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From the Editor

編者話

We had the honour of Mr CY Leung, Past President, officiating the opening of the HKIS new library on 26 April (page 5), which signified on the one hand the completion of the extension of the HKIS administration office and the Surveyors Learning Centre facilities, and on the other, the beginning of a series of actions by the HKIS administration office to connect with our members.

It is hoped that members will soon find the new library a popular place not only for reading, research, net-surfing, but also for meeting old and new friends. Members are welcome to come to the new library on the last Friday of each month when, in a relaxed setting, they will meet fellow members for free and unmoderated discussions (page 6). To allow members better access to HKIS facilities, and to encourage a sense of belonging, a new membership card will soon be issued to every member (page 11). Do watch out for announcements on updates of membership privileges.

Connection with members is of course a two-way street. It is encouraging to see members are becoming more responsive and vocal on various issues. A member felt it necessary to let us know his feelings about some students who apparently duped their way into a training seminar (page 15) – a wrong start on continuing professional development. Another member wrote on an equally serious subject, about the need for reviewing our co-operation agreement with the RICS. In this regard, members will note that dialogue between the two Institutes is continuing, and that a Letter of Intent was signed on 12 April 2005 setting out a platform for new relationship and co-operation (page 9). We always welcome views and comments from members on these and indeed any subjects.

In parallel with the expansion of the HKIS office and facilities is the strengthening of the administration office. We are looking for young surveyors (newly or soon-to-be qualified) to join our administration office and take an active part in charting the future of the Institute (page 16).

Francis Leung



Connecting with members



There might have been different views as to who would be the best candidate for the next pope, but Pope Benedict XVI was elected within a short period of time which set a record in recent Roman Catholic Church history. This shows the unity of the current leaders of the Roman Catholic Church on major decisions. We must learn from experience, old and new, and apply it to our daily life. What faces Hong Kong now is the election of the new Chief Executive for the next two years. We would like the new CE of the HKSAR to understand more on our surveying profession and to appreciate the importance of having a continued dialogue with surveyors for the betterment of Hong Kong in the years to come.

I have the honour to be nominated for the Election Committee Subsector By-elections for Architectural, Surveying and Planning Subsector on 1 May. I am particularly impressed by the devotion and quality of my election supporters for what they have done in the limited preparation time for the election. The result is what I am pleased to see – a show of unity of surveyors. Surveyors must be more united to advocate our voices in the society and contribute to the society. So, what are we looking for from the new Chief Executive under his governance? The followings are some basics and I would like to hear yours.

- Clear and predictable policies, including but not limited to land sales and housing policies
- Stable economic investment environment
- Equitable and transparent government operation
- Best use of land resources and our harbour
- Invest in sustainable development
- Clear and sustainable urban renewal policy including mandatory building inspection and habitability
- Prompt response to unemployment in the construction sector

- Business and job opportunities for our members under the CEPA in the Mainland
- Review the fee bidding policy in consultants appointment

With the signing of the Letter of Intent with the RICS in Hong Kong on 12 April, the two institutes will put an end to the debate on HKIS/RICS relation and move ahead with a new partnership arrangement. Details are being worked out by the two institutes. We have also opened a good dialogue with the ICES in the UK during my visit to their headquarters in April. The QS and LS Divisional Councils are now studying the membership profiles and route of memberships and training of our counterpart and hope that collaboration between the two institutes could be worked out in the near future to allow our members to benefit from the civil engineering surveying and geospatial experience of our counterpart.

I always enjoy learning, good or bad, from others. Amidst the busy traveling schedule in April, I have been able to attend the RICS International Governing Council meeting and the FIG General Assembly and Presidents' meetings. I find that there are common issues facing different organizations all over the world, just to name a few: connectivity with members, sustainability of the profession, governance and devolution. So I would not hesitate to ask you again: Have you been connected with HKIS by email already? If not, please email us at e2005@hkis.org.hk.

Up-keeping the professional standard is one of the core areas that HKIS is striving to do all these years. The launching of the Standard Form of Building Contracts 2005 officiated by the Hon Henry Tang, Financial Secretary, on 11 April marked an important milestone in the local construction industry. The new form, jointly published by the HKIA, HKIS

and the HKICM, aims at improving the contracting framework of the construction industry today. It seeks to replace the old standard form modeled from UK some 40 years ago.

The opening of our new library on 26 April enabled members to enjoy the institutes' facilities in a more homely manner. Besides recruiting a librarian to take care of the hard copies, we are also aiming at developing our e-copies of quality materials for members' reference. Information management is another task that the General

Council is putting resources into. It is hoped that in the near future, members are able to attend CPD online. The Executive Committee also decided to host regular monthly members' happy hours on the last Friday of each month from 6:00 to 8:00 pm in the library. We hope this will create another opportunity for members to meet old friends and make new ones. I hope to see you face to face and exchange views on any topics in the months to come.

TT Cheung *President*



繫 會 員

添 凝 聚

不

同的人對誰來當新教宗自有不同主張；但羅馬教庭卻在破記錄的短時間內選出本篤十六世，這說明羅馬教庭在重大事務上的團結性。這件事對我們應該有著啟迪的作用，因為香港特區正面對著挑選新特首的重大事務。我們希望新特首會同樣關注測量專業的發展並貫徹對測量師在社會發展規劃方面的重視。

對於我被提名在5月1日行政長官選舉委員會「建築、測量及都市規劃界」界別分組補選中參選而且當選，我感到非常榮幸及高興。助選團在非常短的時間內把所有參選工作做好，除了標誌著他們的高效率以外更突出了他們的熱誠。最令人鼓舞的當然是測量師團結一致，同心同德，它的向心力將會把測量專業地位大大提升。那麼，除了下列幾點基本要求以外，你們對新特首又有什麼期望呢？

- 政策清晰明確，而且不限於土地及房屋政策而言
- 提供穩定的經濟投資環境
- 政府施政必須公平、公正、合理及具透明度
- 善用特區海港及土地資源
- 積極投資於特區的持續發展
- 明確的市區重建政策並實行強制性樓宇檢驗及維修保養，確保安居
- 對建造業的高失業率作出快速的改善
- 加強CEPA為測量專業在內地能提供服務及就業機會
- 檢討政府委任顧問服務投標政策

4月12日學會與「英國皇家特許測量師學會」所簽訂的意向書終結了近年來的討論；雙方終於能在新的起步點上抱著積極的態度朝著新方向而努力。除此而外，我於四月初在英國

代表學會與ICES作出聯繫，希望大家能達到一個新的合作關係。學會的工料測量及土地測量組正從不同角度深入探討問題，從會籍到培訓，目標是好讓會員們能從對方所擁有的市政工程測量及土地測量經驗和知識獲益。

他山之石、可以攻玉。今年春天特別夠意思，我參與了「英國皇家特許測量師學會」的國際管治委員會會議和在開羅召開的FIG會員大會及世界會長會議；從這些聚會，我發現到許多世界性組織其實面對同樣的課題：凝聚會員、專業持續發展、會務管治和權力下放。這樣，我們又回到同一個請求：如果咱們還沒有聯繫上，請儘快電郵 e2005@hkis.org.hk 把你的電郵地址告訴我們。

學會對維護測量專業水準一向是努力參與的，而且是不遺餘力的。在4月11日由特區政府財政司司長唐英年先生主禮的「建築標準合約2005」典禮上所推出的新建築標準合約就是一個好例子。學會與「香港建築師學會」及「香港營造師學會」共同努力，通過差不多十年心血，新標準合約終於面世，取代了沿用超過四十年的版面。

於4月26日啟用的圖書館令人覺得耳目一新，會員更可以在一個比較舒服的環境下學習；理事會的最終目的是除了聘請圖書館管理員處理藏書外，還考慮持續進修課程能否電子化。另外，執行委員會希望物盡其用，建議每個月的最後一個星期五傍晚在圖書館舉行歡樂時光聚會；希望會員透過這些聚會廣交朋友。我期待著在未來的日子能與你面談一切你所關心的事情。

張達棠 會長

HKIS new library facilities unveiled



Accompanied by the Guest of Honour, the Hon CY Leung, Chairman of the Hong Kong Coalition of Professional Services, the President, TT

Cheung, said at the unveiling ceremony on 26 April 2005, that throughout the last twelve months, the Institute has continued to meet the goals that it has established as part of the rigorous strategic agenda to set a premium standard for professional organizations. The objectives have remained focused on increasing efficiency, improving quality, becoming more market-facing and harnessing technology to improve services; the Institute has, at all times, been determined to provide measurable and sustainable value for its member users.

The President has added that this reflects the Institute's intention to make clear to its members the level of service

they can normally expect from the Institute. The Institute is confident that it will continue to demonstrate its prominence and relevance through the skill, commitment and professionalism of the Library; its enterprise in unlocking and delivering the great collections, and in continuous service improvement, demonstrates the ways in which the Institute's value is made real. The Institute will be adding continuously to these published standards while monitoring and revising existing ones in consultation with its members, the President further pledges.

The Library is fully equipped with state-of-the-art facilities to enhance effective and better communication; in this refreshing and comfortable environment, members can be assured that they will continue to receive premium services, something of appeal. All these have been made real because of the hard work of the Working Group, led by the Vice President, Raymond Chan and members to include: Kenneth Yun, Victor Lau, KS Yam, Alex Wong, Simon Cheng and YC Chan.

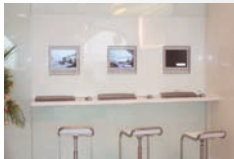


Un-moderated free speech

To listen to part 2 of that unfinished conversation
To belong
Just a little get together
To see and be seen

HKIS library will be put to better use

Come to an all-members happy-hour gathering every last Friday of the month starting May 2005.



HAPPY HOUR

For details,
please
contact the
Secretariat
on 2526 3679
or email
hkisadm@hkis.org.hk



Launching of the Standard Form of Building Contracts 2005



At the launching ceremony officiated by the Hon Henry Tang, GBS, JP, Financial Secretary of the HKSAR on 11 April, the President, TT Cheung, said to a floor of over 100 guests that there has been a strong voice from the industry to produce a new Form suitable for today's use and he has had the pleasure to announce that after 10 years of hard work, the final version is now ready and is known as the Standard Form of Building Contracts 2005.

The drafting of this new standard form is no small task added the President, even for a panel of well-experienced construction and legal practitioners and would not have been realized had it not been

for the dedicated effort and contribution of every member of the Joint Contracts Committee and in particular Denis Levett, Lam Wo Hei, Peter Berry and William Wang. The President added that conscious effort was given to writing up of the documents in simple English so that they are more readable than the 1968 version which it seeks to replace. A wide consultation across the construction industry from the developers, PCICB, consultants and contractors took place in the last few years on the many drafts to ensure comments and interests of everyone are met.





More on the Standard Form of Building Contracts 2005

Daniel Ho and H F Leung, HKIS nominated representatives to the JCWC, say that the SFBC 2005 is a culmination of years of meticulous drafting work incorporating valuable past experience, new legal principles and up-to-date construction practices.

The local standard form of building contracts, namely **Agreement & Schedule of General Conditions of Building Contract for use in Hong Kong (SFBC)** was first published in 1968 and was modeled largely on the standard form of building contract published by the Joint Contracts Tribunal in UK in 1963 (JCT 63). With the passage of time, there have been important decisions made by the courts pointing to the inadequacy of the SFBC. Moreover, the culture within the local construction industry has changed substantially and the SFBC, in its existing form, may not be able to serve the industry as well as it did.

In 1996, a draft new standard form of building contract was prepared by a committee comprising members from the Hong Kong Institute of Surveyors, Hong Kong Institute of Architects and the Hong Kong Institute of Construction Managers. The draft, however, did not receive universal acceptance within the industry. Brief was then given to a new Joint Contracts Committee (JCC) with Lam Wo Hei, a prominent architect in Hong Kong, as its chairman and Denis Levett, a prominent quantity surveyor in Hong Kong, as the major drafter, to prepare a new standard form. During the drafting of the new contract, the JCC consulted various experts and related professional bodies, such as the Hong Kong Institute of Architects, the Hong Kong Institute of Surveyors and the Hong Kong Institute of Construction Managers, for their views and ideas.

In 1998, the JCC produced the first draft, following which there were five subsequent drafts. Attempts were made in the drafts at different stages to adopt the wisdom and

experience drawn from the various versions of UK JCT forms, whilst comparisons were made to different forms published by various local and international organizations.

In early 2005, with the consensus of its stakeholders on the final draft, the JCC completed its historic duty and it was decided that launch would be in April. A Joint Contract Working Committee (JCWC) was set up to promote the use of the new forms including the main contracts, nominated sub-contract and nominated supply contract.



SFBC 2005 represents a new contract that:

- is fair and equitable with the risks allocated fairly and sensibly through better definition of the responsibilities of the parties involved;
- is fully comprehensive yet concise, precise, clearly written and set out in a user friendly way;
- enables the consultants to manage the project in a professional manner to achieve optimum balance between time, cost and quality;
- contains an effective means to resolve disputes as they arise.

Through the joint effort of the Hong Kong Institute of Architects (HKIA), the Hong Kong Institute of Construction Managers (HKICM) and the Hong Kong Institute of Surveyors (HKIS), the sanctioning organizations of the JCWC, the **Standard Form of Building Contracts 2005 (SFBC 2005)** has been officially launched to replace the old version of Standard Form of Building Contracts, which has been in use since 1968. With the SFBC 2005 unveiled, all practitioners of the local construction industry are now able to utilize this new set of SFBC 2005, which fully reflects the specific needs of the industry.

The launch consists of three documents: contract form for main building works (with quantities), nominated sub-contract works and nominated supply works.

For enquiries, please call the Secretariat on 2526 3679 or email: info@hkis.org.hk

HKIS meets RICS in Hong Kong

The Hong Kong Institute of Surveyors and the Royal Institution of Chartered Surveyors signed a Letter of Intent on 12 April 2005, fostering a new relation between the two Institutes.



Background

The HKIS-RICS relationship is defined under the Co-operation Agreement between HKIS and RICS signed on 30 November 1998, which superseded the previous Reciprocity Agreement effective from May 1991.

The Co-operation Agreement was essentially to provide a transitional arrangement vis-à-vis those surviving RICS APC candidates subsequent to the dissolution of the RICS (Hong Kong Branch) in August 1997.

The transitional arrangement expired in

2000 and the Co-operation Agreement was deemed to have accomplished its objectives.

RICS has since 2001 re-structured itself from divisions to faculties and the reciprocity could no longer be treated at par.

With respect to education, RICS accredit local academic programmes under their university partnering and is re-introducing APC for specific faculties and for experience and expertise routes candidates. Those qualified as RICS via this route, straightly speaking, cannot reciprocate into HKIS under the terms of the Co-operation Agreement unless they possess relevant experience acceptable by the receiving divisions of HKIS.

Consultation

Since 2002, consultation began to review the HKIS-RICS relationship including co-branding of APC and reviewing of the Co-operation Agreement.

Consultation included direct dialogues with RICS representatives in Hong Kong and RICS (Hong Kong) over the years. Discussions and consensus have been re-capitulated in the President's letter of 3 February 2005 to Ms Carolyn Slater, Executive Director of International Development, who is principally responsible on behalf of RICS.

It is considered that the time is ripe for HKIS to initiate a revised agreement on future HKIS-RICS relationship. It essentially reverts to the previous Reciprocity Agreement but with appropriate arrangements for those RICS members admitted to RICS Faculties to reciprocate into HKIS Divisions. It also caters for Technical Members of both bodies to reciprocate.

The HKIS Executive Committee approved the draft Reciprocity Agreement pro-



posed by the HKIS-RICS Relation Working Group as aforesaid on 24 March 2005. The draft was presented to the RICS (Hong Kong) on 31 March 2005. The President was authorized to present the draft Reciprocity Agreement in London to the RICS



President, the Chief Executive Officer and the Executive Director of International Development on 5 April 2005.

It was reported that RICS was planning for a re-grouping of the 16 Faculties into 3 major core professional areas of Land, Property and Construction and suggested to create a new Partnership Agreement with HKIS, which is more in line with the RICS global strategy.

During the RICS Presidential visit to HKIS on 12 April 2005, the draft Letter of Intent for the drafting of a new Partnership Agreement was discussed between the President and CEO of RICS and representatives of RICS Hong Kong and HKIS Executive Committee and the HKIS-RICS Working Group members. There was a general consensus on the way forward and a Letter of Intent was signed by the two Presidents to that effect.



RICS Hong Kong and the RICS Headquarters on the detailed terms of the proposed Partnership Agreement. Until and unless the new Partnership Agreement is executed, the relation between the institutes shall be governed by the existing Co-operation Agreement with provisos as contained in HKIS President's letter of 3 February 2005 to Ms Carolyn Slater, Executive Director of International Development.

Miss Carolyn Slater
Executive Director, International Development
The Royal Institution of Chartered Surveyors
Surveyor Court
Westwood Way
Coventry CV4 8JE
UK

Dear Carolyn

I was pleased to have met you and your colleagues on 12 January 2005. The meeting was most useful to discuss and update each other on the latest developments and major issues of the respective institutes.

I would like to recap and confirm the following issues discussed:-

- 1 In view of the changes to RICS and HKIS, there is a consensus to revisit the terms of the existing Co-operation Agreement signed between HKIS and RICS on 30 November 1996, and to entrust the working groups formed by HKIS and RICS respectively to study and recommend proposals for changes. The HKIS working group on the HKIS/RICS relationship, headed by Mr Stephen Liu will work together with the working group of the Hong Kong Chapter to achieve the goals;
- 2 In reviewing the terms of the Co-operation Agreement, there is a consensus not to affect the APC candidates' current structure of one examination leading to two qualifications;
- 3 The globalisation strategy of RICS seems to have created a perceived back door route for some professional institutes to become members of RICS, which in turn allow a direct route to membership of HKIS via the Co-operation Agreement e.g. Institution of Civil Engineering Surveyors (ICES). There is a consensus that both HKIS and RICS do not want to see this happening. HKIS hope that the RICS will look into the matter and come up with a solution. The HKIS may consider including, but not limited to, interviewing such applicants to satisfy the requirements of the respective receiving divisions of HKIS; and
- 4 There is a consensus that HKIS will continue dialogue with RICS Headquarters on institutional and strategic issues and to copy communications to the Hong Kong Chapter. However, HKIS would be happy to consult with the Hong Kong Chapter on local issues.

Please find enclosed a copy of our notes of the meeting for your retention.

We look forward to continuing our relationship with RICS and to co-operating with the RICS HK Chapter in enhancing the profession both locally and in the Mainland and throughout the Pacific region.

Yours sincerely,

T T Cheung
President (2004-05)

Enc

cc Chairman, RICS Hong Kong Chapter – Mr David Tse

Way Forward

The HKIS-RICS Working Group will work together with the

Members of the HKIS-RICS Working Group are: Stephen Liu (Chairman), TT Cheung, Lam Li Wah, Barnabas Chung and KK Chiu.

From the Members' Welfare Committee

Convenor of the Committee, Lam Li Wah, said that the President in his 2004-2005 presidential address puts emphasis on improving members' welfare and to this end a Members' Welfare Committee has been set up.

According to Mr Lam, the Committee's priority since January has been working on the Institute's first-ever membership card and the issuance of the card to each and every member of the Institute starting May 2005. Apparently, one member of the Committee, an amateur yet near-to professional photographer, had planned to do a waterfront night scene shot for the card face and he was out there in the rain – only to be stopped and warned that he should get shelter immediately and not pneumonia instead!



The membership card is the very first identity card for members and it will be useful in enjoying or utilizing our welfare facilities or amenities, said Mr Lam. Subject to payment of the annual subscription 2005, members will receive their cards starting May, together with a questionnaire (downloadable from www.hkis.org.hk). Obviously, the Committee wants to find out more on members' welfare needs and their returning the completed questionnaire will be most important to take the work a step further. Mr Lam has been quick to add that the membership card is the property of the HKIS and he would remind members on keeping the card safely. In case of loss or damage, they should report to HKIS immediately and for any replacement of card, the applicant will be charged HK\$50 just for the recovery of production and administrative costs.

Mr Lam promises his Committee that there is no time to relax because they are going to study the 2nd generation membership card which will be at ABA Standard, i.e. with magnetic strip and bar-code, making e-activities possible (another area to be improved under the presidential address). The Committee is also looking into developing a long-term strategy that will benefit HKIS members.

Therefore his Committee is looking forward to feedback that is important for the setting of priority in the implementation of members' welfare and benefit. Meanwhile, the **HKIS Shop** is open as usual, with the number of merchandize items growing soon.

The Committee comprises: Lam Li Wah (convenor) Honorary Treasurer of the HKIS, Horace Lam (BSD), Joey Wong (GPD), Rina Tsoi (LSD), George Leung (LSD), Maris Lo (LSD), Jervis Chan (QSD); Grace Cheng, Sheldon Ip and Kenny Chan all representing the JO.



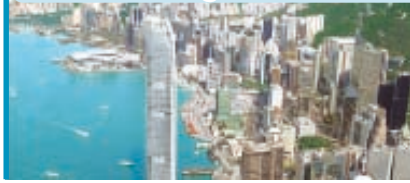
Open forum on reciprocity agreement with CECA

Since the open discussion forum on 23 June 2004, some changes have been made to the proposed reciprocity agreement between HKIS and CECA (China Engineering cost Association). An open forum has been scheduled for 9 May 2005 in the Surveyors Learning Centre, 811 Jardine House, Central, Hong Kong to brief members on the progress with the Ministry of Construction and Ministry of Personnel, and on the discussions with CECA on the arrangement for training and assessment. It is proposed to sign the reciprocity agreement on 24 May 2005 in Beijing.

EGM rescheduled to 18 May

In the absence of a quorum, the EGM scheduled on 18 April 2005 was adjourned in accordance with Bye-law 5.4.2 and in accordance with Bye-law 5.4.2, the adjourned meeting would resume on Wednesday, 18 May 2005 at 6 p.m. in the Surveyors Learning Centre, 811 Jardine House, 1 Connaught Place, Central, Hong Kong. For enquiries, please call the Secretariat on 2526 3679.

HKIS President has a vote in selecting the next chief executive



In contesting within the architectural, surveying and planning sub sector on 1 May, the President,

TT Cheung, has won 424 votes in the sub sector by-election of the Election Committee which will pick the next Chief Executive on 12 July 2005. Meanwhile, a meeting with the Acting Chief Executive, Donald Tsang, has been scheduled for 13 May.

Local media recount HKIS views

The property pages in the 13 April edition of the SCMP reported that the construction industry had been in the doldrums in the tough operation environment for the past seven years. Quoted by the paper was the President, TT Cheung, who said that **... there are no major construction projects in Hong Kong after Disneyland – not even a public toilet...**, the President has asked for increased public expenditure on infrastructure developments whilst the private sector of the local construction industry may want to diversify.

On-air MONEY MAGAZINE on 18 April, the viewing public heard from the President, TT Cheung, reiterating the Institute's view once again the importance of a business case for the West Kowloon Cultural Development and that a public sector comparator is fundamental to the development project planning. The Institute strongly believes that if public private partnership is to work in the HKSAR, Government has to abide by the basic principles and good practices of PPP.

HKIS meets HPLB on proposed Building Affairs Tribunal

On 13 April, the President, TT Cheung, led a delegation consisting of members from the Building Surveying Division to meet the Housing, Planning and Lands Bureau in Murray Building. Subsequent to this, the Institute has scheduled to hold further talks with other professional institutes and would submit a revised proposal to the HPLB in due course.



HKIS Ex Com meets with surveyors in Housing Department

On 11 April 2005, the HKIS delegation headed by the President, TT Cheung, met with representatives from the Surveyors Associations of the Housing Department in the VIP Room on Level 3, Block A of HAHQ Building, 33 Fat Kwong Street, Ho Man Tin, Kowloon.

HKIS works with REDA

At luncheon on 15 April, the Institute and REDA have agreed to setting up a joint working group to look into land premium related matters, said the President, TT Cheung (Chairman of WG) who was joined by GPD Council Chairman, Yu Kam Hung (Vice-Chairman of WG) and vice-chairmen Serena Lau, Lawrence Poon as well as council member Eric Ho. Representing the REDA were KL Leung (Henderson Land), Roger Nissim (SHK), Robert Wong (HK Land), Selene Chiu (Cheung Kong), Ricky K Y Wong (Wharf), Louis Loong (REDA Sec-gen) and Maggie Lau (REDA Exe-sec).

The President added that it is encouraging that other than having a WG with Lands Department, there is now a joint WG with REDA to work on the enhancement of the land premium assessment mechanism.

President attends CI Arb annual dinner

On 15 April, the President, TT Cheung, represented the Institute at the Annual Dinner of the Chartered Institute of Arbitrators (East Asia Branch) in the Hong Kong Club. The Institute was founded in 1915 with the aim of promoting arbitration as an alternative method of dispute resolution to litigation.

Correction

The names of the following members which appeared in the list of HKIS members expunged for non-payment of subscriptions published in April 2005 issue on page 12 shall be removed from the expunged list as their payment of subscriptions crossed at the time of publication.

LAU, KA YEE KAREN	LS 83358	PROBATIONER
CHAN, SIU LING TERENCE	QS 81178	PROBATIONER

上海普陀區房屋土地管理局來訪學會



普陀區房屋土地管理局陳琦局長、馬理路副局長、顧建中副局長、黃



演生科長、李章平科長、顧利民科長及海燕副科長一行人3月31日來訪學會。產業測量組副主席劉詩韻及代表溫偉明、文

瑞輝、黃儉邦和陳偉傑做了接待。會上，劉詩韻介紹了學會及產業測量組專業範疇；此外，雙方又積極探討並交流兩地工作經驗以及房地產有關法規。代表團訪港期間，前任學會會長吳恆廣及產業測量組理事林家輝又為代表團安排訪問地政總署。



大連市建設工程造價管理協會來訪學會

大連市建設工程造價管理協會一行十多人於5月5日遠道從東北到特區來訪學會。代



表團包括了馬波、朱曉穎、張曉敏、李豐年、楊麗婕、胡哲、李秀蓮、鄭吉強、王毅、楊麗娜、初寶和及王風雲。工料測量組上任主席郭靖華及現任主席鄭森興作了接待並詳細介紹學會和工料測量組專業範疇，雙方積極交換專業發展情況和意見；學會又設午宴款待客人，大家言笑甚歡。



International Property Valuation Conference, Beijing, October 2005

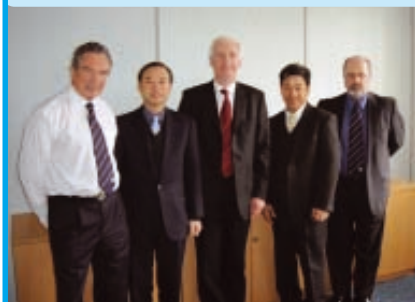
Yu Kam Hung, Chairman of the GPD says that the Institute, in conjunction with the China Institute of Real Estate Appraisers and Agents (CIREA) and FIG Commission 9, proposes to organize a joint conference in the capital city this fall and the Ex Com has in principle given the nod.

The theme of the conference is likely to be: property valuers fronting the triple bottom lines of economic, environment and social conflicts 面對「經濟」、「環境」、「社會」三種底線的房產評估師。Papers are called for in the following areas:

- Compensation for renewal projects
- Solutions to fragmented ownership for implementing renewal
- Cost for private and public housing
- Valuations involving brownfield sites
- Education and qualifications of valuers
- Valuation standards and practice
- Land administration and valuations
- Real estate markets analysis
- Environmental policy and sustainable property development

For enquiries, please call the Secretariat on 2526 3679.

HKIS meets up with ICES



The President, TT Cheung and QSD Council Chairman, Sam Cheng, had a meeting with the ICES executives in their headquarters in Sale, Cheshire on 6 April 2005. Representing the ICES were Kevin Blackwell, Executive Director and Robin Jones, Chairman of Education and Professional Development.

HKIS meets up with RICS



The President, TT Cheung attended the RICS International Governing Council meeting in London from 4 to 5 April 2005. Representing the RICS were Barry Gilbertson, the RICS President; James Allan, Honorary Secretary and the RICS New President, Steve Williams.

Delegation back home from FIG Working Group in Cairo



The FIG Working Week 2005 took place in Cairo from 16 to 21 April 2005. The President, TT Cheung, led a delegation consisting of Dominic Siu (Chairman of LSD Council), Ellen Lau (QSD), Kenny Chan (BSD), T N Wong (Vice President of FIG, LSD), Stephen Yip (Chairman of Commission 9, GPD) as well as two members from the Survey and Mapping Office of Lands Department, Au Yeung Ping Kwong (LSD) and Cheung Wai Man (LSD). The President attended the FIG President's meeting and the 2nd General Assembly whereas Dominic Siu represented the HKIS to attend the two



General Assembly sessions and Ellen gave a power-point presentation reporting on the progress of the event to be held in Hong Kong in 2007 at the 2nd General Assembly.



An open letter

Dear HKIS President and fellow members

The latest issue (No. 29, April 2005) of the Newsletter of the HK Institution of Engineering Surveyors (HKInstES) wrote: "In the past few months, 41 ICES members who are also HKInstES members have received RICS memberships. Since the RICS is an internationally renowned professional body well representing the survey industry, many contractors surveyors who are our members have benefited from this additional qualification for having their positions as the Land Surveyor with Government Contracts being further secured."

This is very alarming. I would like to draw your attention to the fact that there are not more than 30 HKIS (LSD) members actively working in private practice or engineering survey. The "RICS Offering of Membership to ICES" has more than doubled the number of "professionals" in the land survey field. I think this should not be tolerated, especially when we have so many hard working young professional members, probationers and students who have undergone in-depth academic and professional training. The probationers/students will ask why they should work hard for HKIS membership or a degree at the PolyU.

I'm writing this message in the hope that the highest HKIS authorities will understand that the number of members of the Land Survey Division is small and the number of non-civil-servant members is even smaller. This small group of professionals is being hit the hardest by the "RICS Offering of Membership to ICES". Severe damage have already been done by RICS. The fact that these 41 new MRICSSs can now officially apply for professional Land Surveyor posts under HK Government contracts whereas it was only possible for them to apply for technical grades before. It is so extremely unfair to our young professional members who have worked so hard via examinations and APC to achieve professional status.

Personally, I suggest HKIS should

1. cancel the cooperation agreement with the RICS because RICS may OFFER membership to other unknown institutes in a similar manner in the future and thereby harming all divisions;
2. write to the Environment, Transport and Works Bureau indicating that RICS is no longer equivalent to HKIS in Hong Kong as RICS is offering memberships to institutes the qualifications of which are not recognised by HKIS; and
3. all Hong Kong residents will only achieve HKIS membership by examinations **AND** APC, not by means of reciprocal agreement.

This is entirely my personal feeling and suggestion. However, I strongly believe that those unlucky young members, who though very disappointed, may find it inconvenient to express their feelings, not only share my feeling but also feel betrayed.

**Name supplied
FHKIS (LSD)**

Young member feels hurt because peer did not pay up

Dear sir

I would like to report what I encountered in a CPD event on 23 April, this cannot be good news.

As a helper in the CPD event, I observed that some individuals, who obviously had not paid for the event, tried to get into the Surveyors' Learning Centre as follows:

1. At the beginning of the event, one person had tried to get into the room without any apparent attempt to do the proper registration, the office staff stopped him and he left.

2. Later, I encountered another individual who tried to get into the room. When I asked him for registration details, he said he did not apply for this CPD and did not have money to pay, however, he still wanted to sit in. He showed no intention to pay for this CPD event. I insisted that payment is a must, just like buying a ticket for a movie. He refused to pay and then left.
3. When the event started, two persons tried to enter and asked for their receipts as I normally would, they said similar things like the one mentioned above i.e. they did not have the money to pay but they wanted to stay.
4. Another suspected case was also encountered. When the event had started half an hour already, a young lady approached and when I asked for her receipt, she hesitated and then left.

Obviously, these few people wanted to attend this CPD event without spending a penny, of course it did come to my mind whether they might have a genuine financial difficulty.

Before we condemn those individuals who committed such conduct, I should mention that most of attendees observe the rules. At previous events, the walk-in attendees were very willing to pay. Even for the CPD event reported in this letter, we also had some walk-in attendees who paid immediately without a hint of hesitation. These attendees fully understand that they have to pay a price, in terms of both money and time, for gaining knowledge. The registration fee for this reported seminar is \$300, which is more expensive than other CPD(\$100)/PQSL(\$70) events. However, this is not a reason for them to escape from paying the fee.

I am not in a position to condemn those ill-behaved persons as I am of a similar age, with similar working experience, and holds similar position as they do. I am just worried for them because what they were trying to do is equivalent to theft from a legal point of view. If they do the same thing in other aspects of their lives, it will surely be harmful to themselves and to society.

I hope that my letter in the Surveyors Times can serve as a friendly reminder to those who think about taking advantage, without realizing they may pay, albeit a different price, at the end.

An anonymous helper

**The QSD APC Final Assessment
2005 will take place on Thursday,
15 and Friday,
16 September 2005
at the Hong Kong International
Trade & Exhibition Centre (HITEC).**

**Application forms for the Final Assessment
are now available from the HKIS Office
and
completed forms must be returned to HKIS
no later than 5.30pm, Wednesday,
15 June 2005.**

**Late submissions will not be accepted.
You may also download the application
form from**

**We are looking for bright surveyors to strengthen the
HKIS Administrative Office**

Up and coming surveyors can now help the Institute in fulfilling its mission by offering your professionalism in assembling and disseminating information, preparation of HKIS submissions to the Government and related bodies.

Research Assistant (2 posts)

- One with GP background
- One with either BS or QS background
- Good writing skill is pre-requisite
- Probationers or qualified surveyors are welcome

Plenty of opportunities to work with senior surveyors.
Salary negotiable. Contract term with gratuity.

**Interested parties, please send resume in confidence to:
The Hon Secretary, HKIS, 801 Jardine House, 1 Connaught Place,
Central, Hong Kong**

Building Surveying Division Chairman's Message



Edwin Tang
BSD Council Chairman

Reciprocal recognition of professional qualification with supervision engineers in Mainland



Representatives from the BSD visited Guangzhou, Shanghai and Beijing during 20 – 25 April 2005 to enhance our understanding on the practice of Supervision Engineers in the Mainland. The delegation included Raymond Chan, Alex Wong, Robin Leung, Vincent Ho, Nathan Lee and myself, representing a spectrum of BS practice. Besides holding meetings with the Ministry of Construction (建設部) and China Association of Engineering Consultants (CAEC) (中國建設監理協會) in Beijing, we had visited their association in Guangzhou and Shanghai, 5 major supervision engineering firms and construction sites.

Nowadays, the status of supervision engineer is quite high in the Mainland. They exercise full control on the time, cost and quality of a project. Some of them do offer project management service as well but emphasis is still on construction stage. On the other hand, they raised great concern on their ultimate responsibility on site safety because their fee does not commensurate with risk on site safety control. Given the current education and training level of the workers, they have to employ more supervision engineering staff to combat the risk.

The BSD will prepare the framework for reciprocal agreement for further discussions with CAEC in June / July 2005. Meanwhile, we will be arranging a CPD to disseminate the information that we gathered during the visit and the way forward.

Building Affairs Tribunal (BAT)

We met the HPLB again on 13 April 2005 in the presence of representatives from the Buildings Department and the Home Affairs Department. We responded to the questions raised and exchanged ideas. The proposal has been revised to take into account their latest comments and submitted to the HPLB for their further consideration.

Meanwhile, we have held an introductory meeting with the representatives from HKIA, HKIE and HKIH on 4 May 2005. I trust they would be eager to promote the idea together with HKIS in helping the community to resolve building management and maintenance disputes in a more efficient, affordable and amicable manner.



Few newly qualified BS in recent years

The growth rate of BS membership has been very low in recent years. There were only 27 and 12 newly qualified BS members in 2003 and 2004 respectively. Gathered information has revealed that probationers passing the practical tasks do not proceed to their Summary of Experience (SOE) or Critical Analysis (CA) and the Final Assessment. Some of them claimed that they did not have enough cases to prepare the SOE or CA. It is understandable because of the economic downturn in previous years. Hopefully, more employment opportunities will arise together with the economic recovery.

However, there were also cases where probationers

hesitate to proceed with the APC long after passing the practical tasks. Probationers are encouraged to consult their supervisors and / or submit their difficulties to the divisional representative in the Board of Education for consideration. For your information, the BSD representative is Kenneth YUN (contact: yunyk@archsd.gov.hk).

The BSD needs your support in running divisional business, promoting BS services as well as delivering community services. Interested members please contact either one of the office bearers:

Chairman	Tang Hoi-kwan Edwin	ehktang@hkis.org.hk
Vice-chairperson	Wong Loi-fat Alex	alex.wong@hld.com
Hon Secretary	Wong Kam-wah (Ms)	94981630@sinagirl.com
Hon Treasurer	Leung Chi-tim Robin	robinleung@hkis.org.hk

Land Surveying Division Chairman's Message



Dominic Siu
LSD Council Chairman

Beijing, HK and Macau Geomatics Conference

LSD Council has made the following nominations to the Organization Committee:

Advisory Committee Chairman	WONG Chung Hang
Steering Committee member	SIU Wai Ching
Organizing Committee members	LO Hoi Yin, Maris YIP Hon Wah Frankie CHAN Kwan Ho Eric LEUNG Chi Yan George

Proposed HKIS/RICS New Partnership Agreement

In the last issue, I mentioned about a draft HKIS / RICS Reciprocity Agreement and the visit by HKIS President to RICS in UK in early April. During the RICS Presidential visit to HKIS on 12 April, a draft Letter of Intent for the drafting of a new Partnership Agreement was discussed between the two parties including the HKIS-RICS Working Group members. A general consensus on the way forward was reached and a Letter of Intent was signed by the two Presidents to developing a new Partnership Agreement between the two bodies.

Technical Membership Applications

The 5th FIG Forum – HKSAR was successfully held on 22 March. There was discussion on progress made in processing applications for Technical Associates membership in HKIS, as well as informing the attendees about FIG events in 2005.

FIG Working Week 2005 in Cairo, Egypt

I attended both sessions of General Assembly held on 17 and 21 April. The president TT Cheung with TN Wong (Vice President of FIG), Stephen Yip (Commission 9 Chairman) and I had a lengthy discussion with Prof Dr. Ing Holger Magel (President of FIG) on HKIES application on 21 April.

Upcoming

28 May – CPD event **Site Visit to Highways Department Deep Bay Link Project**

June – **LSD Golf Tournament**

測量精英 不斷提升
Surveying Professionals in Search of Excellence
持續專業發展
Continuing Professional Development

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

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

General Practice Division Chairman's Message



Yu Kam Hung
GPD Council Chairman

Education and APC (Convenor: Mr Simon Wang)

The next Oral Assessment of the APC will be conducted in May 2005.

Business Valuation (Convenor: Mr KK Chiu)

It is the panel's opinion that qualified GP surveyors are capable to practise Business Valuation as long as they comply with the Business Valuation Standards. The issue is still under discussion.

CPD and Internal Communication (Convenor: Mr Ronald Cheung)

More CPD events covering different topics will be organised. To deal with the panel's extra workload, several helpers will join the panel to assist Ronald.

Government Practice and Local Affairs (Convenor: Mr CK Lau)

- The draft research paper has been received from the Poly University for comments by panel members
- The updated professional fee scale is being printed
- The panel continues to liaise with the Lands Department through regular meetings
- Discussion about Chapter 545 (Land (Compulsory Sale for Redevelopment) Ordinance) will proceed
- Comments will be made on the new payment arrangements involved in URA projects

International Affairs (Convenor: Ms Monita Leung)

The visit to Japan in late March was successful, with the group visiting the Japan Association of Real Estate Appraisal.

Mainland Affairs (Convenor: Ms Serena Lau)

The Joint Conference with CIREA and FIG is being prepared.

Property Management (Convenor: Mr W L Mak)

An EGM was held on 18th April. Due to insufficient attending members to meet the required Quorum (100 attending members), the EGM has been rescheduled to 18 May. GPD

members please attend the EGM and cast your vote to resolve any issues concerning the proposed formation of the new Property and Facilities Management Division.

Public Relations (Convenor: Mr Daniel Mak)

A lunch meeting with Hysan Development has been scheduled for 5 May 2005. It is noted that lunch meetings with four large accounting firms have been organized. A number of meetings with private firms, government departments and quasi-government organizations would also be arranged.

Sales and Lettings (Convenor: Mr Ronald Cheung)

Preparation work for the Property Marketing Award is in progress.

Valuation Practice (Convenor: Mr Charles Chan)

After reviewing the existing procedures on vetting applications for inclusion in the List of Valuers, the panel has decided to increase the frequency of registration and set up a time limit for replies. There is a suggestion in the council that the list of valuers may be published on the HKIS website and updated from time to time. The feasibility of this suggestion will be studied further.

The GPD Council has become increasingly busy and we need more help. If you are available to assist, please call me on (+852) 2820 2932. We welcome any comments and/or suggestions on our work and practice.

HKIS Property Marketing Award 2005 looking for helpers

Interested members, please call Ronald Cheung on
9133 6686 or email: ronaldc@midland.com.hk
Or call the Secretariat on 2526 3679 for details.

Quantity Surveying Division Chairman's Message



Sam Cheng
QSD Council Chairman

The Hon Sec, Spencer Kwan, has been very active in the reciprocity agreement negotiations; the following is some thoughts which you may like to share.

Trojan Horse?

Once upon a time in the City of Troy, the Trojans enjoyed the peaceful life of being one country self contained and protected by the geographical features of steepest mountains and roughest oceans. Other nations found it difficult to access and Troy was once believed to be impregnable.

The Greeks, for love and glory, tried by all means to enter into the city but with no success and finally, they sent in a huge wooden horse as a gift to the Trojans and left the shores of Troy. Inside the cavity of the wooden horse there hid a troop of soldiers who were the best and brightest among all Greeks. When the Trojans tired of victory celebrations the troops exited the horse and open the gate to the returning Greeks and through them, the city of Troy was opened to all.

We leave out the blood shed and the romance in this story and let's concentrate on the tactics which Greeks employed. In the past, Hong Kong Quantity Surveyors found it difficult to practise in the Mainland because of trade restrictions and difference in the registration system. As a result, only a small number of firms could successfully trade openly in the Mainland. Because of a minority in number and the qualification not being recognized, our influence cannot properly be far stretching.

Under the CEPA skeletal agreement between the HKSAR and the Mainland government, openings were offered to Hong Kong professionals and among them, quantity surveyors, found our counterpart, CECA (China Engineering Cost Association). Back in early 2004 we exchanged terms of

reciprocity and the agreement almost came to fruition. The signing of the agreement is now likely to take place on 24 May 2005 in Beijing.

When we discussed terms, the road was never easy. As a professional institution we have to look after the balanced interest and benefit of existing and future members in terms of threat of competition, continuity of the agreement and exploration of markets and at the negotiation table, equality between the HKIS and CECA is a prime factor. Time is one of our enemies as the longer it drags on, the lesser will be the benefit to our members. When the Mainland fully opens its doorway under the WTO agreement, we will be facing more challenges from overseas companies.

There was a lot of argument about the terms of reciprocity within the QSD council and I remember comments like **if time is up the boat needs to depart... otherwise we will be criticized by those on the boat** versus **leaving our young surveyors on the pier while we sail on the boat** and one said **we have heard the siren for a long time, the boat has not yet arrived**.

We tried our best to strike a balance beneficial to our members and at the back of this message, you can see our efforts. There are areas with regard to policy regulation for which we are not in a position to bargain and have to relent.

We hope that the agreement can be executed very soon and for those who are designated to be the first troops, we wish you carry out your mission bravely and wholeheartedly, open the door for the rest of our surveyors. One very important message we would like to convey is the horse has a great cavity, if you want to see the splendor of Troy, enroll now. The political climate may change from time to time.

香港工料測量師

甲 專業與學術資格

1. 於2004年12月31日前取得香港工料測量師會員資格。
2. 具會員資格4年以(含4年)者
3. 具有香港測量師學會認可的學歷證書

乙 工作經驗及業績條件

1. 過去4年內有在內地以事工程造價諮詢工作的經歷，且職業道德、信譽良好、不良記錄或

或

2. 作為專業家參加中國建設工程造價管理協會組組織的工程造價行業研討會

內地造價工程師

甲 專業與學術資格

1. 中國建設工程造價管理協會會員資格
2. 取得中華人民共和國造價工程師註冊資格證書4年以(含4年)者
3. 具有符合國家教育部認可的大學本科專業文憑

乙 工作經驗及業績條件

1. 在工程造價諮詢企業工作，以事工程造價諮詢業務連繫時間4年以(含4年)者，且職業道德、信譽良好、不良記錄或

或

2. 在大專院校以事工程造價管理專業教學工作的教授、副教授

或

3. 在工程造價管理部門以事造價工作10年以上者

香港工料測量師

丙 申請人資格互認的考核和通過

定向培訓 學會推薦請的申請人必須參加由協會安排的不少於16學時的培訓，培訓採用普通話，內容為：

1. 中華人民共和國建築法、中華人民共和國合同法和中華人民共和國招投標法等法律的有關內容；
2. 造價工程師註冊管理方法和工程造價諮詢單位管理方法等部門規章及管理規定；
3. 內地造價工程師執業所需掌握的基本知識

專業面試 協會組織專家對申請人進行一個小時的學業面試，由專家評估其從事工程造價諮詢實踐的經驗與勝任能力。要求申請人事先提供一份工作業績材料(中文)，專家就材料中的有關專業問題進行提問，面試採用普通話

丁 資格的取得和執業

通過考核的香港工料測量師，符合內地造價工程師註冊條件的，由協會報建設部審批和人事部備案，頒發中華人民共和國造價工程師註冊證書

香港工料測量師取得互認資格後，可受聘在國內工程造價諮詢企業，並以造價工程師的名相關業務

戊 推薦申請資格互認人數的確定

在本協議有效期內，對方第一批各推薦互認人數的不得超過200人，如符合申請條件的人數超過預定人數，由對方協商開發展第二批資格互認工作

己 協議有效期

4年

內地造價工程師

丙 申請人資格互認的考核和通過

定向培訓 協會推薦請的申請人必須參加由協會安排的不少於16學時的培訓，培訓採用普通話，內容為：

1. 香港測量師的專業守則和測量師註冊條例；
2. 香港建築工程工料測量方面的法規條例；
3. 香港工料測量師執業所需掌握的基本知識

專業面試 學會組織專家對申請人進行一個小時的學業面試，由專家評估其從事工程造價諮詢實踐的經驗與勝任能力。要求申請人事先提供一份工作業績材料(中文)，專家就材料中的有關專業問題進行提問，面試採用普通話

丁 資格的取得和執業

通過考核的內地造價工程師，經學會根據章程登記即可成為香港測量師學會會員，由學會頒發香港工料測量師證書

內地造價工程師取得互認資格後，可受聘在香港的工料測量師事務所(公司)，並以工料測量師的名義開發業務

戊 推薦申請資格互認人數的確定

在本協議有效期內，對方第一批各推薦互認人數的不得超過200人，如符合申請條件的人數超過預定人數，由對方協商開發展第二批資格互認工作

己 協議有效期

4年

**Junior Organization
Chairman's Message**



Lesly Lam
JO Chairman

HKIS JO Committee- A Turbo Engine with 48 Valves in 6 Cylinders (青年組理事會 — 一台擁有超過48氣閥的渦輪增壓直六引擎)

On 3 May 2005, the fifth JO meeting in the year, to appreciate the kindest effort of our committee members at this half way stage, we met in a deluxe restaurant at Knutsford Terrace instead of the meeting room in the Secretariat. Delicious snacks were served and all committee members enjoyed thoroughly an extremely comfortable and harmonious evening.

In the meeting, we agreed to fully utilize the bright sunshine in this summer and, as such, the following events will be held:-

- Dragon Boat Competition
- Wakeboard Training
- Dive Training
- Boat Party
- Various Ball Games



You can see the JO, including naturally all college students, is all-the-way striving to be ferociously competitive, by learning new skills and sharpening our edge. We pamper an innovative and creative



culture in the JO community. We are unlocking our potential, talents and powers. To-date in the JO committee, there are more than 48 members offering their volunteering efforts to serve you and the Institute. Together with 6 main core committees, we are metaphorically **A Turbo Engine with 48 Valves in 6 Cylinders.**



Every JO member and YOU are very welcome to join and share our fun. Let's grow together. Your support is vital for the spirit to flourish. My email and ICQ are leslylam@hkis.org.hk and 2145098 respectively. You can also search me in MSN at leslylam@netvigator.com.



**Demarcating the Racing Tracks by
Global Positioning System (GPS) for the
Stanley Dragon Boat Championships
2005 全球衛星定位系統 (GPS)
— 為龍舟賽事精確測定賽道範圍
及距離 (CPD/JO/2005047)**

New

Guest Speakers	Lesly LAM Lik Shan, JO Chairman, Land Surveyor, Civil Engineering & Development Department, MSc (Lond.), MHKIS, FIG/IHO Cat. A Hydrographic Surveyor, MRICS, MInstCES, RPS(LS) Joseph Wong Yiu Cho, JO Committee Member, Head Coach of HKIS Dragon Boat Team 2005, Chief Surveyor, Land Marker (1980) HK Co Ltd., BSc, MHKIS, MRICS, RPS(LS)
Tutors	Kenny Chan Chi Hung, JO Committee Member Ernest Tsui Ka Kei, JO Committee Member
Date, Time	Sunday, 29 May 2005 10:00 am – 12:00 noon, Stanley Beach
Gathering	10:00 am Stanley Beach (near Hong Kong Sea School)
Details	In 2004, HKIS was invited to set out the racing tracks for the Stanley Dragon Boat Championships using GPS-RTK – the first-of-its-kind in the territory. Positive feedbacks were received for the accurately and fairly set out tracks for all participating teams. It was also well reported by the media. This year, the event organizer, the Stanley Dragon Boat Association, has once again invited HKIS to provide this state-of-the-art professional service for this international event. Here is the chance for you to join us for the demarcation of the racetracks! JO would lead a survey team to demonstrate the method of setting out using GPS. The speakers would explain the basic working principles lying behind the operations. The pre-survey preparations and precautions would also be discussed. Different GPS application methods would be compared in field. We would also explore the potential applications of the technology in our daily lives.
Language	Cantonese (supplemented with English)
Fee	HK\$100 per person (Reservation can be faxed to HKIS at 2868 4612 before the

event. The reservation fee can be paid on the site.)

For Queries	Please contact Lesly Lam at 9633 0273 or Kenny Chan at 9836 0913.
Priority	first-come-first-served

**CPD:Hong Kong Land Boundary Survey
– Future Development and Career
Aspects (CPD/LS/2005038)**

Guest Speakers	Mr Au Yeung Ping-kwong, Deputy Director of Survey and Mapping Office, Lands Department; Mr Wong Chung-hang, Senior Vice President of HKIS; Chief Land Surveyor of Highways Department; Prof Leung Shou-chun, MBE, Director of Leung Shou Chun Surveying Consultant Ltd; Dr Conrad Tang, Associate Professor, Department of Land Surveying and Geo-Informatics, The Hong Kong Polytechnic University.
Date, Time & Venue	Wednesday, 1 June 2005 6:00pm – 7:50pm (Speech Section); Room No. FJ304, The Hong Kong Polytechnic University, Hunghom, Kowloon; 8:00pm – 9:30pm (Dinner Section, Optional); Four Seasons Chinese Restaurant, 14/F, Li Ka Shing Tower, The Hong Kong Polytechnic University, Hunghom, Kowloon
Details	We land surveyors understand that our land boundary system is far from perfect. There are ways that we could contribute to the betterment of the property market. Recently, with the enactment of the Titles Registration Ordinance, the new boundary determination clauses give a new solution to handle boundary survey work. We also look forward to the improvement of Land Survey Ordinance to provide a full coverage of land boundary surveying works. Facing increasing demands of Authorized Land Surveyors, it is opportune for our industry to set a formal development path for young land surveyors to acquire the Authorized Land Surveyors status. This seminar invites four speakers to speak from the viewpoints of the government,

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	our professional institute, the private practitioner and the academics.
Language	Chinese with complement of English
Fee	HK\$100 per person (Speech Section ONLY) HK\$150 per person (For BOTH Speech and Dinner Sections)
Deadline	25 May 2005
Priority	LS Members

CPD: Hong Kong and PRC Construction Law (CPD/QS/2005032)

Guest Speaker	Mr. Gilbert Kwok, FHKIS, LLB (English law), LLB (Chinese law), Immediate Past Chairman of the Quantity Surveying Division, HKIS, Partner and Head of the Construction Group of Li & Partners
Date, Time & Venue	Thursday, 9 June 2005 7:00 pm – 8:30 pm SLC, HKIS
Details	<p>Gilbert Kwok is a chartered surveyor and a qualified Hong Kong lawyer. He has extensive experience in drafting and advising on construction contracts consultancy agreements and other relevant contracts relating to a wide range of construction projects in Hong Kong, Macau and PRC. He has also acted on behalf of employers, contractors and consultants in various construction litigations and arbitrations. He has given lectures in various cities of China including Chongqing, Harbin, Beijing, Tianjin and Guangzhou on various construction and development related subjects.</p> <p>In this seminar, Mr Kwok will share his experience with us in both the non-contentious (contract drafting) side of his practice and his dispute resolution practice. He will also provide us with an update on current construction issues and cases. This is a seminar that should not be missed.</p>
Language	Presentation in Cantonese (with English/Chinese Handout)
Fee	HK\$100 per person

Deadline	26 May 2005
Priority	Quantity Surveying Members

Site Visit - Insight of Macau Property Market: Conveyancing Laws and Site Visit to Recent Development (CPD/GP/2005044)

New


Guest Speaker	Local Legal Practitioner of Macau
Date, Time & Venue	Tour A – 18 June 2005 (Saturday) Tour B - 25 June 2005 (Saturday) 9:00 am – 3:00 pm (This event qualifies for 4 hours of CPD.) Macau
Details	<p>With the economic momentum brought about by the opening of gaming industry and full support from the central government in terms of CEPA, Macau property market has inspiring performance in recent years. The opening of the Sands Macao signals another milestone for the development of Macau. Today, the huge potential of Macau property market is not something anyone would overlook.</p> <p>To have a more thorough understanding of the Macau property market. HKIS has invited an experienced local legal practitioner to have a presentation of the legal aspects of conveyancing of real estate properties in Macau. Therefore, seize the chance to have more insights into the Macau property market.</p> <p>09:00 Assembling at Departure Hall, Hong Kong Macau Ferry Terminal, Shun Tak Centre, Sheung Wan 09:30 Departure 10:30 Assembling at Macau Ferry Terminal Arrival at a seminar hall by a coach (venue to be confirmed) Talk by Macau legal practitioner 13:00 Lunch 14:00 Site Visit and Show Flat Visit in Macau 15:00 Dismissal at Macau Ferry Terminal</p>
Language	Cantonese
Fee	HK\$390.00 inclusive of a single-journey ferry ticket (HK to Macau), lunch, travel insurance, venue fee and site transportation or

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	HK\$250.00 inclusive of a lunch, venue fee and site transportation.
Return Arrangement	The itinerary will end in Macau. You have to arrange for your own return ferry ticket i.e. you may depart at any time of your own choice.
Deadline	4 June 2005
Priority	first-come-first-served

Acquisition for Revitalization of the Urban Areas (Case Studies) (CPD/GP/2005040) 

Guest Speaker	Mr Ian Wong General Manager, Property and Land Division, Urban Renewal Authority
Date, Time & Venue	Tuesday, 21 June 2005 7:00 pm – 8:30 pm SLC, HKIS
Details	To revive and strengthen the economic and environmental fabric of old urban districts, URA has taken a holistic and co-ordinated approach to deploy appropriate means of renewal. In the presentation, the process of revitalization of the urban areas will be discussed with the supplement of case studies where appropriate. Mr Wong will take us through the revitalization process starting from project preparation, feasibility studies and assessment of acquisition offers to formulation of policies on acquisition, re-housing and cash compensation.

Mr Wong started his career in urban renewal by joining the former Land Development Corporation in 1989 as a senior surveyor. He has completed acquisition/clearance for a number of projects, including the Centre in Central and Langham Place in Mongkok. He is now the General Manager of the Property and Land Division of the Urban Renewal Authority.

Language	English
Fee	HK\$100 per person
Deadline	14 June 2005

Priority	General Practice Division Members
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Planning Law and Practice in Hong Kong (CPD/PD/2005048) 

Guest Speaker	Ms Fiona Lung Hon Secretary of Hong Kong Institute of Planners
Date, Time & Venue	Wednesday, 22 June 2005 7:00 pm - 8:30 pm SLC, HKIS

Details	The notice for commencement of the Town Planning (Amendment) Ordinance 2004 was published in the Gazette on 15 April 2005. Subject to the passage by the Legislative Council, the Amendment Ordinance will commence on 10 June 2005. This briefing will give an overview of the planning law and practice in Hong Kong, in the light of the recent changes. The following areas will be covered :
	<ul style="list-style-type: none"> • plan-making process • planning application system • power and function of the Town Planning Board • enforcement against unauthorized development in the rural New Territories

Language	English
Fee	HK\$100 per person
Deadline	15 June 2005
Priority	first-come-first served

Time and Money Claims – Let's Go Back to Basics (CPD/QS/2005041) 

Guest Speaker	Mr John Battersby, FInstCES, FGIS, FASI, FCIQB, FHKICM, MRICS, MHKIS, FCMI, FCIArb, FHKIArb, MAE, Group Managing Director, BK Asia Pacific Limited
Date, Time & Venue	Wednesday, 20 July 2005 7:00 pm – 9:00 pm SLC, HKIS
Details	Mr John Battersby is a Chartered Quantity

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Surveyor and has worked in the construction industry for 37 years, 22 years of which have been spent working on projects in Hong Kong, China and South East Asia. John has acted as an expert witness several times, both in arbitration and litigation, in respect of additional cost / loss and expense / damages claims, measurement issues, adjustment of rates, valuation of variations and causes and effects of delays to construction works. He has acted both as party appointed and **single joint expert** (or **tribunal expert**). He is a Practising Member of the Academy of Experts and accredited by the Academy as an Expert. He has also been appointed as Arbitrator, Assessor, Mediator and Dispute Resolution Advisor several times.

In the seminar, John will give us his candid views on the assessment of time and money claims and discuss with us various questions such as: What is the real purpose of extension of time clauses in construction contracts? When extension of time is granted to the contractor, does it give him an automatic right to additional payment for prolongation? Is it necessary to prove actual cost when seeking additional payment for disruption or prolongation? Should the Hudson Formula be used in evaluating prolongation of head office overheads? These issues and others will be covered in this seminar.

Language	English
Fee	HK\$100 per person
Deadline	13 July 2005
Priority	Quantity Surveying Members

Real Estate Investment Trusts (REITs) Valuation (CPD/GP/2005043)



Guest Speaker	Mr Kam-hung Yu Executive Director, Valuation & Advisory Services, Asia, CB Richard Ellis Limited
Date, Time & Venue	Tuesday, 26 July 2005 7:00 pm – 8:30 pm SLC, HKIS
Details	Mr Yu will discuss the REITs from a number of perspectives in this CPD event. Apart from

introducing the REITs and reasons for bringing REITs to Hong Kong, he will highlight the merits of REITs which make them attractive investment vehicles to investors as well as property owners. He will then discuss the general procedures of preparing the REITs valuation, by drawing the comparisons and differences with traditional property valuation. He will also present the practice of forming REITs in Hong Kong for properties in China. Lastly, the development of REITs in Hong Kong comparing with that in Asia will be mentioned.

Mr Yu is a chartered general practice surveyor with over 24 years property experience in Hong Kong, specializing in valuation of property and business, investment and development site sales and property development.

Mr Yu has a wide scope of experience in valuation and sales market. The types of properties sold by him included, inter alia, whole block offices and residential buildings, shopping centres, projects under construction, development sites and agricultural land. His main experience include land advisory services, portfolio and securitisation valuations, rent review negotiation, litigation, government lease modification application, premium negotiation, site valuations, development site sales, investment sales and property development. Mr Yu is currently Chairman for General Practice Division Council of the Hong Kong Institute of Surveyors (HKIS).

Language	English
Fee	HK\$100 per person
Deadline	19 July 2005
Priority	General Practice Division Members

CPD : Gaining an Insight of Contract Administration to typical Conditions of Contract for Civil Projects (CPD/JO/2005034)



Guest Speaker	Mr Michael Yu BSc (Hons) MRICS MHKIS MinstICES, Deputy Director, Widnell Limited
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Date, Time & Venue Thursday, 28 July 2005
7:00 pm – 8:30 pm
SLC, HKIS

Details In recent years, the contract value of civil engineering projects, e.g. bridge, highway and railway projects, dominates in the overall annual construction work in Hong Kong. Knowledge in contract administration for civil projects is becoming an important and crucial topic for QS practitioners, particularly for those who have always been working in building projects.

Mr Michael Yu, a Chartered Quantity Surveyor, holds the position of Deputy Director in Widnell Limited. He has an extensive experience in contract administration work in different civil engineering projects. In this CPD event, Mr Yu will introduce the typical conditions of contract used for civil works in Hong Kong. Based on his extensive experience in contract administration gained in a recent West Rail project, Mr Yu will also present us the key Conditions in the KCRC Form of Contract.

Language Cantonese with English supplement

Fee HK\$100 per person

Deadline 30 June 2005

Priority Probationers and Student Members

PQSL : Application of Navigation System by using Geo-information System (GIS) and Global Positioning System (GPS) (CPD/JO/2005011)

Guest Speakers Mr. Eric Ma, Mphil(GPS), BSc, RPS(LS), MHKIS, MRICS, MHKSPRS
Survey Manager, Fugro Geotechnical Services Ltd.
Ms Sandra Au, MSc(IT), BSc
Consultant, Horizon Technologies Ltd. (CAD & GIS Solution Centre)

Date, Time & Venue Thursday, 16 June 2005
7:00 pm – 8:30 pm
SLC, HKIS

Details The talk will review the state of art of the

applications of navigation system by using Geo-information System (GIS) and Global Positioning System (GPS). The talk will introduce the different approaches of GPS positioning at sea and on land, which have recently been applied successfully in civil engineering projects in Hong Kong. Speakers will also share their experience in using GIS for car navigation and mapping purposes. Integration of GIS and GPS systems in a PDA handheld system will be shown in the talk. The advantages and challenges of applying the integrated system in our daily life will also be discussed in detail. Outdoor demonstration of the PDA handheld system (a mobile GIS that has GPS built in) is arranged after the talk and the speakers will explain some basic functions of the system to the members.

Language Conducted in Cantonese supplemented with English

Fee HK\$70 per person

Deadline 9 June 2005

Priority Probationers and Student Members

PQSL : APC One-day Seminar (Quantity Surveying Division) (CPD/JO/2005046)

Guest Speaker Experienced practising chartered quantity surveyors & solicitor

New

Date, Time & Venue Saturday, 18 June 2005
10:00 am – 5:00 pm
SLC, HKIS

Details This one-day seminar aims to provide a thorough revision on the basic principles, knowledge of practice as well as techniques for Quantity Surveying Division APC Final Assessment (QSD APC). It also provides an opportunity for discussions about the subjects whilst QS probationers are preparing for QSD APC. The revision will cover eight hot topics as listed below. Each topic would be presented by an experienced & practising Chartered Quantity Surveyor or Solicitor.

10:00 – 10:45	Cost Estimate
10:45 – 11:30	Contracts: Award, Commencement, Completion, Novation & Supplemental Agreement and Breaches
11:30 – 11:45	Break
11:45 – 12:30	QS Practice: Drafting Preliminaries, Conditions of Contract, Bills of Quantities and Measurements
12:30 – 13:00	Tendering Methods, Procedures, Analysis and Report
13:00 – 14:00	Lunch
14:00 – 14:30	Insurance, Performance Bond, Warranty and Guarantee
14:30 – 15:15	Extension of Time, Loss & Expense and Liquidated Damages
15:15 – 15:30	Break
15:30 – 16:00	Conditions of Nominated and Domestic Sub-Contracts
16:00 – 16:30	Valuation of Payment & Variations and Prime Cost Sums Adjustment
16:30 – 17:00	Questions and Answers Session

Language	Cantonese supplemented with English
Fee	HK\$250 per person (coffee and tea are included)
Deadline	12 June 2005

A Review on Government Land Sale by Application (PQSL/JO/2005042)

New

Guest Speaker	Mr Tony T N Chan MBA, FRICS, FHKIS, RPS (GP), Executive Director, Vigers Appraisal and Consulting Ltd.
Date, Time & Venue	Tuesday, 12 July 2005 7:00 pm – 8:30 pm SLC, HKIS

Details The talk will review the Government Land Sale by Application Scheme and show the impact of the land sale result under the scheme on the property market. Speakers will also comment on the pros and cons of the scheme and will share his view on a better way for the disposal of Government Land Sale

Mr Tony Chan, with 25 years of professional and business experience, has extensive knowledge of the valuation field and has held senior posts within the Hong Kong Government and major corporations such as HSBC and Midland Realty. Mr Chan, a Fellow

member of both the Royal Institution of Chartered Surveyors and the Hong Kong Institute of Surveyors, has gained experience and worked with developers, bankers, media, government bureaux and Departments and trade/ community organizations.

Language	Conducted in Cantonese supplemented with English
Fee	HK\$70 per person
Deadline	5 July 2005
Priority	Probationers and Student Members

PQSL – QS Consultancy Practice Sharing - Interim Payment (CPD/JO/2005035)

Guest Speaker	Ms Doris Wong BSc (Surveying) (HKU) MHKIS MRICS
Date, Time & Venue	Thursday, 21 July 2005 7:00 pm – 8:30 pm SLC, HKIS

Language	Conducted in Cantonese supplemented with English
Fee	HK\$70 per person
Deadline	7 July 2005
Priority	Probationers and Student Members

PQSL – History of Land Subdivision in Hong Kong (CPD/JO/2005045)

New

Guest Speaker	Mr George C Y Leung, B.Surv., MISAust, MNZIS, MHKIS, MRICS, RPS(LS), Authorized Land Surveyor
Date, Time & Venue	Thursday, 11 August 2005 7:00 pm – 8:30 pm SLC, HKIS

Details In the past, the subdivision of private land in Hong Kong was carried out by solicitors through the registration of a Deed of Agreement which was accompanied by a

memorial describing the land but a plan was not compulsory to be attached with. Although plans were attached to the deed, they were almost produced and then registered without checking the correctness of the original lot or were prepared without any field survey or verification. Further to the enactment of Land Survey Ordinance (Chapter 473), the land subdivision exercises are now governed by the Land Survey Authority. Land boundary plans that are prepared by Authorized Land Surveyors must be attached to the Deeds involving land subdivision for registration.

Mr Leung is an Authorized Land Surveyor of

the private land surveying firm, Ted Chan & Associates Ltd. He is now at the final stage of the MEngSc study in the University of New South Wales, Australia. His major study areas are GPS, GIS, Remote sensing, Location Based Service, 3D Laser Scanning as well as the application of GIS techniques in transportation system.

Language Cantonese and supplemented by English

Fee HK\$70 per person

Deadline 4 August 2005

Priority Probationers and Student Members

SLC, HKIS = Surveyors Learning Centre, 811 Jardine House, 1 Connaught Place, Central, Hong Kong. For enquiries, please call 2526 3679.

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Master of Project
Management

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SCE

Good public private partnership practices and West Kowloon Cultural District - part 2

Dr Paul H K Ho
Vice Chairman QSD

Deviations from internationally established good principles and practices

Value for Money Assessment

In other countries, the PPP approach is only pursued where it delivers value for money (VfM) in order to safeguard public interest relating to effectiveness, accountability, transparency, equity and public rights. Indeed, the Government's Introductory Guide also calls for the preparation of a **Public Sector Comparator (PSC)** at an early stage of a PPP project and stipulates that **this allows the client department to ascertain the expected full cost of pursuing the project by traditional means. However, the Government argued that there is no need to construct a Public Sector Comparator for the WKCD as the project is to be financially free-standing**¹.

Whether WKCD is a financially free-standing project has been discussed. Even if the argument that WKCD is a self-financing project is valid, the Introductory Guide further stipulates that if no PSC is constructed, **the client department will still wish to establish value for money, especially if public land has been provided at less than full market value (p. 32)**. Nevertheless, the Government has only agreed to disclose the relevant financial information before signing any provisional agreement with the successful proponent. At this stage, the public (including Legco members) is completely in the dark on the relevant budget. Under such circumstances, the Government can hardly justify that the PPP approach would offer value for money and there should be no **transfer of interest** as alleged by some Legco members. Fundamentally speaking, the best

value assessment should not be run in parallel or at the end of the procurement stage; otherwise, there is no agenda for questioning the basis of the PPP project.

In many countries, the Public Sector Comparator can be disclosed (in an aggregate figure) to

short-listed bidders in order to assist the competitive bidding process. In fact, the Government's Introductory Guide also states that the **final PSC will be public knowledge by the time of the Request for Proposal** as it will have normally been disclosed to Legco FC in the course of obtaining approval to proceed with the project (p. 32).

Cost-Benefit Analysis

In addition to the value-for-money assessment, the Government should also prepare an assessment of the economic benefits associated with the WKCD project, including both financial and non-financial (e.g. whether more tourists will stay and spend in Hong Kong) benefits. The cost-benefit analysis is essential to determine whether the WKCD project is justifiable.

Affordability

Unless the project is financially free-standing, there will be a definite cost to the Government of all schemes procured through either the traditional or PPP approach. As pointed out previously, both the capital and operating **costs** of the arts and cultural facilities will require cross-subsidies through the commercial and residential development; one may think that the subsidy is also public money and as such, the public and Legco should have right to know its amount to see whether it is **reasonable, justifiable and affordable**. The amount of subsidy in the WKCD project will directly determine the quality and standard of the relevant arts and cultural hard facilities (including the expensive canopy) and the subsequent provision of the arts and cultural soft services (including the possible fees to be charged).

Degree of Competition

One of the key aspects for achieving the best value is to ensure a high degree of competition in the bidding / negotiation process. That is why the outline business case normally requires a soft market test to demonstrate that there will be an adequate market interest in the bidding of the preferred service delivery option. Given the large scale of the WKCD project, the single package development approach may result in restricting the number of bidders, thus placing the Government in an unfavourable position



in negotiating the best deal. Whether the Government would be able to ensure value for money under such circumstances would be questionable.

Appropriateness of using PPP for developing WKCD

It appears that the development approach for the WKCD project fundamentally hinges on its funding source. If it is justifiable and affordable to use public funding to finance the whole project, there may be no need for the private sector's participation. The Government can utilize the traditional or other procurement approach for the development of the WKCD project. On the other hand, if it is desirable

to utilise the financial resource and commercial expertise of the private sector and if the arts and cultural facilities and services proposed by the private sector are clearly demonstrated to be affordable, value for money and in the best interest of the public, the PPP approach can be adopted. If the Government can strictly follow most established good principles and practices for PPP projects, it should safeguard the public interest.

Endnotes (for Part 2)

- 1 The paper entitled *West Kowloon Cultural District and Public Private Partnership* submitted by the Housing, Planning and Lands Bureau and Home Affairs Bureau to the LegCo's Subcommittee on WKCD Development dated 21 March 2005

'GP Sing' Mai Po Inner Deep Bay Ramsar Site

Agriculture, Fisheries and Conservation Department (AFCD) of the Hong Kong SAR Government provides services to the public in connection with agriculture and fisheries industry, nature conservation and country parks, government wholesale food markets and animal and plant regulation and technical services. Land surveying plays a crucial role in the accomplishment of the missions of the department.

The Mai Po and Inner Deep Bay area has been listed as a Wetland of International Importance under the Ramsar Convention since 1995 and is under the management of AFCD. The Mai Po Inner Deep Bay Ramsar Site (the Ramsar Site) is about 1,500 hectares in size. It regularly holds over 50,000 migratory birds in the winter and at least 20% of the global population of the endangered bird species. Black-faced Spoonbill can be found among other fascinating life forms.

Under the Ramsar Convention, AFCD is committed to keep track of the changes in ecological conditions of the Ramsar Site. GPS surveying is of great importance when precise positions and levels are required, e.g. the change in mudflat profile, to assist in the interpretation of ecological or environmental conditions. However, control stations available in the area are limited and the situation becomes a constraint to the use of GPS surveying in the extensive coverage of the Ramsar Site.



Leung Ho Ming, Land Surveyor
Agriculture, Fisheries and Conservation
Department
George C Y Leung, B.Surv. (Hons)
UNSW, MIS.Aust, MNZIS, MHKIS, MRICS,
RPS(LS), Authorized Land Surveyor
Ted Chan & Associates Limited

To support GPS surveying in the Ramsar Site, a project was initiated by Yam Hong Fun, a former Land Surveyor of AFCD, in early 2004 to establish a survey control station and monitoring system in precision of centimeter-level. This paper outlines the establishment of permanent controls in Ramsar Site – the backbone of the whole survey monitoring system.

Instrumentation and project design

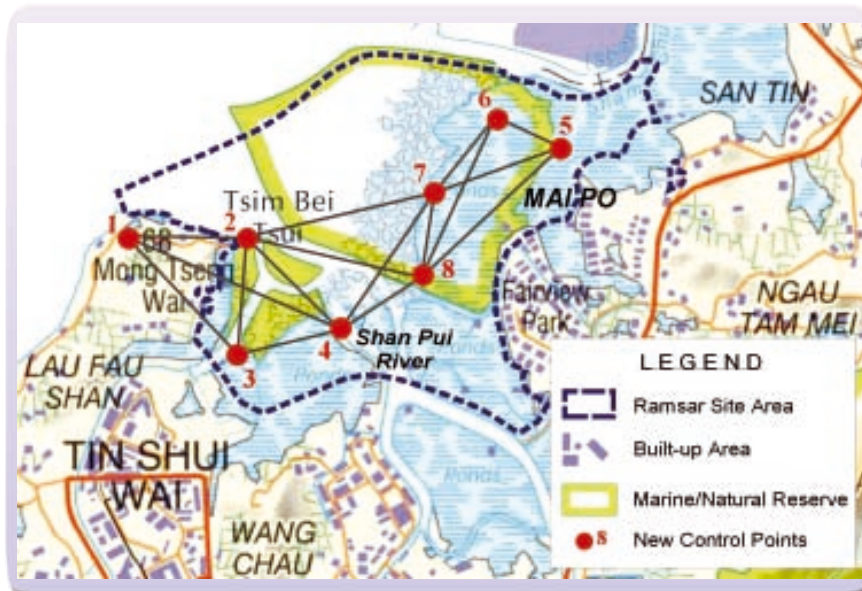
The project comprised two parts, namely precise leveling for vertical components and GPS surveying for horizontal components. The Leica digital level and SR520 dual frequencies geodetic receivers (L1+L2) in conjunction with AT502 dual frequencies antennas GPS System were deployed in the project. The use of the GPS surveying rather than conventional surveying methodologies was due to its ease of operation, accuracy, cost efficiency, productivity as well as other factors, for example, inter-visibility was not required especially for such a large area like the Ramsar Site.

Project planning was one of the most important aspects of GPS surveying, as careful planning maximizes the changes of the survey achieving the desired accuracy, within a reasonable time and budget. Various issues were being considered before commencing the planning in order to avoid any missed out criteria.

Network Design

As shown in Figure 1, a total number of 8 new control points, control points 1 to 4 were established on the western side of Shan Pui River whilst the other four were established on the eastern side of Shan Pui River. The locations and the network configuration of control points had been critically examined to maximize the coverage of the system and the feasibility of expansion in the future. In addition, these 8 new control points were not inter-visible due to surrounding vegetation and relief, and hence independent check by terrestrial measurement was not applicable.

The GPS Reference Stations at Stonecutters Island (HKSC), Shatin (HKST), Fanling (HKFN) and Lam Tai (HKLTI), which were established by Geodetic Section, Lands Department, as well as Geodetic Survey Stations 7002.05 and 7030.03, were adopted as reference control stations for baseline processing and adjustment. All new control points were fixed by at least 3 independent baselines and were connected to at least 2 GPS Reference Stations. The intersection angle of the baselines at the new control points was within the range of 30° to 150°.



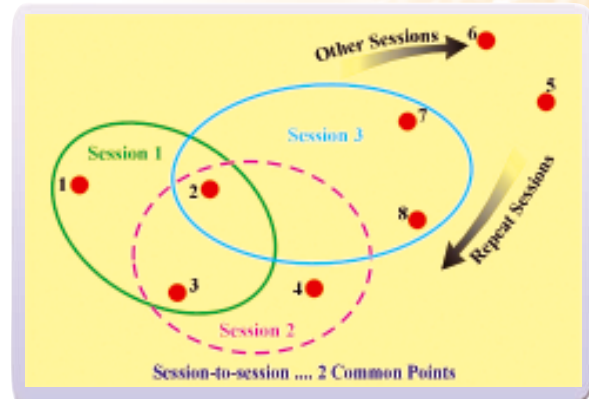
▲ Figure 1 : The Monitoring Control Network(Courtesy of LIC, Lands Department)

Mission Planning

There were four observation sessions in a day. Although the length of a session is a function of the baseline length, at least two independent sessions were carried out at each of the new control points. On the other hand, multiple occupancy (Figure 2) which provides different pathways through the network for checking on blunders is also

considered for quality control purposes. Further, observation scheduling must also take into account not only the requirement for multiple occupations to ensure sufficient redundancy, but also the degree to which these additional baselines must be independent. Regarding the GPS observation, the following criteria were established:

- The number of satellites observed should be at least 5;
- The Geometric Dilution of Precision (GDOP) value should not be greater than 5;
- The elevation mask should be 15°;
- The epoch rate should be multiple of 5 seconds.



▲ Figure 2 : Multiple station occupancy

Field Reconnaissance

Field reconnaissance was critical for the project as incorrect selection of control point location will directly lead to failure in observation. The issues included satellite availability and visibility, access to site and site condition, etc. For this purpose, the skyplot which was a representation of satellite tracks (i.e. azimuth and elevation) as a function of time on a zenithal projection centered at the selected location at a specific period, was used during the reconnaissance in order to ensure that the signals from the selected satellites could be acquired by the receiver.

Pre-Survey analysis

GPS Surveying

The pre-survey analysis was undertaken before the field observation in order to estimate the error budget for the baseline observations. The accuracy standard of a GPS baseline should be accurate to:

$$\pm \sqrt{10^2 + (3L)^2} \text{ mm (Class II)}$$

where L is the length of the baseline (Specifications and Practice Guide for Establishing GPS Control Station for Land Boundary Survey, May 2003, Version 1.0, refers). For example, with a baseline of 5 km in length, the accuracy would be about ± 20 mm.

Precise Leveling

The accuracy standard $\pm 4\sqrt{k}$ mm (where k is the length of the leveling run in km) would be adopted for precise leveling run between the bench marks and the 8 new control points.

Field observations and data processing

GPS Surveying

All the field observations were completed in 4 days. Prior to the baselines processing, the raw data were cleaned by excluding those observations with GDOP > 5. A total number of 48 independent baselines with fixed integer ambiguity measured in different sessions were used for computing the solution.

When baselines processing was completed, the whole network was adjusted by least square method using software SKI-Pro (version 3.0) in WGS84 datum. The adjusted coordinates were then transformed to the Hong Kong 1980 Grid System with the transformation



▲ Figure 3 : GPS receiver set-up at Control Point 6 (Picket Box)

parameters published by the Geodetic Survey Section of the Lands Department.

Precise Leveling

Leveling runs were carried out between Bench Marks and the new control points by precise leveling method whilst the leveling between Shan Pui River were done by simultaneous reciprocal height traversing method of which the observations were carried out from both sides of the river using optical theodolite and leveling staffs.

Two Temporary Bench Marks (TBMs) were established on both sides of Shan Pui River. Theodolites were set-up at the said TBMs and the vertical angles were taken at the readings of leveling staffs at 1.5m, 2.0m and 2.5m, at the other side of the river. Three sets of 2-arcs readings were taken at different times of the day. All the leveling routes as well as the observed height differences across the river were adjusted mathematically with respect to the sighting distances and the results were well within the tolerance of observations.

Solving the technical problems

Due to the constraint of the relative position between the new control points and the GPS Reference Stations, which were all locating at the southeastern side of the former, the network geometry was therefore weakened. This was also why the Geodetic Survey Stations 7002.05 and 7030.03, which were positioned by GPS, were adopted as reference station in order to strengthen the network configuration.

For the reason that some border fence areas and access road would be flooded during high tide period, it was necessary to study the predicted tide table in the planning stage and before each fieldwork.

Conclusion

From the result of the Network Adjustment, the residuals of the adjusted baselines were up to the required accuracy standard. On the other hand, the accuracy of the leveling runs between the bench marks and the new control points were well within the standard $\pm 4\sqrt{k}$ mm, and the reduced levels were close to those derived by GPS observations. The results were therefore concluded to be satisfactory. The survey control system will provide indispensable support to GPS surveying in the Mai Po Inner Deep Bay Ramsar Site.

Standard Form of Building Contracts 2005

- clause 25: extension of time (part 1)

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HKIAC-Accredited Mediator,
Dispute Resolution Adviser (ASD List)
Executive Director
Brian E Rawling & Associates Limited

This article is written by Colin B Lee, Executive Director of Brian E Rawling & Associates Limited and views expressed therein are Mr Lee's. For those readers who have not had an opportunity to read the latest draft of the Joint Contracts Committee's Standard Form of Building Contract, Mr Lee provides relevant extracts. Unfortunately, space does not permit printing the full text of Clause 25. The article follows on from a similar article written by Mr Lee in June 2002, which was based on the version current at that time, the Fourth Draft, 3rd Sub-Draft March 2002.

Fundamentally the Clause in my opinion has not changed since the Fourth Draft, there is still the provision of a first and second notice followed by an Architect's decision, however, there are some significant amendments within the text. This article seeks to identify these amendments and comment accordingly.

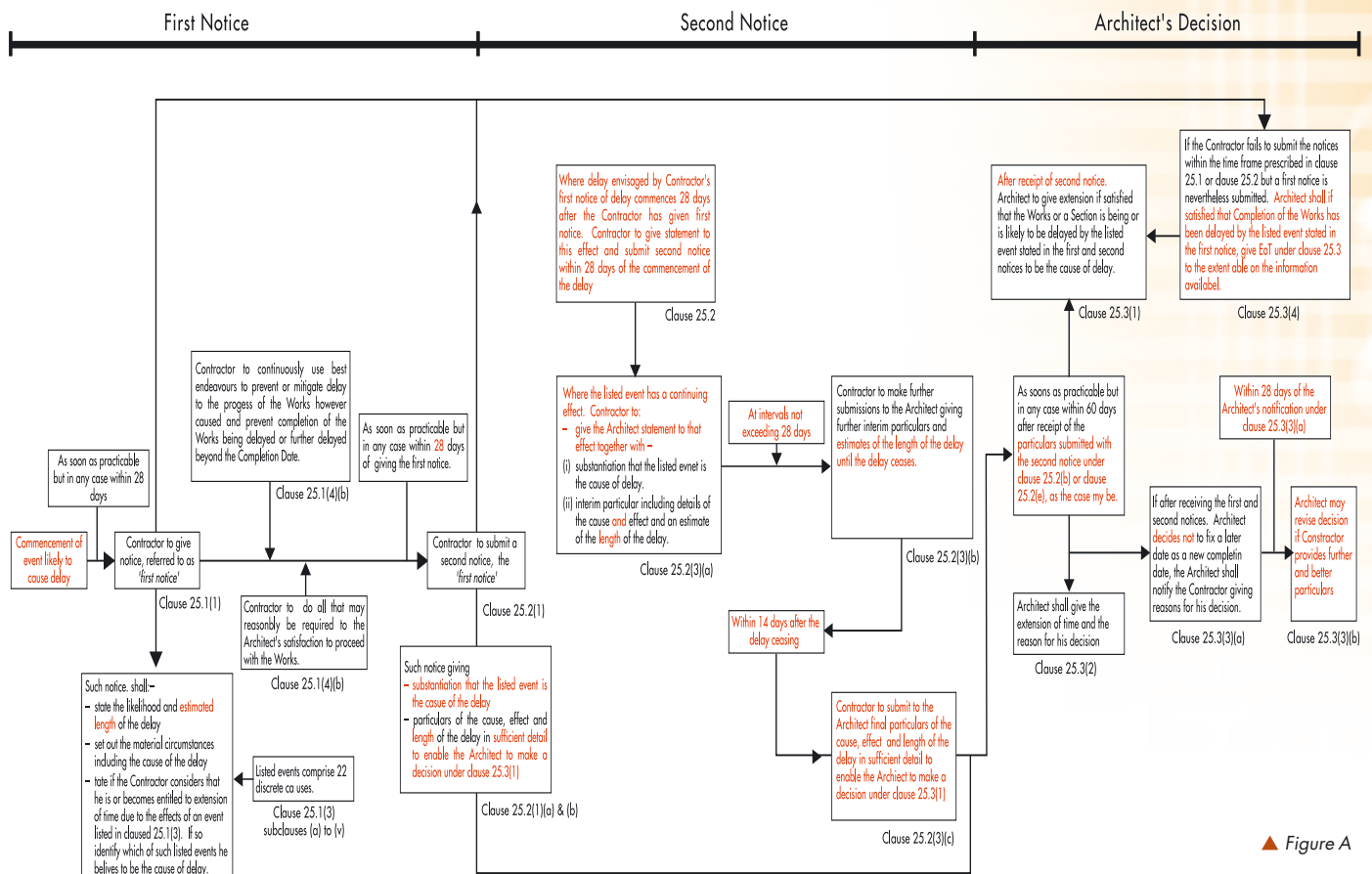
In order to better understand how Clause 25 works, flow diagram Figure A is based on my interpretation of the procedures which I describe in more detail hereunder. I have also highlighted revisions since the Fourth Draft for ease of reference.

Notices

The clause begins with:-

"Contractor's first notice of delay

25.1(1) As soon as practicable but in any case within 28 days of the commencement of an event likely to cause delay to the completion of the Works or a Section beyond the Completion Date becoming apparent, the Contractor shall give notice (referred to in Clause 25 as the "first notice") to the Architect.



▲ Figure A

In my previous article I made the point that one of the reasons for introducing into contracts a requirement for the contractor to give a written notice of delay is to alert the architect (and the employer) at an early stage that a particular event has occurred which is likely to cause delay to the completion of the Works. The words used in the Fourth Draft were:

“As soon as practicable but in any case within 42 days of the cause of any delay...”

The point I made at the time was that 42 days was too late to serve as an early warning and provided little opportunity for the architect to consider mitigation measures. This later version is **within 28 days** which is an improvement, however, I am still of the opinion that the wording in the existing Standard Form is satisfactory:

“Upon it becoming reasonably apparent...”

As in the Fourth Draft, this Sixth Draft requires the Contractor to show evidence of delay at the time of this first notice. In addition to giving the notice, which presumably must be in writing, the Contractor has to:–

“25.1(2)

- (a) state the likelihood and **estimated length** of the delay beyond the Completion Date;*
- (b) set out the material circumstances including the cause of the delay; and*
- (c) state **if** the Contractor considers that he is or may become entitled to an extension of time due to the effects of an event listed in clause 25.1(3) (referred to in clause 25 as a **listed event**) and if so identify which of the listed events he **believes** to be the cause of the delay.”*

In sub-clause (a), the previous wording used **probable extent**, alternatively meaning the likely extent of the delay, whereas I would suggest **estimated length** implies an approximate calculation or judgement.

In sub-clause (c), the previous wording used **whether**, which implies a choice between alternatives, whereas **if** makes the clause conditional. Further, the previous wording used **contends** which, according to the Concise Oxford Dictionary, means **asserts**, whereas **believes** means **thinks or supposes**, a significant change in the context of the clause as a whole.

Further, I am of the opinion that once a time constraint is introduced it becomes a **double edged sword**. In order

to avoid any **time bar**, the contractor automatically issues notices of delay for just about everything, which inevitably creates an administration nightmare for both contractor and architect. The opposite, of course, is that the architect uses the **time bar** to reject the notice of delay if such notice is issued beyond the specified period.

It is also interesting to note that previously such notice was to be given for **the cause of any delay...**, the current requirement is upon **the commencement of an event likely to cause delay...**

In effect in the Fourth Draft, there had to be a cause of delay before the notice of delay was given. In this Sixth Draft, the discerning factor is the commencement of an event **likely** to cause delay **not** that which has caused delay.

The Listed Events

Clause 25.1(3) details the listed events. There are now 22 discrete causes of delay, whereas in the previous draft there were 23 nos. whilst the current Standard Form has 11 nos. In my previous article I mentioned a selected few of the listed events, I now take this opportunity to review each of the discrete causes listed:–

- sub-clause (a) refers to **force majeure**;

There is no change in this sub-clause from the Fourth Draft.

- sub-clause (b) refers to **inclement weather conditions**, such inclement weather is defined as **rainfall in excess of twenty millimetres in a twenty-four hour period (midnight to midnight) as recorded by the Hong Kong Observatory station nearest to the Site, and / or its consequences adversely affecting the progress of the Works**;

There is no change in this sub-clause from the Fourth Draft.

- sub-clause (c) refers to **the hoisting of tropical cyclone warning signal No. 8 or above or the announcement of a Black Rainstorm Warning**;

There is no change in this sub-clause from the Fourth Draft.

- sub-clause (d) refers to **the Excepted Risks**.

Excepted Risks includes for:-

- (i) Any consequence of war (whether war be declared or not) in which Hong Kong is actively engaged, the invasion of Hong Kong, acts of terrorists in Hong Kong, civil war, rebellion, revolution or military or usurped power in Hong Kong, riot, commotion or disorder in Hong Kong other than amongst the employees of the Contractor or any person for whom the Contractor is responsible;
- (ii) the Architect's design of the Works insofar as damage, loss or injury direct consequence of the design;
- (iii) a cause due to any neglect or default of the Architect, the Employer or any person for whom the Architect or the Employer is responsible;
- (iv) ionising radiation or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel, radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof; and
- (v) pressure waves caused by aircraft or other aerial devices travelling at sonic or supersonic speeds.

There is no change in this sub-clause from the Fourth Draft.

- sub-clause (e) previously covered **loss or damage caused by a peril covered by the Contractor's All Risks Insurance or by one of the Specified Risks covered by the insurance of the existing structure except to the extent that such loss or damage was not caused or contributed to by any act, negligence, breach of contract or other default by the Contractor.**

The Sixth Draft refers only to **loss or damage caused by the Specified Peril. Specified Peril is defined as fire, lightning, explosion, storm, tropical cyclone, floor, bursting or overflowing of water tanks, apparatus or pipes, earthquake, aircraft and other aerial devices or articles dropped from them.**

Interestingly, there is no mention of **tidal waves or tsunami waves**. Perhaps this needs to be added in the next edition.

- sub-clause (f) provides for **an Architect's instruction to resolve an ambiguity, discrepancy in or divergence**

between the documents listed in clause 2.4 [clause 2.4 refers to ambiguities in documents]. In the previous draft this was qualified by **except to the extent that unreasonable delay by the Contractor in giving notice caused or contributed to the delay.**

Fortunately, this last provision has been deleted in this Sixth Draft.

- sub-clause (g) refers to **an Architect's instruction under clause 8.2** [clause 8.2 refers to **Inspections and Tests**] **requiring the opening up for inspection of work covered up or the testing of materials, goods or work and the consequential making good where the cost of that opening up, testing and making good is required by that clause to be added to the Contract Sum;**

There is no change in this sub-clause from the Fourth Draft.

- sub-clause (h) refers to **an Architect's instruction under clause 13.1** [clause 13.1 refers to Architect's authority to issue instructions requiring a Variation] **requiring a Variation;**

In the Fourth Draft this clause was qualified **except to the extent that the instruction was issued as a result of a breach of Contract or other default by the Contractor or any person for whom the Contractor is responsible.**

Fortunately, this qualification has been deleted in this Sixth Draft.

- sub-clause (i) refers to **an Architect's instruction under clause 13.2** [clause 13.2 refers to Instructions for Provisional Quantities, Provisional Items and Provisional Sums] **resulting in an increase in the work to be carried out of sufficient magnitude to cause delay, provided that the variance was not apparent from the Contract Drawings;**

There is no change in this sub-clause from the Fourth Draft. However I can envisage some intense discussions on what is meant by **sufficient magnitude** and whether such variance was in fact apparent or not from the Contract Drawing.

- sub-clause (j) refers to **an Architect's instruction under clause 23.3** [clause 23.3 refers to Postponement or suspension] regarding:

(i) the postponement of the Date for Possession of the Site or part of the Site;

- (ii) *the postponement of the Commencement Date of the whole or a part of the Works; or*
- (iii) *the postponement or suspension of the whole or a part of the Works, unless*
 - *notice of the postponement or suspension is given in the Contract; or*
 - *the postponement or suspension was caused by a breach of contract or other default by the Contractor or any person for whom the Contractor is responsible;*

Date for Possession of the Site is defined as **the date or dates for the possession of the whole or parts of the Site stated in the Appendix under the reference to clause 23.1.**

Commencement Date is defined as **the date stated in the Appendix for the commencement of the Works.**

This sub-clause has been significantly revamped since the Fourth Draft, however, the fundamentals remain the same. There is no increased obligation on the Contractor in this revised draft.

- sub-clause (k) refers to **compliance with clause 34.1** [clause 34.1 refers to Effects of finding antiquities] **or with an Architect's instruction under clause 34.2** [clause 34.2 refers to Architect's instruction concerning a fossil, antiquity or object] **requiring the Contractor to permit the examination, excavation or removal by a third party of an object of antiquity found on the Site;**
- There is no change in this sub-clause from the Fourth Draft.
- sub-clause (l) refers to **late instructions from the Architect, including those to expend a Prime Cost Sum or a Provisional Sum, or the late issue of the drawings, details, descriptive**

schedules or other similar documents referred to in clause 5.6 [clause 5.6 refers to Further drawings, details, descriptive schedules and similar documents] **except to the extent that the Contractor failed to comply with clause 5.7(2)** [clause 5.7(2) refers to the Contractor informing the Architect sufficiently in advance of the time that he requires such information];

There is no change in this sub-clause from the Fourth Draft. However I can envisage some further intense discussions as to whether the Contractor has complied with clause 5.7(2).

- sub-clause (m) refers to **delay caused by a delay on the part of a Nominated Sub-Contractor or Nominated Supplier in respect of an event for which the Nominated Sub-Contractor or Nominated Supplier is entitled to an extension of time under the sub-contract or supply contract;**

In the Fourth Draft, the reference was simply to **a delay on the part of...** and included for **Named Sub-Contractors or Named Suppliers**, which have been deleted in this Sixth Draft.

The significance in the change to **delay caused by a delay** means that there must now be a delay to the completion of the Works due to a delay on the part of a Nominated Sub-Contractor or Nominated Supplier not just simply a delay on the part of a Nominated Sub-Contractor or Nominated Supplier.

In the Fourth Draft this sub-clause was qualified **provided the Contractor has taken all practicable measures to avoid or reduce the effects of the delay.** Fortunately, this provision is deleted in this Sixth Draft.

Private housing supply

Like vintage wine, 2004 was a good year for property. Higher prices, more transactions and, of course, greater prospects. So how would 2005 fare?

While demand for private housing may be too speculative and, therefore, more difficult to forecast; supply, at least, is based on some hard facts. How many is now under construction determines how many is going to be put up for sale. Here we look at the supply projections.

Alvin Lam
Thomas Li
Midland Surveyors Limited

Overall Supply

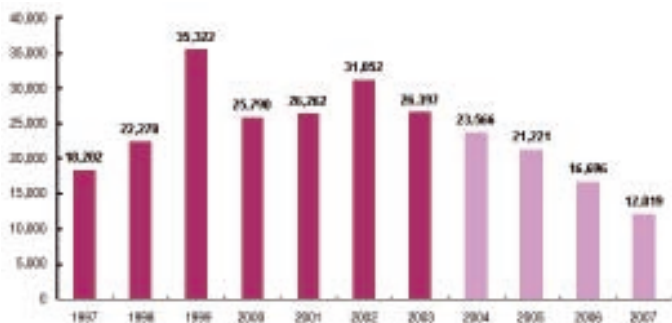
In 2004, the number of new housing units issued with occupation permits was a three-year low, at 23,566, a drop of 10.7% from 26,397 in 2003. See Table 1 below.

In fact, as deduced from the number of units now under construction, the supply of new flats will continue to decline until 2007. See Chart 1.

Table 1 Summary of Newly Completed Housing Units in Hong Kong (2003 – 2004)

District	2003 (Units)	2004 (Units)	Variance
Hong Kong Island	2,890	3,689	27.6%
Kowloon	11,107	8,341	24.9%
New Territories	12,400	11,536	-7.0%
Total	26,397	23,566	-10.7%

Chart 1 Overview of Private Housing Supply



- N.B.:
1. Village Houses are not included in the data for 2002 – 2007.
 2. The data for 1997 – 2003 are released by the Rating and Valuation Department.
 3. The 2004 data are based on occupancy permits issued by Buildings Department for that year.
 4. The 2005 – 2007 figures are Midland Realty's own estimate.

From last September to December, the number of housing units being built or newly completed but not yet sold fell from 63,000 to 56,000, a 11% drop. As their land bank dwindled, developers had no rush to build nor to sell. In addition, favourable market sentiment last year tempted more people to swap flats for better accommodation. In response, developers have a tendency to sacrifice quantity for quality – redesign flats into larger ones to satisfy purchasers' requirements, resulting in fewer units being built.

Supply in Various Areas

Nowhere is supply more acute than in Kowloon. In 2004, only two developments with over 1,000 units each were completed in Kowloon. From Table 1 above, in Kowloon only 8,341 units were issued with occupation permits, down 25% from 2003. On the other hand, supply of flats on Hong Kong Island, while comparatively small, rose 27.6% in 2004. The majority came from the New Territories. With 11,536 new units completed, it made up 49% of the total supply in 2004. Even that showed a decline in supply, albeit at a modest 7%.

However, it is interesting to note that, despite its overall supply fall, Yaumati, Tsim Sha Tsui and Mong Kok in Kowloon still manages to offer the most number of new

housing. Yuen Long comes second, largely because of Yoho Town. Table 2 below shows the top five supply districts.

Table 2 Top Five Districts in Terms of New Supply (2004)

District	Newly Completed Units
Yau Tsim Mong	3,417
Yuen Long	3,345
Kowloon City	3,336
Tsuen Wan	2,464
Southern	2,387

Numbers of Units Sold or Unsold

Of the 23,566 units issued with occupation permits in 2004, 20,088 in 37 developments were offered for sale and 254 units for renting. Among those marketed, 18,610 units were sold. See Table 3 below.

That leaves a healthy supply situation.

Table 3 Residential Units with Occupancy Permits but Not Yet Sold

District	HK Island	Kowloon	New Territories	Total
Units Granted Permit	3,689	8,341	11,536	23,566
Units Marketed	2,882	6,087	11,119	20,088
Units for Lease	192	62	0	254
Units Not Yet Marketed	615	2,192	417	3,224
Units Sold	2,640	5,601	10,369	18,610
Units Left Unsold	242	486	750	1,478
New Units Available (Unsold + Unmarketed)	857	2,678	1,167	4,702

- N.B.: The cutoff date for the number of homes sold was December 31, 2004.

Demand Trend

Demand, on the other hand, is unlikely to fall in the prevailing climate. A more important feature is that quality living is preferred among purchasers. As it stands, estates with residents' amenities in areas with improved infrastructure, such as New Towns, would lure purchasers from second-hand flats in the urban areas. In 2004, 12,439 transactions of flats aged five years or less were recorded in the Land Registry, representing 16.2 % of a total of 76,668 transactions of second hand units. Purchasers' desire for better environment may well be an important trend in the housing market.

Table Sources: Rating and Valuation Department, Buildings Department & Midland Realty's Research Department

Extension of time

- legal and programming issues



KK Yung
JO Co-opted Member

On 24 February 2005, the JO organized a PQSL event on **Extension of Time – Legal and Programming Issues** at the Surveyors Learning Centre. The honourable guest speaker at this seminar was Mr Gregory Tung, Director of James R Knowles (Hong Kong) Limited.

Gregory has extensive experience in dealing with claims, contractual, insurance, dispute resolution and arbitration matters relating to construction projects and started the PQSL event with an explanation on **time at large**.

He talked about notice provision and explained the function of the Contractor's serving the written notice, the possibility that the contractors lose their entitlement towards E.O.T. if they do not serve notice of delay.

If a contractor fails to serve notices of delay which is a condition precedent to its entitlement to an E.O.T., is the employer entitled to deduct liquidated damages for delay caused by himself? A few court decisions were reviewed by



Gregory on this issue. These cases are **Turner Corporation Limited (Receiver and Manager Appointed) v Austotel Pty Limited (1994)**, **Gaymark Investments Pty Ltd v Walter Construction Group Ltd (1999)** and **City Inn Limited v Shepherd Construction Limited (2003)**. The court decisions in these few cases showed that there is still an uncertainty as to the prevailing principle between condition precedent and act of prevention.

Regarding the methods of delay analysis, three methods, namely **what-if**, **but-for** and **time slice analyses**, were introduced. The PQSL session was concluded by Gregory's explanation on the concept of true and absolute concurrency and float time. The content of this PQSL event was very solid in which a lot of issues related to E.O.T. were covered. Gregory's presentation of ideas and concepts with illustration of examples made the content more understandable. All the attendees applauded to express our thankfulness to Gregory's informative talk.

Review on construction law cases 2004



Joanna Kwok
JO Co-opted Member



of contract terms can be very sophisticated when there is a series of events which may be concurrent and inter-react.

It was our pleasure to have Mr Timothy Hill and Ms Tracy Williams from Lovells International Law Firm to deliver a seminar on 23 March 2005. Tracy discussed the normal function of a letter of intent and the problems arising from it. She reviewed three recent cases in relation to this issue – **Eugena Ltd. v. Gelande Corporation Ltd. (2004)**; **Mowlem plc v. Stena Line Ports Ltd. 2004**); **Emcor Drake & Scull Ltd. v. Sir Robert McAlpine Ltd. (2004)**.

The use of letter of intent is very common before award of contract in construction. However, it does create problems in practice. There are a number of law cases regarding this issue. On the other hand, claims on breach

The second part was presented by Timothy, on breach entitlement. When a party fails to fulfill his contractual obligation, it is a breach of contract. While there is a series of breach, the situation may become complicated and it is difficult to separate the consequences of each of the events. In order to shortcut the need to link cause, contractors would resort to global claim. Timothy went on to discuss the validity of global claims by citing some relevant court cases. These cases included **Wharf Properties Ltd. and Another v. Eric Cumine Associates and Others (1991)**; **John Doyle Construction Ltd. v. Laing Management Ltd. (2004)** and provided us with some ideas as to where global claims may be acceptable by the court.

During the Q & A session, many questions were raised and all of them were well answered by our speakers. We would like to convey our appreciation to Timothy and Tracy for in giving us such an inspiring seminar.

Construction safety regulation



Kenneth Chan
JO Co-opted Member

In the evening of 31 March 2005, Wycliffe Ho and Danny Li, Barrister and Solicitor respectively, were invited to deliver a talk on construction safety regulation.

Firstly, Danny introduced who shall be liable for the Construction Sites (Safety) Regulations (Cap. 591) Ordinance, including the Employer, Consultants, Principal Contractor, other Sub-Contractors and labour worked within the site. He then explained the difference between **Contractor responsible** and **Contractor in direct control**, and mentioned the maximum penalty of any offence committed would be HK\$200,000.



Danny gave us some points which the defendant (principal contractor) would normally appeal for the decision made by the Court. It's because the premium of the insurance policies for future projects would increase a certain extent, and also, a claim would probably be made by the injured labour / person, which would cause a great financial burden to the defendant.

Finally, they illustrated various ways which the defendant would be sued by different parties. Other than the Employees' Compensation Ordinance, the injured labourer could sue the defendant for negligence under common law.

Also, the HKSAR government could provide the proof of Cause of Action as a criminal offence against the defendant.

Wycliffe moved on to describe what **Statutory Defence** and **Common Law Defence** are and pointed out that the Principal Contractor shall be liable to provide his defence against the constitution, but it would be hard to prove his honest and mistaken belief when common law defence was brought.

This talk ended with a Q&A session, we would like to express our sincere gratitude to Wycliffe and Danny for delivering such a useful talk.

Property price in the eyes of users



Kelvin Ng
JO Committee

It was our pleasure that Mr Arthur Shek (石鏡泉), Associate Publisher & Head of Research, HK Economic Times, shared with us his view on the property market trend, which include such items as factors affecting the property price and retail outlet investors **mentality**. Mr. Shek hosts an investment programme every Saturday morning on RTHK. He is a columnist and writes a daily column **Economic & Investment** 經濟與投資 apart from



having written and edited a number of books such as 《投資新智慧》、《投資啟示錄》、《新投資時代》及《股票投資指南》.

On 《長安居，大不易》 to explain that it was equally harsh to purchase a home and maintaining a living then (in the Tang Dynasty) and now, he also analyzed, in a humorous way, why and how property owners select 2 or 3 bedrooms locally.

Finally, he predicted that the property market, especially the luxury property sector, will maintain the upward trend this year. The talk ended with a big applause.



Mr Shek's speech is by no means monotonous, he cited the Pak Cur Yat's (白居易) famous poem **Living in Cheung**

Getting to know the council

理事專輯

Emily Ling
(Editorial Board – JO Representative)
Kenny Chan (LS) – JO committee member
Eric Chan (LS) – JO

Lam Li Wah – Honorary Treasurer

1972	Joined Government as Technician in Engineering Surveying.
1978 – 1981	Completed Belcher degree in Surveying and Mapping Sciences in England.
1983	Elected as a member of RICS upon submission of TPC project – Leveling network for the construction and development of Hong Kong International Airport by cross harbour leveling using double levels techniques.
1984	Elected as a member of HKIS.
1983 – present	worked for various government departments such as Highways Department, Water Supplies Department, Civil Engineering Department, Housing Department and currently working for Survey and Mapping Office of Lands Department.

Voluntary works in HKIS

1999 – 2002	Vice-chairman of Land Surveying Division (HKIS)
2003 – 2004	Chairman of Land Surveying Division (HKIS)
2005	<ul style="list-style-type: none"> – Hon Treasurer of General Council (HKIS) – Chairman of Finance Committee – Convenor of Members' Welfare Committee – Member of Board of Professional Development
Public Service	Member of Surveyors Registration Board



From the list, you are no new comer to voluntary work, as Honorary Treasurer of the Institute this year, how different is this from the voluntary work you did in before?

I was Vice-chairman and Chairman of LSD in the past 5 years when I focused on divisional matters. Now, as the Hon Treasurer, I have to monitor all financial matters relating to the HKIS, Surveyors Services Limited, every division as well as the JO. The most challenging part is to allocate funds to projects proposed by the divisions, setting of priorities according to the short-term and long-term development requirements of HKIS and the divisions in order to maintain a balance budget ultimately. Thus I am in a very good position to understand divisional activities and the overall development of HKIS in future.

You are also the Convenor of Members' Welfare Committee, can you tell us about this committee?

The Members' Welfare Committee (MWC) was newly formed this year according to the 2005 Presidential Address. The objectives of MWC are (i) to identify members' needs and recommend welfare services plans to General Council for approval; (ii) to implement the approved welfare

services plans including preparation of estimates of expenditure, request for funding, coordination and the provision of such services to members. The priority was to launch a membership card for identification and for enjoyment of exclusive discounts under HKIS procured privilege programmes. The MWC is now working on the 2nd generation membership card that can be used for recording attendance for CPD and e-activities in future. We are also expanding the HKIS shop in terms of gifts and souvenirs selection. Right after this, we are considering to set up a benevolent fund to help members in need. We are still collecting views from members through questionnaires. Please submit your view to us!

The Institute has invested heavily to improve and provide better facilities to members, such as the Surveyors Learning Centre, the new library, renovation works of HKIS Office and the upgrading of computer systems. Does it give you extra pressure in balancing the books?

One of the HKIS objectives is to provide services and facilities to support members in meeting their needs and expectations. The General Council gave due consideration and reckoned that all these improvements are worthy and

necessary. The investments can be recovered in long run. For example, we do not have to pay high-rent in hiring venue for running CPD and other activities. To date, the financial status for the Institute is healthy.

With advanced technologies like GPS, GIS, Satellite imagery and Laser scanning, there have been revolutionary changes in the life of LS. Can you tell us the way you have worked in the past? What do you expect to see in the future?

When I joined the profession some thirty years ago, we had to bring the 8-digit log-table out with the survey instruments at field work, and did all the measurements manually and calculation mentally! Nowadays, we use electronic measuring device for angular and linear measurements and tablet computer or PDA to assist our work, these have improved the efficiency of surveying in multiple folds. We can save a lot of manpower and resources apart from delivering accurate, high quality products to meet our clients' requirements.

Many of the professions require the backing by legal provision. By this, both the interests of the public and the corresponding professionals can be safeguarded. The Land Survey Ordinance is one. Do you think land surveying, cadastral surveying in particular, requires more legal or other arrangement in Hong Kong? In what way can this be done?

Well, every ordinance is enacted for the good of society and the general public. Similarly, HKIS's objective is to produce quality professional surveyors to serve the society and the general public. Instead of saying surveyors are being protected, I am proud of being a member of HKIS because the surveying profession and our professional standards are well recognized and accepted by Government and members of the public, and eventually quoted in the ordinance. It is the belief of the HKIS (Land Surveying Division) that a good land boundary system is an infrastructure and is of paramount importance for sustainable development in Hong Kong. HKIS has put forward concepts to the Legco and convinced the Administration to adopt proposed amendments to the provision for land boundary determination under the Lands Titles Ordinance – this is encouraging. I think this would provide the legal support for building up the cadastral survey system, records and results in the long run. The Institute is continuously working on how to enhance the determination of land boundary

under the Land Survey Ordinance with the aim to cover survey for whole lot and its subdivision and to establish a better boundary survey system for Hong Kong. On the other hand, we have to educate the society, land owners, developers on the importance of land boundary in protecting their rights and interests.

What do you think, there are not many Land Surveying graduates going for APC compared with other divisions?

There are many reasons for the low submission of APC. Due to the economic downturn in the past five years, particularly in the construction and real estates industry, candidates found difficulties in acquiring sufficient working experience in various fields of land surveying to fulfill the APC requirement. Many candidates lost their motivation and have given up in submitting the APC project, thus gave a false impression that passing APC is difficult. As a matter of fact, the passing rate is almost 100% in the past. Any candidate who has made an effort to carry out and submit an APC task in accordance with the APC requirements should not find any difficulty in obtaining a pass.

Except surveying knowledge, what constitutes a successful LS?

Being a professional, we should be able to explore updated knowledge; to apply new techniques and to use the appropriate method in a cost effective way in meeting client's needs. To achieve the above, we should keep ourselves updated with latest development of the industry and the technologies by attending CPD events, conferences and reading journals from time to time.

You are the Hon Treasurer of the Institute, the chairmen of both the welfare and finance committees as well as the members of different working groups and boards this year. How do you face the time demand - your career, your voluntary work and your family?

That is true that voluntary work occupies most of my time after work. I only have one evening spent with my family just this week. Luckily, my children have grown up and are studying overseas. I do not need to spend as much time with them as before. My advice: before you decide to join our teams, ensure you obtain the agreement and support from your better half!

Women in Surveying

測量半邊天

Corina Yeung – commitment to life long learning



Kelvin Ng
JO Committee

**Where did you obtain your degree in surveying?
How can surveying attract more women?**

I obtained my first degree from the University of Hong Kong and chose surveying because I wanted to obtain a specialized degree instead of a general one. The interdisciplinary HKU surveying course offered lectures on management, economics, law and construction technologies which could deepen my knowledge. Property field is interesting. There are many successful female surveyors, who are intelligent, confident and passionate. Their successes will encourage more women to join this field.

What drove you to pursue a PhD degree and what did you get in this programme?

Harbour reclamation was a hot topic in the late 1990s, a vigorous debate between developers, government, legislators, professionals, etc. Therefore, as a chartered surveyor, I tried to understand the behaviour of such debate and realize the implications on real estate aspect and eventually enrolled in the HKU as a part-time PhD student to conduct research work on harbour reclamation. I studied the economic and legal aspect for such debate, particularly through the history of reclamation over the past 150 years. From this, the reason and result of such harbour reclamation debate was analyzed. On the other hand, sea view has been always discussed as views absolutely affect the values / rental of properties. I analyzed the harbour views with economic terms, especially with a broad property rights framework. Finally, I spent about 3 years to complete my PhD thesis **Property Rights to Views: A Study of the History of Reclamation in Victoria Harbour**.

The PhD programme trained my determination as I had to spend much spare time on research as a part-time student. Of course, this improved my analytical and organization skills.

What was your first experience as a surveyor?

I joined Swire Properties as a management trainee on a two-year training programme when there were opportunities to work in different departments to acquire a broad range of experience ranging from residential estate, leasing and management of a shopping mall to office towers. My first

experience as a surveyor has been interesting and exciting. Practical experience is different from what we learnt in the university. As a trainee, I prepared feasibility studies to ascertain the development potential under different development control and soon became interested in land matters and town planning issues; it is exciting to participate in design development to work out an optimal scheme.

How did you get to this stage of your career?

After obtaining the qualification of a chartered surveyor, I chose to stay in the Development & Valuations Department which has been rewarding because of the wide exposure to different kinds of projects. I have worked in Swire Properties since my graduation and am now a Development Manager in the Development & Valuations Department of Swire Properties.

As a development manager, I am responsible for researches, feasibility studies, property acquisitions, planning and development of new projects including town planning, land matters and valuations. Right now, I am working on a residential redevelopment project and a hotel project in Tung Chung, for this project, I do a lot of market researches on the hotel market apart from understanding hotel designs, operation and financial performance.

Can you share your memorable working experience and some interesting projects that you have involved in recent years?

I have been involved in an acquisition project when Swire Properties has applied for an order for sale under the Land (Compulsory Sale for Redevelopment) Ordinance to complete the acquisition process. I was involved in this case from the early acquisition stage to application to the Lands Tribunal under the Land (Compulsory Sale for Redevelopment) Ordinance and finally to the auction sale. Working on this



project was very challenging. I spent a lot of time studying the Land (Compulsory Sale for Redevelopment) Ordinance and reading lengthy supporting documents and meeting with solicitors, counsel and other professionals as expert

witnesses before the Lands Tribunal hearing. After completing the acquisition, we brought the project to next phrase for actual redevelopment. Meanwhile, I am involved in town planning and building appeal cases, which give valuable experiences. This deepens my knowledge and understanding on the Town Planning Ordinance and Buildings Ordinance.

What are the essential personal skills and key attributes that you see as important in a career?

A strong sense of responsibility, determination and persistence self-confidence, good communication and inter-personal skills are vital. Application of professional skills and knowledge in a timely and organized manner is fundamental, being proactive and innovative is always important because the market changes rapidly.

Is there any prospect in surveying? What would your advice be to young people thinking of entering the surveying profession?

I think the future is bright. Surveyors have worked hard to build

up the status. Nowadays, more people have recognized surveyors as an important profession. As long as we equip ourselves better through self-learning and training, and cope with changing needs of the society, it is definite that the surveying profession can further expand, not only to Mainland China.

Both academic knowledge and practical experience are essential. Surveyors gain all-round knowledge and experience through discussion with other professionals and practical works. Be prepared for continuous improvement of competence and commitment to lifelong learning.

What are your predictions for the property industry in 2005?

With the improvement of economy, I think the property market in 2005 will continue to look good with steady upsurge.

136 mm X 98mm

British Council

拼1/4 黑白廣告

Global Associates Director of Estates

(circa 98,000 per month + gratuity + quarter)

- head the Estates Office and responsible for its strategic planning and management to ensure the delivery of timely and high quality services to the Organization;
- a good honours degree in building surveying plus professional qualifications such as FRICS, FHKIS
- experience in facilities management and project-managing works, renovation of work, and repair and maintenance works;
- Minimum of 15 years' post-qualification experience with at least 5 years at senior position.

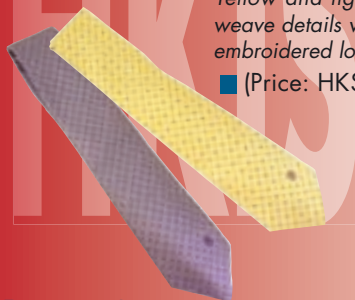
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Patten style

Blue, Glod



Crimson+line

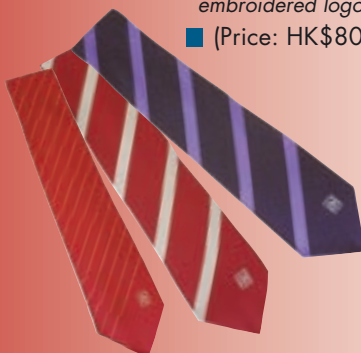


Crimson



Deep blue and deep red silk tie, striped design with single HKIS embroidered logo.

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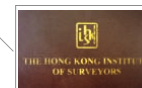
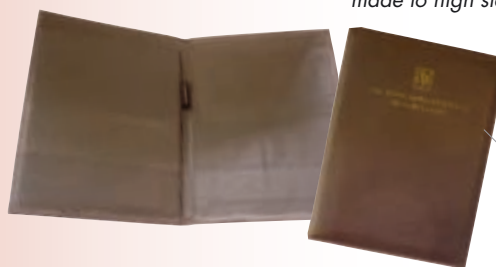


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Union Hospital (沙田仁安醫院) - Medical Check-up Plan

Plan

	Male	Female
Physical Examination & Medical History (Weight, height, blood pressure & pulse)	X	X
Medical Report with Comment and Two Doctor Consultations	X	X
Chest X-ray	X	X
Electrocardiogram	X	X
Kidney Function: Urea, Creatinine	X	X
Liver Function: SGPT(ALT), SGOT(AST)	X	X
Complete Blood Count	X	X
ESR	X	X
Diabetic Screen: Fasting Glucose	X	X
Rheumatology Screen : Uric Acid, RA Factor	X	X
Lipid Profile: Total Cholesterol, Triglycerides	X	X
Cancer Screening: CEA (colon)	X	X
Thyroid Screening: T4	X	X
Urine Test: Urinalysis	X	X
Occult Blood	X	X
Prostate Specific Antigen	X	
Pap Smear		X
Vitalography : Lung Function Test (Computerized report included)	X	X

Original Price :

\$4,360 \$4,220

Privilege Offer to HKIS Member :

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Date	Event	Organiser	Location	
2005				
May	24	Signing Ceremony of Reciprocity Agreement between HKIS and CECA	HKIS/CECA (China Engineering Cost Association)	Beijing, PRC
	28 – 31	Value Management for Design & Construction Methodology & Application	HKIS/City University of Hong Kong	Island Pacific Hotel, HKSAR
	31	Sustainability/LEED & Life Cycle costing	HKIS/City University of Hong Kong	SLC, HKIS
June	2 – 3	Why re-invent the wheels	HKIS/HKIVM (HK Institute of Value Management)	HKECC, HKSAR
	4	An interactive session: function analysis	HKIS/City University of HK	Island Pacific Hotel, HKSAR
	13	Surveyors Lunch & Diploma Presentation	HKIS	Bankers Club, HKSAR
	23	SAA Executive Council Meeting	Surveyors Alliance Asia (HKIS, SISV and ISM)	Kuala Lumpur, Malaysia
	23	Hebei-Hong Kong Week – Infrastructure and Real Estate Services Seminar	HKSAR Government Beijing Office	Hebei, PRC
	27 – 29	9 th PAQS Congress 2005	PAQS/CECA	Dalian, PRC
	September	7 – 9	第四屆京港澳測繪技術交流會	澳門特別行政區政府地圖繪製暨地籍局
20– 22		MOC Conference – Construction Economics, Real Estate and Urban Disaster Prevention	ETWB & Ministry of Construction	Xian, PRC
27 – 29		2005 World Sustainable Building Conference	Japanese Ministry of Land, Infrastructure and Transport (MLIT)	Tokyo, Japan
Sep/Oct	BSD Annual Conference	HKIS BSO	Hong Kong SAR	
October	16 – 22	International Property Valuation Conference & FIG Commission 9 Working Week	HKIS/CIREA/FIG	Beijing, PRC
	28 (tentative)	LSD Annual Dinner	HKIS LSD	Hong Kong SAR
	31	IVSC Annual General Meeting	IVSC	Brazil
(tentative)	HKIA, HKIE and HKIS Joint Conference	HKIA, HKIE & HKIS	Hong Kong SAR	
November	18	HKIS Annual Dinner 2005	HKIS	Hong Kong SAR
	19	WOBO Joint Seminar 2005	World Organization of Building Officials/HKIS BSD	Hong Kong SAR
(tentative)	第八屆兩岸城市地理資訊系統學術	CUHK/HKIS (LSD)	Hong Kong SAR	
December	(tentative)	HKIS Annual Conference	HKIS	Hong Kong SAR
	(tentative)	HKIS Annual General Meeting	HKIS	Hong Kong SAR
2006				
July	(tentative)	Quality Building Award 2006	HKIS	Hong Kong SAR
October	15 – 20	FIG XXIII Congress and XXIX General Assembly	FIG	Munich, Germany
2007				
May	12 – 17	FIG Working Week 2007 and XXX General Assembly	FIG/HKIS	Hong Kong SAR

For further details, please contact the HKIS office on 2526 3679 or visit www.hkis.org.hk

NB: SLC = Surveyors Learning Centre, 811 Jardine House, 1 Connaught Place, Central, Hong Kong

香港測量師智慧之泉

— 測量師圖書館

為了 培育新世代智慧型的測量師、為了發展更迎合社會需要的測量技術，學會努力不懈，致力為測量專業作持續發展及培訓。期間不斷投放資源，向著目標進發。去年四月份，位於怡和大廈的「測量師研習中心」啟用，一年後的今天「測量師圖書館」亦正式開幕了。

這一切的重點工作都是為了提高我們的專業水平，社會上的領導地位。學會將全力以赴，協助會員站穩陣腳，面對未來的挑戰及機遇。「萬丈高樓從地起」，學會是你們的地基平台，讓大家將測量專業大放異彩。

青年組的會員，請儘量使用這些專為你而設的設施。



林力山
青年組主席

