

The background of the cover is a stylized world map with a grid overlay. The map is rendered in shades of green and yellow, with a glowing orange and red gradient at the bottom. Overlaid on the map are various technical drawings, including a large 'U' shape and a circular diagram with lines connecting points. The title 'SURVEYORS' is in large white letters on a purple background, and 'Times' is in yellow letters below it. The subtitle '測量師時代' is in Chinese characters above 'Times'. The volume and issue information 'Vol. 15 • No. 4 • April 2006' is at the bottom of the purple box. The main text at the bottom is in Chinese characters.

SURVEYORS

測量師時代
Times

Vol. 15 • No. 4 • April 2006

Knowing corporate values
Realizing vision and mission
探悉機構價值觀
實現理想和使命

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From the Editor 編者話

In this issue, the President reports briefly on the Vision and Mission of the HKIS following a brainstorming session involving the Executive Committee and Chairmen of the three Boards on 8 April 2006. A draft vision and mission statement has been prepared (page 4), and, after due consultation with members, it will be further deliberated by the General Council.

How much value or importance do we attach to a vision and mission statement? How binding will it be on the HKIS management, in guiding us forward and serving as a performance benchmark? What does it mean to the members-at-large? Or, will it merely be a set of empty slogans? The answers to these questions, in my opinion, depend on the how committed our members are to the development of our profession, and how the management is able to, through its performance, solicit commitment from our members.

Apart from serving as a guide and benchmark, the vision and mission statement also helps to ensure continuity of policies. This is particularly relevant and important for an organization such as ours where leadership changes virtually on a yearly basis to coincide with annual council elections.

A vision and mission statement is not an empty slogan only if it accurately reflects the needs and wants of the members. It is enforceable only if it originates from the members. It is as much binding on our future leadership as it is owned by the members-at-large.

Now are we ready to turn to page 4?

Francis Leung

本期「會長的話」談到香港測量師學會的理想和使命，這是三個委員會及組別主席們在2006年4月8日一次腦震蕩會議的主要命題。讀者可在第4頁找到理想和使命的初稿，下一步是要取得會員們的意見，然後由理事會再作深入研究。

我們是如何訂理想和使命等聲明陳述的重要性？理想和使命是否會對學會管理層在領導的過程具有約束力，甚至成為一個基準？對廣大會員而言，它意味著甚麼？不會是空空的口號吧？這些問題的答案，依我來看，除了取決於會員自身對本專業的投入程度以外，管理層是否能以身作則，令大眾會員信服也是一個重要的因素。

除了作為一個指引和基準之外，理想和使命是一個保障政策持續性的一個重要方法。因為對學會來說，每一年理事會的人事更替一定會出現，在這種情況下，理想和使命將會發揮特別實質性的作用。

若理想和使命不淪為空泛的口號，它必須踏實地反映眾會員的需要和期望；並得到會員的一定信服。學會的理想和使命是領導層和眾會員一起承擔的。

現請讀者們看第4頁！

梁立基



Knowing corporate values Realizing vision and mission

In the evening of 7 April 2006, I joined the Junior Organization's visit to the Surveying Society of the Hong Kong University. Surveying students are concerned about their future careers as professional surveyors. However, as potential members of the Institute, they share the same pride in the Institute's ability to frequently speak in front of the media. More exposure in the media will increase the public awareness of the functions of the Institute. Good reputation in keeping close contact with the public and addressing social or economic issues at the root is a hallmark of a professional body. As a professional body for the real estate and construction industry, there is no excuse for the Institute not to be involved in doing more research work and leading the public in the discussion of issues relating to land and infrastructure development. Anything we do in maintaining the Institute's social responsibility and thought leadership role will in a long run bring intangible benefits to members and potential members like the students in the universities.

In the next morning, I chaired the HKIS Retreat 2006 at the Yacht Club. It is an event for key officials of the Institute to revitalize their cooperation spirit and focus their discussion on building some cohesive long range plans for the Institute. The event is worth organizing again each year particularly when some participants are willing to sponsor a significant part of the cost of the gathering like the one for this year. We talked about how to fulfill members' expectations. Members' expectations are the General Council members' obligations. We need to have some continuing improvement plans and introduce reforms when necessary. More importantly, we need to fulfill members' immediate needs in a more systematic manner.

There is a need to provide more care to the general membership particularly in the area of increasing their competitiveness. The Institute's professional standard should be safeguarded by all means. Passing the Assessment of Professional Competence should continue to be a very important qualifying route for becoming members of the Institute. We have to respect the professionalism contributed by our probationers and student members working very hard towards attaining all the requirements laid down in those rules and guides for Assessment of Professional Competence. Anything we do for deriving the long range plans should also work to the advantage of all these young and newly qualified members in the first place. The Institute is a professional body incorporated under the Hong Kong Institute of Surveyors Ordinance. The Institute is a regulatory body within its own framework as provided in its Rules of Conduct. The Institute is also conferred with the statutory responsibility to appoint its members to run the Surveyors Registration Board established under the Surveyors Registration Ordinance. Discussions at the Retreat have given us a clear understanding of the Corporate Values of the Institute. Namely, Social Responsibility, Thought Leadership, Sense of Ownership to the Institute, Membership Care, Integrity and Professionalism.

In facing the challenges and threats associated with globalization, technology changes, specialization and market diversification, the Institute has to sharpen its members' competitive edge. There are many internal and external environmental issues that the Institute needs to identify and consider in order to be able to create the most suitable support to its members. Detailed action plans will be developed to capture more opportunities for the benefits of the general membership. The certification of specialized surveyors will

be implemented within the current council year. Senior or renowned members will be invited to act as Ambassadors of the Institute to raise the Institute's professional standing. The Institute should provide more services to its members not only in Hong Kong but also in the Mainland and internationally. It is imperative that the Institute should speed up its formal presence in the Mainland. They all boil down to how well we are in realizing the Institute's Vision and Mission as defined at the Retreat. Subject to the final confirmation by the General Council, the HKIS new Vision and Mission statements are:

"Always to be recognized as a leading professional body in

the built environment locally, nationally and internationally."
- HKIS Vision; and

"To ensure a high standard of professionalism, maintain an effective self-regulatory framework, promote a strong sense of ethics in surveying practices and to serve the best interests of the community." - HKIS Mission.

Wong Chung Hang *President*

探悉機構價值觀

實現理想和使命

〇〇六年四月七日的傍晚，我連同青年組訪問了「香港大學測量學會」。測量本科生都焦慮投身專業測量師行業的前途。然而，作為香港測量師學會的可能會員，他們對學會經常在媒體發言却又引以為榮。學會多些在媒體曝光，確實會幫助社會大眾更明瞭學會的功能。專業團體成功的特點是它能與公眾保持良好關係，尋根問底地為一些經濟或社會問題找出根源、提出意見。作為房地產及建造業的專業團體，學會沒有理由不參與有關的研究工作並同時帶領社會談論有關土地及基礎建設的問題。學會在履行其社會責任及其思想領導者角色時所作出的參與，肯定會為現有會員和可能會員帶來長遠的無形利益。

翌日早晨，我主持了在遊艇會舉行的「香港測量師學會2006靜修」。這是主要理事們的一次重要聚會，目的在於重燃大家的合作精神、凝聚力量思索學會的長遠發展計劃。這種每年一次的活動很有意義，更難得的是一些參與者慷慨贊助是次活動的部份經費。當天，大家談到如何滿足會員的期望。眾會員的期望實在就是理事會成員要作出的承擔。我們必須推出不斷自我完善的計劃，甚至在有需要時進行改革。當然，達到這些目標，首要任務是要按部就班地滿足會員當前的迫切需要。

學會要多關心會員，一個非常明顯的要求就是去增強會員的競爭力。學會維護專業水準的理念是牢不可破的。一如既往，專業評核試應該繼續保持，是成為學會正式會員的最主要考核途徑。大家要尊重一個客觀的事實：見習測量師及學生會員們為專業評核試所付出的極大努力，其實是維護專業水平，正好表現出他們的專業精神。學會在考慮任何長遠計劃時，都必須將這群年青及剛獲取資格的會員的利益放在首位。學會是按《香港測量師學會條例》依法

成立，也是受香港測量師學會自身訂立的《專業操守規則》作出監管。學會同時也被授予法定責任，委派會員去管理《測量師註冊條例》下成立的「測量師註冊管理局」。是次靜修讓大家探悉到學會的機構價值觀。這些價值觀是：對社會的責任感、作思想領導者、對學會的持份感、關心會員、堅持誠實正直及維護專業精神。

在面對全球化所帶來的挑戰和威脅、科技的日新月異、資歷的專門化及市場的多元化的同時，學會務必要不懈地強化所有會員的競爭力。為了要提供最合適的服務給會員，學會先要認識和考慮到所有具影響力的內、外環境因素。我們將制訂具體計劃，務求使會員能夠掌握更多的機遇從而儘快享受實踐後所帶來的一切好處。今年，學會將可推行專科專業測量師的登記制度。資深望重的會員將肩負作為「學會大使」的任務，被邀請替學會對外推廣業務、提升學會的專業地位。學會將積極為本港及海內外會員提供更全面的優質服務。學會將加快落實在內地正式成立辦事處。這一切都為學會會員帶來具體好處，就看我們如何好好地實現是次靜修所制訂的理想和使命。雖然還要得到理事會的確認，香港測量師學會新的理想和使命大概是：

理想：成為一個跨地域國界而又備受尊崇的建設環境的專業團體。

使命：維護高專業水平，保持有效率的自我監管，促進強烈的專業道德感和為最大社會利益而服務。

黃仲衡 會長

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Surveyors in REITs

*How do stakeholders
inter-relate in REITs?*

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Surveyors luncheon on 20 March

The Permanent Secretary for Housing, Planning and Lands (Housing), Thomas Chan JP, has admitted to a floor of nearly 80 people that he did ask himself what on earth he would be talking about to a gathering of surveyors. But, before one could have spotted even fraction of a second of dead air, he has been eloquently filling the room with a total maintenance strategy for rental public housing units!

Mr Chan has also addressed some very interesting questions ranging from the qualification of inspectors for the proposed mandatory building inspection scheme, to how long it would take for the TMS to cover its intended scope and approximate funding to ensure sustainability of this very challenging programme.



Speech by Mr Chan Chun Yuen Thomas JP Permanent Secretary for Housing, Planning and Lands (Housing)

Mr President, distinguished guests, ladies and gentlemen,

It is my great pleasure to be invited to address such a distinguished audience today. When I accepted the invitation, my first thought was - what on earth am I going to talk about to a gathering of surveyors? You see, surveyor, noble profession though it is, is hardly well-known to the rest of the world in terms of what they actually do because of the complexity of the profession. The Webster Dictionary of Quotations, for example, had lots of quotes about all kinds of professions : medical doctors, lawyers, philosophers, politicians and even the clergy and, of course, in rather less flattering terms, the civil servants. But not the surveyors! Having drawn a complete blank in this direction, I very quickly did a survey of what I spend most of my time on in the office and I declared to my able colleagues that I would talk about our new Total Maintenance Strategy for rental public housing units. My colleagues were simply appalled! First of all, they pointed out, this would hardly be the most interesting subject one can talk about after a good lunch and, more important, it is simply tempting fate to talk on a subject on which everyone in the audience know more about than the speaker! But, I said, it is precisely because a wonderful lunch could help to make an otherwise boring talk much more palatable, and if I do it with suitable humility, I might just get away with it! In any case, it is a rather important subject for Hong Kong so I trust you will bear with me.

Most of us have experienced the monumental economic growth of Hong Kong in the past few decades which has transformed it into a world-class city today. In particular, we are extremely proud of our success in property development in which your profession has a significant part to play. The property booms in Hong Kong have however presented us with new challenges today. As at the end of 2005, about one third of our private buildings are, like most of us here, aged slightly over 30. Of these, a significant portion are residential buildings - homes for the Hong Kong people. I am sure that most of us here have been involved in the consultation of the Proposed Mandatory Building Inspection Scheme (MBIS). The first stage public consultation of the Scheme was completed in 2004 and there was clear community consensus that it is the owners' responsibility to inspect and maintain their buildings in order to safeguard public safety. The result of the consultation has also re-affirmed that mandatory building inspection is a practicable long-term solution in addressing the problem of building neglect.

The Housing Authority (HA) owns some 680,000 public housing units. We, without being bashful, are the largest landlord in Hong Kong, and we strongly support the concept of timely building

maintenance. And why not? Apart from the public safety aspect which we most safeguard, it is also in our best interest to upkeep our estates in good condition so as to maximize their economic life. Unlike private buildings, whose conditions may vary in large degree depending on the care they have received, our structured building maintenance programmes have ensured that common and external areas in public housing estates are generally kept in very good condition. We have, however, noticed that the standard of maintenance inside some of our public housing flats is less than satisfactory. Many cases of water seepage, concrete spalling or even falling windows could have been avoided if signs of distress were detected and rectified at an early stage. To address this problem, the HA has launched the Total Maintenance Strategy (TMS) earlier this year.

We believe that early detection and rectification of defects will prevent dilapidation, eliminate health and safety hazards, minimize breakdowns and avoid unnecessary expenses on major corrective maintenance. With the above in mind, we have built the TMS upon three approaches:

- (i) first, to identify maintenance problems proactively and comprehensively (主動勘察);
- (ii) second, to respond promptly to emergencies and tenants' requests for repairs (迅速回應); and
- (iii) third, to enhance communication and promote building care culture amongst our tenants and service providers (加強溝通).

We believe that the TMS will bring about a higher level of tenants' satisfaction through improved customer service and more efficient repair and maintenance work. We also envisage that this preventive approach would eliminate recurrence of maintenance problems and operation costs for our estates will in fact be reduced in the long run. Our initiatives will also empower our staff with greater knowledge and confidence in dealing with problems and complaints. All in all, the TMS will serve to improve the living environment of our tenants through which the corporate image for HA will be enhanced.

Let me highlight our major initiatives under the TMS.

To identify maintenance problems proactively and comprehensively

Most of our tenants are just ordinary citizens who are not familiar with the tell-tale signs of building deterioration. In order to identify maintenance problems proactively and comprehensively, we have

appointed Inspection Ambassadors, most of them surveying graduates, to carry out in-flat inspections. Under the supervision of professional surveyors, our Ambassadors will provide one-stop service for in-flat inspections and arrange for minor touch-ups on the spot as required. During the inspections, the Ambassadors will also record the maintenance conditions of each flat and take the opportunity to educate tenants on common home maintenance problems. Through our Ambassadors, we could establish better communication with our tenants and ensure that maintenance work could be carried out promptly to prevent further deterioration.

Efficient and cost-effective building maintenance often relies on the advent of modern technologies. To keep track of in-flat maintenance work and monitor estate improvement programmes, a flat-to-flat maintenance database will be set up to record maintenance history throughout the building life of the estates. Apart from enhancing the day-to-day operation, preparation of budgets for maintenance and improvement programmes and so on, the database will serve as a knowledge base for future research and developmental activities. That will in turn strengthen our Research and Development in building diagnostic methodology and maintenance technology.

Knowing that we must maintain what we build, we need to look into opportunities for improving design and construction quality. Our maintenance team will work hand in hand with the design teams to research on building performance, life-cycle costing and efficiency of services systems etc. We envisage that the knowledge gathered through the maintenance database and our efforts on enhanced Research and Development will prove beneficial not only to HA but to all the professions within the building construction, maintenance and management industry.

To respond promptly to emergencies and tenants' requests for building repairs

To support and further enhance our service on in-flat building care, a Maintenance Hotline will be established through which a one-stop service will be provided for tenants to lodge their complaints. Feedbacks from tenants on the service satisfaction level will also be sought and followed up.

To strengthen our crisis management capacity, we have appointed dedicated senior professionals as Customer Service Co-ordinators to collate input from relevant offices, identify potential problems and report to senior management.

We rely heavily on our property service agents and maintenance contractors to deliver our quality maintenance initiatives. We will provide supportive guidance, coaching and training, request deployment of customer service manager for each contract and cultivate a partnering relationship among stakeholders and review

our contract renewal strategy. To address the rising aspirations from our tenants on monitoring our contractors' performance, we will review the tendering awarding process and contract renewal strategy, streamline the quality auditing process and tighten the regulatory actions against adverse performance. To enhance communication and promote building care culture amongst our tenants and service providers.

To promote a customer service culture and reinforce the sense of partnership with our services providers, we will collaborate with contractors and consultants in jointly organizing training activities. Our partnering contractors will be required to provide enhanced customer services, particularly on punctuality, communication, politeness, workmanship, site safety, protection and trade test requirements to support the implementation of the TMS.

We encourage every tenant to seize the initiative in securing a good living environment. To enhance tenants' participation in taking adequate care of their flats and reporting defects, a comprehensive promotional and educational plan has been mapped out. We will cascade the TMS initiatives through various means of publicity including pamphlets, posters, road shows, HA channel, tea gatherings with tenants, Estate Management Association Committee, etc. Maintenance Education Paths, located at different districts, will also be established to create greater publicity impact.

The above briefly summarizes our initiatives under the TMS. Since its launch in January 2006, we have already commenced In-flat Inspection services in four housing estates. Our first Maintenance Education Path at Tai Wo Hau Estate has also received good response. Tenants welcome the In-flat Inspection services and the successful access rate is over 80%. I am also pleased to note the feedback from our tenants. The initiatives under the TMS will be rolled out to other public housing estates soon.

We estimate that expenditure on all maintenance and repair works generated by the TMS initiatives is in the order of about \$1,260 M per year, amounting to some \$6.3 Billion over a five-year period. This would inevitably enable the creation of more job opportunities in property management, facility management, building surveying and construction and maintenance management. We believe that the benefits resulting from TMS will prove to be money well spent.

To conclude, I strongly believe that the proposed TMS will turn a new page for the history of building maintenance in Hong Kong. As a public organization, the HA hopes to set a good example and take the lead in embracing the principal objective of the scheme which is to bring a safe, healthy and pleasant living environment to our citizens. I appeal to all of you to support such a good course.

Thank you.

More on CAP 545



On 9 March 2006, the Institute sent out a press release expressing its welcome to Government's proposal made on the previous day to facilitate private development under

the Land (Compulsory Sale for Redevelopment) Ordinance. HKIS considers the move as a very positive step in response to the recommendations released in 2005.

In August 2005, HKIS held a press conference, outlining the potential deficiencies of the Ordinance and the recommended way forward. HKIS recommendations include, amongst others, the lowering of the ownership threshold to, say, 80% in the application of the Ordinance; and the need for clearer guidelines, such as buildings which are over 40 years of age, in authorizing redevelopment. In contrast to some misconception on the street, the proposal will serve to release development value to the owners concerned instead of suppressing his right of ownership. This will also help speed up the process of urban renewal and alleviate the problem of uneconomical maintenance of old buildings faced by owners of relatively poor financial means.

"We are delighted to note that issues and recommendations identified in our Paper have been considered carefully by Government. The fact that some of our key recommendations have been taken on board is a good sign that the Government is 'listening' to views expressed by the HKIS" said Yu Kam-hung, Vice President of the Institute.

Failure of the prevailing Ordinance to address ownership threshold in those buildings which have less than 10 units within the "Lot", given the restrictive definition of the "Lot" under the Ordinance, is one of the deficiencies identified by the Institute.

"Government's proposal to include a lot with "all units but one" amongst those where a 80% threshold would be applicable has, to a certain extent, addressed the above deficiency of the Ordinance", added Mr Yu.

In order to encourage comprehensive development, HKIS recommended in August 2005 to adopt a "Scheme" concept in the application of the Ordinance. The extent and the boundary of the "Scheme" could be proposed by the majority owner(s) and approved by the Lands Tribunal. Buildings within

the "Scheme" could then be included in calculation of the ownership threshold under the Ordinance.

"Whilst we note the reservation of the Government about the "site/scheme" basis recommended by HKIS, and that no amendment has been proposed to the definition of the "Lot" under the Ordinance, we remain of the opinion that these issues should be reviewed and considered further in the longer term", said Serena Lau, Chairperson of General Practice Division of HKIS.

"Furthermore and, again in the longer term, planning merits, environmental improvement, economic and financial benefits, etc, could be added to be the additional grounds on which the Lands Tribunal may take into account when considering whether the redevelopment of a lot under application is justified or not", Ms Lau said. *"The HKIS shall study Government's proposal in further details with a view to responding formally to Government before the end of the consultation",* added Ms Lau.

A working group headed by Stephen Yip will be studying the proposal in detail. Meanwhile, an open forum on the subject has been scheduled for Tuesday 9 May 2006 in the SLC; for enquiries, please call the Secretariat on 2526 3679.

LandsD revision of the Code of Practice

The Institute has written to the Land Survey Authority, after a detailed review spanning over several months, giving its nod to the Specification and Practice Guide for Establishing GPS Control Stations and also the proposed revisions to the Code of Practice issued under the Land Survey Ordinance on the understanding that amendments be made on: to replace 'do not deviate from the grant' by 'follow the intention of the grant'; and to replace 'identify causes of discrepancies' by 'reason for the discrepancies'.

The LSA views the general principles for re-establishment of lot boundaries as the corner stones to good survey practice and in order to ensure that those principles and good survey practice would not be overlooked by the authorized land surveyors (particularly those who are newly registered as authorized land surveyors), the LSA considers it necessary to include them into the COP.

The LSA also felt that it understandable there are circumstances under which an authorized land surveyor will not be able to satisfy all general principles in a boundary re-establishment

exercise; therefore, it will not be regarded as a non-compliance with the requirements of the COP if an authorized land surveyor can demonstrate that in the course of his or her boundary re-establishment work he or she has considered following these principles but there are circumstances that have prevented him or her from doing so. This point will be set out clearly in the COP.

Mandatory building inspection and enhance window safety schemes

The Working Group on Mandatory Building Inspection headed by Edwin Tang, Chairman of the Building Surveying Division, has prepared a paper in response to the Housing, Planning and Lands Bureau on 13 March.

The submission has stated that as a building professional institution habitually regards to the building neglect problems in Hong Kong, the Institute is delighted to notice Government proposal which will accelerate the resolution of existing building problems. The schemes will promote beautifying the community environment of Hong Kong, cultivate a planned maintenance culture, and assist in reducing unemployment rate of the construction industry. *The principle direction is therefore supported.*

Proposed Mandatory Building Inspection Scheme (MBIS)

The knot of the prevailing building neglect problems is the lack of a mandate for owners to conduct regular inspection and maintenance. Most owners just wait until they receive statutory repair orders. As a result, a proactive mandatory approach is necessary to ensure all owners bear their maintenance responsibilities. Regular building inspection is also considered as an effective "preventive" approach to contain the problem and assure public safety.

Under the current legislative requirements, mandatory checking and maintenance to building facilities such as fire services, electrical and lift installations are already in place. It is logical to extend such requirements to the buildings that house these facilities because many building defects affect not only the safety of the occupants but also the passers-by.

The proposed building age threshold of 30 years and inspection interval of 7 years are considered barely acceptable at the outset of the scheme. In the medium term, a 20 years age threshold and 5 years interval are considered more imperative.

The Institute has reservation on exempting private domestic buildings of 3 storeys or less from the MBIS. Such buildings may also lack proper management and maintenance. Government should not create the illusion that they are less risky, especially where there are unauthorized building works (UBWs).

The current practice of condition survey should be adopted, i.e. "mandatory inspection" should refer generally to "visual inspection". If the outcome/situation justifies further investigation on certain items/locations, the inspector would then make such recommendations to the owners but the follow up enforcement action, if required, should rest with the current legislative frameworks.

Qualification of Inspectors

Authorized Person (AP) and Registered Structural Engineer (RSE) are no doubt professionals experienced in building design and structural elements of building works respectively. However, condition survey and building maintenance are specialized subjects for existing buildings. Therefore, qualified inspectors for MBIS must be professionals who are competent in diagnosing building defects and giving advice/supervising on rectification works and building maintenance.

In fact, Building Surveyors (BSs) of the Institute are the most appropriate professional to act as the "Qualified Inspector". BSs have long been playing a key role in the management and maintenance of buildings in Hong Kong. Their core professional competence include conducting surveys of existing buildings, acting as "Building Doctor" in diagnosing of building defects, preparing schedules of dilapidation, giving advice on remedial works and costs, and advising on building and fire safety:-

- BSs are being employed by major Government departments and public authorities, including Architectural Services Department, Government Property Agency, Housing Department, Housing Society, Hospital Authority and universities, as key leader on building management and maintenance.
- In case of major transactions involving buildings, valuations have to take into account the condition survey reports prepared by BSs. Some recent examples are the public offering of Real Estate Investment Trust (REIT) such as Link REIT, Prosperity REIT and GZI REIT.

- In legal proceeding or disputes resolution in connection with building defects, BSs are always appointed as the expert witnesses.
- Many seminars/workshops organized by Building Management Resources Centres and District Offices are mainly delivered by BSs.

Therefore, BSs who must be a qualified member of a recognized surveying institute shall be the benchmark for a new list of "Qualified Inspector". If AP, RSE and other building professionals possess similar surveying and maintenance experience, they may also be assessed by a registration committee for inclusion into the list of qualified inspectors.

Scope of Inspection

Government has a duty to cultivate a culture of proper building maintenance. Building inspection shall not confine to common areas only as causes of most building defects are interrelated and sometimes interactive, e.g. water seepage. Internal parts of private units shall also be inspected under the proposed scheme. It is always desirable from a building maintenance and management point of view to have full record on the condition of the buildings and there could be administrative means to overcome the practical problem of un-cooperative occupants and inaccessible units.

Inspection should cover defects which will cause potential health and safety concern to occupants, such as water seepage, potable and flush water supply system, lightning protection system and underground drainage system inside private units.

The Institute has reservation on extending current Buildings Department enforcement policy on UBWs to the scheme. The priority policy was established due to staff resources constraints. However, UBWs are dubious in construction and details and can be a potential hazard to occupants as well as the public if certain minor UBWs are tolerated without time limit. It is likely that inspectors would have to bear high premium on professional indemnity insurance. However, if Government would like to maintain the priority policy, the inspectors might just help to record the nature, location and approximate dimensions of such UBWs.

Enhancing Window Safety Scheme

Evidence shows that fallen window incidents usually happen in buildings built some 10 to 15 years ago. To alleviate the disturbance to building owners, the age threshold for window inspection can be extended from 5 years to 10 years with inspection interval lengthened from 3 years to 5 years. Government may review that 5 years interval later.

Window failure was primarily due to corrosion of aluminum rivets causing the opening casement departed from the window frame at the projecting hinge. Although stainless steel screws or rivets nowadays have much longer life span, this may not resolve the fallen window problem entirely. It is still important to mandate regular inspection in order to ensure timely location of potential risk. One-off inspection is considered not sustainable and unable to develop a proper culture of planned maintenance.

As discussed under MBIS, the Institute has reservation on exempting private domestic buildings of 3 storeys or less from this window inspection scheme.

Assistance Measures

Existing assistance measures from various Government departments and quasi-government organizations are generally considered superficial, unattractive and not user friendly. Government should therefore consider the establishment of a centralized agency to co-ordinate various assistance measures, to broaden the range of eligible owners and to review the interest rate of the loan scheme.

The Institute does not agree that formation of owner incorporation (OI) is a panacea for all illnesses. Many professional property management companies have demonstrated their ability to effectively manage and maintain buildings without the formation of OI. In some cases, the involvement of OI can even highly politicize matters. As a way forward, it is suggested that Government provide more practicable incentives for building owners to engage professional property management companies rather than prioritizing resources on formation of OI. Government should also take advantage of the current review of Building Management Ordinance (Cap 344) to strengthen the authority under Section 40B to enforce mandatory building management.

Proposed Building Affairs Tribunal (BAT)

In dealing with building management and maintenance disputes, it is widely accepted that the current tort and judiciary mechanism is highly burdensome. The Institute has therefore submitted separately a proposal to the Bureau on the establishment of BAT under the existing judiciary system. By accepting expert reports whilst disallowing legal representation, it is believed that the proposed BAT will certainly help resolving building management and maintenance disputes in a more efficient, affordable and amicable manner. This will be particularly useful in dealing with disputes over contribution of maintenance fund and enforcing arrear payment against un-cooperative owners.

The proposed BAT may be regarded as new hardware for upkeeping quality building management and maintenance that will eventually benefit all building owners at large. Government should develop such mechanism as a supportive measure to the inspection schemes.

Proposed Voluntary Building Classification Scheme (VBCS)

The Institute believes that the VBCS is a good initiative to develop alongside with the implementation of MBIS. However, the assessment criteria should be carefully formulated and should not be at a standard inferior to the MBIS.

In line with the suggestion above, Building Surveyors should be eligible to act as the assessors for VBCS since they are well trained in conducting building survey and assessment of various building defects and problems.

Meanwhile, the Senior Vice President, Raymond Chan, says that the Institute will be very pleased to help Government in its framing of the final legislative procedures.

Planning of Kai Tak

The Institute has written to the Legco Panel on Planning, Lands and Works on 1 March subsequent to an oral presentation by HKIS representative in January.

Concept Plan

- 1 **City in the Park** is the preferred one. It is residential based, which is safer from a market point of view.
- 2 **Kai Tak Glamour** is mainly commercial based. San Po Kong, Kowloon Bay and Kwun Tong nearby are transforming into commercial areas. Turning Kai Tak into another one will either flood the market or suffocate the transformation of the 3 districts.
- 3 **Sports by the Harbour** is like the WKCD and could be very controversial.
 - (1) Do we need so many sports facilities here?
 - (2) Who is going to fund and run these facilities?

Interface with Neighbouring Areas

Although this is one of the major urban design and landscape considerations of the Public Consultation Digest (2), it is noted

from the concept plans that the emphasis is only on the waterfront. The OS belt at the interface with San Po Kong and Ngau Chi Wan seems to be not strong enough. The OS belt should serve as a buffer between Kai Tak and the three districts which are not quite compatible with Kai Tak in terms of land use and quality of development. Flexibility should however be built in for fusion in the future.

Plot Ratio

The residential plot ratio of 4 to 5 for the City in the Park Concept is considered too high. Subject to financial viability, there is room for lowering the plot ratio to about 3.

Avoid "R(A)" Type Zoning for the High Density Residential Sites

Monotonous commercial podium type development should be avoided, otherwise every development will carry a shopping center that cannot survive. The mistake in West Kowloon and TSTE should not be repeated.

Delete Public Housing

If Kai Tak is to be Hong Kong's showcase, there should be no public housing sites. Public housing is of a lower quality and should not be centrally located, otherwise the value of nearby private housing will be suppressed.

Commercial Activities along the Waterfront

It is important to make the promenade more vibrant. Otherwise, like the TSTE promenade, it will not be patronized. However, disturbance to the medium density housing needs to be taken into account.

Transport serving the Cruise Terminal

The provision of a cruise terminal here is supported but it is important to ensure that the traffic it attracts will not jam the road network of the district. Additional connections to other nearby districts should be considered.

Commutation with Kai Tak

As some of the residential areas are quite far from the major retail and civic facilities and transport nodes, shuttling transport within the area is very important.

In his letter of 1 March, the President, Wong Chung Hang, pledges the Institute's support in the next stage of the planning process.

Impact of the Hong Kong-Zhuhai-Macau Bridge



The Institute has funded a consultancy project (Agreement Number P04-0364) conducted by the Department of Building and Real Estate of the Hong Kong Polytechnic University on the impact of the Hong Kong-Zhuhai-Macau bridge upon the property markets of Hong Kong, Zhuhai and Macau.

The study aims to review the three property markets and to provide statistical estimate of the likely impact of the Bridge on the three real estate markets. The methodology includes several models to project possible changes in terms of accessibility, property price, traffic flow and property price gradient.

The Accessibility Improvement Model (AIM) is deployed to firstly gauges the improvement in the level of accessibility once the bridge is completed. The outcomes are then used to estimate the likely impacts on the property prices of the markets. The Factor-Mobility Price Gradient Model (FM-PGM) analyses the price gradients: between Hong Kong and Macau and secondly between Hong Kong and Zhuhai.

The caveat of the study is obviously that as the detailed design and precise locations of the bridge are yet to be finalized, the estimates of the magnitude of price change and price gradient change, based on the empirical study, are indicative only. For a copy of the report, please email: linda@hkis.org.hk or call the Secretariat on 2526 3679.

ETWB Graduate Training Scheme

In response to a proposal by the Environment, Transport and Works Bureau of the HKSARG to extend the mainland secondment training programme in Shenzhen to quantity surveying discipline in 2006, the Institute has written to the ETWB giving its support on the proposed training programme and, added further, that the Institute recognizes the experience gained by the trainees knowing that: the secondment is supervised by a qualified professional in the Mainland; the secondment is relevant to the syllabus of the respective division of the Institute; and the scope of training has been vetted by the respective division for relevancy.

The training is arranged by the Shenzhen Construction Bureau and the Shenzhen Works Department and the secondment aims at broadening the perspective of trainees and enhancing their understanding of the quantity surveying profession in the Mainland.

Media luncheon



The President, Wong Chung Hang, has told nearly 30 journalists present at the luncheon on 16 March that the Hong Kong Institute of Surveyors is dedicated to promoting public understanding of the surveying profession and, for more than

two decades, has been playing an important role in giving professional advice to Government bureaux and departments, the Legislative Council and the public by addressing topical issues that have been pertinent to the betterment of Hong Kong. Mr Wong assures that the Institute will continue to adopt an assertive advocacy role.

An array of topical issues has been touched upon, these include and are not limited to: West Kowloon Cultural District Development; Tamar Development Project and Central Reclamation Phase III; HK-Zhuhai-Macau Bridge; Kai Tak Planning Review; New Cruise Terminal Development; Urban Renewal; Land (Compulsory Sale for Redevelopment) Ordinance (CAP545); Land Sale System and Application List for Land Sale; Closer Economic Partnership Arrangement; Mandatory Building Inspection Scheme; Proposed "Building Affairs Tribunal"; Adverse Possession; Land Titles Ordinance (CAP585) and last but not least Building Management Ordinance (CAP344).



VP at SCMP conference

The Vice President, Yu Kam-hung, has been invited to speak at the 10th Business and Economic Policy Seminar Series 2005/2006 organized by SCMP Conferences on 13 March 2006.



Government's current system of selling land was introduced to stabilize the market at a time when prices were plummeting. Some developers are saying the application list system makes it harder for them to buy lots, whilst larger ones are asking for greater transparency, sounds it is time the current system was replaced - either a return to the previous system of regular auction or with something entirely different.



At the conference, an official warns that changes to the list mechanism may destabilize markets as the current system is demand-driven and keeps unnecessary land off the market; however, says the HKIS vice president, setting aside a number of sites for regular sales to complement the land application list system will help ease fears of a supply crunch.

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JO walks for school



The JO joined in the YSG Charity Walk organized by the Law Society of Hong Kong on 26 March to raise funds to rebuild a primary school in rural Sichuan

Victor Lau, a member of the JO delegation, said the walk began at the main campus of the University of Hong Kong and finished at the Peak tower within an hour and a half. It is said that after the school is rebuilt, the YSG will organize follow up trips to the school in order to inspect and share activities with the children.



President tells JUMP about surveying career prospects



The President, Wong Chung Hang, has given a briefing to JUMP in March; he has been joined by the JO Committee Chairman, Billy Wong, who provided the newspaper with a case study. The feature story can be found on page F2 of the 7 April 2006 edition of the JUMP, a recruitment supplement published by Ming Pao on Fridays.

Joint Professional Golf Tournament 2006

On 8 March, Kant Tsang won the Best Gross (Surveyors) and Henry Chan won the Best Stableford (Surveyors) in the Tournament at Kau Sai Chau and also: Nearest to Pin (Hole 3) North Course - James Law; Longest Drive (Hole 17) North Course - Paul Cheung; Nearest to Pin (Hole 2) South Course - Tony Lau; and Nearest to Pin (Hole 11) South Course - Thomas Tse.

Other participating HKIS members included Samson Wong, Fredy Hung, Andrew Kam, Baldwin Ko, Denny Tam, Jonathan, Li, Sam Mak, Dominic Siu, David Yates, Nelson Cheng, Chan Chi Kai, Joseph Lee, Jesse Wong, TT Cheung, Daniel Ho, Chan Choi Hing and Amy Tang. They all played against the dentists, the doctors, the lawyers and the accountants.

PFMD launches website



The Property and Facility Management Division has launched its website on 31 March 2006. You may want to visit http://www.hkis.org.hk/hkis/html_pfm/index.jsp for

updates from time to time. Seen here is the President, Wong Chung Hang and, on the left, Chairman of the PFMD Council, Michael Price.



SVP becomes member of Town Planning Board

The Senior Vice President, Raymond Chan, has been appointed as a non-official member to the Town Planning Board for a two-year term from 1 April 2006 to 31 March 2008 by the Chief Executive. Mr Chan would, apart from providing the Town Planning Board with the needed knowledge and community input in discharging its statutory role, also serve on the Board's Metro Planning Committee.

IPP continues to serve society

TT Cheung, the immediate past president, has been appointed member of the Building Committee of the Hong Kong Housing Authority since 1 April 2006 for a term of 2 years.

Other than the above, Mr Cheung has also been elected Vice Chairman of the Society for the Relief of Disabled Children in March 2006, he has been a member of the Society since 1989.

HKIS Retreat 2006

The HKIS Retreat 2006 took place in the morning on 8 April in the Yacht Club when the President started off the session with his views on brand management and a SWOT analysis on the Institute. Present at the Retreat were: Yu Kam Hung, Vice President and representing GPD; Francis Leung, Hon Secretary; Edwin Tang, BSD Chairman; Eric Tang, LSD Hon Treasurer; Albert So, PDD council member; Michael Price, PFMD Chairman; Spencer Kwan, QSD Vice Chairman; Billy Wong, JO Chairman; Wong Bay, BOE Chairman; Evenlyn Kwok, BOM Chairman and Barnabas Chung, BOPD Chairman. Discussions covered: HKIS corporate values, vision and missions; strategic direction and a long range plan.



Open Forum

HKIS/CPD/2006043

(free admission and counted as 2 CPD hours)

Government consultation to lower the compulsory sale threshold for specified classes of lots under Land (Compulsory Sale for Redevelopment) Ordinance CAP545

Guests:

The Hon Patrick Lau, Legislative Councillor
Olivia Nip, Deputy Secretary of the HPLB, HKSARG

6:30pm to 8:30pm

**Tuesday 9 May 2006 Surveyors Learning Centre
811 Jardine House, 1 Connaught Place, Central, Hong Kong**

**Free admission, if you are interested in joining,
please complete the standard reservation form and fax to 2868 4612;
for enquiries, please email: linda@hkis.org.hk or call the Secretariat on 2526 3679.**

**CONGRATULATIONS TO THE FOLLOWING WHO WERE ELECTED AS
HKIS MEMBER ON 1 APRIL 2006**

FELLOWS (2)

GP DIVISION

CHUNG CHEE KONG PETER

QS DIVISION

LONGBOTTOM JAMES BRUCE

MEMBERS (39)

BS DIVISION

KUK CHUN MING
LEUNG CHAK MAN
MAN WING KAI
TSE CHEUK MAN
TSE KING FAI
WONG YUI SHING

GP DIVISION

CHAN HOI MAN

CHAN LAP KEI

CHEUNG OI TAI CONNIE

CHIU SHUK MAN

CHOW CHI SANG

HO PO YUE

JIM CHUN YIP

KONG KWAI CHUNG

LAM HOK KI

LAM KEI SAN

LEE LUT MAN

LEE UN FONG

LEUNG HIN CHING

LEUNG KAI YIN

LEUNG PAK HANG

LI KA WO

LIP SAU WAI CYNTHIA

LIU HOI LING

MAK CHUN KIT JACKY

MOK WAI YU

NG WAI MAN

NG WAI NGAR CHERRY

PO CHI LOK

SIT YIN MAN

SIU CHI WAN

SZE SHAN SHAN

TONG CHUN KAU

WONG HEI MAN

WONG MAN WAI

WONG MO YIN

WONG TSZ CHOI

YEUNG YUK FAN

YU WING CHI

TECHNICAL ASSOCIATES (3)

LS DIVISION

LAW SAI HO

NG KA WAH

WONG WAI LUN

CORPORATE MEMBERS

REGISTERED IN OTHER

DIVISIONS (6)

CHENG WAI YEE

HO KA FAI

LAM CHE CHEUNG

LAM SIU HUNG

TANG HAU KI

YEUNG KA HONG

RESIGNATION (4)

HON KA HUNG

LEUNG LAP TAK

NG YUEN YUEN JONATHAN

WONG HON LEUNG

LSD Surveyors Lunch

Friday 12 May 2006

12:15 pm Cocktails 12:45 pm Lunch

Fee : HK\$300 per person Language : Cantonese

2/F Hong Kong Valley Suite

Hong Kong Football Club, 3 Sports Road, Happy Valley

Guest Speaker : **Mr Paul Pong Po Lam (龐寶林)**
Managing Director of Pegasus Fund Managers Ltd
(東驥基金管理有限公司董事總經理)

**To join, please use the Standard Reservation Form.
For enquiries, please call the Secretariat on
(852) 2526 3679 or email: coody@hkis.org.hk**

Sponsored by:



**All members
are welcome**



聽君一席話 ...

投資錦囊 Investment Tips

an interview with Paul Pong, Managing Director of Pegasus Fund Managers Limited

與龐寶林先生的三小時訪問，在愉快和輕鬆的氣氛下討論了有關對沖基金對金融市場影響、正確的投資策略、人民幣升值問題、香港聯繫匯率的定位、新興房地產投資信託基金(REITs)市場，以及人口老化對退休金行業的發展和改革給亞洲股市帶來的影響等嚴肅問題。如欲進一步知道訪問內容，歡迎瀏覽以下網址：

http://www.hkis.org.hk/hkis/html_lsd/index.jsp

所謂聽君一席話，勝讀萬言書。龐先生將親臨土地測量組午餐聚會，與大家分享他的投資心得。五月十二日 Hong Kong Football Club見。



Surveyors happy hour 測量師歡樂時光

6pm to 8pm at HKIS Library
黃昏6至8, HKIS圖書室
last working Friday of every month
每月最後一個工作星期五



THE HONG KONG INSTITUTE OF
SURVEYORS
香港測量師學會



March 2006
The lucky member is
John Ho of PFMD

John Ho receiving a gift from
the President (on the right)

So much FUN to celebrate others birthday

Members who were born in the same month are entitled to win a prize

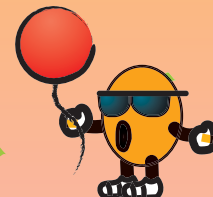
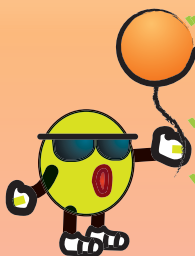


more fun

more joy

some drinks

chit chat



The dates of Surveyors Happy Hour for 2006 are:
26 May, 30 June, 28 July, 25 August, 29 September,
27 October, 24 November and 29 December.
For enquiries, please email the HKIS Office at:
info@hkis.org.hk or **telephone (852) 2526 3679.**

香港房產博覽開拓渝港房產合作新紀元 7th Hong Kong Real Estate Service and City Development Expo, Chongqing



三月七至八日，香港測量師學會會長黃仲衡率領代表團參加了由香港貿易發展局於在重慶主辦的「第七屆香港房地產服務及城市建設博覽」；其他成員包括：梁偉聰、黃耀祖及黃正行。

黃仲衡會長說，這個為期兩天的博覽吸引了來自全國各地的業內人士前來交流，包括上海、深圳、山東、湖北、福建、雲南、貴州、陝西、甘肅、四川等省市的代表團。此次博覽會的20家參展企業，業務範圍涵蓋房地產服務及城市建設中的各個領域，針對西部城市對高質素房產服務業的需求，全面展示了香港房地產及其相關之多元化及完善的服務體系。除此之外，多場主題豐富的研討會及專題講座均座無虛席。演講嘉賓皆為香港地產業界資深的專家和學者，分別從建築環保、室內及園林設計、地產投資及項目推廣、物業管理科學與現代化社會生活等方面，對未來的社區及城市建設各自發表了精闢的見解，並做出了富有建設性的展望和建議。黃仲衡會長相信本次博覽可讓當地業內人士有機會直接與香港的房地產服務商進行面對面交流，同時透過博覽內的論壇、研討會與香港業界及學者進行互動交流，從而親身感受香港房地產服務的國際性、先進性。

香港貿易發展局華東、華中及西南地區首席代表吳子衡則表示渝港兩地的企業在拓展商機的同時，也藉此良機，共

同探討香港與內地房地產業的人才交流、行業趨勢及合作空間和渠道等話題。藉著CEPA 第三階段公布實施的東風，希望雙方能夠進一步加強學習互動，加快信息交流，加深雙方合作。



總的來說，「第七屆香港房地產服務及城市建設博覽」的成功舉辦，將提升兩地房產業的合作推廣，兩地政府及房地產企業取得了更多、更具體的共識，預示著渝港兩地房地產業合作新紀元的到來。



學會出席「2006香港·天津週」 HKIS participating in Tianjin Hong Kong Week 2006

香港測量師學會將參加 5月9日在天津市，會展中心大會堂舉行的「2006香港·天津週」暨「天津濱海新區招商引資項目推介洽談會」；進一步推廣環渤海地區與港澳地區經貿合作關係。

IPP re-elected director of ICEC



The Immediate Past President, TT Cheung, being re-elected as Director, Region 4 of the International Cost Engineering Council has been confirmed by the ICEC incoming Chairman, Ginette Basak. The International Cost Engineering Council (ICEC) is a nonpolitical and nonprofit organization which founded in 1976 with the object of promoting cooperation between national and multinational cost engineering, quantity surveying and project management organizations worldwide for their mutual wellbeing and that

of their individual members. Please visit www.icoste.org for more information.

President will attend ISM Congress

The President, Wong Chung Hang, will be speaking on "Realizing Visions" in the 8th ISM Surveyors' Congress to be held in Kuala Lumpur from 14 to 15 June. Together with the ISM (Institution of Surveyors, Malaysia) and the SISV (Singapore Institute of Surveyors and Valuers), the Institute founded the **Surveyors Alliance Asia** in November 2004 for promoting the surveying profession in Asia Pacific.

Building Surveying Division Chairman's Message



Edwin Tang
BSD Council Chairman

Mutual Recognition of Professional Qualification with the Supervision Engineers in the Mainland

We have some minor comments on the revised draft mutual recognition agreement and have sent them to the China Association of Engineering Consultants (中國建設監理協會) in late March. Meanwhile, I have attended the 8th Joint Meeting with the MOC on Mutual Recognition of Professional Qualifications organized by ETWB on 31 March. They will continue the processing of the draft agreement. Hopefully, we could sign the agreement in a few months time.



Voluntary Building Classification Scheme (VCBS)

VCBS was proposed in the Consultation Paper on MBIS. It aims to bring market forces into play by giving a good rating and thus positive recognition to buildings with management and maintenance. The Hong Kong Housing Society is leading a task force with representation from Buildings Department, Professional Green Building Council and various building professional bodies. The representatives from HKIS are Kenneth Yun (BSD) and Alan Wong (PFMD). The framework has been agreed and the assessment criteria are being finalized. The criteria will be grouped under 9 categories, namely:

- 1 Building Management System
- 2 External Elements
- 3 Structural Elements
- 4 Building Fire Safety Elements
- 5 Building Services & Drainage Elements
- 6 Other Physical Elements
- 7 Unauthorized Building Works
- 8 Environmental Protection Elements
- 9 Environmental Protection Elements.

Work Group on Review of BSD APC rules and guides

The open forum for reviewing BSD APC rules and guides was held on 28 March in SLC. We had invited honorable guests Raymond Chan (Senior Vice President), Bay Wong (Chairman of Board of Education) and Barnabas Chung

(Chairman of Board of Professional Development) to share their views. The participants including our members and probationers expressed their concerns. We received the following major suggestions:-

- 1 Regulate the sitting of Practical Task, Written Submission and Final Assessment so within a reasonable time after commencement of the APC
- 2 Organize the Final Assessment / Professional Interview twice a year, i.e. May & November
- 3 Simplify the Written Submission by amalgamating the Critical Analysis, the Summary of Experience and the Synopsis of Structural Learning
- 4 Retain the Professional Interview
- 5 Review and standardize the assessors' marking scheme.

Our working group members will further discuss the views collected and try to complete the revised APC rules and guides as soon as possible.

WANTED

Guest Assessors for Mock Practical Task Assessment

24 June 2006 (Sat)

6 pm -10 pm (incl. dinner) - tentative

Po Leung Kuk Pak Tam Chung Holiday Camp

We have reported that a Mock Assessment (Practical Task) will be organized again this year jointly with JO. We need your support as guest assessors for this meaningful event. If you are available, please email to: edudept@hkis.org.hk.

Recent Nominations for external bodies

- 1 Task Force on Voluntary Building Classification Scheme - Kenneth Yun
- 2 Task Force to Review the Construction Stage of the Development Process - Liaison Committee - Raymond Chan
- 3 Authorized Persons & Registered Structural Engineers Committee - Samson Wong (re-nomination) and Dennis Wong
- 4 Building Sub-Committee of LBAC - WG on wet fixing external wall tiles - Daniel Ho

General Practice Division Chairman's Message



Serena Lau
GPD Council Chairperson

Why leave us?

A number of members have been expunged due to annual fee non payment. We found that some cannot be reached whereas quite a number in fact are now working outside of Hong Kong. Unfortunately, they all have forgotten to update the Institute on their latest contact details. Thus, please be reminded to update your information with the Administration Office as soon as the change arises. We are losing a number of student members as well as young members and the trend has not changed after the economy has recovered. We shall investigate the reasons behind and hope that all members will continue to be with us!

最近有一批會員因欠交會費，而按學會則例被剔除會員冊外。期間，產業測量組的跟進工作發現有些會員申報的地址有誤，可能是轉職、搬遷、甚至離開香港於境外工作，在此提醒會員與學會保持聯絡。我們亦留意到學生會員或年青會員不繼續保留學會會籍的情況。各位通過「香港測量師學會」及「中國房地產評估師學會」互認協議，而成為本會會員的會友，請留意繳交會費，有關收取會費的安排最近已確定，可向「中國房地產評估師學會」查詢。在期限內未繳妥的會友，將按學會則例被剔除於會員冊外。

The calculation of saleable floor area and revision of the Code of Measurement

A cross-division task force has been formed to review the Code of Measurement. Our representatives are Vice Chairman, Dr Lawrence Poon and Council member, Ronald Cheung. You are welcome to discuss with Lawrence and Ronald your concerns on this topics.

Call for papers and support

There are a number of forthcoming conferences and you are welcome to contact KK Chiu, convener of External Affairs Panel for details. The conferences are: 二岸四地學術研討會 to be held in Taiwan, a Valuation Conference organized by WAVO and a Property Conference organized by Australian Property Institute. Details of these events will soon be available in the web site.

Working group of processing times on land transaction

The GPD Council has endorsed the proposal to join a working group formed amongst the Lands Department,

HKIS and an external Task force formed by number of surveying firms.

Nominations and appointments of representatives

SK Pang and Jim Yip have both been re-nominated and endorsed by this Council to be the representative of GPD in the Research Committee of the HKIS. All the existing list of panel of experts from GPD had been re-nominated and was endorsed by this Council. They are: Lawrence Poon, Man King Fai, Christina Yim, Esther Ko, Tony Wan, Ronald Cheung, EM Hastings, CM Mo and Francis Lam. Thanks to those members who devoted their invaluable time to support the Council.

Open forum on Land (Compulsory Sale for Redevelopment) Ordinance

An open forum is scheduled for Tuesday 9 May in the SLC from 6:30pm to 8:30pm. The CAP545 working group, led by Stephen Yip, is looking at compiling another submission to Government by end of May.

See you on 28 April

There is a Surveyors Happy Hour on the last working Friday of every month from 6pm to 8pm in the HKIS Library. GPD Council members will attend the April event and listen to your valuable comments on the Future of GPD - our way forward!



學會的網頁已加入討論區，我們十分希望得到您們的訊息及對行業市場的觀點建議，尤其大家對政府公開邀請諮詢的事宜。近期的話題有公屋租金政策等。

房地產估價師協會教育培訓活動

茲通知各會員「中國房地產估價師協會」將率領通過互認之內地會員於5月19日訪港。除持續教育培訓活動外，初步擬於同日6時30分至7時30分與產業測量組香港會員面晤交流。為方便計算出席人數，秘書處將通過閣下電郵地址通知各會員，請電郵回覆。閣下於上述時段能否抽空出席，不勝感激！活動具體詳情將盡快再另行通知。

Land Surveying Division Chairman's Message



Dominic Siu
LSD Council Chairman

Revision on the Rules and Guide to Assessment of Professional Competence (APC)

The last LSD council meeting on 6 April endorsed the proposed revision on the Rules and Guide to Assessment of Professional Competence (APC) and the APC Form. Land Surveying Division Education Committee (LSDEC) will submit the proposed revised document and APC Form to Board of Education (BOE) for approval.

The aim of revising the Rules and Guide to APC and APC Form is to facilitate more graduates/probationers working in Land and Engineering Surveying and Geo-information field to undergo professional training. By strengthening the role of volunteer counsellor, I hope more graduates/probationers can benefit from the new arrangement particularly those who are working in a firm or organisation without a professional Land Surveyor or with limited training resources.

Advisory Committee for the Department of LSGI, HKPU

I attended the Advisory Committee for the Department of LSGI, HKPU held on 12 April. The meeting was chaired by Mr H S Kwong, JP, who has replaced Mr P C Lau as chairman of the committee. Prof Y Q Chen, Professor of Land Surveying and Head of LSGI, raised concern about future opportunity of HKPU graduates to be qualified as RICS corporate member as he was informed that RICS would not arrange Assessment of Professional Competence (APC) for HKSAR local candidates in future. I advised Prof Chen not to worry about the move by RICS because LSGI graduates who once qualified as MHKIS would acquire the RICS corporate member status under the current Memorandum of Mutual Recognition of Membership made between HKIS and RICS in November 2005.

To seek more opportunities and wider recognition of HKPU LSGI graduates, Prof Chen was invited to join LSD delegation in the next round of meeting with State Bureau of Surveying and Mapping in case he was interested to discuss reciprocal recognition of professional qualification

with China.

Proposed Government Recognition of Associate/Affiliate/Technical Associate Membership for appointment in the Entry Rank of Relevant Grades in the Civil Service

Government was seeking views of departments and staff unions on the proposal of accepting Technical Associates of HKIS as an alternative route for entry to the basic rank of Survey Officer (Land), Survey Officer (Photogrammetry) and Technical Officer (Cartography) grades amongst other technical grades staff in the Civil Services. Mr H K Sung, Vice-chairman of LSD, Mr Tang Wing-lun, LSD Rep of Board of Membership and myself were invited to meet the concerned staff associations in March and briefed them on the following:

- Admission schemes to the TA membership
- Organisation structure of HKIS
- Constitution of HKIS

I am very pleased that the government is moving in the right direction. But surely it takes time and effort for divisions working positively towards the objective of promoting and expanding TA membership.

Meeting with Survey and Mapping Bureau in Beijing on Reciprocal Recognition

I led a delegation of four HKIS members including myself on 31 March to meet Mr Liu Xia Bo, Vice Director from State Bureau of Surveying and Mapping (SBSM) in Beijing and Prof Yang Kai, President of China Society of Surveying and Mapping. Mr Helius Ng, Principal Assistant Secretary, ETWB of HKSAR was present introducing the background and facilitating discussion on reciprocal recognition between Hong Kong professional bodies with those of China following the CEPA arrangement.

Mr Liu advised the meeting that preparation work on the establishment of governing and regulating body for Land Surveying, photogrammetry and cartography professionals

was making progress but still not yet fully functioning. He expected that the first batch of candidates sitting for the examination to acquire professional qualification would be in next October. He further added that after obtaining the professional qualification, candidates needed another 5 years working experience in a recognised Land Surveying firms/organisations in China before they would be eligible to register for a licence to practise in China and be known as "測繪師". Our counterpart in China maintained the view that it was still early to discuss terms of recognition prior to the establishment of a relevant professional Institution in China.



LSD Golf Tournament - 10 April at Palm Island Resort Golf Club

The LSD Golf Tournament was successfully held at Palm



Island Resort Golf Club on 10 April with 28 entries. Lesly Lam, organiser of the event will give a full report in the next issue of Surveyors Times.

LSD Surveyors Luncheon

This used to be a regular gathering for all LS members and, this year, my Council and myself would be happy to organize a luncheon on 12 May for socializing and sharing. It is not limited to LSs, but all HKIS members. It is our honor to have Mr Paul Pong Po Lam to be our guest speaker at the lunch in the HK Football Club. For more details, please visit http://www.hkis.org.hk/hkis/html_lsd/index.jsp.

Planning & Development Division Chairman's Message



Edwin Tsang
PDD Council Chairman

The Peoples Republic of China (PRC) has announced its 11th Five Year Plan which will continue to develop the Western, North Eastern and Central Regions, including the formerly less developed areas. This would mean a more sustainable and balanced development all over China. It is expected that the less developed cities, counties and rural districts will attract smaller developers whereas large investors focus developments in the bigger cities. Thus opportunities have arisen for the small to medium size developers to invest in the second to third tier cities and districts. The small investments in China are still sizable in terms of site area and will require the input of development and feasibility studies and master

development plans. It is in these areas the planning and development surveyors will be able to contribute their expertise.

To assist young professionals to be equipped for Planning & Development, those already graduated from the HKU or HK Poly University are eligible to apply for APC exams of the P&D Division in addition to other streams. The CPD course on Planning & Development Control lectured by Professor Barnabas Chung was completed on 11 April and the next CPD course will be held on 29 June on Planning Applications. The lecturer will be Andrew Lam, Past President of HKIP.

Property & Facility Management Division Chairman's Message



Mike Price
PFMD Council Chairman

March has been busy for us all, with our launch of the P&FM website on 31 March. Thanks to Kenneth Chan and the HKIS IT team. April sees our launch of our Corporate Real Estate Group which is led by Charles Lai and Elaine Chow. Charles has written the accompanying article. If you work in this vital area, join him.

We have now formed a Divisional Education Committee to look after all aspects of APC/ATC. It is chaired by Kenny Chan of the Hong Kong City University. I myself am writing letters to the universities and other bodies promoting our APC to them. We are gathering at the Surveyors Drinks on 28 April, 6:00pm, in the HKIS Library. It will include wine tasting provided by Kenneth Chan. Please come and meet your council. It is vital we have good communication between us all.

An important event for all interested is our information evening on the APC will also be held on 28 April from 7:00pm at Surveyors Learning Centre. Our Structural CPD Programme working with the Hong Kong Polytechnic University will be launched in June. Mandatory CPD is coming, so get prepared.

If you wish to join the division, you may download the Registration Form from: http://www.hkis.org.hk/hkis/html/upload/BeMemberLink/bemnk24_0.pdf. Our contact remains Rebecca Tsoi on 2844-4915 or rebeccatsoi@swireproperties.com.

Building a Corporate Real Estate Group for professional surveyors

Charles Lai
Council member of PFMD

To keep pace with the changing environment, enterprises and corporations strive to enhance asset productivity for their business. The function of estate management, property management, facility management as well as asset management becomes primary importance to corporations as it would bring

extra resources for business growth on the one hand or it would fail to facilitate the business objectives on the other.

Large numbers of our member surveyors are currently working in these areas to create value for clients or employers. There are also enormous job opportunities in these areas for member surveyors to transfer our professional skills with high competence level. Working with the Corporate Real Estate (CRE) framework as an asset manager would be a challenging task for surveyors. The PFMD is devoted to enhancing the core competence skills of member surveyors in such CRE practice. You may wish to learn the following objectives of our Corporate Real Estate Group (CREG):

Networking - to develop the CREG network internally and externally

CREG intends to form a powerful Corporate Real Estate Network for gathering and experience sharing. It would help member surveyors to develop relevant skills and bridge competence gaps in CRE practice.

Strategic - to develop a strategic mind for value creation

With the changing environment, we may wish to develop a strategic mindset related to real estate asset in order to compete and grow. It would help the enterprises and corporations to enhance asset productivity in terms of value creation and higher efficiency.

If you are interested to join the CREG, please come to the Institute's Happy Hour Gathering on 28 April at 6 pm. We need your participation to formulate the way forward and build a strong CREG for our future growth. Please contact charlesclai@hotmail.com for enquiry on this matter. We would like to see your participation in the CREG.

Quantity Surveying Division Chairman's Message



Dr Paul Ho
QSD Council Chairman

CECA

Upon the announcement of assessment results by CECA under the Reciprocity Agreement, QSD has accomplished an important milestone in broadening the recognition of the QS profession in the mainland.

Our immediate past chairman, vice-chairman and honorary secretary attended a working meeting between the ETWB and the Ministry of Construction ("MOC") on 31 March 2006 in Beijing when we reflected various difficulties for an individual to become a registered cost engineer, particularly on the requirement for local working experience. MOC understood our views and might revise their existing regulations. In this regard, we have to wait and see the result.

The registration for CECA cost engineers held annually has just started on 20 April. Those members who have already had the required qualifications should observe the deadline for registration. The following link from the China

Engineering Cost may be useful: http://www.ccost.com/news/news_content.asp?news_no=8375.

The CECA is going to visit HKIS on 10 May 2006 and will present their formal certificates to those members who have passed their assessment.

Dinner with QS residing in Beijing

QSD held a dinner for QS members who are residing in Beijing on 30 May 2006.



Junior Organization Chairman's Message



Billy Wong
JO Chairman

CPD events and APC workshops

With a view to assisting probationers in their APC preparation APC and to enrich the professional development for members, we have organized the following CPDs for different divisions in April: 1) CPD on Standard Form of Contract; 2) CPD on Construction Defect, limitation Periods and contractual Remedies; 3) APC series on Review of Licensing Mechanism and Design Consideration for Residential Care Homes.



Three CPDs and PQSLs have been planned for

May apart from the Mock Assessment for BS probationers in June.

University Visits - HKU

The President, CH Wong and the JO were invited by the Surveying Society of the University of Hong Kong to deliver a career talk to surveying undergraduates on 7 April. The feedback was very positive. I believe they would now have a better understanding on the Institute and the construction industry. They are encouraged to become our student members and to participate in JO events.

Social Events and Community Service

JO Basketball Cup 2006

The competition was held successfully in March 2006. The DLS Basketball Team is the Champion this year. I would like to take this opportunity to thank the President, CH Wong, to have been our guest at the grand ceremony for the Final Match, and also to all helpers for arrangements of the event.



Golf Fun Days in May

It is our pleasure to have the Senior Vice President, Mr Raymond Chan, to share with us basic golf techniques.

Flag Day for Hong Chi Association

The Flag Day will be held on 13 May 2006. JO will join

the flag selling team. We are now currently recruiting team members. Members who are interested to service our society, please contact Ms Grace Cheng, JO Community Service Convenor (grace@hkis.org.hk). We need your help.

Who are the members of JO

Probationers, Student members, Technical trainees, Members & Technical Associates aged under 40. And of course, all JO activities are **available to all members** with open arms.



Any suggested themes of CPDs, social events and/or ideas for the JO, please free to contact wongbilly@hkis.org.hk. We shall try our best to make them come true!

The Keys to Success: Property and Facility Management CPD Series - CPD/PFM/2006044

The First Renovation Project in The Link Reit

Fee: \$ 350

Speaker Ivan Yu, Senior Asset Manager, The Link Management Limited. Ivan has over 26 years experience in property management, valuation, leasing and other property related works in both private and public sectors. Mr. Yu has a Master Degree in Science of Facilities Management, a Bachelor Degree in Social Science of Valuation and Estate Management and is a Registered Professional Surveyor, Associate Member of Hong Kong Institute of Surveyors, Royal Institute of Chartered Surveyors and the Society of Surveying Technician. He is currently the Vice-Chairman, founding member of ISCM established since 2003.

Date & Venue 24 June 2006 (Saturday) 2:30pm - 5:30pm, The Hong Kong Polytechnic University, Hong Kong.

Abstracts Tsz Wan Shan Shopping Centre was built in 1997 and totals about 200,000 sf net. The Shopping Centre is located within housing estates with heavy traffic. After the vacation of a big department store on 5/F and 6/F, these floors were empty and affected the trading environment of the shopping mall. After consideration, these two floors were sub-divided into various sizes of shops which had boosted the business of the Shopping Centre after opening. During the whole planning and construction process, obstacles and hurdles came up and the issues must be ironed out tactfully.

Seminar scope Decision leads to a renovation project; Site Constraint / Limitation; Tenant Mix; Political Impact; Final Product and On-going Enhancement

Award For those participants who have attended the CPD seminar, a "Participation Certificate" will be issued by Management and Executive Development Centre, The Hong Kong Polytechnic University. For those participants who have attended 6 seminars of the CPD series, a "The Keys to Success: Property and Facility Management Certificate" will be issued by HKIS.

Enquiry : 3400-2763

You may download the application form from
http://medc.polyu.edu.hk/flyer/pfm_application_form.pdf

HK\$50 Cash Coupon- Structured CPD only

Terms and Conditions:

1. This coupon is not exchangeable for cash and cannot be used in conjunction with any other special offer.
2. Each person can only use one coupon per seminar.
3. Management and Executive Development Centre has the final decision in determining any dispute from this coupon.
4. This coupon is applicable to HKIS member only.

HKIS Member No.: _____

CPD/LS/2006024

Half-day Technical Visit: Third Generation Mobilizing System (TGMS) of the Fire Services Department

Guest Speakers Albert Li, Senior Divisional Officer/ITMU
Berlina Ho, GIS Manager, Fire Services Department

Date & Venue 9:30 am - 11:30 am Saturday 13 May 2006, Fire Services Headquarters, 1 Hong Chong Road, Tsim Sha Tsui East, Kowloon.

Details Third Generation Mobilizing System (TGMS) is a new command and control mobilizing system used in the Hong Kong Fire Services Department since June 2005. It is designed to cope with projected growth in call volume in next ten years to meet target dispatch time. The new system adopts an open platform design with graphic working environment, and includes a lot of advanced technologies to improve the efficiency and effectiveness of call-taking and resource dispatching.

There are a total of twenty-one subsystems in TGMS. One major sub-system, Geographic Information System (GIS) is implemented to search for the nearest emergency resources, support map display and provide spatial analysis for facilitating front line operation. GIS is closely integrated with other major subsystems, such as Computerized Mobilizing System (CMS) and Automatic Vehicle Location System (AVLS), etc. In the technical visit, Mr LI and Ms HO would give an in depth introduction of TGMS and explain how the GIS would assist in the entire Fire Services operation.

Language English supplemented by Cantonese
Deadline 7 May 2006
Fee HK\$150 per person
Priority LSD Members (Places limited to 25)

Lucky Draw



CPD/QS/2006032

Civil Litigation or Arbitration – Which Way You Choose ?

Guest Speaker Dominic Yeung is a Barrister-at-law since 1993 and holds a LLB (Hons) Degree and a LLM Degree. Dominic has extensive experience in civil litigation as well as teaching experience at various institutes and universities.

Date & Venue 7:00 pm – 8:30 pm Wednesday 17 May 2006 SLC, HKIS

Details Arbitration is an alternative method to litigation for handling commercial disputes with an aim to save time and costs and also to provide confidentiality to the case, however many people still prefer to use litigation to resolve dispute. What are the reasons behind? This CPD will compare the procedures between civil litigation and arbitration, the pros and cons between the two systems in resolution of commercial disputes and will explore the reasons why so many people still prefer to use litigation instead of arbitration.

Language English
Deadline 11 May 2006
Fee \$120 per person
Priority QSD Members

CPD/LS/2006027

An Overview of the Re-establishment of Old Lot Boundaries in the New Territories of Hong Kong

Co-organised by Land Surveying Division of Hong Kong Institute of Surveyors (HKIS) and Geomatics Faculty of Royal Institution of Chartered Surveyors (RICS)

Guest Speaker Professor Leung Shou Chun MBE,FRICS, FHKIS, ALS, RPS (LS), Director of Leung Shou Chun Land Surveying Consultants Ltd, Ex - Principal Government Land Surveyor

Date & Venue 6:45pm - 8:30pm Thursday 18 May 2006 SLC, HKIS

Details The DD lots were surveyed just over one century ago resulted in a series of DD sheets at a small scale (1 to 3960 or 1 to 1980) showing the boundary in a graphical form. Up to the 1970's, most of these lots were left untouched survey-wise. By early 1980's these lots were re-surveyed sporadically on a need basis. Thus, those surveyed ones were transformed to the form of individual plans with boundaries shown in bearings, distances and coordinates and the areas presented in square feet (or decimals of square metres nowadays) instead of the original unit of 0.01 acre.

Professor Leung will comprehensively review the survey problems associated with the reestablishment of old lot boundaries which may be typified by the Demarcation District (DD) lot boundaries in the New Territories of Hong Kong. He will diagnose the surveyor's process in re-establishing a DD lot boundary via 3 operations: the determination of (a) the authenticity of the boundary, (b) the alignment of the boundary and (c) the positional definition of the boundary respectively.

Language English supplemented by Cantonese

Fee \$100 per person

Deadline 14 May 2006

Priority LSD Members

S/JO/200601

Design and Setting Up Dragon Boat Racing Tracks by Autodesk Civil 3D and Leica GPS Network RTK (Advanced Positioning System by Satellites)

New

Date & Venue 3:30pm - 5:30pm Sunday 21 May 2006, Stanley Main Beach (please wait at the sea frontage of Hong Kong Sea School)

Details Autodesk Civil 3D 2007 let designers explore different alternatives on track/lane designs. It delivers integrated survey functionality that streamlines surveyor data transfer for fast, accurate, and easier field-to-finish processes. By importing survey data from Leica(r) format or even text file, a format which is supported by different survey equipments, we could perform traverse adjustments and least-square analysis on survey networks. By overlaying the raster image of the competition area, we can design the tracks/lanes by combining intelligent alignments, profiles and customizable design elements to create a dynamic 3D model. We can easily visualize the actual lanes by applying visualization effect within Autodesk Civil 3D. Lastly, for production purpose, we can always complete the construction document quickly by generation of model-driven plans, using Autodesk Civil 3D.

The Lands Department has recently established a permanent GPS array of reference stations (The Hong Kong Satellite Positioning Reference Station, SatRef) for various applications. It collects GPS data continuously from multiple reference stations and delivers quality-checked data to the users. The well-positioned and dense array of the reference stations enables the users to achieve cm-level accuracy within a short period of time.

This CPD will illustrate the approach on using Leica GPS System in setting up the dragon boat tracks, based on this multiple reference GPS network.

Language Cantonese
Dresscode Beachwear

Fee \$100 per person

Registration Please contact: 96330273 Lesly Lam,
91913037 Joseph Wong or 98360913 Kenny Chan

Sponsors  

CPD/GP/2006040

CAPM in Valuation

New

Guest Speaker Pang Ho Chuen Lawrence FRICS, FHKIS, AACI, MBA, MSc (Finance), CFA

Date & Venue 7:00pm - 8:30pm Monday 22 May 2006 SLC, HKIS

Details The Capital Asset Pricing Model (CAPM) is one of a series of interrelated theoretical concepts, including the Efficient Market Hypothesis (EMH) and Modern Portfolio Theory (MPT), developed by academic economists over the past 40 years or so, in an

endeavour to explain stock-market behaviour. Despite many criticisms on the shortfall of this model, CAPM has gained wider acceptance particularly in the field of business and on some occasions land valuation. Nevertheless, the concept of CAPM was not readily understood and was sometimes misapplied if not manipulated for instance in *Shun Fung Ironworks Ltd. v. Director of Buildings and Lands* (1995) 2 HKLR 311, discrediting not only this Nobel winning model but also the valuation profession. Recently the Securities and Futures Commission also made enquiries to the Institute on the application of this Model in our valuation practice. In this seminar, Mr Pang will review the problem we face in applying CAPM.

Language English
Deadline 8 May 2006

Fee \$100 per person
Priority GPD Members

CPD/HKIS/2006030

How to Properly Conduct a Preliminary Meeting and Interlocutory Applications as an Arbitrator

A Seminar Organised by the Arbitration Sub-Committee of the Dispute Resolution Committee of the HKIS

Guest Speaker Michael C Charlton BA(Hons), FRICS, FHKIS, FCIArb, RPS(QS), Managing Director of Michael Charlton & Company Limited.

Mr Charlton established Charlton Construction Contracts Consultants in December 2004 with a view to providing consultancy services to the industry. He has been in Hong Kong for more than 20 years (and was joint CEO of Knowles Holdings PLC until October 2004) and has been successful in representing parties in arbitration and mediation and has extensive experience as arbitrator, expert witness, adviser on contractual matters. He is well known as a public speaker in Hong Kong and the region generally and is a past chairman of the Chartered Institute of Arbitrators Hong Kong Branch.

Date & Venue 7:00 pm to 8:30 pm Tuesday 23 May 2006 SLC, HKIS

Details The Joint Dispute Resolution Committee (the "JDRC") has been established to manage the admission and appointment of arbitrators. For those members who are on the panel, they are required to attend at least 20 hours of CPD events approved by the JDRC. In order to assist members on the panel to achieve that, the Arbitration Sub-Committee will organize a number of arbitration seminars this year. The first seminar will be given by one of the most reputable arbitrators in the region Michael Charlton. While members on the panel are encouraged to attend, the seminar is to open to all members of HKIS.

Language English
Deadline 16 May 2006

Fee \$100 per person
Priority Members of the HKIS on a first-come-first-served basis but priority will be given to those members on the panel of arbitrators (maximum 200 persons).

CPD/QS/2006031

Improving Construction Performance through Cooperation

Guest Speaker Bryan Clifford BSc, MSc, CEng, MICE, MStructE, MAPM, MHKIVM

Date & Venue 7:00 pm – 8:30 pm Thursday 25 May 2006 SLC, HKIS

Details Bryan has championed the cause of improvement based on cooperation in Hong Kong construction for 7 years as Managing Director of John Carlisle Partnerships (SEA) and as leader of Partnering Specific Interest Group for the Association for Project Management. He is a skilled and respected facilitator of partnering, value management and risk management using the unique and very successful techniques developed by JCP in changing attitudes and behaviours and developing new and dramatically more efficient ways of working in UK construction. He has facilitated more than 200 workshops for Hong Kong project teams.

As a professional engineer and project manager, Bryan has spent 30 years in the industry with contractors, consultants and client organisations leading teams delivering major projects in Europe and Hong Kong that include the HAECO Aircraft Maintenance

CPD/PQSL EVENTS

Facilities at Chek Lap Kok and Tseung Kwan O (HK\$2BN). In this talk, Bryan will present the theory and practice of partnering with good and bad examples from having delivered partnering facilitation for more than 80 project teams in Hong Kong.

Language English
Deadline 17 May 2006

Fee \$120 per person
Priority QSD Members

CPD/BS/2006039

Water Leakages ... ABC & XYZ

New

Guest Speaker David Chan FHKIS, Authorized Person

Date & Venue 7:00 pm - 8:30 pm Friday 26 May 2006 SLC, HKIS

Details Water leakage/seepage in buildings could be rated as one of the most annoying and problematic defects ... for the occupants and also for building professionals trying to cure such. Based on practical experience, Mr Chan will share lessons gained from tricky cases of water leakages; and his cocktail approach to control and/or to contain the problem.

Language English supplemented by Chinese
Deadline 18 May 2006

Fee \$100 per person
Priority BSD Members

CPD/JO/2006041

Site Visit: Construction of Retails, Hotel and Service Apartment Development at Tsimshatsui (2.5 CPD hours)

New

Guest Speaker Project Manager of Hip Hing Construction Co., Ltd.

Date & Venue 9:30 am - noon Saturday 27 May 2006, venue for assembly to be confirmed

Details This project comprise the construction of a 4-level basement, a 63-storey tower block consists of G/F, 8-level podium, 15-level hotel, 37-level residential serviced apartments, 2-level refuge floor, 1-level M&E floor and all associated external and landscaping works to the podium deck, sky gardens and at street level, etc. The buildings will be connected to the adjacent subways of KCRC and MTRC stations. The event includes a brief introduction of the project details by the Site Project Manager as well as a site walk to various levels of the development.

Language Chinese supplemented by English
Deadline 22 May 2006

Fee \$150 per person

CPD/LS/2006037

Ionosphere and its effects on GPS positioning in Hong Kong

New

Guest Speaker Dr Wu Chen, Associate Professor, Department of Land Surveying and Geoinformatics, Hong Kong Polytechnic University.

Date & Venue 6:45pm - 8:30pm Thursday 22 June 2006 SLC, HKIS

Details It is well known that ionospheric effects are the major constraints for GPS precise positioning over long baselines (a few tens kilometers or even longer). However, at low latitude, the ionospheric delay varies greatly both in spatial and time, such as in Hong Kong. Even for short baselines (< 10 km), the ionospheric effects cannot be cancelled out with double difference algorithm. Strong ionospheric scintillations are also observed in the region. In this presentation, the behaviour of ionosphere in Hong Kong is investigated by using a dense reference network. New models to generate ionospheric correction based on Hong Kong GPS active network have been developed to reduce the effects of ionospheric delay, and tests show that centimetre accuracy can be achieved with these new models.

CPD/PQSL EVENTS

Dr Wu Chen has been actively working on GNSS related research for over 20 year. He has been working on a large number of research projects funded by universities, governments, EC and industries. His main research interests are kinematic GPS, system integration, GNSS performance evaluation, and regional GPS network. He has published over 150 technical papers in journals and international conferences. Currently he is Chairman of IAG Commission 4 working group on 'high precision positioning on moving platforms and buoys'.

Language English
Deadline 8 June 2006

Fee \$100 per person
Priority LSD members

CPD/QS/2006038

Review of Public Private Partnerships (PPPs) Development in China



Guest Speaker Dr Paul Ho PhD, FHKIS, Associate Head, Division of Building Science and Technology, City University of Hong Kong. Dr Ho has worked as a quantity surveyor and project manager for over ten years before his academic appointment. He is an active researcher and has published a number of research papers. His current research interests include public private partnerships, property development, project/construction management, building economic and contractual matters.

Date & Venue 7:00 pm - 8:30 pm Friday 23 June 2006 SLC, HKIS

Details Due to previous insufficient investment by the Central Government, the provisions of public infrastructures and facilities in China are generally inadequate or below standard. In recent years, China has experienced a high urbanization rate which demands more public facilities and services. In order to meet society needs, the Central Government has adopted the public private partnerships (PPPs) approach as one of its strategies for the provisions of public facilities and services. This may also represent a vast investment potential for both local and foreign companies.

This seminar will critically review the past and recent development of public private partnerships (PPPs) in China and will cover topics such as (1) the basic concept, (2) reform on provisions of public facilities and reasons, (3) development of private sector's participation on the provision of public facilities, (4) guides and rules issued by the Government for promotion, (5) latest statutory frameworks, (6) forecasted demand for public facilities, (7) possible challenges in implementation and (8) ways forward in China.

Language English
Deadline 9 June 2006

Fee \$120 per person
Priority QSD Members

CPD/QS/2006036

Site Visit - Stonecutters Bridge Project (2 CPD hours)



Guest Speaker RDM Lind CEng, MICE, MHKIE, RPE, Principal Resident Engineer of Stonecutters Bridge Project.

Date & Venue 9:00 am - noon Saturday 24 June 2006

Gathering Point 9:00 am SHARP at the General Post Office, Central, Hong Kong

Details Stonecutters Bridge is one of the longest span cable-stayed bridges in the world straddling the Rambler Channel with a clear span of 1018m and back spans of 289m each linking Container Terminals 8 and 9. The bridge is an important part of Route 8 linking the eastern part of New Territories to the Airport. The construction work commenced in April 2004 and is scheduled to complete in Mid-2008. To enhance our knowledge of civil engineering projects, a site visit is arranged to Hong Kong's longest span cable-stayed bridge project. Mr Lind will give an introduction on the construction method and sequence of the project and will take us to have a look at the various works under construction on site.

Participants should bring their own safety shoes and helmets.

Language English
Deadline 10 June 2006

Fee \$170 per person (including transportation and insurance)
Priority QSD Members on a first-come-first-served basis (max 30 persons)

CPD/BS&JO/2006042

APC (BS) Workshop 2006: APC Camp - Mock Assessment (Practical Task)



New

Jointly organized by Building Surveying Division & Junior Organization

Missions	<ul style="list-style-type: none">- To learn techniques and understand the points of concerns in the examination by sharing experiences with assessors;- To gain experience in preparing design scheme and presenting the works given the similar examination environment;- To take opportunity in facing challenge and criticism from assessors;- To enhance presentation skills in a professional way- To share with peers in a comfortable and friendly atmosphere;- To spend a weekend outside the metro-area by using the camp site facilities.		
Date	24 -25 June 2006 (Sat - Sun)	Time	15:00 (Day 1) – 13:00 (Day 2)
Venue	Po Leung Kuk Pak Tam Chung Holiday Camp	Fee	\$420 per person (non refundable after acceptance)
Programme	<ul style="list-style-type: none">- Day 1 : Task-in-progress + Presentation + Sharing- Day 2 : Free Time + Theme Talk		
Accommodation	(Shared room of 10 persons), breakfast, lunch, dinner and drinks are included; guest assessors from both private and government sectors will participate the event.		
Quota	Places limited to 50	Priority	Probationers at first attempt of Practical Task
Deadline	5 June 2006		

PQSL/JO/2006028

APC Series – A Review on Contractual Arrangements

Guest Speaker Dr Franco Cheung BSc, PhD, MHKIS, MRICS

Date & Venue 7:00pm – 8:30pm Wednesday 24 May 2006 SLC, HKIS

Details Franco will provide a guide to the principles and concept of various procurement methods including traditional arrangement and alternative fast tracking methods such as Design and Build, Management Contracting, and Guaranteed Maximum Price (GMP) Contract. In particular, he will give a review of previous APC questions on contractual arrangement. Franco is a Chartered Quantity Surveyor. He had worked in a consultancy, contracting and property development organizations before joining the City University of Hong Kong. Currently, he is an Instructor in the Department of Building and Construction on contract practice. He is an associate director of the Construction Dispute Resolution Resources Unit (CDRRU) and his research expertise includes construction cost modelling, forecasting techniques and building economics.

Language Cantonese supplemented by English
Deadline 17 May 2006

Fee \$70 per person
Priority Probationers and Students

PQSL/JO/2006035

APC Series - Land Administration: The Evolution of Government Rent in the New Territories



New

Guest Speaker Sam T S Chiu BSc (Hons), MRICS, MHKIS, Sun Hung Kai Properties Ltd

Date & Venue 7:00 pm - 8:30 pm Wednesday 14 June 2006 SLC, HKIS

Details Sam serves as a surveyor in property investment and is responsible for carrying out market research and preliminary feasibility studies in relation to acquisition and disposal of real properties. The land tenure system in the New Territories (NT) has a long history since 1898. It has undergone major evolutions upon introduction of Government administrative measures and enactment of statutes.

As a by-product, the Government rent in the NT has also evolved, with its contractual nature gradually outweighed by the statutory elements. This seminar aims to provide a brief account on: a) History of the NT land tenure system; b) Measures and statutes affecting the NT land tenure system; and c) The evolution of collection and assessment of Government rent in the NT.

Language Cantonese supplemented by English
Deadline 30 May 2006

Fee \$70 per person
Priority Probationers and Students

PQSL/JO/2006029

APC Series – Basics of Preparation of Tender Reports and Tender Assessments

Guest Speaker Raymond CK Fong BSc (Surveying), MHKIS, MRICS, RPS (QS)

Date & Venue 7:00pm – 8:30pm Thursday 15 June 2006 SLC, HKIS

Details Tender reports and tender assessments are important areas of approved working experience for Assessment of Professional Competence (APC). The aim of this seminar is to help candidates to understand the fundamental concepts and skills for the preparation of tender reports and tender assessment. The speaker is a quantity surveyor with working experience in both consultancy firm and private developer and is familiar with private developments.

Language English
Deadline 10 June 2006

Fee \$70 per person
Priority Probationers and Students

香港測量師學會（青年組）

哥爾夫球同樂日

時間 5月12日, 19日, 26日及6月2日共四晚 (星期五)
A組: 晚上 7:00至8:00
B組: 晚上 8:00至9:00

地點 九龍長沙灣荔枝角道688號亞洲高爾夫球會
高爾夫練習場 Level 3

去年青年組哥爾夫球活動得到青年會員踴躍參加, 大家初步瞭解並認識基本技巧及哥爾夫球的禮儀等。青年組今年再舉辦「哥爾夫球同樂日」, 讓初次接觸或有基本認識的青年會員一同享受哥爾夫球的樂趣。

人數 每組人數為10-12名 (先到先得)

費用 港幣\$350元正

備註: 1 現場有7號球杆提供, 有經驗者可自備其他球杆
2 長沙灣地鐵B出口
3 現場提供免費車位

 THE HONG KONG INSTITUTE OF
SURVEYORS
香港測量師學會

哥爾夫球同樂日
(S/JO/200602)
報名表及收據

參加辦法: 請填妥回條連同支票寄回香港測量師學會 (香港中環康樂廣場1號怡和大廈801室) 報名, 支票抬頭請注明『SURVEYORS SERVICES LTD.』, 本會將會以電郵與閣下聯絡, 作出適當安排。
電話: 2526 3679 傳真: 2868 4612

會員編號: _____ 聯絡電話: _____

英文姓名: _____ 中文姓名: _____

電郵號碼: _____ 支票號碼: _____

活動日期/時間: 5月12日, 19日, 26日及6月2日共四晚 (星期五)

高爾夫球會高爾夫練習場 Level 3

A組: 晚上 7:00 至 8:00 B組: 晚上 8:00 至 9:00

報名人數: _____ 位合共港幣 _____ 元正。

請填上姓名及閣下聯絡地址:

姓名: _____

聯絡地址: _____

印章確認

The Common Problems and Suggested Solutions of Mediation in the Construction Industry in Hong Kong

Hon Chi Yi, Ludwig FHKIS,
 FRICS, AAIQS, RPS(QS),
 MCI Arb. AHKI Arb, Accredited
 Mediator (HKIAC)¹

Abstract

Mediation is one of the most common means to resolve disputes in the Hong Kong Construction Industry. However, every means has its advantages and problems. There are commonly around 50 problems as found in the text books, journals and through advice by the experienced mediators. Among them, some experienced and practiced mediators selected seven most common problems and surely these problems have their respective suggestion solutions, either in prevention or in dealing with them.

Keywords

Mediation, mediator, positions, interests, prepare to agree, trust, creativity, emotions

Introduction

Mediation is one of the common techniques for resolving disputes arisen in Hong Kong's construction industry. There is a provision within the contract signed between parties in Hong Kong that governs the means of resolving disputes. Under clause 35 - Arbitration, of the commonly adopted Conditions of Contract currently used in Hong Kong², it stipulates that, *"Provided that always that in case any dispute or difference shall arise between the Employer or the Architect on his behalf and the Main Contractor,such dispute or difference shall be and is hereby referred to the arbitration."* Compulsory arbitration for any dispute was the case under the contract if the contract was signed adopting the Standard Form of Building Contract 1999 (SFBC 1999), which is the current case.

However, an updated Conditions of Contract was recently launched in Hong Kong in mid 2005 (SFBC 2005), which tentatively supersedes the SFBC 1999. Under clause 41 - Settlement of disputes³, it stipulates that, *"...If the dispute is not resolved by the Designated Representatives within 28 days of the dispute being referred to them by the Architect,either party may give a notice to the other party, by special delivery, to refer the dispute to mediation....."* Hence, under the new standard form of building contract, negotiation, by the Designated Representatives, is the first resort of resolving disputes. If the disputes cannot be resolved within 28 days of the dispute being referred to the parties by the Architect, mediation becomes the compulsory means for dispute resolution.

In short, negotiation and mediation comes before arbitration, under the updated SFBC 2005 contract, for resolving any disputes that may arise. As a result, we can foresee, with the adoption of the SFBC 2005, more disputes are likely to be resolved by mediation in Hong Kong's construction industry in the near future.

Good outlook of the construction industry indicates that massive and large scale projects, as well as large amounts of medium and small scales projects have been commencing and are anticipated to be launched in Hong Kong for the next decade. The more projects are launched, the more likely mediation will be adopted in resolving disputes. As a result, it is of high possibility that mediation shall be frequently adopted in Hong Kong's construction industry in the future. Hence, it is worthwhile to have a close look at it so as to explore the common problems and proposed solutions of mediation.

In this paper, the author is trying to investigate the most common problems of mediation in Hong Kong's construction industry and then suggests solutions to these problems, firstly by referring to literatures and then by questionnaires, telephone and in person interviews.

Common Problems Of Mediation In Hong Kong's Construction Industry

Some of the common problems of mediation in Hong Kong's construction industry are highlighted below:

Focus On

- (i) Known facts only and ignoring the unknown facts⁴:
- (ii) Positions but not interests⁵
- (iii) Past but not future⁶
- (iv) Wrongly discussed issues⁷
- (v) Fact orientated⁸

In Hong Kong's construction industry, parties shall not, thus, focus on who is contractually correct or wrong (positions) but shall focus on the remedies - usually monetary remedies (interests).

In construction industry, whether it is a design fault (fact) of a pile by the engineer may lead to huge consequences, however, adopting other justified extension of time reason in the Conditions, e.g. force majeure⁹ (act of God), may

work better to resolve the disputes.¹⁰

Mediation as a Start

- (i) Mediator has not enough preparation¹¹
- (ii) Wrong parties present / Too many or too few participants¹²
- (iii) Wrong location of meeting
- (iv) Without a framework for the mediation
- (v) No trust
- (vi) Involuntary participation

In Hong Kong's construction industry, especially in the public sector, the attendees for the mediation, on behalf of the Hong Kong Special Administrative Region, are usually just employees, like an architect or a quantity surveyor. They are neither the decision makers nor people voluntarily participating in the mediation.

- (vii) Too formal in the process

The Parties

- (i) Talk too much / too less
- (ii) Unrealistic optimistic¹³

Some of the construction disputes in Hong Kong may not be suitable to resolve easily through mediation and may be more appropriate to use other dispute resolution means, e.g. arbitration.

- (iii) Attacks, destructive, accusation

Mediator's Acts

- (i) No trust and confidence in mediator¹⁴
- (ii) Mediators act as observer
- (iii) Cannot promote constructive communication¹⁵
- (iv) Cannot facilitate negotiation and problem solving¹⁶
The parties may adopt different approaches to negotiation, and in all cases mediators can contribute towards making it more constructive and efficient.¹⁷
- (v) Being too directive¹⁸
- (vi) Too narrow minded¹⁹
Too narrow minded mediators prevent the generation of creative options and lateral thinking²⁰ among the parties.
- (vii) Ineffective listening²¹
Effective listening involves more than hearing spoken words: it involves properly understanding the meaning of the messages.²²
- (viii) Too many / less joint meeting / caucus
- (ix) Not aware of body language²³
Body language refers to all aspects of bodily appearance and movement which convey messages to observers.²⁴

- (x) Not neutral / Impartial²⁵
- (xi) Slow drafting of the settlement²⁶
- (xii) Enforceability of the settlement agreement
- (xiii) Not dealing with emotions

Mediation allows emotions to be expressed, acknowledged and validated.²⁷

- (xiv) No patience
In some mediation cases, they take a considerable period of time before settlement and it is quite common in construction disputes in Hong Kong. Parties may become discouraged and disappointed²⁸ if the mediator cannot show patience to the parties.
- (xv) Losing control of the process
- (xvi) Moving too quickly into solutions²⁹
- (xvii) Invent the solutions

The parties may not wholeheartedly implement the settlement so that the settlement shall not be a long-lasting one as they have not participated in the shaping of the solutions³⁰.

- (xviii) Conflicts of interests
- (xix) Threat / Putting pressure to discuss / settle

Some believe that mediators are in a unique position to impose pressure on the parties with the object of pushing them into a settlement.³¹ While the others consider mediators should not take ultimatums or lockout threats too seriously especially in the early stages of the negotiations.³² Under some circumstances, pressure from the mediator may initiate induction of mediator's own interests in a settlement.³³ There are also concerns that mediator's pressure may affect the disputants' long-term relationships, that it may affect the future acceptability of that mediator.³⁴ This may also jeopardize the reputation of the mediator.

- (xx) Failing to recognize futility³⁵
Some disputes are so complex and inappropriate, like contractual issues under the contracts of Hong Kong's construction industry, which mediation may not be the best means to resolve.
- (xxi) Lack of efficient communication skills³⁶

Suggested Solutions To The Common Problems

Every problem has solution. The following are some suggested solutions to the common problems as highlighted.

Focus On

- (i) Unknown facts, as well as known facts
Kagel and Kelly³⁷ claimed that identifying the heart of the

matter (i.e. the unknown facts) will lead to discussion of a specific past event. This can be reached by having full and appropriate discussion and communications of the facts and issues of disputes so as to define the unknown facts, for detail dialogue.

(ii) Interests but not positions

Mediator should lead the parties to focus on interests, i.e. the respective needs, concerns, desires and priorities at the underlying of the parties' hearts so that win/win solutions can optimistically be reached. In general, in the disputes of Hong Kong's construction industry, monetary remedies (interests) are one of the main desires that the parties should focus on but not who is contractually right or wrong (position).

(iii) Future but not past

Boulle and Nestic³⁸ claimed that there is no limitation on future matters which the parties can refer to and agree on. In Hong Kong's construction industry, most of the reasons for disputes are breach of contract. Through mediation, the mediator should let the parties focus on the present and the future - the remedies, though experiencing breach of contract in the past. In this way, it allows the parties to re-negotiate the whole agreement, irrespective of how the dispute over the breach is solved, or even whether or not it is resolved.³⁹

(iv) Correct discussed issues

Issues raised by the parties during the joint meeting and caucus are also significant and shall filter so as to form the backbones - the correct discussed issues - to discuss.

(v) Solutions orientated

Let the parties focus on the solution (solution orientated) by encouraging them to brainstorm and attempting to find options to resolve the dispute, in lieu of looking at the facts (fact orientated). For instance, for the construction industry in Hong Kong, there are many clauses under the conditions of contract. For monetary claims, not one of them is relating to monetary compensation and appropriate choice of clause is one of the solution orientated means, irrespective of what the real "fact" lies beneath.

Mediation as a Start

(i) Mediator's well prepared

For preparation, the mediator should communicate with the parties before the real process, in gathering useful information. He should also prepare for the process, including reading through all the relevant information regarding the disputes submitted and expressed by the parties. Further, he should plan the process of mediation in a reasonable flow, so as to let the parties communicate without hindrance. Some written notes, agenda, timetable may assist the mediator in reminding himself the process in

case of lose track.

(ii) Parties presence

Appropriate and optimum number of parties shall be invited to attend the mediation. In construction industry disputes, generally the directors, general or project managers, quantity surveyors, etc. of the company, assisted by the legal advisor may be the common optimum presence parties.

As suggested by Newton and Ho⁴⁰, mediator may ask some useful questions before the mediation to assist the selection of appropriate parties, like "who will be attending and in what capacity?", "do you have authority to settle the dispute?"

(iii) Location of meeting

A comfortable, quiet and suitably decorated location of meeting should be selected for mediation. Enough rooms for joint meetings and caucuses are also important.

In Hong Kong, there are many high-quality venues for rent at reasonable prices, e.g. the Hong Kong International Arbitration Centre.

(iv) A framework for the mediation

There are many suggested steps, which can form the framework for parties' effective communication.

Procedures suggested by Newton and Ho⁴¹ are as follows:

(a) Introductory phase

- Opening statement; and
- Formulation of ground rules.

(b) Understanding phase

- Opening presentation by the parties;
- Summarizing by the mediator;
- Questions by the mediator;
- Identifying common interests / grounds;
- Identifying needs and objectives; and
- Caucus and joint meetings.

(c) Negotiation phase

- Identify and explore options;
- Creative problem solving;
- Transfer identifying needs into options; and
- Raising doubts.

(d) Agreement phase

- Summarize terms of the offers;
- Writing the agreement; and
- Signed the Agreement.

(v) Trust building

Newton and Ho⁴² has suggested a series of means for trust building as follows:

- (a) Use of the listening skills;
 - (b) Keep to your commitments;
 - (c) Meet the parties separately before the mediation;
 - (d) Deal with emotional and intangible issues as relevant;
 - (e) Use caucus appropriately;
 - (f) Remain neutral;
 - (g) Promise and keep confidentiality in caucus;
 - (h) Do not be judgmental or impose your own values;
 - (i) Be compassionate towards the parties and their problems;
 - (j) Focus on the parties' needs and objectives; and
 - (k) Ask a party questions about what interests them (family, work, hobbies, sport).
- (vi) Voluntary participation
Before the commencement of the mediation, the mediator should make sure the parties present are all voluntary. Under the latest conditions of contract⁴³, the parties should go for negotiation and then mediation for resolving the disputes and both parties must be aware of this obligation when signing the contract. This may assist in the ascertaining voluntary will of the parties.
- (vii) Flexibility in the process
The mediator may be suitably flexible in the process so as to maintain a smooth flow.

The Parties

- (i) Effective communications
Let one party talk first, keeping the approximate time this party spends and allows the other party to have the similar length of time later. No interruption is allowed when the other party is talking can also help.
- (ii) Realistic optimistic⁴⁴
After he has heard a full explanation of the disputing issues from the parties, he may stress a point of stating, in everyone's presence, that he had seen such similar disputes resolved on many prior occasions. For example, he can cite 70% to 80% of disputes which resort to mediation are settled in Hong Kong's construction industry in the past years⁴⁵.
- (iii) Minimize attacks, destructive, accusation
Mediator can try to ask questions, like "what would you feel if the other party said this similar statement to you?" Trying to let the party put on the other party's shoes may be useful for minimizing the attacks, etc.

Mediator's Acts

A mediator should be properly trained so as to perform

successfully. The following are some of the main criteria:

- (i) Trust and Confidence in Mediator
Boulle and Nestic⁴⁶ claimed that surveys of practicing mediators have found that they regard the building of this trust relationship as their most important task. They have suggested the following ways to build up the trust, through:
 - (a) showing concern and respect;
 - (b) affirming the mediator's experience and credentials;
 - (c) explaining and validating the mediation process;
 - (d) good listening skills and understanding of the parties;
 - (e) sound interpersonal skills, impartiality and even-handed conduct of the process; and
 - (f) empathy and bonding during the separate meetings.
 This may supplement what we have discussed under Para. 3.2(v) above.
- (ii) Mediator participates
The mediator can participate actively in the mediation process by asking sensible questions, showing compliment to the parties, valuing the parties, thanks the parties, acknowledging their feelings, reframing the negative languages⁴⁷, summarizing what the parties said, encouraging fruitful communications, etc.
- (iii) Promoting constructive communication⁴⁸
Mediators intervene directly in the face of poor communication exchanges between themselves. Further, mediators can, in the caucus, advise and coach the parties on effective communication techniques.
- (iv) Facilitate negotiation and problem solving⁴⁹
Mediators need to guide the parties and their legal advisors in the techniques of negotiation, and may need to point out counterproductive behaviour or proposals.⁵⁰ They may also require diverting the parties to problem solving direction but not positional claims.
- (v) Not too Directive
Mediators should recognize the underlying premises that mediation allows for party self-determination on matters of content.⁵¹ Thus, they should better, but at all time under their control, let the parties communicate freely and constructively. Inappropriate interruptions are discouraged.
- (vi) Brainstorming
Mediators should encourage each party to propose settlement options, however unrealistic they might be, without any evaluation allowed from the others.⁵² Brainstorming allows parties' creative imagination and wide number of conceivable ways of dealing with the problematic disputes. However, all the options created shall undergo reconciliation whether or not they meet the needs and interests of the parties later on.

(vii) Effective and active listening⁵³

The content of active listening denotes that good listening is not just a passive exercise.⁵⁴ Mediators must be physically attentive, concentrate on encouraging the speaker, display an attitude of interest and concern, be non-judgmental, not be preoccupied with responding, and not be distracted by non-relevant matters. The three broad categories of skills in active listening, as proposed by Boule and Nesic are as follows: (a) Attending skills; (b) Following skills; and (c) Reflecting skills.

They have further suggested other elements of active listening: (a) being physically and mentally prepared; (b) trying to comprehend the speaker's frame of reference; (c) looking for patterns, organization and themes in the speaker's messages; (d) avoiding emotional responses and moralizing; and (e) being aware of one's own frame of reference.

(viii) Appropriate joint meeting / caucus

Various disputes require different appropriate number of joint meetings and caucus and it is up to the experienced mediator to decide on the optimum numbers.

(ix) Acknowledgement of body language⁵⁵

Body language refers to all aspects of bodily appearance and movement which convey messages to observers.⁵⁶ Mediators need to read the clothing, physique, posture, body movements, hand gestures, facial expressions and eye motions of the parties.

Mediators also need to be attentive to their own body languages, which can reveal bias, impatience or boredom.

(x) Neutral / Impartial⁵⁷

Mediators should refrain from imposing his preferences on the parties without resorting to sitting on their own hands.

(xi) Prompt drafting of the settlement

Assure agreements reached on discrete issues within a dispute are immediately recorded in writing.⁵⁸ This prevents the parties from changing their mind or creating new disputes on the newly agreed terms.

(xii) Enforceability of the settlement agreement

Presence lawyers may assist. If lawyers are not present, the mediator can write up an agreement or summary of the agreement and make it subject to preparation of a formal agreement by the lawyers after the mediation.⁵⁹

(xiii) Dealing with emotions

Mediator should show sympathy, understanding and concern on the parties' emotions. In this way, parties may feel the mediator is walking side by side with them and this helps resolution.

(xiv) Patience

Mediators may show patience with appropriate eye contacts, nodding, attentive listening, etc.

(xv) Having control of the process

With adequate preparation, allows flexibility, and based on mediator's experience, he may not easily lose control of the process. Some reminding notes, agenda, timetable, etc. may also be useful.

(xvi) Moving into solutions

Mediators must assure that the underlying needs and interests of the parties have been gone through and discussed in details before attempting to reach the settlement agreement. They also should address the emotional significance⁶⁰ before moving into solutions or options.

(xvii) Invent the solutions

Do not pressure the parties to reach agreement - let them arrive at their agreement.⁶¹ Parties' involvement with determining the outcome increases the likelihood that they will reach settlement since most people are more likely to accept their own ideas than someone (the mediator) else's.⁶²

(xviii) Conflicts of interests

Mediator must declare no conflict of interests and some previous contacts, etc., so as to show impartiality to the parties.

(xix) Pressure to discuss / settle

Appropriate pressure on the parties for discussion and settlement is necessary. This may include warning of adjourning the mediation, reminding the parties that it would be a waste of time if the process stops here since they have already achieved plenty and are close to settlement.

(xx) Recognize futility⁶³

Where an impasse cannot be broken, a mediator may be able to help the parties most by recognizing that it is futile to continue. Shapiro⁶⁴ refers to one such case, where the mediator terminated the mediation, whereupon the dispute settled within a few hours thereafter. He cites another case, where the parties were surprised by the mediator's refusal to continue, and changed their intransigent positions.

(xxi) Efficient communication skills⁶⁵

Mediators should know where, when and how to use some of the most common communication skills as follows, so as to enhance the mediation process: (a) empathizing; (b) using humour; and (c) using silence.

Findings

In order to find out the most common problems and suggested

solution for the mediation in Hong Kong's construction industry, I have sent out a total of 49 questionnaires to accredited mediators or chartered arbitrators under the Hong Kong International Arbitration Centre (HKIAC). The questionnaire contains the above about 40 common problems and seeks advice on the important extent of the common problems and asking for provision of suggested solutions. I also seek advice on "criteria for a successful mediator". A total of eight questionnaires were returned (accounting approximately for 16%), including one telephone and one in person interview.

Response and Summary of the Questionnaires

The following are the results:

- A - denotes James Longbottom⁶⁶ (Longbottom);
- B - denotes Sunny Yeung⁶⁷ (Yeung);
- C - denotes Dean Lewis⁶⁸ (Lewis);
- D - denotes Raymond Leung⁶⁹ (Leung);
- E - denotes Colin Lee⁷⁰ (Lee);
- F - denotes Andrzej Cierpicki⁷¹ (Cierpicki);
- G - denotes Louise Popplewell⁷² (Popplewell); and
- H - denotes Daniel Lam⁷³ (Lam).

Common Problems	A	B	C	D	E	F	G	H	Total Scores	Av. Scores
(1) Focus at										
1.1 Only on known matters; ignore unknown matter	1	3	5	1	4	1	3	4	22	2.75
1.2 Positions but not interests	1	5	2	2	5	5	5	5	30	3.75
1.3 The past / now; ignore future	1	3	3	4	5	3	4	4	27	3.375
1.4 Wrong discussed issues	1	3	5	3	5	3	3	4	27	3.375
1.5 Facts only but not relationship	1	2	3	3	5	4	3	5	26	3.25
(2) At Start										
2.1 Mediator inadequate preparation	3	2	2	2	5	2	1	5	22	2.75
2.2A Wrong parties presence	4	1	3	5	5	4	2	4	28	3.5
2.2B Too many attendees	4	1	3	2	2.5	4	2	4	22.5	2.8125
2.3 Wrong location of meeting	3	1	5	2	5	2	1	2	21	2.625
2.4 No framework for discussion	1	1	2	3	5	2	2	4	20	2.5
2.5 Parties have no trust to each other, or to mediator	1	2	3	3	5	3	3	3	23	2.875
2.6 Involuntary participation	1	3	3	4	4	2	4	3	24	3
2.7 Too formal	1	2	5	4	4	2	3	3	24	3
2.8 Mediator's dress code / gestures	1	1	5	5	5	1	1	3	22	2.75
(3) The Parties										
3.1A Talk too much	4	2	5	5	4	2	2	3	27	3.375
3.1B Talk too less	4	2	5	5	2	2	2	3	25	3.125
3.2 Too optimistic	3	1	3	5	3	4	4	1	24	3
3.3 Attacks / Accusations	4	3	3	4	3	2	3	2	24	3
3.4 Not prepare to agree	3	4	4	4	4	4	4	5	32	4.0
3.5 No authority	4	2	4	5	5	1	2	4	27	3.375
(4) Mediator's Act										
4.1 No confidence	3	1	3	1	5	2	2	4	21	2.625
4.2A As observer	1	1	4	5	5	2	2	5	25	3.125
4.2B Talk too much	1	3	4	5	4	2	2	5	26	3.25
4.3 Not assist in constructive communications	1	3	2	3	3	1	1	4	18	2.25
4.4 Not negotiate and problem solving	1	3	2	3	5	2	2	5	23	2.875
4.5 Too direct the parties	4	2	5	5	5	3	3	3	30	3.75
4.6 Not creative enough	3	3	4	5	5	3	3	4	30	3.75
4.7 Hearing but not listening	3	3	4	5	5	2	1	4	27	3.375
4.8 Too little / many joint meeting / caucus	1	2	4	5	4	3	3	3	25	3.125
4.9 No / too many body languages	4	3	5	4	4	2	1	4	27	3.375
4.10 Not neutral	1	1	5	5	5	2	2	4	25	3.125
4.11 No patience	4	2	5	5	5	2	1	5	29	3.625
4.12 Too slow in drafting the Agreement	1	2	5	5	4	1	1	4	23	2.875
4.13 Agreements without consensus, unrealistic	1	1	5	5	5	2	1	5	25	3.125
4.14 Ignoring emotions	2	3	5	5	5	3	1	5	29	3.625
4.15 Losing control of the process	1	2	3	5	5	2	4	5	27	3.375
4.16 Moving too quickly to the solutions	1	3	4	1	4	3	3	4	23	2.875
4.17 Too many private session without explanations	2	2	5	5	5	1	2	4	26	3.25
4.18 Solutions suggested by the Mediator	1	1	5	5	2	4	1	3	22	2.75
4.19 Conflicts of interests and not declares	1	1	5	5	5	1	1	5	24	3
4.20 Threat to discuss / agree, etc.	1	1	5	4	3	2	1	4	21	2.625

The Most Common Problems and their Suggested Solutions

In defining the "most common problems", I come to a decision for those problems with an average score of equal or more than 3.5. From the replies, it divulges that, among the about 40 common problems revealed from the literatures, the seven most common problems of mediation in Hong Kong's construction industry, as in the eyes of the mediation practitioners, are as follows:

- (i) Parties focus at positions but not interests (Average Score = 3.75);
- (ii) At start, wrong parties are presence (Average Score = 3.5);
- (iii) Parties not prepare to agree (Average Score = 4.0);
- (iv) Mediators direct the parties (Average Score = 3.75);
- (v) Mediators do not have enough creativity (Average Score = 3.75);
- (vi) Mediators have no patience (Average Score = 3.625); and
- (vii) Mediators ignoring emotions (Average Score = 3.625).

All these, as commented by the practitioners, should be addressed seriously and attentively so as to make the mediation a successful one.

From the replies, not all the responses included the "suggested solution" part. From the limited resources received, suggested solutions to the most common problems of mediation in Hong Kong's construction industry so described above are as follows:

- (i) Parties focus at positions but not interests
 Yeung suggested that there is requirement for development / training on ability to analyze and spotting the issues (interests) on the mediator.
 However, Leung did not think this problem is vital since "real" interests of the parties may not be so "real" when up to the point of agreement. He cited an example in his experience that a party had an expressed interest to agree, in the beginning of the mediation, at HK\$600,000.00. The mediation was settled eventually at the amount of HK\$100,000.00, without any additional terms. Hence, he believed that it is not so a big problem if interests of the parties have not been focused on.
 Lee advised that positions should be appreciated but interests should definitely be focused on, always, by the mediator. Cierpicki said that it is a common problem for the parties, i.e. looking for "win" (But he did not provide any suggested solution). Popplewell suggested that the mediator better prepares the parties beforehand to focus on interests, but not positions in the beginning of the mediation.

To conclude, I agree with Cierpicki that this is a common

problem and also agree with Yeung that there is a requirement for development / training on ability to analyze and spotting the issues (interests) on the mediator. Positions should be valued but the interests should always be focused by the mediator. Adequate preparation beforehand can also help.

- (ii) At start, wrong parties are present
 Yeung advised that this is relatively easy to fix - as a matter of improving the procedural skills and improving with experience. Leung mentioned that it is vital that the parties' presence in the mediation must be a decision maker and able to create and agree options. He / she must have the full authority with proof, e.g. memorandum from the Company. The only way to solve this problem is to find an appropriate person to attend the mediation from the beginning. Otherwise, let the attended party (without authority) to ask back the company's decision maker to decide for certain crucial points is also feasible.
 Lee also agreed that it is fundamental to have the parties' presence having authority to make decisions and the mediator should check this in the beginning. Cierpicki suggested that too many attendees is a common problem as is having someone to close to the issue and thereby carrying emotional baggage (but without any suggested solution).
 To conclude, Cierpicki was correct to comment that this is one of the most common problems. I agree with Leung that the best way to solve this problem is to find the appropriate persons to attend the mediation from the beginning, by the mediator's experience.
- (iii) Parties not prepare to agree
 Yeung advised that it is a requirement to educate the parties and improvement of interpersonal skills of the mediator. Leung suggested that the parties may change at a later stage of the mediation after going through the options exploration stage. Lee claimed that it is very important for the parties to have the will to settle at the beginning (but no suggested solution). Popplewell commented that better preparation by mediator beforehand may help.
 To conclude, this is the most problematic issue among the seven most common problems (average score = 4). Hence, in the eyes of the practitioners, this is the most common problematic issue, if happens, in their experience. To prevent, better preparation by the mediator, educate the parties and carry on properly the procedural rules may help.
- iv) Mediators direct the parties
 Yeung mentioned that it is for the mediator to improve the interpersonal skills. Leung said that he would "indirectly lead" the parties by casting questions strategically in lieu of obvious direct statements. This helps the parties to follow the procedures of the mediation. Lee just declared that

this is very important (but without any suggested solutions). Popplewell suggested that the solution lies in the character and training of the mediator.

To conclude, it really depends on the character and interpersonal skills of the mediator to (strategically) or not to direct the parties. Sometimes, tactical directing the parties may be helpful for the settlement.

(v) Mediators do not have enough creativity

Yeung had the same comments as (iv) above. Leung said that creativity is one of the most important personal skills that a successful mediator should possess. This can learn from experience and is a kind of art that can learn through interpersonal communications and contacts. Lee claimed that it is a big problem if the mediator is lack of creativity (without suggested solution). Popplewell had the same comments as (iv) above.

To conclude, the mediator must be creative and this can be attained through interpersonal skills improvement and personal development, i.e. learn from daily life!

(vi) Mediators have no patience

Yeung had the same comments as (iv) above. Leung suggested that listen carefully and showing attentive action, etc. is a kind of art to show patience to the parties.

To conclude, patience can be achieved through interpersonal training and by acting listen carefully and attentively. It is a kind of art.

(vii) Mediators ignoring emotions

Yeung had the same comments as (iv) above. Leung mentioned that it is very common that there are emotions during the mediation. It is the mediator's role to control the atmosphere and the emotions of the parties. This includes suggesting a break, transferring to other issues first, etc. Lee said that emotions should be addressed and parties need to have an opportunity to express their feelings and it is unwise to go too fast by ignoring the emotions (without suggested solutions).

To conclude, emotions should be addressed during the mediation by let them to express their feelings. However, the mediator should have the final control on the atmosphere in order not to let it go too far.

Criteria for a Successful Mediator

The suggested criteria by respective practitioners are listed as follows:

Mediation Practitioners	Suggested Criteria
Yeung	(1) Procedural Skills (2) Interpersonal Skills

	(3) Psychological and Human Behaviour (4) Analytical Mind : Spotting the Issues (5) Ability to Identify Options / Opportunity for Settlement
Leung	(1) May not need exact Technical Background as the disputes (2) Skills to chair a meeting (3) Facilitate the parties (4) Negotiation Skills (5) Psychological Knowledge
Lee	(1) Background relate to the mediating issues is important (2) Experience as for the works, as a mediator and as a maturity (3) 100% essential for technical skills, e.g. Quantum matters => QS, Legal matter => lawyer (4) Patience (5) Creativity (6) Manner to conduct the mediation
Cierpicki	(1) Good listening skills (2) Neutral and impartial (3) Ability to maintain confidentiality (4) Mature and knowledgeable (5) Facilitative rather than directive (6) Good background experience of subject matter in dispute (although not essential) (7) Creativity (8) Focus on parties' interests in lieu of positions
Popplewell	(1) Knowledge of system of industry practice (2) Good mediator training (3) Take sufficient time to work through the process

Conclusion

No dispute resolution technique is perfect and all of them have both pros and cons. Mediation has its own limitations.

I have first highlighted the common problems, which come out approximately 40 of them in total, and proposed the suggested solutions for adopting mediation in Hong Kong's construction industry through literatures research.

Then, I, from the analysis of the questionnaires, telephone and in person interviews, tried to reveal the most common problems together with suggested solutions of mediation in Hong Kong's construction industry as well as trying to evaluate the criteria for mediation to be more successful.

A successful mediator shall not fall in the traps of the approximately 40 common problems as cited above. Among them, the seven most common problems in the eyes of the mediation practitioners, are, namely in descending order of importance:

- 1.1 Parties not prepare to agree;
- 1.2 Parties focus at positions but not interests;
- 1.3 Mediators direct the parties;
- 1.4 Mediators do not have enough creativity;
- 1.5 Mediators do not have patience;
- 1.6 Mediators ignoring emotions; and
- 1.7 At start, wrong parties are presence.

Undeniably, it is expected that "if the parties were not preparing to agree" in the mediation, it surely makes the mediation process a real difficult one. Thus, it expectedly comes as the most common problem among the approximate 40 ones. However, unexpectedly, "mediator not assists in constructive communications" becomes the least importance or the least common problem in the eyes of the mediation practitioners. Maybe they believe, if the parties are ready and willing to agree during the mediation, constructive and effective communications shall be automatically carried out among the parties, without any necessary assistance by the mediator.

A mediator should utilize the suggested solutions for the above problems as detailed above so as to minimize the most common problems to be arisen.

To conclude, in order to attempt a successful mediation in Hong Kong's construction industry, the mediator should try to make sure he / she possesses those skills and criteria as listed above.

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Footnotes

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⁶⁹ Telephone interview. A chartered engineer and arbitrator. Chief Executive Officer of C & L Investment Company Ltd. Participating numerous construction mediations related to client/main contractor/subcontractor level in Hong Kong and China, mediator to shareholders dispute value HK\$18 million / Telecom dispute / construction dispute.

⁷⁰ In person interview. A Quantity Surveyor, executive director of Brian E Rawling and Associates Ltd. An accredited mediator and Dispute Resolution Advisor (DRA) of ASD, Hong Kong. Participating in dispute negotiations under DRA and as expert assistance to parties in mediation.

⁷¹ Questionnaire returned by e-mail. A Quantity Surveyor, director of Portcullis Consulting Ltd, working with contractual advice, mediation, arbitration and expert witness services. An accredited mediator. Contractor's representatives in 4 mediations: with a commercial client in May 1993, with HK Government in July 1999, August 1999 and May 2000.

⁷² Questionnaire returned by fax. A Quantity Surveyor, director of Portcullis Consulting Ltd, working with contractual advice, mediation, arbitration and expert witness services. An accredited mediator. Represented parties in 10+ mediations since 1993 and represented clients in informal negotiations of construction disputes.

⁷³ Questionnaire returned by e-mail. A Building Surveyor, working in KCRC. An accredited mediator (HKIAC), appointed as mediator on 1 occasion, arbitrator on 6 occasions, expert witness on 3 occasions and dispute resolution advisor for 4 occasions.

Dragon Boat Race at Stanley Beach 31 May 2006



Meet at Stanley Main Beach (航海學校) on these days

May 07	(12:00 to 15:00)	Sun
May 14	(12:00 to 15:00)	Sun
May 21	(12:00 to 15:00)	Sun

For details, please visit www.dragonboat.org.hk or call Joseph Wong on 9191-3037.

Special thanks to sponsors



Construction insurances – the good, the bad and the ugly



Joanna Kwok
JO Committee Member

Construction insurance is an important topic in the construction industry. It is required by many common forms of contract and is also a statutory requirement for the Contractor and Consultant to obtain certain insurance.



On 19 January, Steve Tennant, Director of Construction and Infrastructure, Aon Hong Kong Limited, has delivered to our members a seminar on Construction Insurances – the Good, the Bad and the Ugly when he shared with attendees both his contractor as well as insurance broking experience. He addressed us, in layman terms, the difference between the insured and the insurer, the need for insurance, and



subrogation rights. He also illustrated to us with examples on problems that were caused by incorrect specification of insurance in contract documents, and the solutions to them. At the end, Steve pointed out some of his

observations on the Standard Form of Building Contract 2005 from an insurance point of view.

Thanks to the informative and interesting presentation by Steve, and we look forward to another talk by the speaker in the near future.



BRESS Career Seminar

Jean Cheng
Hon Secretary
JO Committee

This year the Career Seminar of the Building and Real Estate Students Society was held on 20 January in Lecture Theatre N001. Representatives from HKIS JO shared their valuable experiences with the students.



The first part of the seminar was the theme sharing session. Billy Wong and Martin Leung have given speeches on an introduction of the HKIS and the recent trend of the construction industry. The audience was told that since the recovery of the economy and the introduction of more infrastructure projects, the demand for all kinds of surveyors has been increased.



After the theme sharing session, students formed into groups with the representatives to have discussions on career prospect. The students were introduced to different streams of surveying and assessment method.

Many questions were raised by the students.

The feedbacks of the students were positive and they felt that the session have widened their horizon and knowledge about the industry.



The Building Authority (BA) has just issued Practice Note for Authorized Persons and Registered Structural Engineers 298: <http://www.bd.gov.hk/english/documents/pnap/Pnap298.pdf> is the direct link to the document in the website of the Buildings Department (BD).

Women in Surveying 測量半邊天



Kelvyn Ng
JO Committee

Passy Wong - work with an open mind

How did you get to this stage of your career?

After obtaining a Social Science bachelor degree, I joined Wharf Limited as a graduate trainee which offered very challenging opportunities to a rookie in the real estate industry and that urged me to further studies. At that time, the Postgraduate Diploma in Surveying of the HKU offered a wide scope of professional knowledge and a direct path to APC. Finally, I became a surveyor and finished the MSc in Real Estate at the HKU. This profession has kept me to stay alert in the hub of the HK economy.



I have worked with three big developers thus far, handling investment properties, be they commercial or residential, existing or new projects, located in Hong Kong or Mainland China. With such exposures, I am now involved in all leasing, tenancy administration and property management which is quite demanding.

How long have you been in mainland projects?

My past experience in the mainland is not that long (3 years since Y2K) but remarkable. As land is abundant in China, there is much room for the architects to express their dreams. That is why we can see so many good designs that we could hardly tell whether they are made in Hong Kong or not. However, when dealing with management matters, "made in Hong Kong" makes a difference. I could remember at that time management fee was a problem, for example, local governments fixed the amount by the types and classes of property which was unlikely to cover the running costs; non-payment of management fee was not unusual as the local people did not treat it as an obligation but a tool to lodge complaints. Even the local staff got used to it and did not find it a problem, thus the quality of service was never improved. I was there not just to uproot but share...it was so meaningful to have developed friendships with the local staff at the end.

What is the most demanding part of your job?

I would say "efficiency", when making decisions, handling tenants' requests or complaints, etc... As we are one of the few developers that handle leasing and management in one team, my job must make use of this competitive advantage to always act or work efficiently, like making quick decisions with less red-tape, providing full service with one contact point only.

Any advice for the up-and-coming lady surveyor?

An open mind and be ready to work with all walks of life.

My job needs me to work with contractors and go to construction sites. I could remember an interesting instance during one site walk: some obscene magazines were left on the ground and I told the workers to pick them up and store them properly. Is it a barrier? I don't think so!

Do you have any hobbies?

I spend a lot of time reading to relax as well as to keep abreast of the times. It gives me ideas and conversation topics.

Club and Association Boxes at

Hong Kong Jockey Club

(Happy Valley and Shatin)

HKIS members may now enjoy these ideal venues for
business entertaining and leisure

Catering package at HK\$330 without any service charge

Admission badge

for non-Jockey Club member is HK\$50

**Please direct bookings to Liza Ho
at the Secretariat on 2526 3679.**



Cosmos Bookstore (天地圖書)

15% discount on books and 10% on stationery purchases (except fix priced and special priced items) in the Cosmos Bookstore on 32 Johnston Road, Wanchai and 96 Nathan Road, Tsimshatsui till 31 December 2006. Inquiries please call **2866 1677**.

Towngas Avenue (名氣廊)

A free cheese cake worth HK\$120 upon spending of over HK\$500 at Towngas Avenue (merchandise, food and beverages but exclude gas appliances) until 30 June 2006. Inquiries please call **2367 2710 or 2367 2713**.

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

A privilege offer of \$2919 (original \$4560 for male) and \$2739 (original \$4300 for female) for all HKIS members and their families. Plan inclusive of TWO Doctor Consultations, Physical Examination (Weight, Height, Blood Pressure & Pulse) & Medical History, Chest X-ray, Electrocardiogram, Kidney Function (Urea & Creatinine), Liver Function (SGPT & SGOT), Complete Blood Count, ESR, Diabetic Screening (Fasting Glucose), Rheumatology Screening (Uric Acid & RA Factor), Lipid Profile (Total Cholesterol & Triglycerides), Thyroid Screening (T4), Urine Test (Urinalysis), Occult Blood, Colon Cancer Screening (CEA), Hepatitis Profile (HBsAg, HBsAb), Prostate Specific Antigen for male, Pap Smear for female. Offer valid till 31 December 2006. Inquiries please call **2608 3170** or visit **www.union.org**.

Note: The HKIS will not be privy to any contracts between the HKIS members and the agency concerned. We will not be responsible for the administration of or the consequences arising from these contracts, including any personal data that the HKIS members may agree to provide to the agency. No liability of any kind will be borne by the HKIS. All business transactions made under the membership benefits of HKIS are strictly between the merchant and HKIS members. The HKIS will not be involved in any complaints made by any party in any business transaction. All inquiries should be made to the merchant directly. For general information, please call the Secretariat on **2526 3679**.

Caltex StarCard

A special discount of HK\$1 per litre for all successful application for the Caltex StarCard issued. Inquiries please call Eric Law of Ming Xing Investment Co Ltd on **2851 3297**.

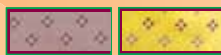
Shell Card

A special discount of HK\$1 per litre for all successful application for the Shell Card issued. Inquiries please call Alex Au of Kingsway Concept Ltd on **2541 1828**.

HKIS

Welcome to the HKIS Shop

Pattern style
Blue, Gold



Yellow and light blue silk tie, weave details with single HKIS embroidered logo.

- Member Price: HK\$90
- Non-Member Price: HK\$150



HKIS square lapel pin with HKIS logo and is suitable for both gentlemen and ladies.

- Member Price: HK\$30
- Non-Member Price: HK\$50



Beige silk scarf with single HKIS embroidered logo.

- Member Price: HK\$100
- Non-Member Price: HK\$150



Dark blue lanyard with HKIS logo, key ring and mobile phone connecting thread.

- Member Price: HK\$20
- Non-Member Price: HK\$25

HKIS Shop sells a range of attractive gifts bearing the HKIS logo. To view the range of goods or place an order, please call the Secretariat on 2526 3679 or visit www.hkis.org.hk



Stylish yellow cap perfect for outdoor sun-screening, embroidered with HKIS logo.

- Member Price: HK\$30
- Non-Member Price: HK\$50



A4 folder, crafted from fine leather and made to high standards, beautifully lined and embossed with the HKIS logo.

- Member Price: HK\$180
- Non-Member Price: HK\$250

Date	Event	Organiser	Location	
2006				
May	9	Open Forum on CAP545	HKIS	SLC, HKIS
	12	LSD Surveyors Luncheon	LSD	Football Club, Hong Kong SAR
	26	Surveyors Happy Hour	HKIS	Library, HKIS
Jun	30	Surveyors Happy Hour	HKIS	Library, HKIS
Jul	15	HKIS Conference 2006	HKIS	Conrad, Hong Kong SAR
	14	Quality Building Award 2006 - Award Presentation Banquet	HKIS	Hong Kong SAR
	28	Surveyors Happy Hour	HKIS	Library, HKIS
Aug		LSD Conference	LSD	HK Poly U, Hong Kong SAR
	25	Surveyors Happy Hour	HKIS	Library, HKIS
Sep		LSD Annual Dinner	LSD	Hong Kong SAR
	16	BSD 20 th Anniversary Conference	BSD	Four Seasons Hotel, HKSAR
	29	Surveyors Happy Hour	HKIS	Library, HKIS
Oct	15-20	FIG XXIII Congress and XXIX General Assembly	FIG	Munich, Germany
	27	Surveyors Happy Hour	HKIS	Library, HKIS
Nov	16	LSD Annual General Meeting	LSD	Hong Kong SAR
		HKIS Annual Dinner	HKIS	Hong Kong SAR
	24	Surveyors Happy Hour	HKIS	Library, HKIS
Dec		HKIS Annual General Meeting	HKIS	Hong Kong SAR
	29	Surveyors Happy Hour	HKIS	Library, HKIS
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