



Surveying

news



CHAN Hak

Message from the President

Recently, I was accompanied by the office-bearers on a courtesy visit to Mr Michael Suen upon his assumption of duty as Secretary for Housing, Planning and Lands. This being the first meeting with Mr Suen in his new appointment, the purpose of the visit therefore was to establish contact with him and to explore together areas of common interest and of imminent need and where the Bureau and the Institute could co-operate. A gist of the meeting is as follows:-

The Institute endeavours to continue to offer professional opinion and advices to the Bureau and wishes the Bureau to consult us on matters related to land, housing, building and planning, at the earliest stage of any policy formulation or action plan.

One current hot issue that is causing much public concern is the handling of illegal structures, including enforcement action by the Buildings Department, remedial action by the owners concerned, and provision of professional and contractor services. Mr Suen expressed much interest in the matter and hoped the Institute could come up with some proposals for his consideration.

Another emerging issue of concern is the adaptive reuse of existing buildings. Our view is that any decision should take into consideration, firstly, the effect on adjacent properties, such as, change of land use and determination of premium, because that may affect the property market, and secondly, adaptability of these buildings to current standards and requirements, because some buildings may not have room for introducing structural changes or indeed may not be cost-effective to do so.

We would like to see more efficient handling of submissions and applications amongst the various government departments concerned, such as making realistic and definite performance pledge on the timing of processing and centralizing the processing work thereby relieving the applicants from having to make repeated and separated applications to different departments.

I am of the view that the implementation of the accountability system for the principal officers will provide these officers with definite accountability as well as higher authority in discharging their duties thereby enabling them to make prompt decision and to take fast action. The Institute will continue to actively participate in the government policy formulation and implementation process and to offer quality professional services to the community.

1	Message from the President	16	Quantity Surveying Division
8	News from the Divisions	17	Junior Organization
8	Building Surveying Division	23	Features
10	General Practice Division	31	Surveyor's Surf
12	Land Surveying Division	33	Book Review

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

HKIS EXECUTIVE COMMITTEE 2001/2002

President	Hak Chan - 陳克 FHKIS, FRICS, RPS(LS)
Senior Vice-President	Kenneth Chan - 陳佐堅 BSc, FHKIS, FRICS, FBEng, MCI Arb, AP, RPS(BS), CFM, F.PFM
Junior Vice-President	Tony Tse - 謝偉銓 FHKIS, FRICS, RPS(GP)
Honorary Secretary	Alex L. F. Wong - 黃來發 AHKIS, MRICS, RPS(BS), F.PFM
Honorary Treasurer	T. T. Cheung - 張達榮 BSc(Hon), MSc(Arch), FHKIS, FRICS, RPS(QS)
Immediate Past President	Stephen Liu - 廖凌康 FHKIS, FRICS, ACI Arb, RPS(QS)
Chairman, Building Surveying Division	Raymond Y. M. Chan - 陳旭明 FHKIS, FRICS, MCI Arb, AP, MASI
Chairman, General Practice Division	Alexander T. W. Lam - 林增榮 FHKIS, FRICS, MCI Arb, RPS(GP)
Chairman, Land Surveying Division	C. H. Wong - 黃仲衡 FHKIS, FRICS, MCI Arb, AMBCS
Chairman, Quantity Surveying Division	Nelson Cheng - 鄭偉雄 FHKIS, MRICS, AAIQS, ACI Arb, RPS(QS)
Chairman, Junior Organisation	Nathan H. T. Lee - 李海達 BSc, AHKIS, MRICS, RPS(BS)
SECRETARIAT	
Secretary-General	Gordon M. Y. Ng - 吳文仁 AHKIS, MRICS, RPS(GP)

EDITORIAL BOARD 2001/2002

Hon. Editor	Gilbert Kwok - 郭靖華
BSD rep.	Edgar Li - 李國華
GPD rep.	Christina Yim - 嚴惠敏
LSD rep.	Rina Tsoi - 蔡韻琳
QSD rep.	H. F. Leung - 梁慶豐
JO rep.	Jim Yip - 葉建成

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

Surveying is the official newsletter of the Hong Kong Institute of Surveyors (HKIS). No part of this newsletter may be reproduced or transmitted in any form or by any means without the written permission of HKIS. The contents of the newsletter do not necessarily reflect the views or opinions of HKIS and no liability is accepted in relation thereto. Advertisements appearing in the newsletter imply neither endorsement nor recommendation by HKIS.

ADVERTISING

All advertisements and small ads are welcome. SURVEYING is reaching over 5,700 readers. For detailed information and advertising rates, please contact Ms Christine Wong of Mensa Advertising Ltd. at 2521 7413.

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

Suite 801, Jardine House, Central, Hong Kong.
Tel: 2526 3679 Fax: 2868 4612
http://www.hkis.org.hk

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

THE WARMEST RECEPTION by A GOVERNOR AND MAYOR OF MAINLAND CHINA

Kenneth CHAN Jor Kin, Senior Vice President

A group of 11 headed by the Hon. C Y Leung, chairman of the Coalition of Professional Services (CPS), received the warmest reception that I have ever experienced in any delegations to Mainland China during 23 to 26 August 2002.



The delegation with representatives of Jilin Provincial Government



The delegation with representatives of Changchun Municipal People's Government



Hon. C Y Leung and Mayor Li Shu



Hon. C Y Leung and Governor Hong Hu

Mayor Li Shu (李述) of Changchun City Government (長春市) and Governor Hong Hu (洪虎) of Jilin Provincial Government (吉林省) received the delegation in the reception hall of Changchun Guesthouse (長春賓館) and Nanhu Guesthouse (南湖賓館) respectively in the city of Changchun.

On arrival at the night of 23 August 2002, Mr Li Shengxue (李申學), Secretary of Jilin Provincial Committee of the Chinese Communist Party (中國共產黨吉林省委員會秘書長) hosted a dinner at the hotel where the delegation stayed.

The delegation consisted of Hon. C Y Leung, Chairman of CPS; Hon. P C Lau, Vice-Chairman of CPS; Dr Wu Wai Yung, one of the Founders of CPS; Mr Chan Mo Po of Hong Kong Society of Accountants; Mr Chi Wuh Cherng of the Hong Kong Institute of Architects; Mr Luk Wang Kwong of the Hong Kong Institution of Engineers; Mr Ip Shing Hing, Law Society of Hong Kong; Mr To Lap Lee of the Hong Kong Institute of Planners; Mr Stephen Liu, Mr Gilbert Kwok and Mr Chan Jor Kin of the Hong Kong Institute of Surveyors.

The visit was made in response to an invitation by the Provincial Government as a result of a fact-finding visit by some of their representatives in Hong Kong arranged by Ta Kung Pao.

The delegation started off with a visit to the Palace of the Puppet Government of Manchurian in the morning of 24 August 2002.

Apart from the formal receptions and meals during which the development situations and strength of the Province and City were thoroughly introduced, the delegation had the opportunity to have discussion forums with representatives of the relevant bureau and commissions both at provincial and city levels.

The Province was represented by Ms Liu Shuying (劉淑瑩), the Vice-Governor in charge of Science and Technology (副省長); Mr Fan Fei (范飛) of the Hong Kong and Macao Affairs Office of the Foreign Affairs Office (港澳事務辦公室); Mr Li Pengzhong (李鵬忠) of the Personnel Exchange and Development Centre (人事廳人才交流開發中心); Mr Zhang Yanfeng (張延峰) of the Foreign Experts Bureau (外國專家局); Mr Li Jianhua (李建華) of the Science and Technology Bureau (科技廳); Mr Zhang Shengjiu (張生久) of the Lawyer Association (律師協會); Mr Xiao Jinying (肖金盈) of the Civil and Architectural Association (土木建築學會); Dr Liu Yingtao (劉英濤) of the Medical Association (醫學會); Mr Yu Zhimen (于志民) of the Science and Technology Association (科協) and Mr Wang Lianjun (王連君) of the Landscaping Association (園藝學會).



Discussion forum between the delegation and representatives of the Provincial Government

The Hon C Y Leung started off the discussion by offering an overall view of the development of the professions in Hong Kong, highlighting the special characteristics that the Mainland counterpart could be benefited from.

The delegates of the Coalition in turn gave a brief description of the objects, specialties, membership structure, education and development of their respective institutions.

The introduction of the surveying profession was of particular interest to the group, as they didn't have prior knowledge of what surveyors did apart from land surveying. The works by surveyors in property and facility management and maintenance management were particularly enlightening.

It followed that the Chinese representatives also briefed the delegation about the development and status of the various professions in the province.

The bureau in charge of personnel development was particularly interested in co-operation for offering training courses for the mainland professions in the area of modern management skills and global perspective.

They also advised that the provincial government was planning for a Hong Kong Friendship Week of the Jilin Province in December 2002.

It was hoped that some sort of formal co-operation of the two regions could be arrived at during the planned activity in Hong Kong.

Dr Wu urged that the professionals in the province could get together to formulate a list of co-operation requirements that

professionals from Hong Kong would be invited to participate in. After the first day of activities, the Hon. C Y Leung and Mr Yip Shing Hing traveled by train from Changchun to Yanji at nine in the evening.

The nine-member delegation arrived at Yanji at six thirty in the morning and was greeted by the Vice Secretary General of the People's Government of Yanbian Korean Nationality Autonomous Prefecture in Jilin (延邊朝鮮族自治州人民政府副秘書長), Mr Cui Chengyi (崔成一).

After breakfast, the delegations were taken to the Heavenly Lake at Changbaishan (長白山天池) by splitting into groups and rode on four 4-wheel jeeps.



The magnificent view of Heavenly Lake

The delegation was driven to the top of the mountain after the fleet took four hours to arrive at the location.

The weather was totally clear for a good look at the lake in the mouth of a volcano which erupted some tens of thousand years ago.

The view was spectacular and eye opening.



The out-fall from the Lake in the North

Before we left Yanji for Changchun, we were treated to a colloquial lunch mainly consisting of specialty food from the region.



Hon. P C Lau and Mr Nan Xiangfu, Mayor of the Autonomous Prefecture

The final round of meetings of the delegation was with representatives of the municipal government.

The Secretary General of the Changchun Municipal People's Government (長春市人民政府秘書長), Mr Li Fasuo (李發鎖), chaired the meeting and the meeting was also attended by Mr Hau Tie (侯鐵), Deputy Director of the Hong Kong and Macao Affairs Office of the Foreign Affairs Office (港澳事務辦公室副主任); Mr Qian Shiyuan (錢士元), Vice-Director of the Personnel Bureau (人事局副局長); Mr Tang Xiaoming (唐曉明), Deputy Director General of Bureau of Science and Technology (科學技術局); Dr Ma Ping (馬平), Deputy Director of Public Health Bureau

(衛生局副局長); Mr Liu Tianfu (劉天府), Deputy Director of Planning Bureau (規劃局副局長); Mr Lan Junying (蘭俊英), Deputy Director of Landscaping Bureau (園林局副局長); Mr Liu Hanxian (劉漢興), Deputy Director of Judicial Bureau (司法局副局長) and Professor Wang Yuan (王源), Vice Chairman of Association for Science and Technology (科學技術協會副會長).



The overall impression was that they were desperately in need of foreign participation in the training of their pool of experts to meet the challenge of the accession of China into WTO.

They regretted that there was not much exchange of professional expertise with the outside as management skills and international exposure were essential to the survival of any enterprises in the fiercely competitive world.

It was hoped that we professionals would be able to extend our help by undertaking assignments in the area.



Group photographs of the attendees to the discussion forum

香港測量師學會訪問廣州

陳志端

香港測量師學會中國事務委員會為了更加了解祖國這幾年在建築、地產、樓宇、測繪等各方面的發展，於八月廿二日至廿四日訪問廣州。訪問前中國事務委員會和中聯辦協調部副處長蔡文豐先生接觸多次，在蔡先生穿針引線之下，這次訪問獲得豐碩成果，蔡先生在百忙之中，更隨團北上，在此謹向蔡先生致萬二分謝意。

訪問團由陳克會長領隊，團員包括了五個組別資深人士，八月廿二日首個訪問單位是珠江恆昌地產顧問公司，這是一所國際知名的廣州一級房地產顧問機構，當天由黎振偉總經理介紹公司自一九九三年創立後所經歷的風風雨雨，他們不做中介公司最容易做，最多人做和最容易賺錢的事，而是著眼長遠的發展，建立基礎，培養隊伍，建立信譽專業精神等。今天他們的員工超過百人，服務範圍包括市場研究、策劃、建築、園林設計、營銷、電子資訊(GIS)、項目管理等。他們的顧客不但來自全國各大城市，還包括新加坡政府投資局，香港新昌集團和太古集團等。

參觀珠江恆昌房地產有限公司後，我們訪問廣東省國土資源廳。國土資源廳負責全省土地資源管理、礦產資源管理、測繪管理三大職能。廳下屬測繪機構有測繪院、基礎地理信息中心、地圖出版社、測繪資料檔案館及測繪產品質量監督檢驗中心，人員約 750 人。

晚上中共廣東省委統戰部黃福春副部長盛宴招待各團員，列席者有羅智毅副處長、蔡文豐副處長、趙健主任、中山大學廖俊平教授(廣東省估價師學會代表)、陳永紅副秘書長及雷向明副主任等，賓主談笑甚歡，互相祝賀粵港繼續合作、交流、學習和進步。

八月廿三日早上訪問團訪問廣州市國土資源和管理局，局方所有部門的主管和專家都有列席，蔡金滿和陳克兩位主持人介紹雙方代表後，粵方各領導人便介紹他們單位的工作，抱負、困難和挑戰，跟著各團員便諮詢有關他們組別的問題。研討會後大家拍照留念，並交換禮物。下午我們參觀兩個建築中的大型屋苑，首個是佔地三千畝的星河灣，聽說香港各大地產集團的領導人都考察過這個屋苑，而且評價甚高。第二個是奧林匹克花園，這是一個以「運動就在家門口」做主題的大型屋苑。

我們除參觀各示範屋外，還參觀泳池和體育設施。苑內有哥爾夫球場，超級市場和各種基本設施。對香港人來說，這些居所真是難以想像，香港的豪宅也可能要退備三舍了。

兩天的訪問很快便過去了，第三天各團員各適其適，有些回港，有些繼續交流訪問，有些參觀陳家祠，流花公園等名勝古蹟。在回程的火車上，我想起了廣州官員的順口溜：“一年一小變、三年一中變、五年一大變”，假如香港五十年不變，明天會怎樣？他們提出「東進、西聯、北優、南拓」為他們規劃的方針，他們滿懷信心和希望，將廣州建成一個濱海的世界大都會，廣州的面積是香港七倍，資源比香港豐富，廣東省每年上繳中央政府的稅款佔全國的十分一。我們如果不努力，不求變，不進取，則十年廿年後，香港不要說難和上海爭長短，和廣州也難較量了。☑

廣州訪問團



與廣東省國土資源廳官作交流研討



(其餘相片刊登在第 36 頁)

CONFERENCE ON SUSTAINABLE DEVELOPMENT STRATEGY FOR LAND RESOURCES

DALIAN, CHINA
25-27 AUGUST 2002

Francis Ng, Chairman of Mainland Committee

When the HKIS delegates arrived at the Dalian International Airport in the evening of 24 August, they all felt that the air was cool and fresh. We were most delighted to meet Professor Lin of China Renmin University and Mr Liu Li, the man who dealt with almost all organization matters in Dalian.

On the following day (25 August), representatives of HKIS, the organizer together with the co-organizers and key personnel of the local authority went to the airport and extended our warm welcome to Mr Shu Ke-xin (束克欣), Deputy Director General of the Ministry of Land and Resources, who specifically came to Dalian to officiate the Opening Ceremony. Representatives of various regions (HK, Macao, Taiwan and the Mainland) had held two preparatory meetings to discuss detailed arrangements for the seminar.

The seminar started at 8:30 a.m. on 26 August as Messrs Shu (馮錦林) of Liaoning Provincial Government and President Chan Hak delivered their opening speeches. Group photos were taken immediately after the ceremony.

Mr Francis Ng, Chairman of the Mainland Committee, was the first speaker of the day. He presented a paper on Urbanization and Land Use Sustainable Development (城市化與土地資源可持續發展).



Presentation of paper by Mr Francis Ng (1st from right)



HKIS members attending the Conference

3 speakers from the other 3 regions gave detailed presentation on their papers in the morning session. Four prominent professional/academics, including Mr Raymond Chan, Chairman of Building Surveying Division, presented their reports in the afternoon. Proceedings ended at 4:00 p.m. Thereafter, the delegates together with their accompanying families had a boat trip around the Dalian Harbour. Immediately after dinner, which was hosted by the Land Bureau, the group had a leisure tour around the city.

On the second day of the conference, 3 speakers gave their speeches in the morning session, including the Chairman of Land Surveying Division Mr Wong Chung Hang on Survey and Mapping aspects. There were 3 more academics presenting their reports before the seminar ended at 12:00 noon.

During the luncheon meeting with key representatives of various regions, it was agreed that Macao and the Zhuhai Land Bureau would co-host the next seminar in early 2003.

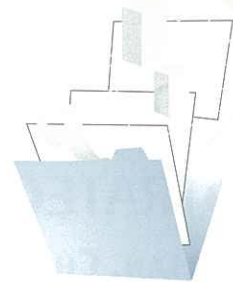
One major aspect that must be mentioned is that all the delegates had a very useful and constructive session to meet their counterparts and discuss problems of mutual concern. The seminar has proved to be a great success as professionals and academics all work together for a better future.



Presentation by Mr Wong Chung Hang (1st from right)



Participants viewing HKIS banners during a tea-break



Building Surveying Division

Raymond Chan, Chairman

Dalian Conference

Mr Philip Kam and myself attended the conference in Dalian on 25 to 27 August 2002. The topic of this conference was “中國大陸及港澳台地區土地可持續利用學術研討會” This conference was jointly organized by HKIS and Renmin University of China. I delivered a speech at the conference on the title of “透過樓宇維修及改裝而達至可持續發展的概念”. Participants of the conference mainly came from academic institutes and government departments from the Mainland China, Hong Kong, Taiwan and Macau. Participants were interested to find out the professional expertise of building surveyors and their contribution in sustainable development.

Visit to Guangzhou

On 22 to 24 August 2002, HKIS organized a visit to Guangzhou. Five BS members, Mr Barnabas Chung, Mr Alex Wong, Mr Philip Tse, Mr Vincent Ho and myself, joined the visit. We visited government departments handling land surveying, planning, land use, etc. We also visited a consultancy firm operated by Mr S C Liu, one of our prominent GP members.

During the visit, we all felt that we should establish closer links with Guangzhou as it is a large city located very close to us and the people also speak the Cantonese language.

BSD initially intend to organize another visit to them to focus on BS related matters. We also plan to organize a technical tour to see their beautiful old buildings and to organize a seminar with related parties there. It should be a very interesting CPD event.

Meeting with the Academics

BSD council members has organized an informal meeting with BS representatives from the University of Hong Kong (HKU), Hong Kong Polytechnic University (HKPU) and City University of Hong Kong (City U). We aim to establish closer links between the

profession and academic institutes in order to attain a partnering situation. We all hope that we can contribute to help to produce better graduates and better building surveyors. We all understand that we have to compete with other professionals as well as amongst ourselves.

Many things were discussed including market forces, student intake, limitation on resources, linking up of undergraduate and post-graduate training, subjective and objective aims, etc.

In order to increase liaison, we have agreed to organize visits to the three academic institutions in turn. Tentatively, a visit will be made to HKPU in November 2002, HKU in February 2003 and City U in April 2003.

If any members are interested to join in our visits or would like to voice their opinions, please contact me.

CPD Event

Site Visit - Safety and Performance Testing of Glass Wall
Kenneth Yun, Hon Secretary

On 7 September 2002, 37 members joined the group visit to the testing plant for Glass and Curtain Wall of Research Engineering Development Facade Consultants Limited at Ma Tso Lung, Sheung Shui. The Group comprised of students, Associates and Fellow Members who came from the Building Surveying, Quantity Surveying and Land Surveying Divisions of the institute. They gathered at Middle Road, Tsimshatsui. Before the coach journey, project manager for the project No. 1 Peking Road Mr Kenneth Chan, who organised this site visit, illustrated the portion of glass wall which would be tested.

The Group arrived at the testing plant at Ma Tso Lung at 9:30 am and was welcomed by Dr Andrew So of Research Engineering Development Facade Consultants Limited. The background of the company and the glass/curtain wall testing plant and equipment was illustrated. The Group was then led through

different testing chambers and facilities designed for windows, glass sliding doors, curtain wall components and glass wall. Most of the testing chambers and facilities are designed for testing building facades under wind pressure and rain. All participants were provided the opportunity to have a detailed look on the testing chamber. By means of compressors, air and water was produced under pressure to test performance of facade under strong wind and rain as required under the design code and PNAP.

A demonstration was arranged to test the movement of sample curtain wall facade of No.1 Peking Road under specified wind pressure, both under positive and negative pressure as illustrated in the photos according to PNAP 106.

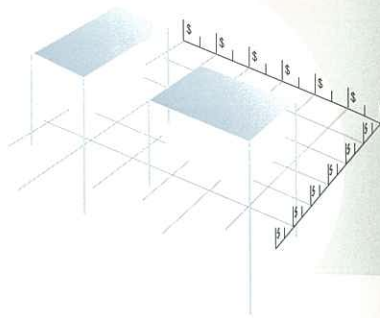


Testing in Progress

Transducers were used to monitor any movement under wind pressure logged by computer. Performance data were analysed against safety and performance criteria of recognised national standard. Dr. So and Mr Johnny Choi from Parmasteelisa (manufacturer of the curtain wall system) provided detailed explanation about the rationale behind the test and how to interpret the results. There was another demonstration for water test to a 15m high glass wall according to PNAP 239. Just before the group left, the group was introduced to a testing chamber for fire rating of doors. All participants enjoyed the visit and left at 11:30 am. **SI**



No.1 Peking Road



GENERAL PRACTICE DIVISION

Alexander Lam, Chairman

Elected Board Member of IVSC, Brussels 17-18 September 2002

HKIS has been an ordinary member of the International Valuation Standard Committee (IVSC) for nearly 10 years. At the beginning of this year, and 5 years after the change of sovereignty, HKIS was faced with a review of its status in the context of the IVSC Constitution, which stipulated inter alia, one member per State.

A presentation to the Management Board proved to be a success. The decision of Board was approved to upgrade the status of HKIS to an Elected Board Member, which has a voting right as well as authority to ratify valuation standards, policies, budgets and other related matters.

The China Appraisal Society (CAS) and HKIS, both of whom represent China, will have a separate vote in the Management Board. Such an exception will only apply to HKIS because of the universally recognised administration of "One Country Two Systems". The next Management Board Meeting will be held in April 2003 in Cape Town.



*From left to right,
Joseph J. Vella (IVSC Vice Chairman),
Alexander Lam (GPD Chairman),
John Edge (IVSC Chairman),
K K Chiu (GPD Council Member),
Clement Lau (GP Member)*



Alexander Lam and K K Chiu in Brussels



Closer Relationship with PRC's Professional Institutions

After the visits to the China Institute of Real Estate Appraisers (CIREA) and China Real Estate Valuation Association (CREVA) in May, the GP Division organised a delegation of seven members led by President Chan Hak to visit the China Appraisal Society (CAS) on 3 September 2002.

The Society is one of the 3 professional appraisal institutes established under the directive of the Ministry of Finance. This body supervises all the state owned assets, tangible and intangible. State owned enterprises looking for public listing locally, in Hong Kong or other market places would have their assets evaluated by the licensed CAS members. HKIS will have to catch up with HKSA, who have had a longer relationship with CAS.

It was agreed to hold a seminar between HKIS and CAS in December 2002 in order to enable more members to cross flow information and skill sets.



APC Modification

In the last Council meeting, there were discussions on the question of "Should valuation remain as a compulsory question in the written test of APC?" It was decided after weighing up the pros and cons that it should be removed as a compulsory question in the written examination. The revision is a response to the market change. We noted that an increasing number of candidates are focussed on property management or agency with little chance of practicing valuation. These candidates may have


difficulties in answering a compulsory valuation question. However, the Council does not mean to pass on a wrong message to members that "valuation expertise" will no longer be required. There will still be valuation questions in the written examinations and it is up to the candidates to choose them or not.

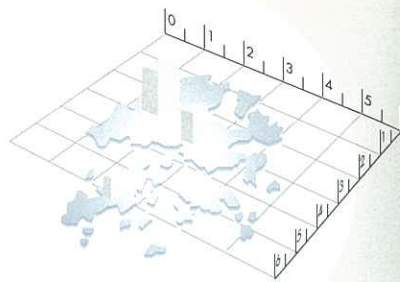
Again, I would like to seek your assistance in conducting the Final Assessment of the APC.

Messages from the Professional and Practice Standard Committee

Being one of the top property professional institutions in HKSAR, we should keep up the level of recognition with the general public. Government bodies constantly seek consultation on a variety of property related matters. Certainly, the contact with other professional bodies and institutions are necessary. We believe that one efficient way to increase our recognition is by addressing the various property related topics raised by the respective organizations and to have a closer contact / working group with them.

In September, a sub-working group consisting of Mr C K Lau, Mr K K Chiu, Mr Charles Chan, Mr K P Chan, Mr K H Yu, Mr Samuel Young and Ms Serena Lau, met with the Securities & Futures Commission (SFC) to discuss a consultation paper relating to the Real Estates Investment Trusts (REIT). The same diligent group has close contact with the Hong Kong Stock Exchange (HKSE). There are concerns from HKSE about the competency of surveyors in conducting business valuation as well as employing discounted cash flow methodology in valuation.

These meetings help to improve the understanding of the ability and capability of GP surveyors in performing different bases of valuation. More regular meetings with both organisations will be held in future. 



LAND SURVEYING DIVISION

LS Roles in Land Titles Registration

Wong Chung Hang, Chairman

The government is going to introduce the Land Titles Bill to the Legislative Council. HKIS has offered its comments on the draft bill on many occasions during the past few years. Still, the Bill may not address the land boundary issue. In principle, HKIS maintains that a correct description of the land parcel is as important as the correct record of the landowner. When a lot is converted from the deed registration system to the title registration system, an accurate land boundary plan should be prepared as part of the conversion. We have expressed our view to the government that the certification of a good title must be supported by an accurate land boundary plan prepared by an authorized land surveyor. It remains for the public to decide on how the registration of land boundary plans should be done, compulsorily for every land transaction or voluntarily by the lessee on application to the Land Registry. We have also tried to pursue a systematic boundary survey of all DD lots in the New Territories. The idea is that the coordinated lot boundary record with its enhanced definition of DD lots can be used to replace the DD sheets or the Lot Index Plan maintained by SMO. However, it is a complex issue with wide resource implication as responded by the government in its recent reply to HKIS. Should we explore further on how this new type of land boundary records can be used in the proposed land titles registration system? Are there any other more practical approaches to bring about a good land boundary system in Hong Kong? Do we need a land boundary survey reconciliation panel to help the private practitioners to resolve their boundary disputes? What are the ways to improve our land boundary services to the public? The LSD Council takes the view that a comprehensive research on all these related matters is necessary. Please give us your views by all means.

Land Surveying Division Annual Dinner 2002

The LSD Annual Dinner 2002 will be held on Friday, 25 October 2002 in Sung Room, 4/F., Sheraton Hong Kong Hotel & Towers, at 20 Nathan Road, Tsimshatsui, Kowloon.

The fee is HK\$400.00 per person. All HKIS members and non-members are welcome to join our Annual Dinner. If you have any enquiries, please contact Ms. Rina TSOI at 9655 6226 (E-mail: rinatsoi@hotmail.com) or Miss CHAN Sim Ling, Sarah at 2309 5051 (E-mail: chanslsarah@hotmail.com).

We look forward to seeing you soon.

Conference on Sustainable Development Strategy for Land Resources

The HKIS Mainland Committee organized a Conference on Sustainable Development Strategy for Land Resources (土地資源可持續利用與發展戰略研究研討會) on 25-27 August 2002 in Dalian, China. 63 representatives including 4 from Macau and 12 from Taiwan attended the Conference. The LSD Chairman, Mr Wong Chung Hang presented a paper on the Hong Kong Land Information System. The Conference was covered by TV and newspapers in Dalian as well as in the Ta Kung Pao in Hong Kong.

Technical Visit -Trunk Road T7 Development in Ma On Shan

Mr T N Wong and Mr Andy Chan from Maunsell Consultants Asia Ltd. in the Trunk Road T7 Development Project conducted a very informative and interesting CPD event on 24 August 2002. The technical visit attracted around 50 participants from different divisions of the Institute.

The speakers gave a brief introduction of the sequence of the construction works in Trunk Road T7 Project. Trunk Road T7 is a 3.2km long dual 3-lane trunk road linking Ma On Shan Road and Sai Sha Road. It runs along the foothill of Ma On Shan bypassing the city center. It includes the construction of 4 vehicular bridges, 2 underpass tunnels, 4 subways, 2 pedestrians and footbridge, semi-enclosures noise barriers, landscaping works and associated drainage and slope work. The speakers focused on the land surveyor's role and involvement, especially on the setting

out aspects, in a major civil engineering project. The land surveyor has to ensure that every part is accurately set out and assembled together in its appropriate design position shown on the working drawings to form the whole work on the ground.

Following the brief introduction we toured the working site areas: the casting yard and installation and launching of the bridge segments.

In the casting yard, we saw how the bridge segments were constructed from the pre-casting moulds and the reference marks set out on the segment unit (from the survey tower). Horizontal offsets and levels were measured before and after the segment was cast. The data were put into the computer to form and simulate the model to ensure that the construction tolerances were kept to the minimum. The match cast segment will form one side of the formwork for the wet cast. This is to ensure that the segments when assembled together will fit smoothly. The pre-cast segments were sequentially and correctly numbered and stored in the storage yard. They were ready to be transported to the site for segmental launching.

For segmental launching the segments will be delivered to the site and assembled in correct sequence by using the launching girder. After the assembly the segments are pre-stressed. The whole assembly will be launched in the correct horizontal and vertical alignment (position and level) over the center of bearings on the piers or abutment. The surveyor shall check their horizontal and vertical alignment to be within tolerances. The last step was to grout the bearings. The bridge was installed in its required position.

The technical visit ended up with many questions from the participants and the answers were intuitive. All participants benefited from this visit.

The speakers would like to thank all the participants for their understanding and co-operation.

Once again, thank you so much for your support and we look forward to seeing you in the coming CPD events.



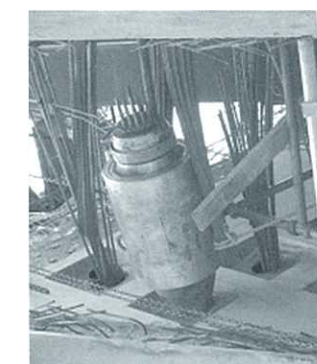
Pre-Casting Mould



Survey Tower



Launching Girder



Prestressing



Bearing - Before Grouting



Bearing - After Grouting

International Society for Photogrammetry and Remote Sensing Commission II Symposium in Xian

Reported by Tommy Au

Xian (西安), the capital of 13 dynasties in ancient China, surrounded by a number of museums, tombs and more than 6,000 terracotta, gathered 150 professionals and experts to attend the ISPRS Commission II Symposium on "Integrated System for Spatial Data Production, Custodian and Decision Support" from 20 to 23 August 2002. Mr Simon Kwok and I also attended the commission.

The opening ceremony was held on 20 August at Xian Hotel with more than 300 participants. Director General of the State Bureau of Surveying and Mapping (國家測繪局局長), Prof. Chen Bangzhu (陳邦柱) gave a welcoming speech to the attendees. And President of Technical Commission II (Systems for Data Processing, Analysis and Representation), ISPRS, Prof. Chen Jun (陳軍) gave an introduction of "Commission II - related development in China".



Professor Jun Chen, President of Technical Commission II giving a welcoming speech to the participants.



The officer in charge of the First Institute of Photogrammetry and Remote Sensing introducing the institute.

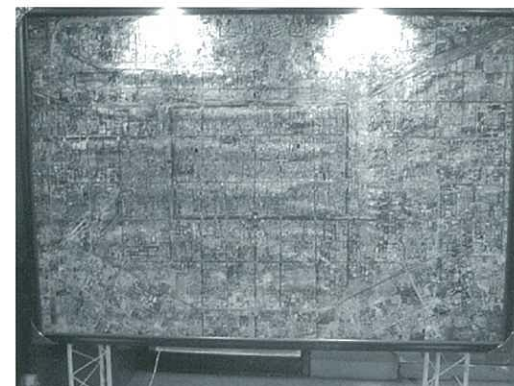
The organizer had also arranged a technical exhibition at the venue. 12 local and overseas exhibitors provided a range of products including local developed software for digital photogrammetry, 3D modeling and remote sensing. It revealed the huge demands of remote sensing and photogrammetry software in the modernization project of China.

112 papers relating to geo-spatial data production and updating from imagery had been presented in the symposium. They show that the usage of photogrammetry and remote sensing will be more dominant in geo data capturing and also will be the essential components for the modern Geo Informatics System.

A visit to the Shaanxi Bureau of Surveying and Mapping (陝西測繪局 SBSM) had been arranged by the organizer. They consisted of 3,000 professional technicians and operators for mapping over 200,000 sq. km. We had a chance to visit the office with over 100 sets of Digital Photogrammetric Workstation (DPW) operated by a number of technicians for mapping the province. To meet the heavy survey demands of the project "Go West" (西部大開發), Xian, as a major data and resources hub of the district, SBSM takes the major role for rapid map updating and resources management. Their large scale DPW production line for orthophoto mapping and remote sensing impressed the participants upon fulfilling the rapid development of western China.

From the symposium, we had gained valuable information and experience on the main trend of the latest development of 3D model, orthophoto and remote sensing. Moreover, we took this opportunity to deliver the information of the 7th South East Asian Surveyors Congress scheduled from 3-7 November 2003 in Hong Kong to the other participants.

The XXth Congress of the ISPRS will be held in Istanbul, Turkey from 12-23 July 2004. Interested members please surf to www.isprs2004-istanbul.com for more information.



A large scale 1:5000 orthophoto map (正射影像地圖) covering the downtown area of Xian. The symbolic city wall is clearly shown. It benefits large scale project planning and mapping, and our shopping and sightseeing as well!



The officer in charge of Shaanxi Bureau of Surveying and Mapping introducing the mainframe of the data storage.



Remote sensing is one of the major roles of the Shaanxi Bureau of Surveying and Mapping for resources mapping in western China.



A glance of the office of Shaanxi Bureau of Surveying and Mapping. More than one hundred technicians and operators working in SSM for 3D modeling, orthophoto mapping and remote sensing.

Local Examination on "Legal Framework and Land Boundary Survey System in Hong Kong"

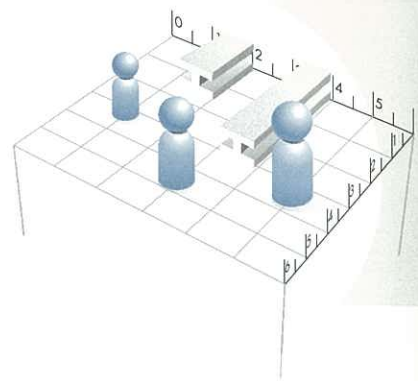
Land Surveying Divisional Education Committee

The above examination has been set up to provide a new career path to candidates who are desirous of becoming a corporate member of this Institute but are holding academic qualifications that are only partially recognised by this Institute.

In this regard, those who have obtained a pass in the above examination will be eligible to apply to enter the Assessment of Professional Competence (APC) of the Land Surveying Division with a view to obtaining our corporate membership.

The examination will be held in May each year. Those who wish to sit for the examination are required to submit their applications to the Institute before 28 February.

From May 2003 onwards the above examination will, for the purpose of processing applications to enter the APC of our Land Surveying Division, be deemed to have replaced the examination on "Legal Framework, Cadastral Survey and Surveying Management" of the Royal Institution of Chartered Surveyors.



QUANTITY SURVEYING DIVISION

Nelson CHENG, Chairman

Chongqing CECA 重慶市建設工程造價管理協會 visited HKIS on 13 September 2002

The CECA branch of Chongqing City sent a delegation to visit HKIS on 13 September 2002. Our Chairman - Nelson Cheng, Vice Chairman - Francis Leung, Hon Secretary - Gilbert Kwok and Council member - K C Tang briefed the delegation on the following topics:

1. 工程計價的法律、法規及規定
2. 政府投資工程與民間投資工程的造價管理模式
3. 工程造價諮詢單位的業務管理
4. 工程造價全過程管理方式
5. 工程量清單計價方法



The president of the CECA of Chongqing city 重慶市 invited HKIS to visit Chongqing in the near future to exchange information on construction cost management.

IT Conference - Constructing a Green Digital City

This year, the IT Conference - Constructing a Green Digital City, jointly organised by HKPA, HKIS, HKIA and HKIE was held at the Hong Kong Convention and Exhibition Centre on 5 and 6 September 2002. There were altogether 20 speakers and 21 exhibitors. The topics concentrated on how we could achieve a greener city by using the latest IT and digital technology.

CPD

The technical visit to IFC Two site was postponed to 28 September 2002. The visit mainly focussed on the 88-storey steel structure main tower.

The coming CPD events include the following item:

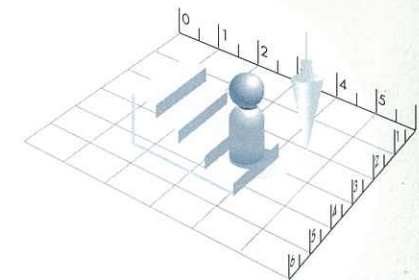
Oct/Nov 02 Introduction to Construction Arbitration Practice - Appointment of Arbitrator, Preliminary Meeting and Interlocutory Applications (Mr H F Leung)

2002 APC

The 2002 APC examination took place on 19 and 20 September at the HITEC. There were altogether 568 candidates attending the examination this year. Results will be announced early next year.

2002 QSD AGM

The QSD AGM this year will be held on 2 December. A formal notice of the meeting and the nomination form for election of office bearers and council members will be sent to all members in late October. Members who would like to join the QSD council next year are welcome to contact me for information. ☒



JUNIOR ORGANISATION

Jim Yip, Hon. Secretary

Juggernaut in Oblivion? 為甚麼恐龍會消失?

One of the reasons put forward by scientists to explain why dinosaurs extinguished 65 millions years ago was they became too heavy and unable to adapt to the changing habitat.

Before and after.....

The habitat for the surveyors has changed enormously since the 1997 property crash. Before the crash we had scarcity in land supply, rural land was fast converted for residential use, and valuation specialists were in high demand to value the property portfolio which virtually rose in two-digit figures every day.

After the crash we had a supply glut, holding the asset tight was no longer the strategy to grow your profit, rather escalating the loss, we need more people to know how to sell, how to retain clients, more astute asset managers to look after the portfolio, enhancing the return, we need people to know how to navigate in the PRC property market and explore new opportunities.... we need people of diversified skills to meet the demands of the challenging workplace.

No professional body can have such strong coverage in the property market than HKIS. We have people in the Lands Department, in Housing and Rating Departments, in urban regeneration, in roads, in rails. We have more people from the private sector, from the developers, from the landlords, and from a vast number of property management companies. We have people on the roof top checking the installation of the latest building facilities; we have people several floors down helping a multi-national company to move in and the landlord to fill up the space, we have people on the ground managing possibly the largest building operation in the world.

HKIS has had this strong and beautiful tradition in the past and present and it is important to uphold the fame in the future.

Moving with time

Like many other HKIS members, we want an institute that shows understanding and gives full backing to the future generation of

surveyors whom are battling in the most difficult times in history.

We reiterate our call for an APC Guideline Review:

- * Relax rules on an immediate supervisor
- * Equitable treatment on APC interviews for candidates from non-valuation fields
- * Allow PRC and other regional working experience
- * Equal-weight for work experience in estate management, leasing, marketing and sales

Events Report

On 31 August 2002, the JO organized three CPD events at the Hong Kong Convention and Exhibition Centre and on the following day we continued with Part 3 and Part 4 of the APC Workshop (GP). Altogether we received over 400 participants in this two-day training program.

31 August 2002

CPD 1: How to Handle a Surveyor by a Surveyor in the Lands Tribunal by Simon Lui

Marriage Value

When two sites are amalgamated into one development, a marriage value is created. When Simon switched track from a surveyor career in Swire Properties to a barrister, he didn't know he had made a right decision until he finished his first cross-examination of a valuation expert in the Lands Tribunal. He also created a marriage value on his own expertise.

The strength and weakness of a surveyor appearing in the Lands Tribunal was fully exposed in this morning's CPD session by Simon Lui, barrister-at-law. He also shared with us tips on better preparation and presentation skills in the court.

We were particularly impressed with his discussion on the role of expert witness in the court. We seem to have a conflict of interest in the expert witness role: the client retains our i

service and we act in his best interest, but in court we must act independently and impartially, assisting the judge to reach the decision.

Simon says...

"Our professional judgement on market evidence can not be tampered with, otherwise it would put the reputation of surveying profession at risk," says Simon.

Simon has given two talks for the JO this year and we are grateful for that. In coming November, he will organise a small workshop for us on Expert Witness Trial Run. The workshop will particularly cater for members with previous experience as expert witness and the number of participants will be not more than 20.



Ivan Ko

CPD 2: The Development of Real Estate Securitisation in the PRC by Ivan Ko

Home and Loan

In this CPD event, Ivan Ko, CEO of Advantages China Holdings Ltd., discussed with us how the opening of residential mortgage market in the PRC has not only driven the housing boom, but also the rapid development of mortgaged-back securities market.

Elaborating on the US model in housing finance, Ivan also shared his view on the future development of the PRC housing finance market, which is still at an infancy stage. He talked about the

required legal framework and market players.

"Our residential mortgage market currently has a portfolio of RMB650 billion, whereas the US market has US\$6,200 billion, 90 times bigger than us. We have a big Chinese dream!" says Ivan.

His talk has brought new career insights for our members. *"The PRC market in future will definitely spell more exciting opportunities for real estate professionals, and housing finance work will be one area of tremendous growth."*



Simon Lui

CPD 3: Development Control through a Case Study by Jimmy Woo

Surveyors Averted 911 Scenario in Hong Kong

One year on, the pictures of two hijacked planes flying into the World Trade Center and reducing the once world's financial icon into rubble and ashes are still nothing but shocking.

Hong Kong could have been a step close to New York's disastrous scenario, as we found out in Jimmy Woo's CPD talk on a legal case involving development control which defeated a developer's ambitious plan to build the world's tallest building in a low flying zone in the early 90s.

The proposed 500m building height in Tsuen Wan posed a hazard to aviation safety as one of the flight landing routes would require planes to fly pass the area in its descending course towards Chek Lap Kok airport.



Jimmy Woo

Although building height restriction was not specified in either the Outline Zoning Plan (OZP) in the area or the site's land grant, the Master Layout Plan (MLP) clause and the Design, Deposition and Height (DDH) clause in the land grant had offered firepower for the Government to reject the plan.

The decision was subsequently challenged by the developer in the court in an attempt to dodge the payment of extra land premium for the breach of the building covenant (BC) specified in the land grant. At a time much later than the BC date, the developer completed the development with a lower building form.

The case put the Government's power on development control into test. Through the detailed case study material, Jimmy, the chief estate surveyor, guided us through the current government practice in development control and discussed the factors considered by the Court, which eventually upheld the Government's decision. JO wishes to thank Jimmy for this insightful CPD talk.

1 September 2002

APC Workshop for GP Students

This year we ran the APC workshop in four 3-hour sessions, covering every facet of APC from the written paper, report submission to the oral interview. This year we emphasized training on written and oral presentation, the two areas in which candidates were of most concern with and having the weakest skills in.

We attracted over 140 students for this workshop, but we believe the number could have been higher as many student members are still being barred from entering into the APC: they cannot find a GP supervisor in their company, their work has no valuation element, they work in the PRC market... In this APC workshop, we ran a discussion session amongst the students and APC assessors and once again we brought the students voice to the people who have the power to make changes.

Special thanks to the following APC assessors who helped make the APC workshop a success:

Rock Tsang, Francis Lam, Jeff Lam, P K Yip, C K Chan, Simon Cheng, K T Liu, and Catharine Pang. And also to Dr. Sam Chiu, our course consultant on presentation skills, who organized a very interesting and interactive seminar for us.



APC assessors



Catherine Pang



Workshop with Rock Tsang



Session with Jeff Lam



Seminar with Dr Sam Chiu



Heated debate on housing policy and an exercise modelled on the APC oral interview

PQSL

A PQSL event on noise pollution control was held on 7 September 2002 with speaker Mr Law See Hon from the Environmental Protection Department's Community Relations Unit.



Guest speaker, Mr Law See Hon (left) and Kenneth Ko, the event organiser (right)

PQSL Schedule for November

Date	Topic	Speakers
2 Nov	Performance Contracting	Dr Paul Ho, City University
9 Nov	Site Visit - Cyberport	—
16 Nov	Expert Witness Trial Run (Max. 20 people, priority will be given to members with previous experience as expert witness)	Simon Lui, Barrister-at-law
23 Nov	Pre-contract Construction Cost Estimate	Sunny Chan, Henderson Land and Stephen Wong, WT Partnership
30 Nov	Quantity Surveying Practice in Public Works Projects	Tommy Yim, ASD

Visit the JO website: <http://devoted.to/hkisjo> for past PQSL/CPD presentation files

JO Annual Party Invitation

Theme : Virtual Catapult - 大躍進 - 熱熱鬧鬧的革命派對!
 Venue : L4 Podium, Cyberport 2, 100 Cyberport Road, Hong Kong
 Date : 9 November 2002 (Saturday)
 Time : 4:00 p.m. - 5:30 p.m. (Site Visit)
 6:00 p.m. - 10:00 p.m. (Annual Dinner)
 Number of places: 50 (Site Visit)
 100 (Annual Dinner)
 Fees : HK\$250 per head
 (Annual Dinner & Site Visit - Cyber-tour)
 HK\$200 per head
 (Annual Dinner only)
 Remarks: Details of the program and transport arrangements will be sent to participants later



Cyber Tour, Cocktail Reception, Buffet, JO AGM & Election, Fun Games, Mini Band, Lucky Draw

JO's first Jubilant Outdoor Party
 Also the first celebration party at Cyberport

INTRODUCTION OF APC FOR TOWN PLANNING & DEVELOPMENT (TP&D) DIVISION

William Seabrooke, Chairman, TP&D, DEC

The TP&D is one of the best-kept secrets of HKIS. It has existed from the very beginning under the overall governance of the GP Division but has only a handful of members who were able to join TP&D on the basis of their existing professional qualifications. Hitherto, the only way into the division was by direct election (e.g. from RICS membership) or by transfer from one of the other HKIS divisions. This has now changed.

The Institute is now introducing an Assessment of Professional Competence (APC) route to membership of the TP&D Division. The new APC is being introduced with immediate effect and application forms are available from the HKIS Administration Office in Jardine House.

Potential applicants for this new APC are strongly advised to read the Rules and Guide for Candidates before rushing to submit their application form. This new APC route is broadly similar to others but there are some important differences. The first is, of course, the nature of professional experience required but there are other

differences, for example, the requirement for a minimum of three years approved professional training as a pre-requisite for the APC examination.

HKIS hopes that the new APC route will prove attractive to potential new entrants into the surveying profession. It recognizes the importance of:-

- a) Real estate development to the economy of Hong Kong and to the international reputation of Hong Kong in this important field; and
- b) Ensuring that development in Hong Kong is planned in a way that is economically, socially and environmentally sustainable and continues to meet the standards expected of one of the world's foremost international cities.

The Divisional Education Committee of the TP&D Division looks forward to receiving new members for this new APC route. ■

PROPERTY AND FACILITY MANAGEMENT NEWS

Michael Price, Chairman of Property and Facility Management Committee

Since our article last month we have had an enthusiastic response to our survey of members working in the property and facility management fields. We now have some 100 members, but we are sure this is not all. If you have forgotten to send in, or missed the last issue, please fill in the survey form if you work in these areas. A copy of the form may be obtained from the HKIS office. It is important and for your benefit so do act now.

In order to gather together all those working in this field and to assess members' needs for the future as advised previously, we have organised a lunch on Friday, 15 November 2002, at the World Trade Centre Club, World Trade Centre, Causeway Bay at 12:30 pm. The chairman of the committee Michael Price will speak on "Surveyors in Property and Facility Management". The cost is \$200 inclusive of drinks, which will be sponsored by Kai Shing

Management Services Ltd. All members in this field should try and attend. Please fill in the attached reservation form as soon as possible, but please note, spaces are limited.

Chairman Michael Price is off to Sabah at the end of this month to speak at a seminar on the management of multi-owned buildings to the Institute of Surveyors, Malaysia. The idea is to share experiences from a broad range of countries such as Australia, and Singapore, as well as Hong Kong. In Sabah, management of such buildings is a hot topic for the Government.

On the training front, we hope to launch soon, a series of events aimed primarily at facility and property managers. The first will be on environmental issues for property managers. News will be contained in our future monthly articles.

Feature

PROLONGATION COSTS DURING CONCURRENT DELAYS

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



I have been asked a number of times in recent months to advise on the correct (or at least my opinion of the correct) means of assessing prolongation costs when there are periods of concurrent delays. Contract Administrators use concurrent delays as a means of reducing a contractor's claims for prolongation costs, but is it correct to do so?

This is a tricky area and one often misunderstood, commonly because the principles to be adopted for assessing extensions of time when there are concurrent delays are different from those for assessing entitlement to prolongation costs.

For the purposes of this discussion we are only considering two different types of concurrent delays. Firstly, concurrent delays where the employer is responsible for one delay and the other delay is a neutral event, such as inclement weather, and secondly concurrent delays where the employer is responsible for one delay and the other delay is the responsibility of the contractor. Other forms of concurrent delays will not give an entitlement to prolongation costs and need not be considered here.

So how should such claims be dealt with?

As an initial point, it is generally clear that in the event of a delay for which an employer is responsible, a contractor will normally be entitled to any costs that it incurred solely because of that delay, even if there are other concurrent delays for which the contractor or a neutral event is responsible.

For example, if the works are divided into two separate sites, and each site has its own dedicated site agent who would be demobilised upon completion of the works in that area, then if an employer caused a delay to that one site concurrently with the contractor causing a delay to the other site, then the contractor would normally be entitled to the costs of the one site agent notwithstanding the concurrent delay on the other site.

This situation is however generally a rare one. It is far more

common for the contractor's site staff to be carrying out general activities that can not realistically be allocated to individual activities on site.

In such a situation it is my opinion that the costs have to be allocated either totally to the employer's delay (in which case the contractor has entitlement to claim reimbursement of his costs) or totally to the contractor's or neutral delay (in which case the contractor has no entitlement to claim reimbursement of his costs).

In my opinion it is neither correct nor justifiable to attempt to make an arbitrary apportionment of the contractor's costs in a concurrent delay situation and reimburse the contractor on such basis. Such an allocation is not appropriate because it is generally not possible to divide the sums between activities. The costs are inter-related with each activity and any apportionment is simply a guess. Further, an apportionment is not equitable because it lacks reciprocity. In such a situation, if the Engineer reduced a contractor's claim by say 50% it would amount to an assertion that the contractor is 50% to blame for the delay and the employer is 50% to blame for the delay. Why then should the contractor get 50% of his costs? The employer gets nothing because he can not claim 50% of the liquidated damages (assuming that a full extension of time is granted).

It is for this reason that the area of concurrent delays is difficult. Where (as is usually the case) the costs can not be apportioned between concurrent causes of delay, it is necessary to allocate liability for all of the costs to one of the concurrent causes, and the choice of which one presents the problems.

Where there is no specific provision in the contract that offers guidance, (and where no specific resources can be identified for the particular delays) the position with regard to concurrent delays, is very much of a grey area.



IN THE SHADOW OF WorldCom - REPORTING CLAIMS AND VARIATIONS - THE CVR



James B. Longbottom, Brian E. Rawling & Associates

No contract ever runs entirely smoothly and most carry a high level of risk which will have the effect of modifying profit expectations. As a result, a reporting procedure is essential which can analyse these changes. In the wake of the fall of WorldCom and Enron such reporting should clearly be founded on sound principles. At site level, contractors have developed a procedure often called Cost Value Reconciliation (CVR). This is a historic reporting procedure which compares cost with related income, normally at monthly or bi-monthly intervals, to report the profit or loss on a contract. On a wider plane, the information provides a financial picture of a contractor's work in progress for a number of functions detailed in Figure 1 and below: -

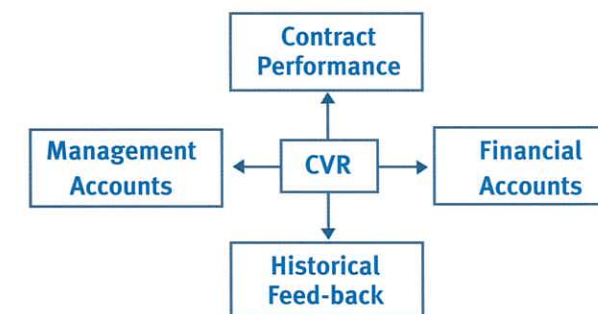


Figure 1 - Functions of CVR

CONTRACT PERFORMANCE. The financial control and technical assessments of the performances of individual contracts:

- First, the CVR provides a tool for site management to monitor performance of the contract at regular intervals and flag up problems as they arise to enable appropriate corrective action to be taken;
- Second, the CVR provides an extrapolation of the past into the future to anticipate future events and calculate future liabilities; and
- Third, the CVR provides a pointer for contractual claims.

FINANCIAL ACCOUNTS. Preparation of year end financial accounts which should comply with the appropriate accountancy standards.

MANAGEMENT ACCOUNTS. Preparation of management accounts for:

- Planning and control of the business; and
- Setting targets for management and staff to achieve.

HISTORICAL FEED-BACK. The feed-back of contract data and performance to the estimating, planning and buying departments to improve future efficiency and resource allocation.

Creative Accounting

Some contractors may, like WorldCom and Enron, take a 'bread today, jam tomorrow' attitude to reporting by spreading losses into the future in the hope of some future recovery. It is all too easy to hide figures in the surveying records, therefore, the CVR procedures should recognize the opportunity for creative accounting.

One practicable measure is to implement a consistent uniform policy, throughout the company, for CVR procedures. This article considers some key principles, particularly with reference to claims and variations.

A Word of Caution

The accuracy of the CVR will not be totally dependent on defined practices and procedures but will include the professional judgment of the contractor's quantity surveyor ("CQS"). The CQS's main sources of information will be:

- Written documents (e.g. orders, subcontracts, liabilities to subcontractors, cost reports, internal valuations of work in progress, progress reports, etc) which have a bearing on the forecasts of either value or cost;
- Discussions with project staff; and
- First hand knowledge of the contract.

Keating on Building Contract (Seventh Edition) sets out four potential approaches to the allocation of costs in the event of concurrent delays. These are:

- * The Devlin Approach
- * The Dominant Cause Approach
- * The Burden of Proof Approach
- * The Tortious Approach.

Due to constraints on space I will not detail these approaches here, suffice to say that of these approaches the authors conclude that the correct approach in a situation of concurrency in the contractual (as opposed to tortious) situation is the dominant cause approach.

This is described as where there are two causes, one the contractual responsibility of the defendant and one the responsibility of the claimant (or a neutral event), the claimant succeeds if he can establish that the case for which the respondent is responsible is the effective dominant cause of the delay. The dominant cause is determined by applying common sense standards. Taking an example from Mr Pickavance's book (see below), say an employer causes delay by being 10 days late in issuing drawings. If on day 3 of those 10 days there is inclement weather, the inclement weather can hardly be said to be the dominant cause of the delay. However, if on day 3 the entire building burns down, the dominant cause of the delay will switch to the fire.

This approach is one which I generally favour as I believe that it takes a pragmatic and sensible approach to the allocation of costs. It is also the approach favoured by Mr Keith Pickavance in *Delay and Disruption in Construction Contracts (Second Edition)* in situations where the costs can not be allocated to specific delays. Mr Pickavance also correctly points out that the recent criticisms by the courts of the use of the dominant cause approach (*H Fairweather and Co Ltd v London Borough of Wandsworth*) were criticisms of the attempted use of such an approach for assessing extensions of time, not damages (or cost claims). The dominant cause approach is of course inappropriate for assessing

extensions of time, but remains in my opinion entirely sensible for the assessment of damages or costs.

I also consider that the dominant cause approach is the one required by Clause 63 of the Hong Kong Government Conditions of Contract because this clause provides that the Contractor is entitled to reimbursement of expenditure incurred by reason of the progress of the works being materially affected by.... one of the causes set out in sub-clauses (a) to (d). I am of the opinion that the requirement that the expenditure must be incurred by reason of one of the said events points to the fact that such event shall be the effective dominant cause of the delay. A cost can be reasonably said to have been incurred as a result of the dominant cause of the delays to the works.

Accordingly, in my opinion, where there is a concurrent delay, and where the costs can not be allocated to the specific works activities then liability for the whole of the costs incurred attaches to the dominant cause of the delay.

Of course, there are situations where it is not possible to ascertain what the dominant cause of delay is, i.e. in situations of true concurrency where both (or more) causes of delay are of equal effect.

In such a rare situation, then whilst the contractor is undoubtedly entitled to an extension of time (because otherwise it would be an act of prevention by the employer rendering time at large), I am of the opinion that the contractor is not entitled to reimbursement of any costs for the prolongation at all, i.e. the loss would lie where it falls. The employer is not entitled to liquidated damages and the contractor is not entitled to reimbursement of his costs.

However, as has been stated above, this is something of a grey area, and whilst the above represents my opinion, and one favoured by at least the authors of 'Keating', there will always be others who disagree. The matter is clearly ready for some judicial precedent to be set. ■

Most CQS's have a natural tendency to manipulate the figures to hold back monies on well performing contracts in case something goes wrong in the future. This can cause problems for a contractor if each CQS has his own contingency.

Conversely, where a contract is performing poorly, the CQS may manipulate the figures to give the impression that the contract results are in line with forecasts and budgets in the hope that the contract turns around.

The following measures may go some way to ensure the figures are accurately presented:-

- Making the CQS and project manager jointly responsible for the CVR;
- Disclosure by the CQS of supporting documents used to prepare the CVR;
- Disclosure of a preliminary valuation of the work in progress prior to the release of the cost information - this will prevent the CQS manipulating the reported income to suit the reported costs for the accounting period; and
- Interviews between the CQS, accountants and middle management to probe and examine the CVR.

Profit

Fluctuations in profitability will inevitably arise from estimating errors, non-recoverable costs (e.g. for remedial work) and other variable risks. A sensible approach is to take profit as work proceeds on the basis of a proportion of the anticipated final out-turn.

Foreseeable Losses

The projected costs of non-recoverable losses should be accounted for by the CQS in the CVR. The assessment of future losses is a critical area for the contractor and one where the CQS will have to use professional judgment to predict trends and final costs. There are three alternatives: -

- The whole of the foreseeable loss is provided for as soon as it is recognized; or

- A proportion of the foreseeable loss is calculated either by reference to:

- the proportion of the time elapsed up to the date for completion of the contract; or
- the proportion of expenditure incurred; or
- the proportion of the loss making item which has been completed; or

- The overall foreseeable loss and profit is projected to the date for completion of the contract, thereby representing the final out-turn of the contract.

Variations

A building contract will invariably involve the alteration or modification of the design, quantity or quality of the work. Variations should be measured and valued under the terms of the contract. Unfortunately, there are usually inevitable delays in the process of measurement, valuation, substantiation, agreement and certification of variations.

How then should the contractor value variations which have not been agreed? Clearly, some form of conservative estimate of the amount likely to be received has to be made. Once again, this is a matter of the CQS applying professional judgment. Ideally, the CVR should indicate the final account progress in terms of:-

- The percentage of the works re-measured;
- The number of variations issued;
- The number of variations measured and valued; and
- The number of variations agreed to date.

Claims

Settlement of contractual claims for delay, disruption, acceleration and other causes of loss and expense may take many years. Differences of opinion between the contractor and the contract administrator as to entitlement, liability and/or quantum with respect to a particular claim creates a high degree of uncertainty as to the final out-turn. This can particularly cause a problem when preparing the year-end or other financial accounts, which have to be independently audited.

Therefore, the company procedures for the CVR should clearly state how claims are to be dealt with.

To satisfy the diverse concepts (the prudent, realistic and ambitious), it is suggested that the CVR should separately identify the following claims information for use in the management and financial accounts:

- The claim(s) notices that have been issued;
- The claim(s) particulars that have been submitted;
- The claim(s) that are being prepared;
- The contractual grounds for the claim(s);
- The amounts claimed and the ranges of anticipated recovery;
- The anticipated settlement date(s); and
- The status of negotiations.

Financial Accounts

In the UK, the Statement of Standard Accounting Practice 9: Stocks and Works in Progress ("SSAP 9"), sets out guidelines for accountants as to the valuation of work in progress in a company's annual accounts. It has this to say about this difficult area:

"The settlement of claims arising from circumstances not envisaged in the contract or arising as an indirect consequence of approved variations is subject to a high level of uncertainty relating to the outcome of future negotiations. In view of this, it is generally prudent to recognize receipts in respect of such claims only when negotiations have reached an advanced stage and there is sufficient evidence of the acceptability of the claim principle to the purchaser, with an indication of the amount involved also being available."

Similarly, the International Accounting Standard 11: Construction Contracts ("IAS 11") states:-

"A claim is an amount that the contractor seeks to collect from the customer or another party as reimbursement for costs not included in the contract price. A claim may arise from, for example, customer caused delays, errors in specifications or design, and disputed variations in contract work. The

measurement of the amounts of revenue arising from claims is subject to a high level of uncertainty and often depends on the outcome of negotiations. Therefore, claims are only included in contract revenue when:

- (a) *Negotiations have reached an advanced stage such that it is probable that the customer will accept the claim; and*
- (b) *The amount that it is probable will be accepted by the customer can be measured reliably."*

In Hong Kong, there is the Statement of Standard Accounting Practice 23: Construction Contracts ("SSAP 23") published by the Hong Kong Society of Accountants. There are no significant differences between IAS 11 and SSAP 23.

The accounting standard obviously encapsulates very prudent principles and need not necessarily be followed when preparing the CVR.

Management Accounts

Management Accounts have an entirely different purpose to the year end financial accounts and there is every reason for the contractor's directors to set realistic and ambitious targets for financial claims recovery so that management and staff are set stiff tasks.

Moreover, in circumstances where a claim may have a very material effect on a contract, and even the business as a whole, the prudent concept in taking into account the worst possible situation, can be misleading when making planning and budgetary decisions.

Therefore, for the management accounts, there should be some degree of discipline but not necessarily in line with the principles set by IAS 11 and SSAP 23. Planning and budgetary decisions should be made on sound judgment, not accountancy standards.

In Figure 2 the results of 16 No. respondents to a questionnaire for a dissertation by the author in 1991 showed that about 38% of the UK's principal contractors deviated from the requirements of SSAP 9 when it came to the preparation of the CVR and their management accounts but not for the financial accounts.

UK Contractor's taking value on a claim where there is no evidence in writing of acceptance of the claim or indication of the amount involved

CVR	38%
Management Accounts	38%
Financial Accounts	0%

Figure 2 - Results of a Survey of 16 No. UK Contractors (1991)

Conclusion

The CVR is not a procedure which merely determines the profit or loss on a project, but a valuable working tool which presents a complete financial appraisal of a contract and the business as a whole. The benefits of consistent, up-to-date, reliable financial information based on sound principles cannot be understated.

Well maintained and comprehensive records, together with first hand knowledge of the site will ensure accurate CVR reporting - they will also go some way to maximizing claim and variation recovery and ensuring reported figures are realised.

For further information please contact bera@netvigator.com

Feature



ON-LINE VALUATION IN HK AND PRC

Yu Kam Hung, FRICS, FHKIS, Executive Director of Valuation & Advisory Services, CB Richard Ellis

Nicole Kee, Senior Valuer of Valuation & Advisory Services, CB Richard Ellis



Introduction

Over the last few centuries, man has experienced two major revolutions: the industrial revolution and the electronic revolution. As we enter the 21st century we are seeing the beginning of a new revolution, namely the network revolution. It aims to interconnect different parts of the world, enabling the seamless flow of information. The internet is the engine of this revolution and electronic commerce (e-commerce) is its fuel.

The delivery of services via the internet to consumers or other businesses can be referred to by the generic term of e-services. There is a wide range of e-services currently offered through the internet which include banking, loans, stock trading, shopping,

broker services, real estate, on-line publishing and etc. This list is by no means exhaustive and it is growing all the time. In this article, we will give an overview of on-line valuation service in Hong Kong and PRC.

On-line Valuation in Hong Kong

In Hong Kong, most of the property consultant firms consists of a valuation team providing tailor-made services to major commercial banks in the industry, of which they provide financing for all types of properties. This team of experienced valuers provides instant value indications for banking clients via telephone, together with other important information that assist

the client to formulate their decisions. The above process is a free service known as "verbal enquiry". In recent years, the network revolution has led to the thought of replacing the use of telephone communication with web-based devices for instant value indications. This led to the creation of on-line valuation service.

On-line valuation service is the delivery of valuation service to clients via internet. It is an extension of the traditional verbal telephone valuation enquiry. The word "On-line" itself means that no paperwork is involved, nor is any physical contact necessary in the delivery service.

The demand of on-line valuation is derived from several reasons of which they are mainly aimed to improve the productivity of work and increase business opportunities. The availability of on-line valuation service enables a company:

- To improve reputation

It would give a company a better reputation, which would also help to improve the image of a company.

- To improve efficiency

Valuation of mass residential development is a labour intensive operation. The automation of the on-line valuation process reduces the amount of resources needed, which enable the valuable resources to be relocated to deal with other high return cases.

- To avoid enquiry jam

In peak seasons of the business, many enquiries were missed out because of the jammed telephone lines, which resulted in losing business opportunities. The automatic answering system derived from the on-line valuation is a good solution to the problem, where every enquiry can be answered.

- To improve competitiveness

Property valuation is considered to be a highly competitive sector. By establishing an automated and reliable on-line valuation portal, the delivery of valuation services are not only more efficient but also less expensive. Furthermore, the service is no longer limited to major commercial banks, anyone that is willing to pay can use the service. The achieved competitiveness would help valuation firms chase a higher market share in the real-estate sector.

- To provide 24-hours service

On-line valuation is more convenient than the traditional verbal enquiry service as there is no time restriction for the service. Users can make request of property valuation at any time and anywhere as long as they get access of internet service.

Although on-line valuation service can bring improvements, it is still under development which includes some difficulties that need to be solved overtime. A number of problems are identified as follows:

- Not applicable to non-residential properties

The existing on-line valuation available in Hong Kong is limited to mass residential developments. This is due to the fact that valuation procedures for other property types are too complicated to be standardized, even if it is possible, the cost is not financially viable at the present moment.

- Low usage rate

It is very difficult to change the behavior of the banking clients who prefer the traditional way of work - via telephone. Besides, some banking staff do not have their individual PC with on-line service available.

- Poor client relationship management

On-line valuation does not require any direct contact to be made in the operation. This contradicts to the main objectives of each verbal valuer to build up close relationship with banking clients for better services and business.

- High initial investment and time consuming

Initial investment on the operation including IT cost is high. It is also time consuming for valuers to input data in order to start up a platform for running the on-line valuation service.

- Require constant data updating

The database has to be reviewed and updated regularly. Special attention is needed when the market is volatile or when a special incident occurs such as the 9-11 event, stock crash etc.

Valuation Process

In the valuation process of an on-line valuation system, factors and co-relation index tables were used to relate the value

differences of the properties. An updating engine and a systematic audit system was laid down to control the quality of output results.

In the current market, two methods are widely adopted in the valuation process of an on-line valuation system, they are via Medium Unit Rate (MUR) or via Medium Percentage Change in the Price (MP).

The first method is generated by two factors, namely Medium Unit Rate (MUR) and Adjustment Value. The MUR is mainly based on recent transaction records of the same building or same location. It is the mean value of the property per square feet whilst making an assumption that all external factors are being constant. The Adjustment Value represents variables, which affects the value of a property such as floor level, view, aspect and etc. A certain percentage is assigned representing factors with the positive or negative value adjustment. In short, the valuation of a property is formulated by the following equation:

Value of the property = Medium Unit Rate (MUR) X Adjustment Value ($\pm\%$)

At present, the MUR can either be generated manually or automatically. The former acquired daily transaction records from the Land Registry together with the basic property information from their own property database. Thereafter, the professional valuer would need much time to analyze the data and generate the MUR manually. It is a very time consuming process with a high operation cost. Apart from this, time and costs for site inspection are needed in order to acquire the information of adjustment value. The latter is to develop a software system that calculates the MUR of the property automatically. Daily transaction records collected from the Land Registry is directly linked to the system and it will analyze the received data and automatically load the relevant property information from the company's property database. All the data will be analyzed with a set of rules to come out with a significant MUR. The MUR will then be stored in a master database and it will represent the basic value of different flats in the same building. By using this method, the professional valuer no longer needs to process the calculation manually and it reduces the operation cost. The disadvantage of using this option is that the MUR will be insignificant if the number of transaction records is at a very low level. The professional valuer needs to review the MUR manually and regularly in order to maintain the accuracy of the property valuation.

The second method is based on the price index tables. The MP is mainly based on recent transaction records of the same building or development. It is the mean percentage change in the price of each unit. A software is developed to calculate the market price of each individual unit automatically where all the external factors is already taken into account in the price index table. Daily transaction records collected from the Land Registry is directly linked to the price index tables and the system will receive and analyze the data with a set of rules. The software uses the medium percentage change in the transacted price of several units in a building and finally comes out with the suggested price for each individual unit. Although the system is smarter than using the MUR, it still faces the same problem that it will be insignificant if the number of transaction records is at a very low level.

Conclusion

The burst of the dotcom bubble has led to many web service providers finding themselves facing difficulty on sustaining their business with a long period of high expenditure and low income. The poor return has forced many companies to re-schedule their investment plan on web-business, some have even exited from the market. With consideration of the above studies, we believe on-line valuation service is still feasible in Hong Kong. However, it can no longer be seen as a tool to gain big profit but to act as a supplementary tool for improving the efficiency of the whole valuation operation.

Unlike the trading business, real estate valuation is a professional service business. The valuation process of on-line valuation service that only depends on the MUR or MP is considered to lack professional accuracy and therefore its use is suggested for reference only.

Application of On-line Valuation System in People's Republic of China (PRC)

Over the past few years, the real estate market in the Mainland China was immature, the second-hand property market has yet to be developed as most of the property purchasers still prefer to buy a new flat.

With limited information available to the purchaser, there is a lack of transparency in the property market of the Mainland China. To set up an on-line valuation service, the collection of database is essential, however, property data in Mainland China is very difficult to purchase and is high in costs. Besides, we also need to give special attention on false transaction value that might occur in the Mainland China. Even if transactions can be acquired, attention needs to be given especially for specification as residential property in the Mainland China can be sold either on a bare shell basis (without sanitary fittings), with basic finishes or with luxury finishes, therefore inspection is required before a value can be concluded. In addition, the lack of large-scale housing estates in the country (except Guangdong Province) and the scarcity of property transactions will cause the MUR and MP used in the on-line valuation to be insignificant which will affect

the outcome of the property value.

With China's accession to WTO, foreign companies are expected to increase their investment in the Mainland China especially in big cities such Shanghai, Beijing and Guangzhou. Most of the talented people will migrate to these cities for their careers and this will result in an increased demand for residential flats. Owing to the property market needs, we expect many property agencies to be established, which represents a growing second-hand market. For these reasons, the system should start in these big cities and all the data can be collected from China Officials or property agencies. However, we don't expect the on-line valuation service to be effectively established until over the next 5 to 10 years when the property market in the Mainland China becomes maturer. 

Surveyor's

Surf

SURVEYOR'S SURF

Stephen Chung, Zeppelin Real Estate Analysis Limited



In the last decade or so, there have been much advance in biotech, medicine, and health science, real or fiction, that collectively may, where successful, imply humans can live longer, stay younger (young), have body parts replaced, or have the memory (related to a certain form of consciousness stored electronically, but not the physical brain itself, and the theory was published in reputable scientific journals) stored and maintained forever. Your humble author is no scientist yet imagines what it would be like if humans [a] can live, say, 10 times longer to an average of 800 years old = good news for real estate developers and building

contractors as the homeowners will outlast most buildings assuming current building technologies i.e. future business is assured even without population growth or new household formation = one important item to note though, are the physical stages (kid, teenager, young adult, middle-age adult, elderly etc) spread out according to current lifespan proportions or just that you live like an 80+ year old person for the rest of the 720 years; [b] are cloned = there may be legal complications as far as succession etc goes e.g. is the clone a sibling, a child, or just an acquaintance of the "originator", or is the clone treated as an

exact legal duplicate of the “originator”? You don’t want unclear real estate title registrations, you know, as when you thought you had just bought a property from its owner, his/her clone popped up and claimed he/she had not yet assigned the property to you; [c] have their memories stored = first, the ‘storages’ have to have state-of-the-art security else “pirated memoirs” of famous folks would fill the streets, second, a good firewall between each stored memory is required else mix-ups may occur and deranged minds may be produced (one reason for storing memories is to enable the ‘persons’ to be revived one day, sounds eerie though). You see, a 19th Century Beethoven, if revived today, will have problems finding or even identifying food in a supermarket, and thus an early 21st Century human will have similar difficulties in the 23rd Century. The websites below need no unnatural add-ons:

<http://www.immobel.com/English/>

This is an international real estate portal and contains property listings mostly from Europe and America. Basic data of the properties are provided including the real estate source or agent to contact. Also, it contains maps and references on the countries involved.

<http://www.realestatesupport.com>

This is a commercial website and contains links and information to various real estate topics ranging from simple property listings to news articles from around the world. Click on the news articles for trial.

http://antwarp.gsfc.nasa.gov/apod/image/0011/earthlights_dmsp_big.jpg

This is a magnificent photo taken from space by one of the latest space satellites showing the evenings of the world. Note generally the urban areas show up brighter and the more developed or densely populated places show more lights. You will also notice the denser light concentration for Hong Kong and the Delta Region.

<http://www.computeruser.com/resources/dictionary/emoticons.html>

If this makes you %-(or %-) or even >>:-<<, then this site may make you even more >>-<, >:-<, or even }:[, and want to :-r and to give your author a !-).

<http://www.gm.net.cn/>

With increasing popularity, Chinese medicine and practices may become a significant part of the overall health industry and thus part of our life. Here’s a portal with information and news on Chinese medicine in simplified Chinese.

<http://www.nal.usda.gov/fnic/foodcomp/Data/SR15/sr15.html>


For those conscious of what they eat and the ingredients in foodstuff, here’s a website to note. It is run by the US Department of Agriculture.

<http://www.star-space.com/devlist/devlist.asp#V>

This website contains a list of Malaysian developers, handy for those with business or investments there.

There were a few who doubted your author’s hypothesis in the last issue that the female gender may actually be in the broadest sense ‘better’ overall than the male gender. Guys, look no further than the chart below, taken from an actual insurance company’s website. It shows a higher premium for the male customers and the reason among others must be that we (guys) have a higher incidence of being kaput (German, means broken).

10-Year Level Term Life Insurance (No Nicotine)		
\$ 500,000 Policy		
Monthly Premiums		
age	male	female
35	\$16.19	\$14.00
40	\$21.87	\$19.25
45	\$34.56	\$28.00
50	\$56.00	\$39.37
55	\$83.56	\$58.62

Send suggestions and comments to stephenchung@real-estate-tech.com 

Book Review

PLEASE UNDERSTAND ME II

Written by David Keirsey
ISBN 1-885705-02-6

Cliff Tse, AHKIS, MRICS,
Director of Valuation Advisory Services Department
Jones Lang LaSalle Limited
Email: cliff.tse@ap.joneslanglasalle.com



Have you ever wondered why people are fundamentally different from each other no matter whether they are as close as spouses, siblings, and life-long friends and nearby colleagues. They differ in thoughts, feelings, wants and beliefs, and in what they say and do. Have you tried to uncover your temperament and personality? If yes, psychologists have developed some useful tools for us to discover the different personalities and methods of interaction with people of different personalities.

My recommendation this month is a wonderful book for all members who care about personal relationships at home and at work. This is a sequel of the author’s earlier version, Please Understand Me, which sold nearly 2 million copies since its publication in 1978. The book was first introduced as a training and counseling guide, and is now frequently used by big companies for identifying suitable new recruits. This update is to refine his theory of the four temperaments and personality types, and to define the facets of character that distinguish one from another. But do not be frightened by the subject of psychology because this type of “self-help counseling” book is

frequently used in some MBA programs for the purpose of revealing leadership abilities.

What is temperament? What is personality? As quoted from Chapter Two of the book, there are two sides to personality, one of which is temperament and the other is character. “Temperament is a configuration of inclination, while character is a configuration of habits. Thus, temperament is the inborn form of human nature; character, the emergent form, which develops through the interaction of temperament and environment.”

Prior to reading this book, I would briefly provide some information about MBTI. Behavioral sciences had a breakthrough about fifty years ago when Isabel Myers and her mother, Kathryn Briggs devised a questionnaire for identifying different kinds of personality. She called it “The Myers-Briggs Type Indicator.” The MBTI theory defines eight basic personality preferences and 16 basic personality types, which are derived from those preferences. Everyone has all those characteristics but naturally prefer certain ones. As a general guide, you are either:

Behaviors	Extroverted (E)	Or	Introverted (I)
You are likely	Drawing energy from the outside world of people, activities or things		Drawing energy from one’s internal world of ideas, emotions or impressions
	Sensing (S)		iNtuition (N)
You are likely	Taking in information through the five senses and noticing what is actual	Or	Taking in information through a “sixth sense” and noticing what might be
	Thinking (T)		Feeling (F)
You are likely	Organizing and structuring information to make decisions in a logical, objective way	Or	Organizing and structuring information to make decisions in a personal, value-oriented way
	Judging (J)		Perceiving (P)
You are likely	Living in a planned and organized life	Or	Living a spontaneous and flexible life

The author keeps these personality types intact and groups them into four categories: the Rational (NT), Idealist (NF), Artisan (SP), and Guardian (SJ). These groupings are useful to illustrate the overall personality and temperament types that are structured similarly in 4 detailed chapters on each temperament, together with examples from books, historical figures and movies. He also adds four kinds of intelligence: tactical, logistical, diplomatic, and

strategic, to the Myers-Briggs framework, with each of the personality types having a different balance of these abilities.

In the beginning of the 350-page book, there is a questionnaire, The Keirsey Temperament Sorter II, containing 70 questions to watch what you actually do from time to time. By answering questions and filling in the table, you should have identified your type. It should be one of the following:

Four SPs (Artisans)	Four SJs (Guardians)	Four NFs (Idealists)	Four NTs (Rationals)
ESTP (Promoter)	ESTJ (Supervisor)	ENFJ (Teacher)	ENTJ (Fieldmarshal)
ISTP (Crafter)	ISTJ (Inspector)	INFJ (Counselor)	INTJ (Mastermind)
ESFP (Performer)	ESFJ (Provider)	ENFP (Champion)	ENTP (Inventor)
ISFP (Composer)	ISFJ (Protector)	INFP (Healer)	INTP (Architect)

Sounds interesting, right? Actually the entire book is filled with these four-letter symbols, but all these are easily checked against on the guide page. Once you identify the personality type of yourself (or someone who you are evaluating), you can jump directly to the relevant page to reveal who they are, what they like to do and dress, their interests and their likely careers. The author further develops the theory into application of the husband-and-wife relationships, and parenting role.

Most people like me will surely read the chapters to evaluate themselves first before they go to read others' personality. But never mind, as the author suggests, no matter how you proceed, your choice depends largely upon your temperament. By finishing the four chapters on temperaments, do remember to read the

three other chapters on **Mating** with others, **Parenting** children and **Leading** in the pursuit of specified goal. All these were elaborated with the interactions between various personality types and the possible outcome from the combinations.

Use this knowledge to acknowledge your strengths and weaknesses and to honor your unique style! In a business environment, for example, your understanding of different personality types would foster better intra-organizational cooperation and communication. And it will allow varying points of views to be heard; quickly identify the person with whom you interact; combine differing strengths within a team to form a more effective whole; and know how to appreciate others. The more you know, the more benefits you would get. ■

UPDATE OF GOVERNMENT PRACTICE NOTES

*Please note that the above Practice Notes can be downloaded from the corresponding home page.

Department	Practice Note/Reference#	Description	Date	Home Page
Lands Dept.	Circular Memorandum No. 48 Legal Advisory and Conveyancing Office	Lands Department Consent Scheme.	23 August 2002	www.info.gov. hk/landsd
Environment, Transport and Works Bureau	Technical Circular (Works) No. 36/2002	Prequalification of Tenders for Public Works Contracts other than Design & Build Contracts.	10 September 2002	
	Technical Circular (Works) No. 39/2002	Electronic Dissemination of Tender Documents and Electronic Submission of Tender Returns on Removable Media.	20 August 2002	
	Technical Circular (Works) No. 37/2002	Use of Legal Consultants In Connection with Works-related Consultancy Studies.	16 August 2002	
	Technical Circular (Works) No. 34/2002	Management of Dredged/Excavated Sediment.	15 August 2002	
	Technical Circular (Works) No. 35/2002	Implementation of value management in public works projects.	13 August 2002	
	Technical Circular (Works) No. 33/2002	Management of Construction and Demolition Material Including Rock.	13 August 2002	
	Technical Circular (Works) No. 32/2002	Categorization and Shortlisting of Consultants for Public Building Projects.	12 August 2002	

Hong Kong Property Review-Monthly Supplement

Property market statistics contained in the "Hong Kong Property Review - Monthly Supplement" (September 2002) are now available free of charge on the Rating & Valuation Department's homepage at www.info.gov.hk/rvd/property/index.htm or you can collect them at 18/F., Cheung Sha Wan Government Offices, 303 Cheung Sha Wan Rd., Kowloon.

Qualify by distance learning *with*



Internationally recognised qualifications from a leading British institution providing distance learning education and training services to the property professions and construction industry. Course seminars are held in Hong Kong.

CEM Postgraduate Diploma in Arbitration by distance learning - Registration no. 250851(3)

This high level course has been designed for those who wish to practise as arbitrators. It is also highly relevant for those who wish to undertake expert witness work.

- 2 year distance learning course.
- Year 1 provides exemption from the **Membership** examinations of the *Chartered Institute of Arbitrators*. Year 2 provides exemption from the **Fellowship** examinations.
- Meets the academic requirements for membership of the **RICS**.
- Course starts March 2002. Applications due by 15 January.

Web based resources have now been developed to support existing distance learning materials. Visit our website at www.cem.ac.uk

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



For further information, please contact:

British Council - Distance Learning Programmes, 3 Supreme Court Road, Admiralty, Hong Kong
Tel: 2913 5110 Fax: 2913 5115 Email: distance.learning@britishcouncil.org.hk
Website: www.britishcouncil.org.hk/distancelearning

We are registered in England as a charity no. 209131

香港測量師學會

訪問廣州



學會代表團與廣東省國土資源廳官員會後合照



學會代表團與廣東省委統戰部代表合照



與廣州市規劃局及市房管國土局之討論會



學會代表與廣州市規劃局及市房管國土局官員合照



學會代表吳恆廣前會長與星河灣發展商負責人黃文仔董事長合照



奧林匹克花園管理層熱烈歡迎學會代表參觀訪問