in early April 1999, we have completed the following major tasks:

Private Sector Involvement in Estates Management and Maintenance Services

We had conducted a forum among members to collect their opinion on the Housing Department's "Consultancy Study on Private Sector Involvement in Estates Management and Maintenance Services". Thereafter we expressed our comments to the Housing Authority that (a) HKIS had reservation in supporting the findings and recommendations of the report as some of the issues had not been fully explored and addressed and (b) if after these issues had been properly addressed, discussed and consulted, privatisation of the Estates Management and Maintenance Services was concluded to be the most suitable solution, then the privatisation scheme should be implemented in such a way and pace that the adverse impact on the existing Housing Department staff and the public was kept to minimum and (b) the standard of the private sector services providers should be set and monitored.

The latest Gazetted "Gradual Transfer of HA Services" did follow some of our recommendations.

Registration of Housing Manager Bill

The Bill is to provide for the registration of professional housing managers, the disciplinary control of the professional activities of professional housing managers and for related matters.

Our main concerns on the Bill are that (a) though HKIS is one of the leading professional bodies that is experienced in property management in Hong Kong, members of HKIS could not be members of Registered Housing Manager as of right and (b) the Housing Managers Registration Board consists of not more than 16 members including not less than 12 members appointed by the General Council of The Hong Kong Institute of Housing and not more than 2 members appointed by the Chief Executive, HKIS has no representative in the Board as of right.

We raised our concerns to the Housing Bureau and had a meeting with the Bureau to express our concerns. Despite our concerns, the Bill was passed in mid November 1999. However, the Housing Bureau did promise us that they would monitor the operation of the Registration Board so that no close-shop operation would occur.

Building Management (Amendment) Bill 2000

The Bill is introduced to implement the relevant recommendations in the 1998 public consultation document on "Proposals to improve fire safety in private buildings and to rectify certain deficiencies on the existing Building Management Ordinance.

The main provisions of the Bill are:

- Specification of building management and maintenance standards for compliance by owners' corporations;
- Mandatory management of buildings with serious management and maintenance problems; and
- Facilitating owners of new buildings to form owners' corporations.

We have commented on the Bill and expressed our comments in the Bills Committee meeting on 7th March 2000.

Property Management Course in Guangzhou and Shenzhen

We are the adviser of a property management course in Guangzhou and Shenzhen organised by the China Real Estate Association. Some of our committee members will be lecturers of the course. This is the first step of the Committee to promote the property management expertise of Surveyors in the Mainland. 



LETTER TO LEGCO ON BMO

The Property Management Committee submitted the Institute's view on the Building Management (Amendment) Bill 2000 on 3rd March 2000 to the Honourable Mr Chan Kam-lam, Chairman of the Bills Committee. Contents of the letter is reproduced for members' information.

BUILDING MANAGEMENT (AMENDMENT) BILL 2000

We refer to the captioned Bill and the Legislative Council Brief written by the Home Affairs Bureau of 12th January 2000 in connection thereof and your letter dated 28th February 2000 with Ref.CB2/BC/9/99.

As a professional institution heavily involved in building management and maintenance, we would like to express our concerns from the trade practitioner's point of view for your reference. We opine that the underlying principle of the proposed Bill as set out in paragraph 2(a), 2(b) and 2(c) of the LegCo Brief are generally welcome and worthy of support. Our specific comments on various sections are appended here-below.

Proposed Code of Practice (COP)

1. Section 2(b) refers to the First Schedule of the current Building Management Ordinance (BMO) concerning "common parts". It is usually read with doubt that "toilets, water closets, etc." at paragraph 7 are common parts if they are constructed within an exclusive unit, e.g. residential flat. It is suggested to add "in common use by 2 or more owners" at the end of the paragraph.
2. Section 3.10.3 refers to the disclosure of Deed of Mutual Covenant (DMC) to owners. We suggest adding, at the end of the paragraph: "A Chinese/English translation of the original DMC shall also be made available for inspection". This is indeed a requirement as set out in the DMC Drafting Guideline written by LACO of Lands Department.

3. Notes 2 and 3 of Section 5 gives a non-enforceable advice to owners to engage qualified building professionals and Registered Building Contractors to conduct inspection and repairs. Since the Bill intends to improve the safety standard of problematic buildings, these advices shall be prescribed as statutory requirements.
4. As described in the LegCo Brief, the Code of Practice (COP) shall be written in "user-friendly layman's terms". However, if the government intends to make reference to the Code in evaluating whether a building is a problematic building in terms of its management and maintenance, a comprehensive and sufficiently clear written Code shall be required. It will not be practical for such Code to be written in "user-friendly layman's terms" whilst it could contain sufficient professional and technical content. In fact, a Code written in a professional manner setting down clear and comprehensive means in achieving acceptable management and maintenance of buildings would be more useful. A guideline summarising the overall requirements and criteria of what is proper management and maintenance of buildings to be made for the use and reference of the owners. The owners or OC could refer to the guideline in monitoring the performance of their building management and maintenance agent. In this connection, the format and content of the Code should be further reviewed.

Legislative Council Brief

5. Paragraph 6 requires the Authority to issue an order to the management committee (MC) of an owners' corporation (OC) of a problematic building to employ a building management agent (BMA) and the existing district Building Management Co-ordination Committees (BMCC) shall be responsible for identifying such problematic buildings.

Since a MC may wish to manage the building itself rather than by a BMA, and as an alternative to comply with the Authority's order, the MC shall be allowed to appoint a maintenance consultant, such as an architect, engineer or surveyor, to restore the problematic building in lieu of the appointment of BMC. To enable BMCC to be equipped with all necessary expertise for the identification of the problematic buildings, it is also suggested that professionals from various disciplines and experienced in building repairs shall be deployed to these BMCC.

6. Paragraph 7 empowers the Authority to apply to Lands Tribunal to order the owner(s) to appoint a BMA if an OC cannot be formed. This compulsory arrangement may generate confrontation between the owner(s) and the BMA. The knot of problematic buildings is a social problem. It would be more appropriate if the government could appoint the BMA directly. The appropriate bodies equipped with these management capacity shall either be the Home Affairs Department (HAD), Housing Authority or the future Urban Renewal Authority. We consider this should not be a long term burden to the government as the amount of current problematic building shall be definable and would be diminishing considering the increasing number of OC formed as a result of rising government intervention.
7. Paragraph 8 requires a list of BMA shall be established which mirrors the Housing Department's PMA list. Since the BMA will need to manage problematic buildings which shall have fallen into serious dilapidation, a more stringent requirement on building maintenance shall be required. The employment of experienced building maintenance professionals, e.g. building surveyors and building services engineers by the BMC is a must.

8. Paragraph 10 proposes to reduce the quorum of OC formation meeting from 50%, 30% and 20% of the shares as required by Section 3, 3A and 4 of the current Ordinance to 10% of the owners. It is opined such amendment would create the following problems:

- (a) The 10% requirement is less than the quorum to dissolve a MC under the current Ordinance which is 20% of the owners.
- (b) It is unfair to owners who own a relatively large portion of shares.
- (c) Owners may use different subsidiaries to hold different residential and commercial units, as well as carpark spaces in order to dominate the OC meeting easily, particularly in small developments.
- (d) It is practically very difficult to evaluate the exact number of owners, especially in a large and complex development, as any single person may own several units and many carpark spaces. Even Land Search records will provide owners' name only without any identity.

In summing-up, it is suggested that the quorum to appoint MC of OC shall not be less than that of dissolving MC, i.e. 20%, and the counting of quorum shall preferably be by means of shares instead of by the number of owners.

9. Paragraph 13 requires OC to effect third party insurance but no specific coverage limit has been suggested. It is recommended that the Authority shall prescribe a minimum coverage considering the impact of the Sun Hing Building case.

10. Paragraph 15 proposes to reduce publication from two to one newspaper. As some newspapers only concentrate on a particular group of audiences, e.g. financial readers, which may be missed out by the remaining majority, and considering the possibility of language discrimination, the Authority shall

prescribe an approved list of popular newspapers that the owners shall use. Both Chinese and English translations must also be used for publication.

Other Suggestions

11. Owing to the proposed reduction of quorum for owners meeting, it is also suggested to tighten up the requirement on putting out notices to owners to avoid the possibility of the activities being influenced and dominated by a small interested group. We would recommend using registered post on top of the requirements in the current Eighth Schedule.
12. Since the enactment of the Multi-storey Buildings (Owners Incorporation) Ordinance in 1970, the Building Management Ordinance has indeed been revised several times. We suggest forming a BMO Review Committee, with adequate representatives from the property management and maintenance professionals, to monitor the implementation of the proposed amendment and any future revision.

The Hong Kong Institute of Surveyors has a long history in practising building management and maintenance. We are pleased to offer professional input and assistance for the finalisation of the Bill and drafting of the COP.

Our Mr. S. K. Kwan, Chairman of Property Management Committee, Mr W. L. Mak, Mr. Francis Lam and Mr Gary Yeung, Committee Members of Property Management Committee, (關兆佳先生,物業管理委員會主席;麥永隆先生,林家輝先生及楊文佳先生,物業管理委員會成員) will attend your meeting on 9th March 2000.

Yours sincerely,

S.K.Kwan

Chairman, Property Management Committee

Hong Kong Institute of Surveyors



LAST MONTH IN LEGCO

*By Hon. Edward S T Ho, SBS, JP, Legislative Councillor,
representative of Architectural, Surveying and Planning
Functional Constituency*

Annual Budget

The most important item of work in LegCo was the scrutiny of the Financial Secretary's Annual Budget. A series of Financial Committee meetings were held on various policy areas and they occupied almost a week. I concerned myself with bureaux and departments whose work are relevant to our Functional Constituency. I asked 26 written questions. The Annual Budget, officially known as the Appropriation Bill, was passed in LegCo on 5 April without too many problems, with the only objections from the Frontier Party.

Quality of Public Housing Projects

A special meeting of the Housing Panel was held to discuss the content of a report on the investigation of foundation problems of public housing projects. The report was prepared by a panel set up by the Housing Authority. Members of the Housing Panel passed a motion to urge the Government to set up an Independent Commission of Inquiry to investigate public housing quality problems as well as to review the operation of the building industry. Subsequently, the Government did not agree to set up an independent commission of inquiry but set up a Construction Industry Review Committee headed by Mr. Henry Tang to report on how to improve building quality and the construction industry. The Committee will report to the Chief Executive at the end of this year. I have already requested the Chairman, Mr. Henry Tang to consult relevant constitutions during the course of the Committee's work.

On-going Bills Committees

Bills Committees on the Town Planning Bill, Urban Renewal Authority Bill and Building Management (Amendment) Bill 2000 continued intensively. For all these three bills, many controversial points have to be resolved. It is not clear yet how many amendments will have to be made to the bills before they can be passed in the LegCo.



BUILDING PLANS APPROVED IN FEBRUARY

The Buildings Department approved 28 building plans in February -- six on Hong Kong Island, eight in Kowloon and 14 in the New Territories. The approved plans covered 12 for apartment and apartment/commercial developments, three for commercial developments, seven for factory and industrial developments, and six for community services developments.

In the same month, consent was given for works to start on 18 building projects, which will provide 212,321 square metres of usable domestic floor area and 30,410 square metres of usable non-domestic floor area on completion.

The department also issued 15 occupation permits -- three on Hong Kong Island, five in Kowloon and seven in the New Territories. Of the buildings certified for occupation, the usable floor areas for domestic and non-domestic uses were 157,145 square metres and 20,124 square metres respectively. The declared cost of new buildings completed in February totalled about \$3.312 billion.

In addition, 11 demolition consents involving 17 buildings and structures were issued.

The department's Control and Enforcement Division received 846 complaints against unauthorised building works in February, and issued 832 removal orders on unauthorised works.

NEW VALUATION LIST & GOVERNMENT RENT ROLL OPEN FOR INSPECTION

The newly declared Valuation List and Government Rent Roll for 2000-2001 will be on display from 25th March until 31st May 2000 at the Rating and Valuation Department in Cheung Sha Wan Government Offices, 13th Floor, 303 Cheung Sha Wan Road, Kowloon. Copies of the portion of the List and the Rent Roll relevant to the district will also be available in each of the District Offices. During the display period anyone may take an extract from the document by calling, during office hours, at the Department or the relevant District Office.

Proposals objecting to the new rateable values may also be made from 25 March until 31 May 2000. Such proposals should be made on the specified form (R20A) and either delivered to the Department by hand or sent by post. The necessary forms can be obtained either from the Rating and Valuation Department's office at 13th Floor, Cheung Sha Wan Government Offices, 303 Cheung Sha Wan Road, Kowloon, or from District Offices.

When the Electronic Transactions Ordinance comes into operation, proposals may be served on the Commissioner by e-mail (address: rvdtsif2@netvigat.com) provided the identity of the proposer is authenticated by the Postmaster General. Transmission by facsimile machine, however, is not acceptable. Similarly, proposals served after 31 May 2000 cannot be accepted.

All rateable values are reviewed by reference to rental values in the open market as at the designated valuation reference date of 1 October 1999 to ensure that the rates and Government rent liability is distributed fairly among rates and rent payers in accordance with up-to-date rental values of their properties. Rates are charged at a percentage of the rateable value of the property. For the financial year 2000-2001 the charge will be retained at the present level of five per cent. If payable, Government rent is charged at three per cent of the rateable value of the property.

RESULTS OF 1998 ANNUAL SURVEY OF BUILDING, CONSTRUCTION AND REAL ESTATE SECTORS

According to the results of the **1998 Annual Survey of Building, Construction and Real Estate Sectors**, released on 24th March 2000 by the Census and Statistics Department, the gross output of the construction sector in 1998 amounted to \$250.0 billion, representing a decrease of 2% compared with 1997. The gross operating surplus of the construction sector, which is equal to gross output less total operating expenditure, decreased by 8% to \$12.9 billion in 1998 compared with 1997. The share of gross operating surplus in gross output fell from 6% to 5% over the same period.

The value added of the construction sector, which is a measure of its contribution to Hong Kong's Gross Domestic Product,

amounted to \$69.8 billion in 1998, representing a decrease of 3% compared with 1997.

The survey did not cover labour-only sub-contractors who mainly supplied labour to work on a job-to-job basis. However, the gross value of construction work performed by these sub-contractors had already been included in that performed by those contractors commissioning their services.

In addition to construction sector, the survey also enumerated establishments engaged in real estate development, leasing, brokerage and maintenance management services; and architectural, surveying and project engineering services.

The gross output performed by establishments engaged in real estate development, leasing, brokerage and maintenance management services amounted to \$118.7 billion in 1998, representing a decrease of 15% compared with 1997.

The gross operating surplus of these establishments accounted for 72% of their gross output in 1998, down by 5 percentage points compared with the proportion in 1997.

The value added of these establishments amounted to \$96.2 billion in 1998, representing a decrease of 19% compared with 1997.

In 1998, the total number of building projects ever operated was 512. Among them, 207 were in Hong Kong Island, 149 in Kowloon and 156 in New Territories and Islands. As at end-1998, 334 projects, which would together provide about 14 million square metres gross floor area of buildings when completed, were still under construction.

The survey did not include establishments which developed real estate projects for their own use, nor did it include those which owned land without developing it during the reference year. Also excluded were real estate leasing and other related activities undertaken by individuals or firms which employed less than two persons.

As regards establishments engaged in architectural, surveying and project engineering services, the gross output was \$13.1 billion in 1998, representing a decrease of 4% compared with 1997.

The gross operating surplus of these establishments amounted to 11% of their gross output in 1998. This proportion was down by 0.6 percentage point compared with that in 1997.

The value added of these establishments amounted to \$8.3 billion in 1998, representing a decrease of 3% compared with 1997.

More detailed results will be given in a full survey report to be published around April 2000.

Enquiries about the survey results may be directed to the Building, Construction and Real Estate Statistics Section of the Census and Statistics Department at 2882 4684.

DOMESTIC SITE COVERAGE CONTROL RELAXED

The Town Planning Board (the Board) announced on 24 March 2000, that domestic site coverage control for low to medium density residential sites in "Residential (Group B)" and "Residential (Group C)" zones throughout the territory will be relaxed, provided that there is no change to the restrictions on plot ratio and building height.

"The main purpose is to provide design flexibility to cater for site constraint and innovative design. As the control on plot ratio and building height will remain unchanged, a relaxation of site coverage restriction would not increase the development intensity of a site." a spokesman of the Board said.

As a general guideline, the maximum domestic site coverage for medium and low density residential sites within the Metro Areas will be relaxed to 66.6% and 50% respectively and that within new towns will be relaxed to 50% and 40% respectively.

For all residential sites within the rural areas, the maximum domestic site coverage will be relaxed to 40%. No site coverage restriction will be imposed for areas where the maximum domestic plot ratio is restricted to less than 0.4.

The recommended levels of domestic site coverage serve as a general guideline only. For areas with special character or sites which warrant more stringent control, for example, sites covered by mature trees

which are worthy of preservation, the current site coverage restrictions for those sites should be retained.

The statutory plans will be amended to reflect the relaxation of site coverage control, such relaxation would, in the interim, continue to be processed through planning application submitted under section 16 of the Town Planning Ordinance. Those applying for site coverage relaxation within the recommended levels will be submitted to the Board for approval within six weeks, on the condition that other development parameters do not exceed the statutory restrictions and that there are no adverse comments from concerned Government departments.

RESIDENTIAL MORTGAGE SURVEY RESULTS FOR FEBRUARY 2000

New mortgage lending fell in February, according to the HKMA's monthly survey of residential mortgage lending. The amount of gross new loans made in February fell by 5.2% to \$10.0 billion compared with the flat growth in January. The average size of new loans increased to \$1.45 million in February from \$1.41 million in January.

New loans approved during the month decreased by 21.5% to \$10.3 billion from \$13.1 billion in January. Refinancing loans fell in absolute terms for the second consecutive month, and accounted for 46.5% of new loans approved (52.6% in January). Loans approved during the month but not yet drawn decreased by 24.8% to \$7.6 billion in February from \$10.1 billion in January.

The average loan-to-value ratio of new loans approved stayed unchanged at 57.0% in February. The average contractual life increased to 195 months from 187 months. Of these loans, 97.1% were related to owner-occupied properties.

On the pricing front, 65.5% of the new loans were granted at the best lending rate, down from 75.3% in January. Loans granted at below the best lending rate for the whole term of the mortgage rose to 29.5% of the new loans approved, up from 20.4% in January.

The amount of outstanding mortgage loans remained flat in February. The annualised rate of growth of outstanding loans was 0.7% in the three months to February, up from 0.4% in January. The average change over the

last twelve months fell to 3.2% from 3.6% in January.

UNAUTHORISED BUILDING WORKS WILL NOT BE "LEGALIZED"

There is no question of any Government intention to "legalize" unauthorised building works, the Director of Buildings, Mr Leung Chin-man, said on 31st March 2000. Mr Leung reiterated that all unauthorised building works, that is, all those building works without the approval of the Building Authority are subject to demolition action.

"With the provision of additional resources, we will be able to launch large-scale blitz operations and step up enforcement action against unauthorised building works," he said.

Mr Leung called on all building owners concerned to remove their unauthorised building works without delay to avoid causing danger to the public and themselves.

APPOINTMENT OF TOWN PLANNING BOARD MEMBERS

The Chief Executive has appointed 45 members to the Town Planning Board (TPB) for a two-year term from 1st April 2000 to 31st March 2002. Compared with the last term, the number of non-official members has been increased from 26 to 37. The Secretary for Planning and Lands has been appointed as Chairman. Our fellow members Mr Charles Nicholas BROOKE, BBS, J.P and Mr CHAN Ka-kui, BBS, J.P. has been reappointed and Mr Keith Gordon MCKINNELL was newly appointed.

COMMITTEE SET UP TO REVIEW CONSTRUCTION INDUSTRY

The Government announced on 5th April 2000, the appointment of the Honourable Henry Tang Ying-yen, Member of the Executive Council, as chairman of a Construction Industry Review Committee to examine the operation of the construction industry and to make recommendations on measures to improve upon the practices of the trade.

The Committee has been set up in the light of various incidents involving non-complying construction building works which have revealed some inherent weaknesses in the construction industry. The Review Committee

aims to complete its study within nine months and make a report and its recommendations by the end of this year to the Chief Executive.

Announcing the establishment of the Review Committee at the resumed debate on the Budget today, the Chief Secretary for Administration, Mrs Anson Chan, said that in view of the seriousness and urgency of the issue, the Chief Executive had decided to appoint an independent committee to carry out a comprehensive review of the construction industry.

"The Committee will examine, among other things, the current state of the industry in terms of its output quantity, the quality of work, its environmental friendliness, site safety, its workforce and the system of supervision. Having regard to local circumstances and overseas experience, the committee will draw up recommendations to develop good practices in operation so as to enhance cost effectiveness and customer satisfaction, to foster a high quality workforce and to promote responsibility and integrity among all engaged in the trade," Mrs Chan said.

The terms of reference of the Committee are:

Having regard to local circumstances and best practices overseas:

- (a) to examine the current state of the construction industry in respect of quality, quantity, environmental friendliness, manpower, safety and supervision;
- (b) to identify specific actions and good practices to improve the efficiency and cost effectiveness of local construction in terms of quality, customer satisfaction, timeliness in delivery and value for money; and
- (c) to advise on an order of priority for implementation.

The membership of the Construction Industry Review Committee was chosen from a wide cross section of the community and senior members of the Institute Mr Daniel Lam Chun and Mr Keith Kerr were amongst the members of the Committee.

TWO PRE-SALE CONSENTS ISSUED IN MARCH

The Lands Department issued two consents for the sale of 395 residential units in uncompleted developments in March. The developments, located in Tin Hau and Tuen Mun, are estimated to be completed between December 2000 and March 2001.

Consents to assign were also given for 1,880 residential units in two development projects in Hung Hom and Tuen Mun.

At the end of March, there were seven applications for pre-sale consent involving a total of 3,592 residential units across the territory that are expected to be completed between September 2000 and November 2001. In addition, there were three applications concerning commercial developments.

Applications for consent to assign being processed included four residential projects involving a total of 3,554 units in various districts.

For information on the pre-sale consents, members of the public can call the Lands Department at 2147 5475 or visit its website at www.info.gov.hk/lands/.

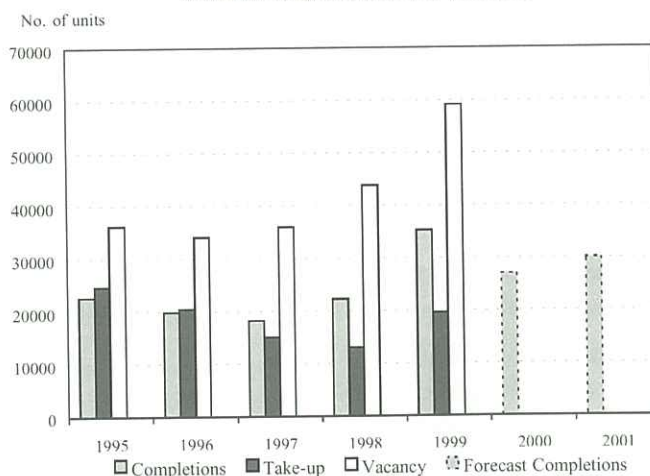
HONG KONG PROPERTY REVIEW 2000 PRELIMINARY FINDINGS

The Rating and Valuation Department released on 30 March 2000 the preliminary findings of its annual review of the production and activities in the local property market. The preliminary findings, to be incorporated in the Hong Kong Property Review 2000, cover the major private property categories, in terms of completions, take-up and vacancy in 1999, forecast completions in 2000 and 2001, as well as price and rental data.

A bulletin, giving details of the findings in English and Chinese, can be downloaded from the department's homepage at <http://www.info.gov.hk/rvd>. Selected charts and tables are reproduced below with the courtesy of Rating and Valuation Department.

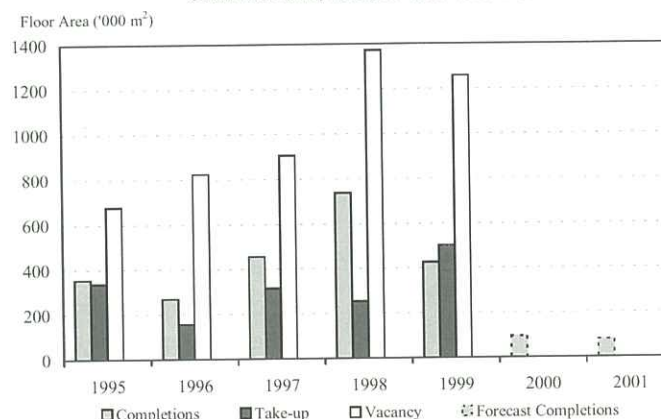
PRIVATE DOMESTIC

ALL UNITS
COMPLETIONS, TAKE-UP AND VACANCY



PRIVATE OFFICE

ALL GRADES
COMPLETIONS, TAKE-UP AND VACANCY



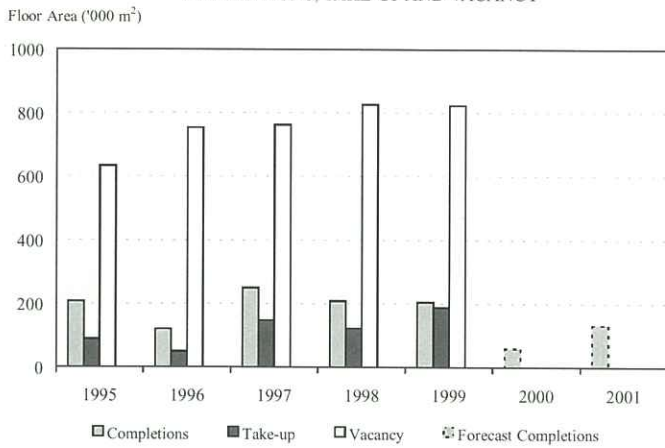
PRICE INDICES
(1989 = 100)

Private Property Category	1998	1999			
	4Q	1Q	2Q*	3Q*	4Q*
Domestic Premises :					
Small and Medium Flats (Saleable Area less than 100m ²)	255	261	260	252	239
Large Flats (Saleable Area 100m ² and above)	297	299	305	302	298
Overall	258	264	263	256	242
Offices :					
Grade A	99	94	96	97	90
Grade B	110	98	94	94	96
Grade C	113	109	108	94	88
Overall	105	98	98	96	91
Retail Premises :	220	215	216	209	191
Flatted Factories :	95	89	83	81	78

* Provision - liable to changes as further data becomes available for analysis

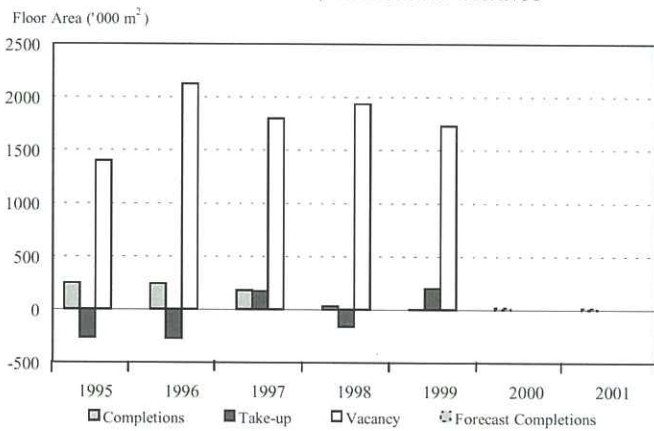
PRIVATE COMMERCIAL

COMPLETIONS, TAKE-UP AND VACANCY



PRIVATE FLATTED FACTORIES

COMPLETIONS, TAKE-UP AND VACANCY



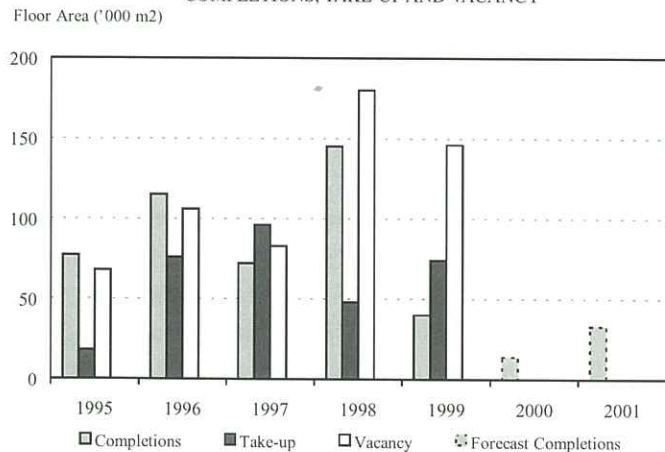
RENTAL INDICES
(1989 = 100)

Private Property Category	1998	1999			
	4Q	1Q	2Q	3Q*	4Q*
Domestic Premises :					
Small and Medium Flats (Saleable Area less than 100m ²)	145	145	144	144	140
Large Flats (Saleable Area 100m ² and above)	149	149	147	145	143
Overall	146	146	144	144	141
Offices :					
Grade A	87	80	73	72	69
Grade B	80	73	69	67	67
Grade C	90	84	80	77	76
Overall	86	79	73	71	70
Retail Premises :	174	167	164	164	166
Flatted Factories :	97	93	89	87	87

* Provision - liable to changes as further data becomes available for analysis

PRIVATE INDUSTRIAL / OFFICE

COMPLETIONS, TAKE-UP AND VACANCY



PRICE MOVEMENTS OF SELECTED POPULAR RESIDENTIAL DEVELOPMENTS
(based on Appendix A)

Selected Popular Residential Developments	% Change		
	December 99 December 98	December 99 Trough in 98-*	December 99 Peak in 97-†
Small and Medium Flats (Saleable Area less than 100m ²)	-5	+9	-47
Large Flats (Saleable Area 100m ² and above)	-3	+13	-48
Overall	-5	+9	-47

☆ The last trough occurred in October 1998 for both small/medium and large flats.

† The most recent peak was in October 1997 for small/medium flats and in June 1997 for large flats.



SALES DESCRIPTIONS OF UNCOMPLETED RESIDENTIAL PROPERTIES BILL

The Government announced that the Sales Descriptions of Uncompleted Residential Properties Bill was published as a White Bill in the Government Gazette 7th April 2000. The Bill aims to improve the uniformity, accuracy and transparency of sales information of uncompleted residential properties.

The Bill proposes that developers will be required in future to provide sales brochures regarding the public sale of local uncompleted residential properties, and to provide sufficient and accurate information in sales brochures. The legislative proposal is a big step forward in enhancing consumer protection.

The Bill proposes to require sales brochures to contain floor plans of all typical and non-typical floors. The floor plans should also show the thickness of load bearing walls at the lowest, median and top levels of the building, and the external dimensions of each type of residential properties.

The Bill also proposes to require developers to state the 'saleable area' and the 'gross floor area' of an uncompleted residential property in sales brochures. The 'gross floor area' of a unit is the proportionate share of the 'gross floor area of the development' approved by the Building Authority. 'Saleable area' refers to the floor area contained within the enclosing walls of a residential unit measured up to the external edge of an enclosing wall or the centre line of a separating wall between two adjoining units.

The Bill will facilitate purchasers in pursuing contractual remedies for inaccurate information should there be misrepresentation of fact by developers. Purchasers may seek compensation for losses as a result of developers' non-compliance.

In addition, the Bill stipulates specific requirements in respect of sample properties and advertisements relating to the sale of uncompleted properties.

The Bill proposes that Government departments will be empowered to enforce the proposed legislation by investigating alleged breaches.

The Bill also stipulates penalties for non-compliance. For failure to provide a sales brochure containing information specified in the Bill, a maximum fine of \$5 million on conviction upon indictment, or a maximum fine of \$100,000 on summary conviction is proposed.

In view of the widespread interest by the community in this subject, the Government has decided to seek the views of the public before the introduction of the Bill into the Legislative Council. The consultation exercise on the White Bill commenced on 7th April 2000 will last for three months until 7th July 2000.

Copies of the consultation document are available at the Housing Bureau, District Offices of the Home Affairs Department, offices of the Housing Department and the Housing Society, and at the Housing Bureau website: <http://www.info.gov.hk/hb>. Members of the public are invited to give their comments on the White Bill.

Views can be sent on or before 7th July to the Housing Bureau, Government Secretariat on 18th Floor, Murray Building, Garden Road, Central, Hong Kong or by facsimile to 2509 9988, or through the Housing Bureau website. ■



EXTENDING THE TIME FOR COMPLETION

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

The time for completion of a construction project is a matter close to the hearts of all parties. If a contractor goes beyond it he becomes liable to pay liquidated damages for late completion, whereas if he finishes early he may well find that he has spent more resources on completing the works than he had originally allowed for in his tender.

It is for this reason that arguments concerning extensions of time are so prevalent in the industry and so often the cause of arbitration and litigation.

Disputes concerning extensions of time are usually concerned with the facts of the case rather than of points of principle or interpretation of the clauses providing for extensions to be given.

However in the recent case of **Henry Boot Construction (UK) Limited v Malmaison Hotel (Manchester) Limited (18 October 1999)** the contractor raised an interesting and clever argument on the wording of the JCT 1980 form of contract regarding the powers of the Architect (and subsequently) an arbitrator when it comes to considering the extension of time due to a contractor.

All forms of construction contract provide for the contract administrator to grant extensions of the time for completion in the event that a delay occurs which falls into one of the specified reasons that the employer has

accepted entitle the contractor to an extension of time.

Very few forms of contract however provide for the contract administrator to reduce the time for completion in the event, for example that a part of the works is omitted from the contract by way of a variation order. The difficulties in determining the extent of time saved by an omission of works coupled with the inevitable disputes are probably reason for this position.

However some forms of contract, and the Hong Kong Government and West Rail conditions are a good example of this provide that the contract administrator, when assessing the duration of an extension of time due, can take account of all matters known to him including for example works that have been omitted. The proviso to GCC Clause 50(2) is a good example of this:

"Provided that the Engineer in determining any such extension shall take into account all the circumstances known to him at that time, including the effect of any omission of work or substantial decrease in the quantity of any item of work."

Therefore under such forms of contract when a delay occurs that entitles the contractor to an extension of time the contract administrator will grant a net extension of time that will assess the delay caused by the event and set off against that delay other matters that may be relevant.

It was this point that was challenged in the *Henry Boot v Malmaison Hotel* case.

The claimant contract entered into a contract for the design and construction of a portion of the works on the Malmaison Hotel in Manchester under a JCT 80 form of contract. The date for completion was 21 November 1997, subsequently extended to 6 January 1998, but completion was not achieved until 13 March 1998 and the employer deducted liquidated damages of *250,000.00.

The contractor claimed an extension of time for the period between 6 January 1998 and 13 March 1998 principally on the basis of

failure by the Architect to give adequate information on time and variations.

No agreement could be reached and the matter went to arbitration. In the arbitration the employer pleaded in detail that the works were delayed by a number of causes (but not failure by the Architect to give adequate information on time or variations) which basically amounted to a long list of complaints about the poor performance of the contractor.

The contractor argued that the arbitrator, like the Architect before him, had to consider in isolation whether the Relevant Event complained of had caused a delay to the completion of the works, and if it had done so to grant an extension of time on such a basis. It was not open to the arbitrator or the Architect to take into account other matters, such as the contractors own delays and poor performance when assessing the extension of time due.

The contractor's ingenious argument was based upon the wording of Clause 25 of the JCT 1980 form of contract. Under this clause the mechanism for granting an extension of time is:

- Firstly, pursuant to Clause 25.2 if the contractor considers that there is an actual or anticipated delay to the completion of the works then he shall serve notice identifying which of the Relevant Events (a Relevant Event is an event entitling the contractor to an extension of time) has caused the delay and give details of the probable extend of the delay.
- Secondly, pursuant to Clause 25.3 if in the opinion of the Architect the delay is caused by a Relevant Event and the completion of the works is delayed beyond the Completion Date the Architect shall grant an extension of time.

On the basis of the wording of Clause 25.3 the contractor thus said that the Architect had to grant an extension of time if a Relevant Event caused delay and could not take

account of anything that was not a Relevant Event in setting a revised Date for Completion.

The contractor further said that if this was not the case the employer would in effect be raising counter claims in respect of each of the issues that it had complained of regarding the contractor's performance.

The employer disagreed with the contractor's argument. It said that an employer could have both a negative and a positive defence to an extension of time claim. The negative defence being that the Relevant Event did not cause a delay to the critical activities of the project, and the positive defence being that the true cause of the delay was other matters which were not Relevant Events but were matters for which the contractor was responsible.

The judge, His Honour Mr Justice Dyson QC accepted that the employer was correct in his assertion and that an Architect when assessing an application for an extension of time was entitled to consider other factors that may be impeding progress or indeed be the true cause of the delay such as the contractors own inefficiency and delays.

The judge's interpretation thus confirmed that the express power included in the Hong Kong Government and the West Rail Conditions applied equally the JCT1980 Editions.

The judge was careful however to set limits to the position and ensure that the defence to a claim was specific and not a general claim that the contractor had performed badly throughout. He gave the example of a delay at the beginning of the project caused by a late handover of the site. He said that in such circumstances it was open to the Architect to contend that the contractor could have been getting on with work off-site in such a period and that his failure to do so was the true cause of the delay, but he made it clear that the Architect could not deny the claim on the basis of allegedly poor performance of the contractor throughout the entire project. **■**

BUILDING THE PROFESSIONAL IMAGE OF SURVEYORS

WE surveyors are lucky enough to have several key members with high social status in Hong Kong. Is it, however, sustainable for us as a profession to equate ourselves with the reputation of these members? Have we done our part to present (and protect) our professional image?

In the eyes of the public, Surveyors' image is built gradually based on our comments and responses to various issues. These issues may include government planning proposals (which attract most public interest), new government policies, regulations, or incidents such as collapse of illegal structure, etc.

Comments from Surveyors' Perspective

What distinguishes Surveyors from the general public is our expertise in the surveying profession. Therefore, if we are to comment on a Government planning proposal, **we should first offer our comments from Surveyors' perspective utilizing our professional knowledge.** These may include impact of the proposal on the property market, financial viability of the proposal, other development considerations such as impact on land use planning, environment, traffic, etc. These can be followed by our general views on the proposal - as a group of responsible and educated citizens.

It is perhaps discouraging, for us as Surveyors, when HKIS representative highlighted the inadequacy of parking spaces within the country parks!

Division of Labours

Surveying is a complex profession. As different streams of the profession represent different areas of expertise, it is not difficult to recognize our limitation in areas practiced by our fellow surveyors of other disciplines. If we are to present a professional public image, **we should focus our comments on areas we specialize only.**

As a Surveyor, it is ashamed to see a surveyor offering the public his opinion that is factually wrong, and obviously fall outside his own expertise. Whilst he may consider himself speaking in his personal capacity, the media quoted him as the opinion of a "Surveyor". Perhaps we should consider having guidelines (if not regulations), governing members to express opinion in professional areas of their own disciplines only, or at least having the relevant experiences.

Consistent View

The spokesperson system of the HKIS is a good move towards having a unified and consistent view expressed by the Institute. The system, as I understand it, will not be applicable for issues handled by individual sub-committees. Whilst it is fully understandable that the Institute will need to formulate opinion within a relatively short period of time, it is equally important that what expressed to be **the Institute's opinion should not represent merely the thinking of the responsible individual.** Members of the sub-committee responsible for the issue should agree on a position prior to presenting to the public.

Perhaps we should consider preparing bullet points summarizing the Institute's opinion, and circulated amongst members of the responsible sub-committee for approval. The modern technology of e-mail should be able to facilitate the process.

It is almost a PR disaster for a HKIS representative announcing in public that as there are many different opinions amongst surveyors, what he is about to say does not necessarily represent the opinions of all surveyors. He has just been announced to be representing the Institute!

The senior members of our Institute have done a lot to build the image and status of the profession. Other professional bodies are working actively in leading public opinion on various development issues. If we don't want to be left behind, let's tackle our image problem NOW (before its too late)!

Eric Ho

ARICS, AHKIS 

REPLY

Dear Eric

Your letter to the Editor has been copied to me by Tony Tse. Being the chairman of the PR Committee, I would like to respond to your letter.

Firstly, I concur with what you have said overall. The committee has discussed the adversity of some members' views to the media. The agreed principle is that freedom of speech should be observed so far as they are speaking in their own name and not in the capacity of HKIS representatives or spokesman. Some fare of the view that members should be encouraged to speak to the media so as to increase the exposure of surveyors to the public. But I agree that only quality opinion or comments would help promote the profession. Unfortunately, this is difficult to control and lies in the general standard of our fellow members.

Secondly, I agree that any representative of HKIS should seek members' view or at least his/her sub-com's views before formal presentation. I would put forth this in the next committee meeting and urge the General Council to devise a mechanism to achieve this.

Please feel free to e-mail me any suggestion or more observation relating to PR of the Institute.

Best regards

Chan Cheung Kit 



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A GOOD GUESS

By Francis Ng

A test to see how good you are in common knowledge and some terminologies/use of words. Participants, restricted to HKIS members and student members only, are requested to send in their answers by 20th May 2000 to the HKIS Secretariat Office (Attn: Mr Gordon Ng). The winner, who gets the most, if not all the answers correct will receive a leather folder of the HKIS. Should there be more than one winner, an open ballot will be drawn in the Secretariat Office.

- (1) A foreign singer whose nickname is 劉大民. (Tips: who sings Sweet Caroline?)
- (2) A local actress nicknamed 'The Big One'.
- (3) To name a road in Hong Kong which is not on land area.
- (4) Apart from 談戀愛, 交朋友 and 約會, what is the Putonghua equivalent of colloquial Cantonese '拍拖'?
- (5) Of all the paper-notes issued by the PRC (excluding Foreign Exchange Certificates), which in terms of face value was out of circulation?
- (6) Which PRC stamp worths most?
- (7) What are the 3 biggest islands in China?
- (8) Who composed the piece 'Butterfly Lovers' and in what year?
- (9) Where is the burial place of Empress Dowager?
- (10) Where is 'Marco Polo' Bridge in China?

Answers and the result will be published

in the next issue of the newsletter, June 2000.
 (Note: Joint decision of the President and the Secretary General shall be final.)

Participants' Name _____

HKIS No. _____

Contact No. _____

Answers:

(1) _____

(2) _____

(3) _____

(4) _____

(5) _____

(6) _____

(7) _____

(8) _____

(9) _____

(10) _____

We have received during the month of April comments from a member on the image of the profession. The original article is published under "Letters to the Editor" with a response from the Chairman of the Public Relations Committee. It is encouraging to see members are forthcoming in conducting discussions about the Institute. We hope this could be continued in a healthy manner.

We have received a second comment on this publication which reads:

"The three issues of SURVEYING NEWS contain valuable information; however, grammar and construction of sentences in both English and Chinese leave much to be desired.

YU Kai Wing

FRICS, FHKIS"

OUR REPLY IS:

"Dear Mr YU

Thank you for this note in the e-mail. One of the main objectives of this publication is to get as much information as possible to members on a timely basis. Information is coming from many sources and the style and construction will differ. However, we will conduct necessary editorial checks to ensure grammatical correctness as far as possible.

Kenneth CHAN

Hon. Editor" 