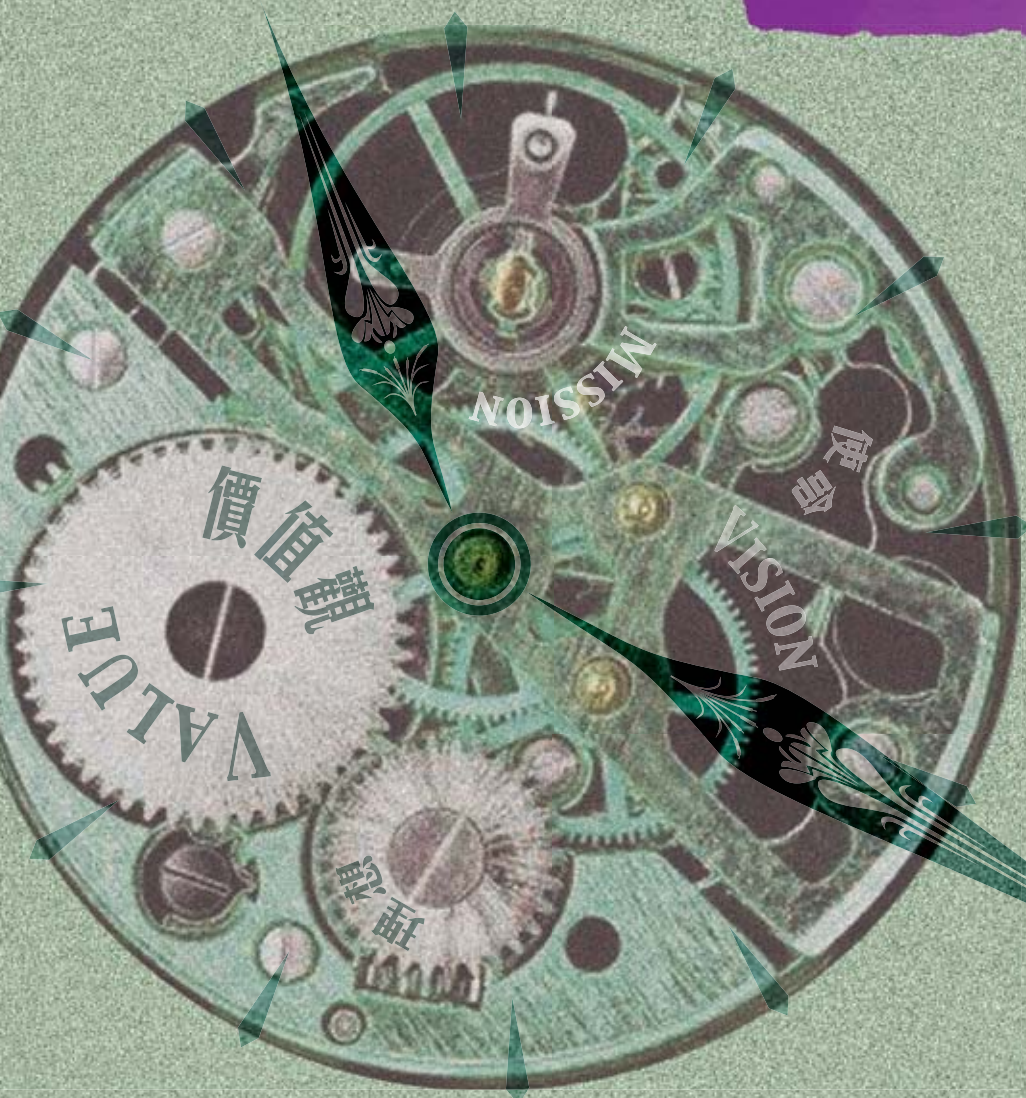


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HKIS 2005-2006 General Council

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測量師時代編輯委員會歡迎各界以任何形式提供意見及稿件，來稿可用英文或中文，一旦選用，文章將以原文語言刊出。所有文章出版權由上述委員會決定。來函可電郵 editor@hkis.org.hk 或傳真 (852) 2868 4612 或郵寄香港中環康樂廣場1號怡和大廈801室測量師時代編輯委員會收。測量師時代月刊免費送贈香港測量師學會會員，每期發行量 7,100份。

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From the Editor 編者話

Money may be a concern, but it is definitely not the only concern when the Editorial Board considers our way forward in e-publishing. At the moment, the net cost for each copy of the Surveyors Times (production and mailing minus advertising revenue) is about HK\$12. If we take into account the administration cost and the "pro bono" time and efforts of the Editorial Board members, the actual cost far exceeds HK\$12 per copy.

As a reader at the receiving end, what do you expect? Do you consider reading the Institute's monthly publication at HK \$144 per year good value-for-money? Will you be prepared to discontinue the hard copy of the Surveyors Times and instead get news / information about the Institute, people and activities through the internet, in the members' corner or through e-alerts? In real dollars, there will be a saving, although not as much as HK \$144 per year bearing in mind the production and opportunity costs irrespective of the mode of publishing.

Like evaluating any new technology, we have to consider the new mode of operation and the development potentials that the new technology is expected to bring about. The real saving is not restricted to paper and printing, but should include those intangible considerations such as quicker turnaround time and attraction of wider readership. On the revenue side, a completely new advertising structure will have to be mapped out.

To give our readers a brief indication on the width and depth of the subject, the following is a list of items that were covered at a recent brainstorming session of the Editorial Board: a) Publishing objective; b) Financial implications; c) Readers' habit and their readiness for change; d) Reaching out to members and external parties; e) Mode of publishing: e-newsletter, e-alert, other media e.g. CD, DVD; f) Integration of the Surveyors Times into the Institute's website; g) Environmental alertness and the Institute's social responsibility. The list is of course not exhaustive. We welcome suggestions / comments from members. Do write to us at: linda@hkis.org.hk.

Francis Leung

資金投放是一個因素，但它絕對不是「測量師時代編輯委員會」在考慮電子出版的唯一因素。現在每一本《測量師時代》的生產成本（設計印刷及郵費減掉廣告收入）大概是港幣12元左右。如果要真正加上編委會委員們無償的時間奉獻和行政費用，則實際生產成本將遠遠超過港幣12元這個數字。

作為收件人、作為讀者，您有期望嗎？您覺得一年花掉港幣144元換取12期的《測量師時代》印刷期刊是不是物有所值？您可否願意放棄印刷媒體，改為通過互聯網或是電子期刊閱讀有關學會的人、事及物？從實際出版費用而言，我們可能會省點錢，但却不是港幣144元，因為無論利用什麼方式來傳送都會存在基本生產及機會成本。

在評估是否應用某種新科技時，我們要同時考慮一個將隨之而來的營運架構以及認識到新科技將會帶來的發展空間。真正的節約並非單單來自紙張，其它比較無形的考慮包括減短製作時間和吸引更大的讀者群。在廣告收入方面，我們則要重新制訂新的廣告收費標準。

好讓大家更理解這方面工作的進度，我嘗試羅列編委會近日會議談到的一些概念如下：a) 出版目標；b) 財政負擔；c) 讀者喜好及適應能力；d) 聯繫讀者和其他人士；e) 出版媒體：電子通訊、電子簡報及其它媒體，例如：光盤，數碼錄像光盤；f) 《測量師時代》與學會網頁整合；g) 保護環境因素及學會的社會責任。上述表列因素並非徹底。我們歡迎會員們的建議和批評。請隨時通過linda@hkis.org.hk跟我們聯絡。

梁基基



Social Responsibility and Thought Leadership

Before I start writing a new message, I usually take a look at the last issue of the Surveyors Times. In the April issue, the Honorary Editor expressed his views on the Institute's new vision and mission statements. I totally agree with his views. Every member of the Institute should give some thought to the intellectual questions raised by the Honorary Editor. The management of the Institute should ask themselves the same questions again and again before they think they are truly satisfied. In summary, the Institute needs continuity of policies to uphold its corporate values and the Institute needs commitment from its members to realize its vision and mission.

How to keep the Institute in the right track in order to attain the original objectives of defining the corporate values, and setting the vision and mission statements is a long uphill battle. I am not saying that the Institute has not done so well in the past. The Institute has been very proactive in thought and progressive in action. Members should take pride in all the successes the Institute has achieved in the past twenty-two years. The challenge lies in how the Institute should tackle the problems arising from a rapidly changing society today. The whole Institute should continue to be committed to the development of the profession. In this issue, I would like to talk about how the Institute has been doing to hold on to two of the corporate values, namely Social Responsibility and Thought Leadership.

First of all, I would like to thank those vanguard members who have participated in activities that demonstrate the Institute's professional responsibilities to the community. There are many government or non-government organizations that need contributions of views from the Institute. In this issue of

the Surveyors Times, I have tried to make up a list of such committees for members to realize the actual responsibilities need to be handled by the Institute as a local professional body. The list shows only those requiring the Institute to regularly nominate representatives to serve on the committees. There are many other committees that have their own appointment systems without the need of the Institute to nominate, but have the participation of HKIS members on an individual basis. Members will agree that the Institute is not just an active body making comments on controversial land and infrastructure development issues in front of the media. A glimpse of the list will give members some more ideas on the huge involvement the Institute needs to get into in the actual management of the city. The Institute will continue to provide all necessary support to its representatives serving on such committees and to other members sharing the same responsibilities in their own capacity. A reporting system is already in place for all the Institute's representatives to convey their feedback to or seek further opinion from the Institute.

Thought leadership is not just doing research work and telling people what to do, although there are needs for a professional body like the Institute to be the forerunner in giving guidance to discussions on various social and economic issues. The public surely wants the Institute to provide its professional analyses first, before they can grasp the full understandings of the real situations and the root of the problems. But, there are also many occasions that the Institute has to take action instead of only giving views. These types of action range from running careers exhibition for the students to making suggestions for the government or other institutions on adopting new ideas or practices. I am sure members are fully aware of those initiatives taken by the Institute in recent

years through reading the relevant news and articles published in the Surveyors Times. To name a few, I would like to mention the proposal to establish the Building Affairs Tribunal, advocating the mandatory inspection for building safety, suggestion for speeding up urban renewal, promotion of Public Private Partnerships, standardization of business valuation, study on lowering the threshold in compulsory Sale for Redevelopment, etc.

The Institute has also been very active in working with other professional bodies. Every year, there are many functions or activities jointly organized by local professional bodies for the promotion of good practices and advanced standards for the built environment. I am currently a member of the jury panel for the Green Building Award (GBA) 2006. This year, the Institute is the leading organizing body of the Quality

Building Award (QBA) 2006. Assessment work for these two awards is now in full swing. The results of GBA 2006 and QBA 2006 will be announced in June and July respectively.

All in all, there is a continuing need for the Institute to contribute towards the betterment of the Asia World City of Hong Kong. I trust members will continue to give their support to the Institute in fulfilling its Social Responsibility and playing the Thought Leadership role in a highly professional way.

Wong Chung Hang *President*

(The List of Representation to External Bodies Nominated by HKIS is shown on page 5 of this issue of the Surveyors Times.)

社會責任和思想領導

每 月在動筆以前，我習慣再看一遍上個月的《測量師時代》。在四月份的「編者話」裏，義務編輯談到他對學會新理想和使命的感受，我非常同意他的看法。其實，各位都應該對義務編輯所提出的思考性問題作出同樣的反思。學會管理層更應該多方面思量，直到真正的感到滿意為止。概括來說，學會需要有連貫性的政策去維護學會的機構價值觀，學會更需要會員大眾的投入參與，方可實現學會的理想和使命。

學會的機構價值觀已釐定，理想及使命聲明亦已制定，去追求和實現這些目標是很具挑戰性的一回事，確實是要費盡心機。我絕對不是說學會有過失。其實學會是毫不間斷地作出主動的思考和採取進取的行動。會員們應該為學會過去 22 年的成就引以為榮。今天面對的挑戰，源於一個變化多端、急速融合的社會。整個測量界必須肩負重任，維持整體的專業發展。本月，我想講述一下學會如何保持其機構價值觀的兩個基本點：對社會的責任感和作思想領導者。

首先，我要感謝學會的一批前衛會員，他們克盡己任、努力不懈地作出貢獻，幫助學會去履行「社會責任」。很多政府及非政府機構都期待著學會對不同的課題發表意見。在本期《測量師時代》，我嘗試列出學會已委派代表參與的機構委員會，讓大家一目了然地掌握學會，作為一個本地團體，在不同領域的責任。此列表祇轉述一些需要學會定期委派出代表的委員會。除此以外，還有很多不一定需要學會直接提名代表的委員會，但却有著測量專業人士以個人身份的參與。從這列表，各位大概都會同意學會並非只在媒體之前才對具爭議性的土地及基建項目議題發言。細看這列表後，大家都瞭解學會是如何參與管理社會。學會將一如既往地支持無論是被委派或是以個人身份參與社

會服務的會員。學會已更建立了一套匯報方式，好讓代表們能夠直接反映他們工作進度及尋找學會進一步意見的途徑。

「思想領導」不是單單做點研究工作或者告訴人家該如何如何，學會一定要主動地為不同的社會及經濟課題提出自己的看法甚至作出引導。社會大眾希望學會能提供專業的分析，才能明瞭事情的真相和掌握問題的根本。在很多場合裏，學會不單提供看法而且採取行動。這包括了組織職業展覽，向政府或其他團體提供意見和做法。我相信大家從《測量師時代》的廣泛報道已經能夠明瞭到學會近年來許多的帶頭行動。可舉例的包括：建議成立樓宇事務審裁處、提議加快市區重建、推廣公私營合作、制訂商業估價規範，研究為重新發展而強制售賣的門檻等等。

學會一直與其他專業學會保持緊密合作，每年都會聯合舉辦很多的活動，目的是希望提升及完善良好建設環境所需要的專業規範及標準。我是「環保建築大獎2006」評審委員之一，學會更是「優質建築大獎2006」的主要籌辦單位。這兩項評審工作正在如火如荼地進行，而評審的賽果將分別於6月及7月揭曉。

總的來說，學會必須繼續為這亞洲的國際城市—香港作出努力。我相信會員們一定會本著專業精神，在學會履行「社會責任」及當「思想領導」者時給予適當的支持。

黃仲衡 會長

(香港測量師學會委派代表參與的外間機構委員會列表，請見本刊第5頁。)

香港測量師學會委派代表參與的外間機構委員會列表 *List of Representation to External Bodies Nominated by HKIS*

政策局 / 部門 / 機構及委員會名稱 Names of Bureaux/Departments/Institutions and Committees with HKIS Representatives	代表所屬組別 Division of the Representatives	政策局 / 部門 / 機構及委員會名稱 Names of Bureaux/Departments/Institutions and Committees with HKIS Representatives	代表所屬組別 Division of the Representatives
環境運輸及工務局 Environmental, Transport and Works Bureau		土地註冊處客戶聯絡組 Land Registry Customer Liaison Group	產業測量組 GPD
建造業工人註冊管理局 Construction Workers Registration Authority	工料測量組 QSD	屋宇署 Buildings Department	
能源諮詢委員會轄下能源效益及節約小組委員會 Energy Efficiency & Conservation Subcommittee of the Energy Advisory Council	建築測量組 BSD	認可人士及註冊結構工程師委員會 Authorized Persons & Registered Structural Engineers Committee	建築測量組 BSD
環境保護署 Environmental Protection Department		無阻通道諮詢委員會 Advisory Committee on Barrier Free Access	建築測量組 BSD
石棉行政管理委員會 Asbestos Administration Committee	建築測量組 BSD	改善清潔衛生環境建築設計工作小組 Working Group on Building Design for a Clean and Healthy Environment	建築測量組 BSD
專業人士環保事務諮詢委員會 Professional Persons Environmental Consultative Committee	建築測量組 BSD	上訴審裁團 (建築物) Appeal Tribunal Panel (Buildings)	建築測量組 BSD
民政事務局及民政事務總署 Home Affairs Bureau and Department		改善樓宇安全貸款計劃審核委員會 Building Safety Loan Scheme Vetting Committee	建築測量組 BSD
社區參與綠化委員會 Community Involvement Committee on Greening	產業測量組 GPD	承建商註冊事務委員會 Contractors Registration Committee Panel	建築測量組 BSD
上訴委員會(旅館業) Appeal Board (Hotel and Guesthouse Accommodation)	建築測量組 BSD	小型工程監管制度工作小組 Working Group for Minor Works Control System	建築測量組 BSD
上訴委員會(會社(房產安全)) Appeal Board (Clubs (Safety of Premises))	建築測量組 BSD	臨時建造業統籌委員會 Provisional Construction Industry Co-ordination Board	
上訴委員會 (床位寓所) Appeal Board (Bedspace Apartments)	建築測量組 BSD	人力培訓及發展工作小組 Working Group on Manpower & Development	工料測量組 QSD
房屋及規劃地政局 Housing, Planning and Lands Bureau		檢討發展過程施工階段專責小組 Task Force to Review the Construction Stage of the Development Process	工料測量組 QSD
土地及建設諮詢委員會 Land & Building Advisory Committee (LBAC)	產業測量組 GPD	樓宇環境表現評估計劃工作小組 Working Group on Building Environment Performance Assessment Scheme	建築測量組 BSD
土地及建設諮詢委員會轄下土地小組委員會 LBAC Land Subcommittee	產業測量組 GPD	私人審批建築申請研究聯絡小組 Liaison Committee for Study on Private Certification of Building Submission	建築測量組 BSD
土地及建設諮詢委員會轄下屋宇建設小組委員會 LBAC Building Subcommittee	建築測量組 BSD	香港理工大學 Hong Kong Polytechnic University	
土地及建設諮詢委員會轄下規劃小組委員會 LBAC Planning Subcommittee	產業測量組 GPD	土地測量及地理資訊學系諮詢委員會 Advisory Committee for Department of Land Surveying & Geo-Informatics	土地測量組 LSD
土地及建設諮詢委員會轄下樓宇質素工作小組 LBAC Working Group on Building Quality	建築測量組 BSD	職業訓練局 Vocational Training Council	
地政總署 Lands Department		土木工程及建築業訓練委員會 Building & Civil Engineering Training Board	建築測量組 BSD
土地測量師註冊委員會 Land Surveyors Registration Committee	土地測量組 LSD	房地產服務業訓練委員會 Real Estate Services Training Board	產業測量組 GPD
土地測量條例紀律審裁委員會 Land Survey Ordinance Disciplinary Board Panel	土地 / 建築 / 產業 / 工料測量組 LSD/BSD/ GPD/QSD	建造業訓練局 Construction Industry Training Authority	
地籍測量顧問委員會 Cadastral Consultative Committee	土地測量組 LSD	委員會 Board of Directors	工料測量組 QSD
地政總署/香港測量師學會聯絡組 LandsD/HKIS Liaison Group	產業測量組 GPD	工料量度課程顧問委員會 Course Advisory Committee on Certificate of Quantity Measurement	工料測量組 QSD
土地註冊處 Land Registry			

From the Council Table

Local Affairs

Election of Election Committee

The election of the HKSAR Chief Executive will be held in March 2007 and the election of the Election Committee is in November 2006. The Architectural, Surveying and Planning Functional Constituency has 20 seats. HKIS members are urged to register as voters.

Inquiry on Sai Wan Ho Development

A submission has been sent to the Committee headed by Justice Mortimer.

External Affairs

ISM (Institution of Surveyors, Malaysia) Congress

The President would attend the Congress in June and present a paper on Brand Management for a Professional Body. The Senior Vice President would join the President in the SAA Council Meeting to be held after the Congress.

The visit from ISM BS Division originally scheduled in April 2006 had been cancelled.

Meeting with Ministry of Construction

The meeting took place in Beijing on 31 March when the date for the signing of Mutual Recognition Agreement with China Association of Engineering Consultants (CAEC) was addressed.

Visit from Shanghai Construction Consultants Association

A delegation from the Shanghai Construction Consultants Association would visit the Institute in May 2006.

Board of Membership

On the settlement of subscription fee for the resigned period, it was agreed that full subscription fee would be required for the period of resigned membership.

On the list of recognized courses, the Board would liaise with the Board of Education. The Board of Education meanwhile would reconsider a comprehensive list of recognized courses including those on the Mainland in

addition to the guideline on vetting courses suitable for application for probationer or student membership.

On the Memorandum of Mutual Recognition of Membership signed with RICS, the Board would approach the Board of Professional Development for any clarification.

Board of Education

On the Mentoring Scheme, the CityU would take initiative in the promotion, whilst the BSD and QSD would provide a list of mentors.

Board of Professional Development

The Board is finalizing the Guidance Notes to Mandatory Continuing Professional Development.

The Board has also consolidated comments and revised the proposal on the Certified Surveyors Scheme, these will be further deliberated before submission to General Council in due course.

From Legislative Councillor, the Hon Patrick Lau

(a) The Budget 2006/07 had been passed. The Hon Patrick Lau commented that the Budget was still lacking investment in city development and invited comments.

(b) There would be a consultation on proposals to facilitate private redevelopment. Deadline for submission of views would be in late-May.

(c) The visit to Middle East organized by the HKTDC was completed.

(d) Meeting with the Secretary for Justice for discussion on BAT issue was scheduled for 21 April 2006.

(e) Meeting with Chief Secretary would be arranged for HKIS representatives.

(f) 6 tenders had been received for the development of a cruise terminal. Government is assessing the applications.

(g) Professor Lau would be happy to attend the HKIS Surveyors Happy Hour on the last working Friday of each calendar month and offered to invite officials to join.

CAP 545



An open forum on Government's proposal on Land (Compulsory Sale For Redevelopment) Ordinance (CAP545) has taken place on 9 May and attracted nearly 200 attendants.

Senior members of the Institute present at the forum included Wong Chung Hang, President of the HKIS, who has told the floor that the Institute hopes to compile a submission to Government by end of May 2006 and he would look forward to an open discussion when ideas would flow; Raymond Chan, Senior Vice President; Yu Kam-hung, Vice President and Serena Lau, Chairperson of the GPD Council. The CAP545 Working Group was represented by Stephen Yip, Lau Chun-kong, Charles Chan and Corina Yeung.



Speaking on behalf of Government were Ivy Law, Assistant Principal Secretary of the Housing, Planning and Lands Bureau and YC Chan of the same Bureau. Legislative Councillor, the Hon Patrick Lau, also gave his views.



The consensus at the forum has been in support of a legislature to curb the problems of site assembly caused by multiple-ownership in Hong Kong as a means to facilitate urban renewal. The latest proposals of HPLB to lower the

threshold are welcomed, yet more in depth review of the provisions of the ordinance to improve efficiency and encourage urban renewal should be made. Apparently, most considered that there should be more measures to speed up the urban renewal process.



The aim of the forum is to seek comments from professionals on the Consultation Paper of HPLB with a proposal to make use of an existing mechanism under the Land (Compulsory Sale for Redevelopment) Ordinance (CAP 545) to specify, by way of subsidiary legislation, in Gazette notice for 3 classes of lots to enjoy a threshold of not less than 80% of undivided shares of the lots when applying to the Lands Tribunal for a compulsory sale of the whole lots for the purpose of redevelopment, including:-



- a lot with "all units but one" acquired;
- a lot with building(s) aged 40 years or above; or
- a lot with missing/untraceable owners (with the number of missing/untraceable owners accounting for at least 10% of undivided shares of the lots).

The Ordinance was introduced in April 1998 which provides that other than as a mortgagee, any person who owns at least 90% of undivided shares in a lot may apply to the Lands Tribunal for a compulsory sale of the entire lot for the purpose of redevelopment. The Lands Tribunal will hear the objections of the minority owners over the valuation of properties and consider if redevelopment of the lot is justified having regard to the age or state of repair of the existing development and whether the majority owner has taken reasonable steps to acquire all the undivided shares in the lot before making an order for sale.



However, there are deficiencies identified, for example the failure 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.

In August 2005, the Institute released a paper outlining the position and recommendations of the Institute relating to the Ordinance to Government.

It would appear that Government is now seeking views of relevant professional bodies including the Institute and the industry on the practicability of the three proposed classes of lots to enjoy a relaxed threshold. Opinions gathered at the forum will be used for consolidating on Government's proposal such as whether the ultimate aim of further facilitating the land assembly process for private redevelopment to arrest the aggravating problem of building deterioration can be achieved.



Stephen Yip, convener of the working group says that the working group welcomes views from members; if you would like to get in touch with Stephen, please call the Secretariat on 2526 3679.

Tamar Development and Central Waterfront - traffic and environment

Subsequent to a request from the Legco, the Institute has submitted its views on 28 March 2006 on traffic and environmental issues pertaining to current planning of Tamar Development and Central Waterfront.



Tamar Development

The proposed Tamar development project mainly comprises the Central Government Complex and Legislative Council Complex which are surrounded by an open Civic Place. If the carparking provisions of these two developments are designed in accordance with the Hong Kong Planning Standards and Guidelines, it would be around 500 in numbers. In simple terms, these would not be significantly more than the total vehicular traffic generated from the existing Central Government Offices, Murray Building and Legislative Council, or any other three large office buildings of similar size in Central. It is thus considered that the vehicular traffic generated from the proposed Central Government and Legislative Council Complex developments would have no significant impact on the total traffic flow of the central business district.

According to the approved Central District (Extension) Outline Zoning Plan Number S/H/24/6, half of the Tamar site is zoned as "government, institution or community" use, and the remaining half as "open space". In line with this Outline Zoning Plan and based on Government's proposal, half of the Tamar site will be used to accommodate the proposed Central Government Complex and Legislative Council Complex developments, the remaining half will be developed as a Civic Place for recreation. In terms of land-use planning, the development density or plot ratio of the Tamar site is only about half of most commercial developments in the Central Business District.

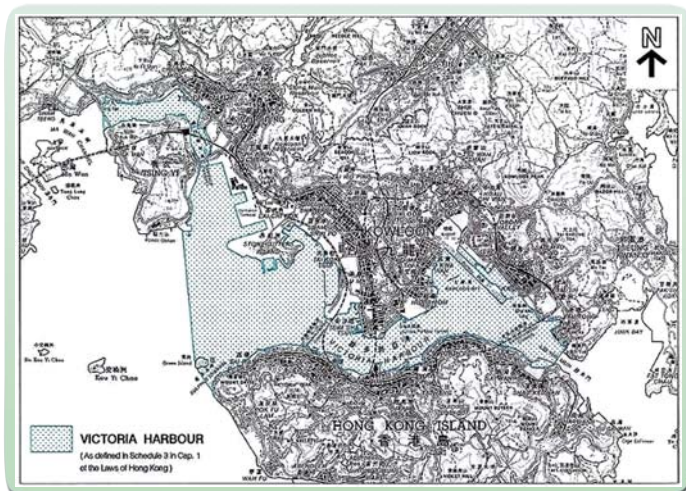
Subject to further detailed design, it is expected that the proposed Central Government Complex and Legislative Council Complex developments would be like an office-type development similar to other commercial developments in the Central Business District. It is generally considered that there would have no significant environmental impacts arising from the proposed Central Government Complex and Legislative Council Complex developments.

Government has been promoting strongly sustainable development in Hong Kong. It would be a good opportunity for Government to demonstrate sustainable and environmental greening developments in its iconic prime civic core projects. The Institute suggested Government to impose strict specification requirements on the tender documents to stipulate that the proposed Central Government Complex and Legislative Council Complex developments should be designed, constructed and operated in a sustainable and environmental friendly manner. Any tender which would not be able to confront with the relevant specification requirements would be disqualified.

In addition, while the proposed Central Government Complex and Legislative Council Complex developments are not the "designated project" subject to environmental impact assessment under the Environmental Impact Assessment Ordinance, the Institute suggested that Government or the tenderers should conduct an environmental impact assessment on their proposed design and construction in order to address public concern on environmental impacts.

Central Waterfront

It is clear from various transport studies¹ that the existing



east-west corridor (i.e. along the Connaught Road Central/Harcourt Road/Gloucester Road) serving the central business district is already operating beyond its maximum capacity. The Institute agrees that the proposed Central - Wan Chai Bypass to be built in the form of an underground tunnel within the boundary of the Central reclamation phase III project would be essential as a measure to relieve traffic congestion along the east-west corridor. It is clear that due to its relatively low traffic volume, the proposed Central Government Complex and Legislative Council Complex developments would not need to rely on the proposed Central - Wan Chai Bypass, which would principally serve as the strategic route between east and west of Hong Kong Island.

The nine sites in the Central reclamation areas (including the Tamar developments) would attract and generate about 4% of the total traffic volume in the Central Business District and that the proposed Central - Wan Chai Bypass would operate at a volume to capacity ratio of about 0.7 by 2016. It appears that in the short-term and medium-term, the proposed Central - Wan Chai Bypass would have sufficient capacity to cope with the projected vehicular traffic flow. However, in the long-term, Government would need to consider other traffic management measures to tackle the increasing traffic volume.

Regarding the planning for the Central Waterfront, one of the critical issues is whether there should be "zero" development within the Central reclamation area in view of the traffic condition². As pointed out in the Institute's submission on 9 December 2005, there would be a lack of supply of Grade A office space in the Central Business District in the coming years. The inadequate supply, resulting in even higher rentals in Grade A office space, would seriously affect the competitive advantage of Hong Kong as an international business and financial centre; halting developments within the Central reclamation area might not provide a sustainable solution that would be able to properly balance the environmental, transport, land-use planning, economic and social concerns. Rather, Government should adopt a sustainable and holistic approach towards the environmental, transport and land-use planning of the Central Waterfront, balancing all relevant issues in order to meet the long-term economic and social needs of Hong Kong.

Within the Central reclamation area, one specific concern is the planning of those sites zoned as "Comprehensive Development Area" and "Waterfront Related Commercial

and Leisure Uses Only"; the Institute suggested that based on a sustainable and holistic approach, Government should work out the detailed planning briefs and urban design framework for public consultation as soon as possible.

The submission concluded by saying that, as expressed in its submission in December 2005, the Institute is generally supportive of the proposed Tamar development project. However, it is hoped that Government will seriously consider observations which are related to the traffic and environmental issues arising from the current planning for the Central Waterfront and Tamar development project.

- 1 *These include the Third Comprehensive Transport Study and the Report of the Expert Panel on Sustainable Transport Planning and Central - Wan Chai Bypass.*
- 2 *It must be noted that should this planning principle be adopted, it should also consider whether the same planning principle would be applied to other areas or districts with a similar problem. If this being the case, there would be a far-reaching consequence on the whole land-use planning and development of Hong Kong.*

HKIS nominates representatives to AP and RSE Committee

The Institute has nominated Samson Wong, past president of the HKIS, and Dennis Wong, member of the BS Division, as representatives in the Authorized Persons and Registered Structural Engineers Committee of the Buildings Department.

HKIS nominates representative to CITA

Nelson Cheng, Honorary Treasurer 2005-2006, member of the QS Division, has been nominated representative of the Institute in the Construction Industry Training Authority.

Minor fitting out works for Administration Office

The retro-fitting of a suitable main entrance for HKIS Administration Office had been scheduled for May 2006 and in line with occupational safety guidelines, some office fixtures and fittings would also be upgraded.

Forums may be established in the Mainland

Forums 「議會」 in the Mainland are desirable, the Executive Committee has recently heard, because of the needs to sharpen expertise for professional practice in a particular locality; to network with fellow surveyors in the same locality; to provide institutional services in that locality; to provide continuing professional development in that locality; and to be supported by the Institute in the promotion of the HKIS and the surveying profession in that locality.

It has been proposed to establish, in this order of priority, the following: HKIS Beijing Forum; HKIS Shanghai Forum, HKIS Guangzhou Forum and HKIS Shenzhen Forum.

The Constitution of the HKIS provides that "... without prejudice to the Divisions, for the furtherance of cross-divisional expertise, Specialist Forums may be created from time to time ...". The matter will be put before the Council in one of its forthcoming meetings.

Task force to work on saleable floor area

A task force is to be set up to review and clarify the guidelines for saleable floor area - a review on the Code of Measurement; members will come from the BSD, LSD, PDD and PFMD.

Joint task force on professional liability reform

A joint task force is to be formed. If you are interested in joining, please call the Secretariat on 2526 3679 or contact Serena Lau, GPD Council Chairperson or Dr Paul Ho, QSD Council Chairman.

ETWB/MOC Conference 2006



Dr Paul Ho, Chairman of the QSD Council, has been nominated by the Institute to serve in the Technical Paper Selection Committee of this conference which will take

place in Urumqi (烏魯木齊) from 11 to 13 September 2006. The theme of the 2006 conference is: Urban Infrastructure Development and Construction Market Regulation.

HKIS getting ready for dragon boat festival

Comes the fifth month of the Chinese calendar, also comes the dragon boat festival, the rice dumplings and all that. The HKIS dragon boat team is in full gear with all the stamina training and hands-on rowing which have actually started way back in March when the weather was still chilly.

This is the sweat: paddlers who sit in front, middle and back are assigned special duties during the race, the guys will be racing between the women and men boat with the exact racing distance so the paddlers will know how much power they can put on the 1 min 30 sec race.



This is the brain: the design and setting up of racing tracks by using satellite advanced positioning system; how designers could explore different alternatives on track and lane designs; the importance of integrated survey functionality that streamlines surveyor data transfer for fast, accurate and easier field-to-finish processes; a permanent GPS array of reference stations for various applications that would enable users to achieve cm-level accuracy within a short period of time.

This is the big day: Wednesday 31 May 2006 at Stanley Main Beach. All are welcome to the Cheering Team.



This is the real thing: tough guys to join the "World Dragon Boat Competition 2006" Team Race on 3 June in Shatin, Hong Kong.

World Trade Organization - further liberalization of trade in services

WORLD TRADE ORGANIZATION



The Trade and Industry Department of the HKSARG has sent a letter to the Institute on 31 March, seeking views on areas that Hong Kong, China (HKC) may pursue with its trading partners on liberalization of trade in services in the World Trade Organization.

Hong Kong, China has in the meantime received six sets of collective requests from other groups of WTO Members, seeking Hong Kong's further commitments in air transport services, architectural/engineering/integrated engineering services, construction and related engineering services, education services, legal services and postal/courier services (including express delivery).

Having regard to the timelines set out in the Ministerial Declaration for concluding the services negotiations by end of 2006, there are likely to be intensive negotiations among members throughout the year. To prepare for Government services negotiations in 2006 and to ensure that the prevailing interests of the community are represented, and to safeguard the interest of the surveying profession, the Executive Committee has asked the QSD Council Chairman, Dr Paul Ho, to study the matter and to compile a submission with views on restrictive or discriminatory trade measures encountered in overseas markets, or positive undertakings that are conducive to trade.

From the Members Welfare Committee



Lam Li-wah, convener of the Members Welfare Committee, said that the 2006-2007 membership cards have already been mailed to members. A questionnaire conducted in 2005 showed that the majority of respondents felt the existing design could be used for a while before going for a new one.

The Committee has been working on various HKIS Shop merchandize proposal items. The latest item available is a cap embroidered with the HKIS logo at HK\$35 to members.



For more on the HKIS Shop, please visit: http://www.hkis.org.hk/hkis/html/about_souvenir.jsp. For more on members' privileges and in particular, the Fujitsu Lifebook series special offer, please visit: http://www.hkis.org.hk/hkis/html/member_welfare.jsp.

ICES pays visit to HKIS

On 2 May, T T Cheung, Immediate Past President and other HKIS representatives including: Dr Paul Ho, Spencer Kwan, Stephen Lai, QSD Chairman, Vice Chairman and Honorary Secretary respectively and Dominic Siu, LSD Chairman met with John Bacon, President of the Institution of Civil Engineering Surveyors (ICES).

Mr Bacon has led a delegation of ICES representatives consisting of Kevin Blackwell, Executive Director; Eric Lo, Regional Chairman; Andrew Keung, Regional Vice Chairman (CM); Alan Cheung, Regional Vice Chairman (External); Michael Wong (GE Education); Eric Poon (CM); Jacob Lam, External Affairs Officer and Steve Lam, Secretary to visit the Institute.

The two parties discussed mainly possible future cooperation and matters relating to mutual recognition.

- (1) The Building Authority (BA) has just revised appendices to Practice Note for Authorized Persons and Registered Structural Engineers 1, please visit:

<http://www.bd.gov.hk/english/documents/pnap/Pnap001.pdf>

- (2) Appendices to PNRC 1 have also been revised, please visit:

<http://www.bd.gov.hk/english/documents/pnrc/Pnrc01.pdf>

http://www.bd.gov.hk/chineseT/documents/pnrc/Pnrc01_c.pdf

Criteria for admission to List of Independent Valuers

- A Fellow or Member of HKIS;
- 10 years post qualification experiences in Hong Kong;
- The immediate past 5 years experiences should mainly involve property valuation; and
- No having been sued successfully for professional negligence in the past.

To apply, please complete an application form, please contact the HKIS at 2526 3679 or email info@hkis.org.hk

Guest Speakers at conference:

Chung-hang Wong
President, HKIS

Frederick Ma JP
Secretary for Financial Services
and the Treasury
Hong Kong Special Administrative
Region Government

Victor So Hing-woh JP
Executive Director & CEO
The Link Management Ltd

Justin Chiu
Executive Director
Cheung Kong (Holdings) Ltd
Chairman
ARA Asset Management Ltd

Paul Lai
Head of Hong Kong Coverage
Managing Director
Global Investment Banking
Asia-Pacific
HSBC

Paul Hart
Executive Director
Knight Frank Petty

Peggy Yang
Associate Director of Investment
Products Department
The Securities and Futures
Commission of Hong Kong

Kam-hung Yu
Executive Director
Valuation & Advisory Services
CB Richard Ellis, Asia
Vice President, HKIS

Raymond Chan
Managing Director
Raymond Chan Surveyors Ltd
Senior Vice President, HKIS

James Clark
National Director
Property Asset Management
Jones Lang LaSalle

Charles Chan
Managing Director
Savills Valuation and Professional
Services Limited

HKIS Annual Conference 2006

Surveyors in REIT

How do stakeholders inter-relate in REITs?

- The Link REIT experience
- A developer's perspective on REIT
- REIT IPO
- Research and due diligence for REITs
- An update on the regulatory environment for REITs
- Valuation approaches to assessing the fair value of new REIT issues
- A building surveyor's role in REITs
- What makes a successful REIT and why is asset management important

0830hrs – 1700hrs
Saturday 15 July 2006

**Grand Ballroom, Lower Lobby,
Conrad, Queensway, Hong Kong SAR**

Regular fee: HK\$950.00

(inclusive of full set of proceedings,
two tea breaks and luncheon)

Concession fee: HK\$400.00*

(*HKIS Probationer, Technical Trainee
and Student Member limited to 50
seats on a first-come-first-served
basis and exclusive of luncheon)

To register, please use event reservation form; all registrations are accepted on a first-come-first-served basis. There will be no refund for withdrawal after acceptance of registration; registrant may nominate a substitute to attend the conference on his / her behalf provided that HKIS is notified in advance. The Conference will be cancelled if a No. 8 or higher tropical cyclone signal or black storm warning is hoisted within 2.5 hours before the start of registration or during the conference. In the event of cancellation of bad weather, no refund will be given.

For enquiries,
please call the Secretariat on
(852) 2526 3679 or email: cpd@hkis.org.hk

6 CPD Hours
for HKIS members
CPD/HKIS/2006061

**LIST OF HKIS MEMBERS EXPUNGED FOR
NON-PAYMENT OF SUBSCRIPTIONS 2005/2006**

Approval was given by the General Council to expunge the following members for non-payment of subscriptions for the year 2005/2006 with effective from 29 March 2006

DIV.	NAME	HKIS NO.	CLASS
BS	CHAN, CHUN KIT	80462	PROBATIONER
BS	CHEUNG, TUNG TSUN BILLY	83081	PROBATIONER
BS	CONNELL, DAVID MCNEIL	0057	FELLOW
BS	FUNG, ANGELA	84006	PROBATIONER
BS	FUNG, TAK SUEN	84837	PROBATIONER
BS	LEUNG, CHUN BONG RICKY	84912	PROBATIONER
BS	NG, WAI KIN	84810	PROBATIONER
BS	PANG, SHING YIK	84411	PROBATIONER
BS	TANG, YUET HEI	85068	PROBATIONER
BS	TIN, SO CHUN	84737	PROBATIONER
BS	TSOI, KAI TUNG	84350	PROBATIONER
BS	WA, TAK KONG	83557	PROBATIONER
BS	WONG, NGAR SZE	81845	PROBATIONER
BS	YU, WAI KEUNG KENNY	83199	PROBATIONER
GP	AU, SHIU TUNG PATRICK	1816	FELLOW
GP	CHENG, CHAK HO	2764	MEMBER
GP	CHENG, WAN LAN LOUISA	83113	PROBATIONER
GP	CHEUNG, HING LAM	0094	FELLOW
GP	CHEUNG, LOK HEI JOYCE	84172	PROBATIONER
GP	CHEUNG, YUK WAH	81547	PROBATIONER
GP	CHOW, LAI NA	84878	STUDENT
GP	CHU, KA WAI	82179	PROBATIONER
GP	COCHRANE, THOMAS ALEXANDER	2789	MEMBER
GP	FUNG, KIT YING	82878	PROBATIONER
GP	HERD, CAROLYN ELIZABETH	85107	PROBATIONER
GP	HEUNG, PUI HANG	84873	STUDENT
GP	KEUNG, KARK MAN	82708	PROBATIONER
GP	KWONG, CHUI LIN	2771	MEMBER
GP	LAM, SHING KWAN	82908	PROBATIONER
GP	LAM, WING HIM JASON	81868	PROBATIONER
GP	LAU, WAI SAN AMY	84135	PROBATIONER
GP	LEUNG, KIN WING	84875	STUDENT
GP	LO, TO PANG	81436	PROBATIONER
GP	LUE, SIU FUNG	82035	STUDENT
GP	LUNG, PUI YAN LISA	82278	PROBATIONER
GP	MUELLER, OLAF	84898	PROBATIONER
GP	NG, TZE HO JOSEPH	81565	PROBATIONER
GP	PONG, SHU MAN	84960	PROBATIONER
GP	POON, SIN WAI CHARADE	84255	PROBATIONER
GP	POON, WAI IN JOSEPH	84413	PROBATIONER
GP	TSE, KA YAN SANDY	83701	PROBATIONER
GP	WONG, CHI LEUNG	81621	PROBATIONER
GP	WONG, PO YUK	1250	FELLOW
GP	YEE, KA WO	82212	PROBATIONER
GP	YEUNG, FAI LEUNG	84087	STUDENT
GP	YIEN, WEI CHING AUGUSTINE PAUL	81998	PROBATIONER
GP	YU, SIN CHUNG	83621	PROBATIONER
LS	CHEUNG, FUK YAU	1783	MEMBER
LS	CHUNG, CHIU TONG	3558	MEMBER
LS	HUNG, LING LING	84653	PROBATIONER
LS	IP, YIU TING ARYAN	84241	PROBATIONER
LS	LAU, KA YEE KAREN	83358	PROBATIONER
LS	LAU, SAI LAI	82691	PROBATIONER
LS	LEUNG, YAT HANG CHRISTOPHER	81134	PROBATIONER
LS	LUK, WAI CHUNG	84656	PROBATIONER
LS	WONG, PUI SANG	84996	PROBATIONER
PD	SEABROOKE, WILLIAM	2923	FELLOW
QS	AU YEUNG, KWOK LEUNG	82142	PROBATIONER
QS	AU, SUK KUEN	81756	PROBATIONER

QS	CHAN, HO FAI	83930	PROBATIONER
QS	CHAN, KI KIN	81268	PROBATIONER
QS	CHAN, PETER PAK WAI	82561	PROBATIONER
QS	CHAN, YAU SING	82839	PROBATIONER
QS	CHAN, YIU CHUNG	0170	FELLOW
QS	CHAU, KING WAI	82080	PROBATIONER
QS	CHEUNG, FAN	82251	PROBATIONER
QS	CHIN, SAU WAN VICKY	2590	MEMBER
QS	CHIU, PUI PUI	83891	PROBATIONER
QS	CHOI, CHUN SING	81255	PROBATIONER
QS	CHOI, KIT YUNG SONIA	83049	PROBATIONER
QS	CHONG, HOI YING	83964	PROBATIONER
QS	CHOW, TIN YIU	81768	PROBATIONER
QS	CHU, CATHERINE	83935	PROBATIONER
QS	CHUI, CHIU HUNG	84725	PROBATIONER
QS	DAVIES, CRAIG MICHAEL	82850	PROBATIONER
QS	HO, WAI SHUN	83306	PROBATIONER
QS	INGRAM, PETER JOHN	84623	PROBATIONER
QS	KAN, CHI CHIU	84230	PROBATIONER
QS	KEUNG, KWOK WAH	82145	PROBATIONER
QS	KO, FEI	83321	PROBATIONER
QS	KO, KAM FAI	80940	PROBATIONER
QS	KOO, YU WAH CHRISTINA	83246	PROBATIONER
QS	LAI, SIN TAK VINCENT	83300	PROBATIONER
QS	LEE, LI MING	83663	PROBATIONER
QS	LEONG, FUNG SHAN	83147	PROBATIONER
QS	LEUNG, HON MAN	84567	PROBATIONER
QS	LEUNG, YUET TIM	83960	PROBATIONER
QS	LI, CHING MAN	84920	STUDENT
QS	LI, SIU CHUN	2327	MEMBER
QS	LI, WAI CHUNG	84922	STUDENT
QS	LIN, QI	84612	PROBATIONER
QS	LIU, WAI MAN	83001	PROBATIONER
QS	LIU, WAI MING	84232	PROBATIONER
QS	LO, LAI CHUEN	85079	PROBATIONER
QS	LO, SHU LUM	83694	PROBATIONER
QS	LOO, CHI KWAN	81572	PROBATIONER
QS	LUI, HO TING	85063	PROBATIONER
QS	LUI, WAI LEUNG	80347	PROBATIONER
QS	LUM, KA CHE HERMAN	81289	PROBATIONER
QS	MA, YIN HUNG	84921	STUDENT
QS	MAI, SUN KEUNG	82711	PROBATIONER
QS	MIU, YUEN BIK CATHY	82507	PROBATIONER
QS	MOK, YEE KWONG	83641	PROBATIONER
QS	NADARAJAH, RAGUPATHY	3252	MEMBER
QS	NG, CHUN YEUNG	83460	PROBATIONER
QS	NG, CHUNG BONG	83332	PROBATIONER
QS	NG, YU YING	83703	PROBATIONER
QS	NGAN, WING TAK CRYSTAL	84509	PROBATIONER
QS	PONG, SAU KWOK	84717	PROBATIONER
QS	SIU, SHING YIP JACKY	0633	MEMBER
QS	SO, MAN FUNG	83068	PROBATIONER
QS	TAM, WAI KEUNG	82488	PROBATIONER
QS	TAM, WING YAN VIVIAN	84332	PROBATIONER
QS	TAN, TONG KEIN	84059	PROBATIONER
QS	TANG, KAM POR	84295	PROBATIONER
QS	TANG, YUE HO	81705	PROBATIONER
QS	TSOI, NGA YU	85019	PROBATIONER
QS	TUET, KA KIT	82867	PROBATIONER
QS	WONG, HO TUNG	83212	PROBATIONER
QS	WONG, KOK YAP	3033	MEMBER
QS	WONG, KOON WAH	83405	PROBATIONER
QS	WONG, SIEW MEE	82870	PROBATIONER
QS	WONG, YIK CHI ADA	82782	PROBATIONER
QS	YEUNG, CHI KONG	83409	PROBATIONER
QS	YEUNG, KAM CHUEN	83543	PROBATIONER
QS	YU, KWOK YAN	81734	PROBATIONER
QS	YUEN, CHUN PONG	81743	PROBATIONER

Simple Guide to HKIS Webmail

Each member has his/her own HKIS e-mail address entailed by @hkis.org.hk, here is a simple guide to get you through:

1 Simply go the HKIS webpage at: www.hkis.org.hk and you see:

2 Point your "mouse" to the "Members Corner" at the left hand column and you see a pull down menu with the item "Web Mail".



3 Login ID

Move your mouse to **Web Mail** and left click the button and you enter into the "login screen". If you are a first time user, your User ID will be "XXYYYY", XX = your Division such as GP, QS, BS, LS etc. and YYYY = your HKIS membership number. For example, if I belong to the General Practice Division with HKIS No. 2069, my User ID will be GP2069.



Web Mail

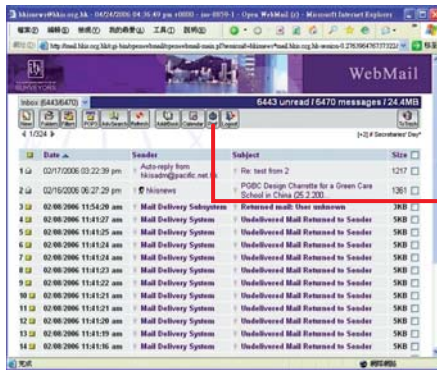


Password

The preset password, if you have not changed it yet, will be your date of birth at "YYYYMMDD". For example, if I was born on 6 July 1969, my password is preset as "19690706".

**User ID:
Password:**

4 Then you see your personal mail box, which should have some previous unchecked mails and announcements. The capacity for each member is preset at **25M**. If the capacity is exceeded, you will not receive any further mail until your old ones are deleted.



5 Forwarding

If you do not want to check the mail by entering into the HKIS webpage, you can simply set the **forward function** by entering into the icon "Pref" as shown below:

"Pref"

6 You can then set your forwarding location to whatever e-mail

Forward your mail to another personal mailbox

7 Change password

If you want to change your User ID or Password, you can change it at the "Pref" page, click "Change Password" and you can put in your new password then.

"Change Password"

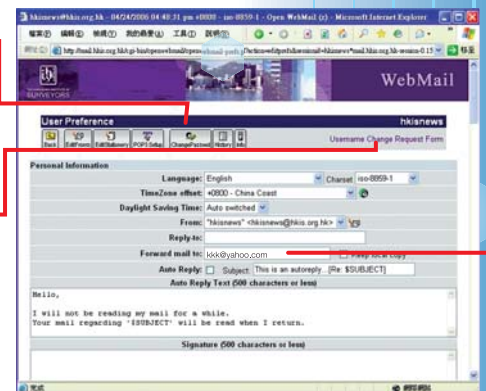
8 Change User ID

If you want to change your User ID (i.e. your e-mail username), you have to download the User Change Request

"User Change Request Form"

9 Enquiry

Please contact Leung Siu Ho at 2526 3679 or e-mail shleung@hkis.org.hk



SIMPLE and EASY Let's enhance our communication through the HKIS webmail!

學會去函政府對在內地註冊執業資質進度表示關注 Institute wrote to ETWB on cost engineer registration difficulties

二零零六年三月二十一日，會長黃仲衡去函特區環境運輸及工務局吳啟明首席助理秘書長，指出繼去年五月香港測量師學會與「中價協」簽署的互認協議後，第一次考核在去年十二月進行，港方已有173人通過互認考試；但學會非常關注因中、港兩地行業職分及社會制度的差異，通過互認考核的人員至今仍未正式註冊成位國內《造價工程師》。信件又同時表達了學會希望當局在《內地與香港關於建立更緊密經貿關係的安排》下稱《安排》框架下，予以協助的願望並列出若干具體情況如下：

案例

根據建設部令 75 號，考試合格人員需於取得考試合格資格後 3 個月內申請註冊。其申請程序為先向一所有資質的聘用單位提出申請，再經推薦後交省級及國務院審核。合條件者才可獲得《造價工程師註冊證》和造價工程師執業專用章。

今次互認考試人員，絕大部份為香港公司聘用的人員。而這些港公司在內地並不一定具有資質。要港公司獲得資質便要其領導人首先具備個人資質。但領導人不能依建設部令 75 號下循正常途徑找有資質的聘用單位提出申請而獲得資質。這在細節上出現了雞與雞蛋的矛盾，亦與《安排》下原意為待這些人員在取得個人資質後便可開業資質的公司相違背。

綜合以上，問題存在於個人註冊和公司資質制度兩方面，兩者未能互相呼應。

原因

在現存的社會制度下港公司在內地開設有資質的公司要符合既定的條件。其中主要的有：(a) 技術負責人（領導），(b) 企業專職人，(c) 累計收入，(d) 社會養老保險，(e) 人事檔案關係，(f) 造價工程師在企業出資的比例，(g) 項目經驗及 (h) 信譽。

在 a, b, f 項上，若註冊的問題上未能解決，開設公司的條件則較難符合，f 項尤其重要。在其它的如 b, c, g 項，建設部可能要另發公告接納港公司的人員，經驗及營業收入。d, e, h 項上牽涉的層面比較深入，更可能要涉及其它國家部門的意見，具體內容還待澄清。

造成這細節上的矛盾可能因為《安排》上“建築專業服務”內的細分並沒有把“工料測量服務”確定為一種“行業”。在這情況下內地也不能相對地作出調整的方案及公告。

從有限的經驗而言，部、省、市政府對公文的演繹有明確的規定；如文件上沒有這“工料測量服務”行業，相應的

部門將不會視其為《安排》下受惠的行業。在此理念下，港公司在爭取行業資質上將會面面碰壁。

願望

希望政府可以在《安排》上的修訂，補充文件內加上“工料測量服務”的行業，並跟進把最新內地相關部門的公告的連結一併排放在《安排》上。

儘早與相關內地部門討論解決此信函提及的 a 至 h 項具體演繹方法。

除以上之外，如港公司可成功取得資質，人員將會移進內地市場。到時公司的稅務、個人的稅務、最少的居留期、其人員在港的經驗是否也可一併算入公司和個人的經驗等等細節還有待清晰。

在整個程序未圓滿解決之前，是否可與內地部門商討先沿用特區政府已認可的港公司並根據級別，給予一個暫定的內地資質，以容許港公司儘快融入國內市場。

考慮到香港諮詢公司承接某一任務的時間較短，而長期來說，有需要跨省市接洽任務，有關的企業註冊應該是全國通用的。

考慮到香港的諮詢公司提供服務時，人員仍基本上留在香港辦公，而費用成本可能大部份在香港發生，因此完稅時，未能計入或未能容易與其它項目分開計入國內項目的支出，未能得到適當的評稅，故讓香港諮詢公司享受簡易的額定計稅方法，不必提交帳目。

在特別情況下，容許香港的諮詢公司有資格交稅及提交稅務發票，而不必辦企業註冊。

工料測量組主席何學強博士，對政府當局的努力表示歡迎，並審慎樂觀地欣切期待著內地對港方所表示的關注作出正面回應。

內地商務部2006年第16號公佈第四批《禁止出口貨物目錄》，指出2006年5月1日起，內地禁止出口矽砂及石英砂（商品編碼250510000）。

根據特區政府統計處資料，內地是香港進口矽砂及石英砂的最主要來源地，在2003至2005年，每年自內地進口該類商品均佔香港進口總量百分之九十以上。鑒於該通告可能對香港建築業界造成影響，如有查詢，請聯絡特區駐粵經濟貿易辦事處，經貿關係經理謝敏虹女士，電話號碼（86）20-3891-1220 內線 303。

HKIS attends congress in Slovenia

Thomas Ng, a member of the QS Division, has represented the Institute at the First ICEC & IPMA Global Congress on Project Management in Ljubljana, Slovenia from 22 to 27 April 2006. A paper titled: Critical Success Factors Pertinent to the Creativity Session of Value Management has been presented at the Congress.

HKIS attends IVSC Standards and Management Board Meeting in Romania

KK Chiu, vice chairman of the GP Division, has represented the Institute at the IVSC Standards and Management Board Meeting in Bucharest, Romania from 28 to 30 April 2006.

FIG Congress in Munich

Chan Hak, Winnie Shiu and Ho Wing-Kuen from the FIGWW2007 Organizing Committee are to join the President, CH Wong and Dominic Siu, the LSD Council Chairman at the FIGXXIII Congress and XXIX General Assembly in Munich, Germany in October 2006.



QSD APC Final Assessment 2006

Wednesday, 20 and Thursday, 21 September 2006
Hong Kong International Trade & Exhibition Centre (HITEC)

Application forms for the Final Assessment are now available from the HKIS Office and completed forms must be returned to HKIS no later than 5:30pm, Friday, 30 June 2006.

Late submissions will not be accepted. You may also download the application form from www.hkis.org.hk.

On the move

Nicholas Turner, a member of the Quantity Surveying Division, has become an associate of Masons effective 1 May 2006.

LETTER TO THE EDITOR 來函

I refer to the article about the pricing of SMO's survey control and its delay to the user in private sector as mentioned on page 42 and 43 of Vol. 14 No.10 October 2005 of Surveyors Times.

Indeed the problem can be overcome by introducing new method of delivery by means of internet. It is an efficient method of delivery. The users can therefore save time for searching and for traveling and hence saved cost.

With regard to the pricing, the charge can be covered by the registration or licensing fee which is pegged with the business turnover of the user say a certain percent to be agreed and a study to be carried out so as to be fair to SMO and the users.

A comprehensive study of the business turnover in private practice is necessary for SMO to formulate strategies to cope with the development of society and to make plan to re-prioritize its activities.

Lai Hon-kit
Probationer
LSD HKIS

20 Years in Retrospect: The Prospects

Building Surveyors Conference 2006

16 September 2006 (Saturday)

8:30am to 5:00pm

Four Seasons Hotel

Central, Hong Kong SAR

Fee : HK\$1,080

HK\$980 (Early bird registration by 15 July 2006)

HK\$700 (Concession rate for students / probationers,
registration to be made after 15 July 2006 and limited seats)

Building Surveyors Conference is the most important annual event in the calendar of the Building Surveying Division. We will have our Twentieth BS Conference this year and the Organizing Committee has decided on this theme "the Achievement and Way Forwards for the Building Surveying Practice in Hong Kong". Nowadays, we have members working in different sectors contributing to the building development process as well as property upkeeping exercises. This is not obvious some twenty years ago when the building surveying profession served mainly the public sector only. Thanks to our predecessors who have laid a good foundation for the profession development. We would like to take this chance at the Conference to appreciate the development of various BS expertise and practising fields. Some senior members are invited to be the guest speakers. Furthermore, a senior official from the Chinese Government is also invited to give a talk on our practice in the Mainland.

If you don't want to miss this important annual event, please keep an eye on the next issue of Surveyors Times, complete and return the early bird registration form. We are looking forward to meeting you in the BS Conference 2006.

Building Surveying Division Chairman's Message



Edwin Tang
BSD Council Chairman

The Building Affairs Tribunal (BAT) Proposal

On 21 April, the Hon Patrick Lau and representatives from HKIS, HKIA, HKIE and HKIH met the Secretary of Justice of the HKSAR Government, Mr Wong Yan Lung SC JP. Mr Wong has been supportive to our initiative but highlighted that:

- If legal representation was not permitted, it would be against the constitutional law.
- If UBW was involved, there might be overlapping in authority under the Building Appeal Tribunal.
- Instead of having a separate tribunal, we may explore the feasibility of incorporating our initiative into the Land Tribunal mechanism or mediation.

Nevertheless, we have no strong view to have a separate tribunal. The meeting was very useful. The Working Group would be invited to revisit and revise the proposal as appropriate.

Meeting with the Buildings Department

Representatives from BSD Council met the Director of Buildings on 27 March and elaborated our views on the Mandatory Building Inspection Scheme (MBIS), the opening up of AD posts in their Existing Building Divisions and the exercise of discretionary power after the Grand Promenade incident. In April, we also met BD again on the draft Guidelines for the Inspection of Buildings under the MBIS. We stressed that:

- The inspection should adopt a two stages approach and avoid too much quantitative assessment.
- The guidelines should outline the performance requirements whilst the details including testing methods should be left to the professionals. This will allow not only professional judgement but also flexibility to adapt technological advancement.

BD advised that there were voices on transparency of the guidelines to avoid current disputes on tendering, contracting and supervision of maintenance works. However, we see no conflict with our views especially when suitable supportive measures are provided to the owners and incorporated owners.

Private Certification of Building Submissions

The Business Facilitation Advisory Committee (under the Financial Secretary) has commissioned a 4 months' Study on the Private Certification of Building Submissions. The study will examine the problems arising from current building submission process, the fundamental issues on private certification and its risks, problems and benefits.

HKIS was one of the stakeholders interviewed by the consultant. In general, we think current centralized plan processing system is efficient and satisfactory whilst the risks and problems associated with private certification cannot be resolved easily at this moment. BSD is going to organize a discussion forum on this subject to collect members' views. Details will be announced when available.

Reception of delegates from Shanghai Construction Consultants Association



Delegates from Shanghai Construction Consultants Association (上海市建設工程諮詢行業協會) have visited us during 10-12 May 2006. They came here to learn more about our BS practice and explore the possibility of developing similar expertise in Shanghai. They realize that after the construction bloom, emphasis should be put on building maintenance, management and adaptation as well.

Have You Returned the BSD Questionnaire?

Even if deadline has passed, BSD Council is most grateful to have your return by fax before 7 June 2006. Your response will definitely help BSD in:

- Updating of BS employment profile.
- Planning for tasks that will follow the possible recognition agreement with CAEC.
- Updating the list of experts for conducting mediation on water seepage cases.
- Updating the list of BS firms in HKIS website.

Helpers wanted!

A golden opportunity to apply your surveying knowledge, to acquaint with the developers' world and their marketing language

HKIS members are welcome to join the organizing committee, please email: linda@hkis.org.hk or call (852) 2526 3679 for details.

Top Ten Best Project Marketing Awards
十大最佳市場推廣大獎

Top Ten Best Brochure Awards
十大最佳樓書大獎

Top Ten Best Layout Awards
十大最佳樓則大獎

**HKIS
PROPERTY
MARKETING
AWARD
CEREMONY
2006**

香港測量師學會

二零零六年

大樓盤頒獎典禮

General Practice Division Chairman's Message



Serena Lau
GPD Council Chairperson

GP Surveying Practices in the Mainland China

Our local clients, who are now mostly experienced service users, have become more likely to look for streamlined processes or even self-service services. As a result, although the local market has and will continue to offer vacancies for our members, the recent job opportunities which offer you brighter prospect and challenge are those that may require you to travel or even stay in the Mainland. Are you prepared to "export" your expertise and "yourself"?

Via the reciprocity arrangement with the China Institute of Real Estate Appraisers (CIREA) in 2002, we have about 100 GP members from the Mainland. Valuation may or may not be the core business / interests similar to yours. However, you may consider learning more and establish your network with them. We have scheduled a gathering on 19 May with about 70 Mainland visiting members. If you have missed this gathering (tips: always check your HKIS email account for news), there will be from time to time CPD events arranged by the CIREA and other Mainland institutions. The General Council is considering proposals to set up contact points in various cities in the Mainland to provide basic support to our members from Hong Kong. We hope to broadcast useful information to members in the very near future.

The Calculation of Saleable Floor Area and Revision of The Code Of Measurement

As reported in my last message, the cross-divisional task force has held its first meeting and should commence to identify area to be addressed. You are welcome to discuss with Dr Lawrence Poon, Ronald Cheung or me about your concerns and ideas on this topics.

Local Affairs and Government Practices

An open forum regarding the proposed amendment of the Land (Compulsory Sale for Redevelopment) Ordinance was successfully organized by HKIS on



9 May. Thank you to members of the Cap 545 Working Group headed by Stephen Yip as well as members from the Local Affairs and Government Practices for their contributions.



Updating of GP Firm List

Please note that the Vice Chairman, Charles Chan, has completed the revision of the admission criteria of GP firm list recently and the suggestions has been accepted by this Council. "The Guidelines for Administration of List of Firms providing Professional Consultancy Services of General Practice Surveying" shall be published on the web site soon. All the GP firms on the existing List shall be invited to enroll in the List.

A firm which wishes to have its name to be contained in the List should fulfill the following requirements:

- (i) Being a firm registered in Hong Kong
- (ii) Being a firm providing external professional consultancy services of a general practice surveyor; and
- (iii) Having at least one corporate member of the Hong Kong Institute of Surveyors (General Practice Division) working full time in a senior position.

To avoid doubts, firms providing services to clients who are related parties do not meet the requirement on "providing external professional consultancy services"; related parties include, but are not limited to, companies within the same group.

Land Surveying Division Chairman's Message



Dominic Siu
LSD Council Chairman

LSD activities in full swing

The Division had an extremely busy May. Thanks for the great efforts of Ray Leung, CPD convenor and his team which organized two CPD events:- on 13 May, a Technical Visit to the Fire Services Department focusing on Third Generation Mobilizing System and on 18 May, a CPD on the Re-establishment of Old Lot Boundaries in the New Territories in Hong Kong. The former was presented by Albert Li while the latter was by the very popular Professor Leung Shou Chun. Both events were very successful and well attended by HKIS members. I will leave it to Ray to report on the details of the events but what I want to say here is "well done"!



Besides the two CPD events, the Division organized a Surveyors lunch, which we have missed for quite sometime. Thanks to Rina Tsoi, Eric Tang, George Leung and Eric Ho for all the arrangements. The lunch was great especially when we were privileged to have Paul Pong Polam, Managing Director of Pegasus Fund Managers Ltd., as our guest speaker. Paul is one of the top experts in funds and shares investment in Hong Kong and is very knowledgeable on economic development potential in Hong Kong and mainland China. The talk was very informative particularly to those who intended to have long term investment in the Hong Kong and China market. I still remember he told us to "sell in May and go away".



The financial situation of LSD once reached an alarming level at the beginning of this year, however, proceeds from recent functions and

activities greatly improved the LSD financial account. It is really a miracle to me. Thanks once again, on behalf of all LSD members, to sponsors of all LSD functions. Without your financial support and the untiring effort of the CPD team and various activities organizing committees, I cannot imagine how the Division can survive to perform its functions.

Meeting Presidents of Professional Institutes

Both Presidents of ICES and RICS visited Hong Kong in May 2006. A meeting was held on 2 May in the HKIS Board Room with John M D Bacon, Presidents of ICES, C K Blackwell, Executive Director of ICES and Eric Lo, Chairman of Hong Kong Region. Mr Bacon expressed his wish to follow up MOU signed last year between ICES and HKIS. Eric Lo, Chairman of ICES, Hong Kong Region indicated that he would meet LSD at a time convenient to both parties to discuss the way forward on the issue of reciprocal recognition of professional/technical memberships between the two Institutes.

Steve Williams, president of RICS invited HKIS for a luncheon meeting on 19 May at the Dynasty Club while he was visiting Hong Kong. David Tse, Chairman of Hong Kong Branch was also present. It was a social lunch for us, getting together to know each other and we deliberately did not touch on Institute matters and enjoyed the lunch in a relaxing atmosphere.

By the way, I am also invited to attend the Annual Dinner of the Institute of Highways and Transportation on 30 May when the President of Institute of Highways and Transportation will be the Guest of Honor.



Property & Facility Management Division Chairman's Message



Mike Price
PFMD Council Chairman

This month I would like to emphasize on continuing education and member's commitment to the division. Alan Wong and his team have worked hard to produce a structured CPD programme. This is a series of 5 lectures running from June to October 2006 in the PolyU. The Management and Executive Development Centre of the Hong Kong Polytechnic University, our partner in this project, will issue a certificate of participation to attendees who successfully complete this programme. We see targeted useful education provision as vital to members' needs. It is a bold new initiative and will meet members' needs when compulsory CPD arrives, very soon. Don't miss it. It's good value.

We are also working with RFP, an FM Practitioners Magazine, on a conference called Managing Retail Traffic

Flow which will be held on 13 June in the Landmark Mandarin and HKIS members are entitled to an exclusive rate of HK\$500. As usual, more information may be found from the green pages named CPD/PQSL Events in the middle of this newsletter. Good for all asset managers of shopping centre.

The other issue I must tackle this month is that of commitment and working together. Unfortunately Mr John Ho has had to leave our council due to work commitments. Thank you John. Members of your council are already fully committed, and we need help in sitting on HKIS Committees, and for our panel of experts to work with universities. If you can help, please contact Esther Fung, at 2534-1681 or efung@savills.com.hk. We will find you something to do.

CPD/JO/2006058

Macau Site Visit – The Venetian and Future Development of Macau 澳門威尼斯人賭場實地考察及未來發展

8:30am – 5:00pm Saturday 29 July 2006

CPD Hour : 8 hours

Gathering point : 8:30am SHARP HK-Macau Ferry Terminal

Quota : Max 40

Proposed Itinerary:

- Presentation about The Venetian and Macau future development Presented by Mr Eric Chiu Vice President of Asian Development Venetian Macau Limited
- A Guide Tour around Cotai and site visit in The Venetian
- Site Visit for Shun Tak Residential Projects

HK\$500 per person

Inclusive of single trip ferry from HK to Macau, transportation to Cotai and Insurance.

CPD Detail:

The planned Venetian Macau is to resemble the company's flagship Venetian casino in Las Vegas where costumed gondoliers piloting indoor canals serenade guests. Company officials have put their expected investment in the Macau version at US\$1 billion or more. The filing said the first phase will include 1,500 suites and 546,000 square feet of gaming space, with another 1,500 suites to open later.

For registration, please use Standard Reservation Form;
for enquiries, please email: jwong@savills.com.hk.

全城獨有

Special Training Workshops for Construction Professionals

Authorized Person (AP)	From 17/6/06 Sat (3-6pm) Total 8 sessions	A stupendous coaching highly recommended by the participants INTAKE 3
Registered Structural Engineer (RSE)	From 23/9/06 Sat (3-6pm) Total 6 sessions	In-depth coaching especially for Civil and/or Structural Engineers INTAKE 2
Registered Contractor's Authorized Signatory (AS)	From 12/5/06 Sat (7-10pm) Total 8 sessions	一致好評 精闢輔導 INTAKE 12

SRDC

社會資源拓展中心

Social Resources Development Centre

九龍尖沙咀東部麼地道63號好時中心2樓230室

Unit 230, Houston Centre, 63 Mody Road, Tsimshatsui East, Kln

Tel.: 2398 3885

www.srdc.hk

LAND SURVEYING DIVISION - GOLF DAY 2006 - 10 April 2006 Palm Island Resort

Number of Participants: 26 golfers from all 6 Divisions + Guests • Weather: Sunny



Acknowledgement



WONG Chung-hang, President of the HKIS
T N WONG, Vice-president of FIG
Sam MAK, Past Chairman of the Land Surveying Division
SIU Wai-ching, Chairman of the Land Surveying Division
Henry CHAN, Council Member of the Land Surveying Division

Quantity Surveying Division Chairman's Message



Dr Paul Ho
QSD Council Chairman

HKIS views on Tamar Development to LegCo

On behalf of the Institute, I drafted the second submission relating to the Central Waterfront and Tamar Site and also presented the same to the Legislative Council on 3 April (for details, please see page 8). I was also interviewed by the SCM Post regarding the construction cost of the Tamar project. The article was published on 17 May.

1st ICEC and IPMA Global Congress on Project Management and 5th World Congress on Cost Engineering, Project Management and Quantity Surveying

Dr Thomas Ng who represented QSD attended the ICEC Council Meeting and conference on 23-26 April in Ljubljana, Slovenia, a beautiful city. It was a fruitful event, particularly knowing so many people from different countries are so devoted to the quantity surveying and cost engineering profession.



A New Face for the Eastern Harbourfront - Concept Design Competition

This is a non-commissioned urban design ideas competition organized by the Works and Development Committee of the Eastern District Council. The competition studies the area that lies between the Victoria Park on the south and an under-used waterfront along Causeway Bay Typhoon Shelter on the north, currently separated by two major carriageways. This competition has been mounted to discover exciting ways to link these two focal areas, turning it into a vibrant and accessible waterfront for the public. The competition seeks to discover attractive ways to links this new enhanced waterfront to adjoining areas. On behalf of the Institute (which is one of the organizers), I acted as one of jurors for the adjudication of the submissions on 26 March. The awards were presented on 6 May.

Visit from ICES President and Executive Director

Following the signing of a cooperative agreement with the



Institution of Civil Engineering Surveyors (ICES), their President and Executive Director, together with their Regional Chairman and Hong Kong Council Members, visited us on 2 May. During the meeting, we were given to understand more about ICES, their expertise in commercial management of civil engineering works and recent development in China. We have agreed to set up a working group to explore possible collaborations with ICES.

Presentation of CECA/HKIS Certificates



The CECA President, Ms Zhang Yunkuan, and Vice-President and Secretary-General, Ms Ma Guizhi, together with a number of CECA members from Beijing, Shanghai and Guangzhou, visited us on 11 and 12 May. On 11 May, the QSD held a discussion forum for CECA members who would become HKIS members after formal registration. Many senior QS members were present to give their views on issues relating to benefits of HKIS members, rules of professional conduct, CPD requirements and working in Hong Kong. Our members asked similar questions, particularly on how to become a registered cost engineer. A cocktail reception was then held in the World Trade Centre Club when over 100 participants attended. Upon presentation of the respective diplomas by respective presidents, QSD has successfully completed all formalities under the HKIS/CECA Reciprocity Agreement.





Members who have received the CECA diploma may now register as cost engineers under the mainland system. The relevant registration may not be straight-forward because it depends on individual backgrounds. Should you come across any problems, you are welcome to tell us in writing (preferably in Chinese). QSD would try to reflect our members' difficulties to CECA.

After the diploma presentation, the QSD held a dinner for CECA delegates. On 12 May, they visited two QS firms, Levett & Bailey and Davis Langdon & Seah where they would have definitely learnt more about QS practices in Hong Kong.

Visit from Tianjin Engineering Cost Association

A team of 27 cost engineers from Tianjin, led by the Director of Tianjin Engineering Cost Association, visited HKIS on

15 May. We gave the delegates an introduction on the HKIS as well as the QSD, followed by discussions.



Establishment of China Forums

In order to strengthen our link and influence in China, the Executive Committee has decided to establish China Forums in Beijing, Shanghai, Guangzhou and Shenzhen. HKIS members who are resident in these cities are welcome to participate in and contribute to these China Forums.

Junior Organization Chairman's Message



Billy Wong
JO Chairman

Stanley Dragon Boat Competition



May has been a month of thorough testing on our strength and will-power in Stanley Main Beach; Joseph Wong the coach will not let us drink the nights before the rowing practice and with him comes all the pretty drummers who make us row even harder.

We are ready for 31 May in Stanley and beyond - World Dragon Boat Competition on 3 June in Shatin!

Hong Chi Flag Day

Quite a number of JO members joined as volunteers for fund raising on 13 May, we all enjoyed a wonderful morning in Tsuen Wan.



Hong Chi is the largest non-profit organization dedicated solely to serving people with mentally handicap in Hong Kong. The JO will continue to participate in community services and hopes to achieve the pledge of "caring organization" awarded by the Hong Kong Council of Social Services.

CPD

Please go to the CPD/PQSL Events column and you will find something that may be useful, in particular, CPD/BS&JO/2006042 which is a two-day APC workshop in Pak Tam Chung Holiday Camp. The one we ran last year was a huge success and has proven to be useful for Building Surveying probationers who are going for their APC Practical Task.

Social Events

A series of social events is forthcoming, these include: the JO Golf Fun Day, Macau Site Visit, Jazz Dance and Joint Institutes Career Exhibition. Please look them up in the Surveyors Times or visit www.hkis.org.hk.

CPD/LS/2006037

Ionosphere and its effects on GPS positioning in Hong Kong

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

Date & Venue 6:45 pm - 8:30 pm 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.

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 15 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 15 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

CPD/PQSL EVENTS

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 15 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 Jointly organized by Building Surveying Division & Junior Organization

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

Missions

- 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

- 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 15 June 2006

CPD/GP/2006066

What are the criteria in assessing a flat layout? (何謂好則?)

New

Guest Speaker Ronald Y F Cheung, MHKIS, MRICS, RPS(GP), Director of Midland Surveyors Ltd, Committee Member of GPD Council, HKIS, Chairman of Property Marketing Award Organizing Committee, HKIS

Date & Venue 7:00 pm - 8:30 pm Monday 26 June 2006 SLC, HKIS

Details Ronald Cheung has been heading the organizing committee in the selection of the best flat layouts designed by developers for their developments since 2003. In the course of selection, he and the committee reviewed dozens of layouts and finally selected the best ones to be awarded the Best of the Year of the HKIS Property Marketing Award. He now wants to share his experience in what makes a good layout, in which the following key areas would be considered: (1) Closeness to Nature aspect, (2) Efficiency aspect; and (3) Design aspect; In his presentation, Ronald will address his findings with cases and explain the strength and weakness of each layout.

Language English supplemented by Cantonese

Fee HK\$100 per person

Deadline 14 June 2006

Priority GPD Members

CPD/BS/2006053

Reporting Session: Results of the HARF project titled "Developing Performance Specifications and Testing and Acceptance Criteria of External Wall Finishes in High-rise Residential Buildings"



New

Guest Speaker Dr Edward CY Yiu, Assistant Professor of City University of Hong Kong.

Date & Venue 7:00 pm - 8:30 pm Wednesday 28 June 2006 SLC, HKIS

Details With the successful completion of the research project on external wall tiling system funded by the Housing Authority Research Fund (HARF), the results are to be shared with members with the following highlights:

1. Performance-based specifications of external wall tiling system;
2. A full-scale static lateral load test and a cyclic weathering test; and
3. A shear strength acceptance criterion for external wall tiling system.

This project lasted for about two years since September 2003. The aims of the project are to suggest guidelines on performance specifications, testing and acceptance of external wall tile finishes for the construction industry to consider. It was led by Dr Daniel CW Ho, and the research team members include Dr SM Lo and Dr Edward CY Yiu from the City University of Hong Kong; Mr Kenneth JK Chan and Mr Gary MK Yeung from the Hong Kong Institute of Surveyors.

Language English
Deadline 14 June 2006

Fee \$100 per person
Priority BSD members

CPD/PD/2006064

Development planning consultancies in Hong Kong and across the border



New

Guest Speaker Andrew SL Lam BSc, MSc, FHKIP, MRTPI, RPP. Andrew Lam is currently the Managing Principal of EDAW Ltd. Before joining EDAW, he was the Executive Director (Planning & Development) of the Urban Renewal Authority. He has been involved in numerous property development and master planning exercises for both the public and private sectors in Hong Kong and across the border.

Date & Venue 7:00 pm - 8:45 pm Thursday 29 June 2006 SLC, HKIS

Details Planning & Development involves expertise knowledge in planning systems and planning & development consultancies. To equip probationers and members, Andrew will provide a brief introduction on Hong Kong's statutory planning system covering cases as well as procedures in Hong Kong and across the border.

Language Cantonese supplemented by English
Deadline 16 June 2006

Fee \$70 per person
Priority Probationers and Students

CPD/JO/2006055

How does the Arbitrator rule?



New

Guest Speaker Yeung Man Sing BSc(QS), LL.M, FHKIS, MACostE, FRICS, FCIArb, Solicitor, Chartered Quantity Surveyor, Accredited Mediator, Chartered Arbitrator

Date & Venue 7:00 pm - 8:30 pm Wednesday 5 July 2006 SLC, HKIS

Details In order to conduct an arbitration to achieve an expectable result, the litigants may from time to time make interlocutory applications in the conduct the proceedings. This seminar aims to give some thoughts of the general criteria which an arbitral tribunal would always take into account in reaching a ruling in this regard. Various court cases for construction disputes will be illustrated. Mr Yeung is a practising lawyer as well as an arbitrator and mediator, with particular emphasis on construction and commercial

CPD/PQSL EVENTS

litigation/arbitral disputes in mainland China, HK and Macau. Mr Yeung is also a member of the HKIS list of Arbitrator and the CI Arb (London)'s Panel of Chartered Arbitrators. This event is jointly organized by HKIS JO & The Association of Cost Engineers.

Language Cantonese
Deadline 21 June 2006
Fee \$100 per person

CPD/QS/2006054

Mediator in Action - Some Issues in Practice



Guest Speakers Leung Hing Fung, Associate Professor, Department of Real Estate and Construction, The University of Hong Kong, is also a practising barrister, arbitrator and mediator. He is an accredited mediator of the Joint Panel of Mediators of the Hong Kong Institute of Surveyors and Hong Kong Institute of Architects and an accredited general mediator of the Hong Kong International Arbitration Centre. Mr. Leung is experienced in mediating disputes of various natures including those relating to land and construction. The amounts in dispute in his mediation cases range from less than HK\$ 1 million to over HK\$1 billion. He also sits as tribunal members in a number of statutory tribunals and disciplinary boards.

Lam Wai Ying Christine is a practising solicitor and mediator. She is an accredited mediator of the Hong Kong International Arbitration Centre. Ms. Lam has experience in mediation of various natures including construction and international commercial disputes.

Date & Venue 7:00 pm - 8:30 pm Tuesday 18 July 2006 SLC, HKIS

Details Mediation is a resolution method specified in the new standard form of building contract and is expected to become more popular in the near future. There are however very few CPD events to touch upon the practical issues arising in actual mediation cases. This CPD event is intended to be an experience sharing session by the speakers with a view to enhance our members on the knowledge and skills in the construction dispute resolution process. Participants are expected to be members with some basic knowledge in mediation.

Language English
Deadline 4 July 2006
Fee \$120 per person
Priority QSD Members

CPD/QS/2006056

The Way Ahead - A Collaborative Approach towards Information Management for Projects



Guest Speaker Matthew Robertson graduated as Civil Engineer from UK and has been working in the Hong Kong construction industry since 1994. Matthew has a board experience in the Hong Kong construction industry through working for engineers, architects and contractors on various large projects such as HK Convention & Exhibition Centre, MTRC Airport Railway and Ting Kau Bridge. Matthew has broad experience in providing IT solutions to the local construction industry since 2000 and is now Business Development Manager for Aconex for Hong Kong and Macau markets, working with organizations such as Venetian Macau, Gammon Construction, Hsin Chong and Mandarin Oriental Hotel Group.

Date & Venue 7:00 pm - 8:30 pm Tuesday 25 July 2006 SLC, HKIS

Details In the last 20 years, the method that our industry has been using to produce information has changed enormously with the vast majority being produced electronically using CAD, Spreadsheets, Word Processing, Scheduling Software and so on. However, we predominantly still manage this information the same way we have for the last 100 years, namely hard copy paper. The issues and risk involved with traditional paper record management leads to escalating costs, productivity losses, budget and time overruns and claims exposure risk.

The growing trend of project collaboration tools is being observed more and more as an effective information management tool for the project team as a whole to manage, disseminate, retrieve and archive the project records from early concept planning, through tendering and construction and beyond into the management of the facility. Aconex, at the forefront of this new generation of solutions, is happy to share their experience on how we can effectively manage the huge volumes of information that today's construction projects demand.

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

CPD/PFM/2006044

Property & Facility Management Structured CPD - the keys to success

New

In order to ensure sufficient and quality CPD Events to be provided to all grades of members, Property and Facility Management Division of HKIS is organizing a series of Structured CPD seminars with the support of The Management and Executive Development Centre (MEDC) of The Hong Kong Polytechnic University. These courses will also assist the non-corporate members to carry out the APC/ATC process.

CPD/PFM/2006044(1) *The First Renovation Project in the Link REIT*

Guest Speaker Ivan Yu - Senior Asset Manager, The Link Management Limited Mr Ivan Yu has over 26 years experience in property management, valuation, leasing and other property related works in both private and public sectors. Mr Yu has obtained a Master Degree in Science of Facilities Management, and a Bachelor Degree in Social Science of Valuation and Estate Management. Mr Yu 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.

Details Tsz Wan Shan Shopping Centre was built in 1997. The total area is about 200,000 s.f. 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, there floors were empty and it affected the trading environment for the rest of the shopping mail. After deliberate 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.

The seminar will cover:, (a) Decision leads to a renovation project; (b) Site Constraint / Limitation; (c) Tenant's Mix; (d) Political Impact; (e) Final Product and (f) On-going Enhancement-

Date & Venue 2:30 pm - 5:30 pm Saturday 24 June 2006, The Hong Kong polytechnic University **Fee** HK\$350 per person

CPD/PFM/2006044(2) *Regulatory Accounting Framework in Hong Kong*

Guest Speaker Mr Milton Lau - Lecturer of Department of Building and Real Estate, The Hong Kong Polytechnic University

Details To understand and assimilate the financial reporting requirements and regulatory framework of accounting in Hong Kong is very important to property and facility management professionals. The main objective of this seminar is to enable the participants to understand the structure of financial statements and its related ideas: The seminar will cover:, (a) Conceptual Framework of Accounting in Hong Kong; (b) Users and their Information Needs; (c) The Objectives of Financial Statements; (d) The Elements of Financial Statements and (e) Current Accounting Standards in Hong Kong

Date & Venue 2:30 pm - 5:30 pm Saturday 29 July 2006, The Hong Kong Polytechnic University **Fee** HK\$350 per person

CPD/PFM/2006044(3) *Revisit Drafting and Administration of Deed of Mutual Covenants*

Guest Speaker Gary Yeung, General Manager, Shui On Property Management Limited

Date & Venue Saturday 26 August 2006 **Fee** HK\$350 per person

CPD/PFM/2006044(4a) *A Successful Building Manager - From a Legal Perspective*

Guest Speaker Ricky Yiu, Partner, Baker & Mckenzie

CPD/PFM/2006044(4b) *A Forward-Looking Approach on Resolving Building Management and Maintenance Disputes - Mandatory Against Voluntary*

Guest Speaker Gary Yeung, General Manager, Shui On Property Management Limited

Date & Venue Saturday 30 September 2006 (both (4a) and (4b)) **Fee** HK\$350 per person (covering both (4a) and (4b))

CPD/PFM/2006044(5) *Conflict or Appreciation in Major Renovation Projects is All Your Choice*

Guest Speaker Alan Wong, Assistant Technical Manager, Hong Yip Service Co Ltd

Date & Venue Saturday 28 October 2006 **Fee** HK\$350 per person

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/PFM/2006065 "Managing Retail Traffic Flow" Conference

9am to noon Tuesday 13 June 2006, The Landmark Mandarin, Hong Kong

How to attract and keep the right type of traffic

How to count and analyse pedestrian flows

How to convert traffic to sales benefiting tenants, owners and managers alike

- Mike Hung To, General Manager - Leasing, Shui On Properties
- Steven Priddis, CEO, Beijing Aozhong Shimao Property Management Co Ltd.,
The Place Shopping Centre, Jones Lang LaSalle
- Christian Wright, Director of Retail Planning, Knight Frank Petty
- Craig Briggs, Managing Director, Asia, dg* Desgrippes Gobe Group
 - Michael MacMillan, Vizualize

please email: SL@facilitymedia.com or visit www.rfpmagazine.com or telephone Shina Luntz on 2851 9923.
HKIS members entitled to an exclusive rate of \$500

CPD/PFM/2006060 "Built Environment" Symposium 06/07

2 pm - 5:30 pm Saturday 8 July 2006, Lecture Theatre, 147B Argyle Street, Kowloon, Hong Kong

For details, please see loose insert or call Eric Chan on 3517 5335

PQSL/JO/2006035

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

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 in Sun Hung Kai Properties Ltd (SHKP). He is responsible for carrying out market research and feasibility studies in relation to acquisition and disposal of real properties. Immediately before his job in SHKP, he worked in the Rating and Valuation Department and was responsible for preparing rental and capital valuation for taxation purposes.

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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 ordinances. As a by-product, the Government rent in the NT has also evolved, with its contractual nature gradually outweighed by the ordinances. In the seminar, Sam is going to explore these measures and ordinances and their effects on the NT land tenure system.

Language Cantonese supplemented by English
Deadline 6 June 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 7:00 pm – 8:30 pm 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

CPD/S/JO2006059

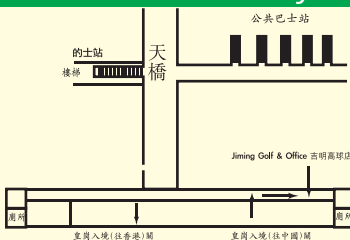
A JO and HKIS Golf Society Event

Mission Hill's Apartment Site Visit + Golf Tournament

觀瀾湖翡翠灣別墅實地考察及高爾夫球十八洞比賽 16 & 17 June 2006



Tentative Itinerary



16 June

2 pm Huanggang 深圳市皇崗口岸旅檢大樓
(Wait at JIMING Golf Shop 吉明高球店)
3 pm Residential show suite inspection
5 pm Conference and sharing
7 pm Dinner

Overnight accommodation at Mission Hills Resort - Savannah Wing (Please indicate requirements on application form, we would contact you on your special request.)

17 June

8 am 18-hole golf tournament
4 pm Dismiss at Huanggang 深圳市皇崗口岸旅檢大樓

Fee HK\$850 including CPD fee, dinner, 18-hole green fee, shared cart & caddie fee, locker fee, prizes, lunch and transportation
Quota Maximum 30 on a first-come-first-served basis. Participants should hold valid travel documents.

Part I – CPD (3 CPD Hours – mandatory attendance)

The latest residential resort - Emerald Canyon 翡翠灣 is located in Mission Hills, total site coverage is over 1 million sq m with only 156-block resorts. (plot ratio is less than 0.048), averaging each block cover 6,000 sq m.

Representatives from Mission Hill Apartment will talk about the Promotion and Selling Strategy of this Resort.

Part II – Social Event (optional and open to guests)

18 holes green fee, shared cart & caddie fee, locker fee, prizes Huanggang <-> Mission Hill round trip transportation

Participants can only get one prize from Gross Score and Net score, and one prize from Longest Drive and Nearest to Pin.

Best gross score (Open to all): Champion
Best net score I (Open to all except winners of gross score or net score II / III): Winner, 1st runner up, 2nd runner up
Best net score II (JO Members only): Winner, 1st runner up, 2nd runner up

Best net score III (Open to all Ladies): Winner, 1st runner up, 2nd runner up
Nearest to the Pin (2 prizes - Open to all)
Nearest to the Centerline (2 Prizes - Open to all)
Longest drive (2 prizes - Open to all)

New New Peoria (Maximum handicap allowed: 36). In case there is a tie in gross or net scores, the Count-Back system starting from hole no. 18 will be adopted. Men will play from Blue Tee, Ladies and Junior from Red Tee.

Members and friends are welcome. Registration, please use Standard Reservation Form; enquiries, please email leslylam@hkis.org.hk or call Lesly Lam on 6276 1101.

Risk allocations in construction contracts

A Comparison of China's Standard Form of Construction Contract and FIDIC Conditions of Contract for Construction

ZHANG Shuibo, ZHANG Le, GAO Yuan
School of Management, Tianjin University,
Tianjin 300072, People's Republic of China

Abstract

Proper risk allocations in construction contracts can help reduce such impacts and achieve management efficiency. An analysis of the risk allocations in FIDIC Conditions of Contract for Construction in contrast with China's Standard Form of Construction Contract reveals that, while a number of risk allocation principles are theoretically correct, more realistic considerations should be made of risk allocation in the construction contract, i.e. language clarity and the particular contextual construction culture.

Keywords

Risk allocation, FIDIC Contract Form, Chinese Model Construction Contract

Introduction

Risk can be defined from different perspectives and practically refers to "an event or set of circumstances that, should it occur, will have an effect on the achievement of the project's objectives"(Simon, Hillson and Newland, 1997, p16). Construction projects, due to their unique nature, involve quite a number of interacting activities that are full of risks, each of which may exert impacts, to some extent, upon the cost, time and quality. For a project to be successful, a sound risk management system is required that usually comprises identification, analysis and response (Burke, 2003) so that when the risks do eventuate they can be overcome. Thus, one of the main tasks of all the project participants, including employers, contractors, professional advisors and subcontractors, is to identify the discrete sources of risk, develop a risk management strategy as part of their risk management system (Flanagan and Norman, 1993) and also cultivate the capability of carrying out such. The risk management strategy, from a contractual perspective, is to allocate the risks, in the contracts, among the parties in such a way as to enable risks to be managed efficiently and effectively throughout the construction process.

In the past two decades, risk management scholars, and practitioners as well, have been making great efforts in generalizing the risk allocation principles that facilitate producing the best possible project outcome. A number of researchers have discussed the general principles on risk allocation in construction, for example, Abrahamson (1973), Ashley (1977), Barnes (1983), Ward, Chapman and Curtis (1991), Cheung (1997). The five theoretical principles proposed by Abrahamson are first recognized in construction, i.e. a risk shall be allocated to the party:

- if the risk is of loss due to his own wilful misconduct or lack of reasonable efficiency or care;
- if he can cover the risk by insurance and allow for the premium in settling his charges, and it is most convenient and practicable for the risk to be dealt with in this way;
- if the preponderant economic benefit of running the risk accrues to him;
- if it is in the interests of efficiency to place in the risk on him; and
- if, when the risk eventuates, the loss happens to all on him in the first instance, and there is no reason under any of the above headings to transfer the loss to another, or it is impracticable to do so.

This paper intends to examine and compare two standard construction contracts- FIDIC Conditions of Contract for Construction (the New Red Book) and China's Standard Form of Construction Contract- from a risk-allocation perspective, and offer some suggestions on enhancing risk allocation theories. It is noted that, although the New Red Book is for an international setting and the China's Standard Form for a domestic setting, they are basically similar in nature. Both (a) are prepared by a somewhat neutral contract committee; (b) have a role of "Engineer" who acts fairly for contract administration; and (c) are intended for "construction" with only little or no design responsibility on the part of the contractor. As a matter of fact, the New Red Book is not a "pure" international form because, with some or even minor modifications, it can also be used on domestic contracts. Thus, such similarities merit a comparison between these two forms, particularly in terms of risk-allocation.

FIDIC Conditions of Contract for Construction and China's Standard Form of Construction Contract

FIDIC Standard Forms of Contracts

FIDIC, as an international organization, is best known for its publications of high-quality standard contracts for the international construction contracting industry. In 1999, FIDIC published a new suite of standard forms of contracts that consists of:

- Conditions of Contract for Construction (The New Red Book)
- Conditions of Contract for Plant and Design-Build (The New Yellow Book)
- Conditions of Contract for EPC Turnkey Projects (the Silver Book)
- Short Form of Contract (Green Book)

These standard forms are recommended by FIDIC for general use based on international tendering under different settings, among which the New Red Book (hereinafter called alternatively "the FIDIC Form") is used for engineering works designed by the Employer, or by the Engineer on the Employer's behalf. Under the framework of this type of contract, the Contractor constructs the works in accordance with the design provided by the Employer, except for some detail design, such as shop drawings. The New Red Book is envisaged for application in civil, mechanical, electrical and construction works. Under the general structure of the Red Book, there are Contract Agreement, Letter of Tender, General Conditions of Contract, and Particular Conditions of Contract. The General Conditions of Contract, which are the core of the standard form, consist of twenty clauses that deal with the obligations, rights responsibilities and risk allocations of the parties concerning contract price/payment, quality and schedule, and the procedures for claim and dispute resolutions.

Shortly after they were published, the above new standard forms received a lot of attention and thought-provoking comments from quite a number of authors. For example, Seppala (1999 and 2000) explained the thinking behind the basic allocation of risk as dealt with mainly in Clause 17 - Risk and Responsibility and Clause 19 -Force Majeure, and stated that the principles are essentially unchanged from those in the old Red Book. Jaynes (2001) discussed in detail the termination, risk and force majeure issues, noting that there might be disagreement over the meanings of some wordings in the relevant clauses. Bunni (2001), prompted by Seppala, responded with a critique of Clauses 17 and

19, pointing out what he argued to be "problems" regarding the meaning of "Employer's Risks", ordering of the provisions and newly introduced concept "force majeure". All these comments and critiques, whether perfectly justified or not, do contribute greatly to a better understanding of the intricate logics of the contract language, particularly on the risk allocation issues.

China's Standard Form of Construction Contract

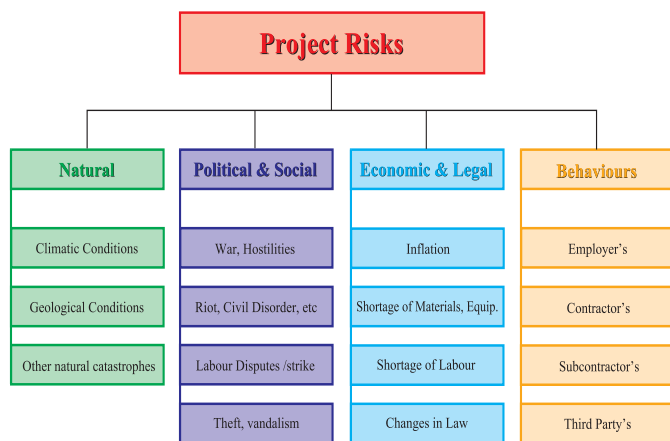
The first edition of China's Standard Form of Construction Contract (GF-91-0201, hereinafter called "China's Standard Contract") was published in 1991, which was used for construction projects nationwide. In the past ten years, the Chinese construction industry has been developing very fast. Some fundamental construction laws, such as Building Law, Tendering Law and the Contract Law, have been laid down to regulate the construction industry in recent years. The change and development of the Chinese construction industry made it necessary to modify the first edition of the model contract. In 1999, the second edition of China's Standard Contract was prepared by a contract committee which consisted mostly of consultants and government officials that held a neutral position among employers, contractors, consultants and scholars, and published jointly by the Ministry of Construction of China, in conjunction with China State Administration for Industry and Commerce, to supersede the first edition with reference to standard contract forms, including the FIDIC forms. Similar to the New Red Book, China's Standard Contract consists of three parts: Contract Agreement, General Conditions and Particular Conditions. China's Standard Contract have also been studied and commented on by many Chinese scholars on its features (e.g., Li and Zhu, 2000), risk prevention (e.g., Zhao and Zhang, 2001) and claims (e.g., Lou and Zhen, 2003) under this standard contract; however, no papers have been found to study the principles of the risk allocation in this contract.

Categorization of Construction Risks: A Framework

For the purpose of risk analysis, researchers have developed various risk categorization framework. Zhi (1995) classified construction risks into four levels: Nation/region; construction industry, company and project levels. Under these four levels, a subdivision is made, such as political, economic, market, physical risks, etc.. Edwards and Bowen (1999) identified risk first into two basic categories: Natural and Human. The natural risk is subdivided into weather and geological risks; the human

risk is subdivided into 9 types, such as social, political, economic, legal, cultural, etc.. Han and Diekmann (2001) list five categories of risk: political, economic, cultural legal, technical/construction and other risks, which are further subdivided. Based on this categorization and for the ease of comparison, a categorization framework is developed, as illustrated in Figure 1.

Figure 1 Risk Categorization Framework



Risk Allocations in the Two Standard Contracts

To go with the above risk categorization framework, discussions of the risk allocations in the two standard contracts are made in the same order as listed in the framework.

Risk Allocation under the FIDIC Form

Natural Risks

There are several clauses in FIDIC Conditions of Contract that deal directly with the natural risks. Sub-clause 8.4 specifies in express terms, that risks concerning the climatic conditions are shared between the Employer and the Contractor, in that the Employer shall allow an extension of time (EOT) if exceptionally adverse climatic conditions affect the Contractor's construction progress. This also implies that the Contractor shall bear the relevant costs incurred by him due to such risks. It also implies that under "normal" adverse climatic conditions, such rainy or cold days, the Contractor shall bear the corresponding responsibility. However, according to Sub-clause 17.3- Employer's Risks, and Sub-clause 17.4- Consequences of Employer's Risks, the Contractor shall be entitled to an EOT and cost compensation in case of "unforeseeable natural forces", which may include some climatic conditions, particularly when such forces turn out to be the catastrophes, such as typhoon, hurricane, etc under Sub-clauses 19.1- Definitions of Force Majeure and 19.4- Consequences of

Force Majeure. Concerning geological conditions, Sub-clauses 4.12- Unforeseeable Physical Conditions and 4.24- Fossils specify that the Contractor shall be allowed an EOT and compensated for the costs incurred from such risk events. However, the term "unforeseeable conditions", which are of an ambiguous nature, blurs the division of risks between the Employer and the Contractor. Other natural catastrophes, which are extreme natural events, such as earthquakes and volcanic activities, are also mostly allocated to the Employer under Sub-clauses 19.1 and 19.2. It can be seen from the above analysis that the natural risks are basically shared by the two parties under FIDIC Form. Regarding "extreme" natural catastrophes, the Employer takes most of the consequences, i.e., EOT and additional cost with the Contractor taking the loss of profit; however, the Contractor takes most of the consequences, i.e., additional cost uncompensated and loss of profit, with the Employer taking the risk of EOT, relating to exceptionally adverse climatic conditions; as for "normally" adverse climatic and geological conditions, the Contractor takes almost all the consequences except for the ones that are justified to be "reasonably unforeseeable by the Contractor by the date for submission of the Tender{Sub-clause 1.1.6.8)".

Political and Social Risks

Under Sub-clause- 17.3 Employer's Risks and Clause 19- Force Majeure, most of the political and social risks are basically allocated to the Employer, such as war, civil commotions, disorders and strikes. In case of occurrence of such risk events that impact the Contractor's project execution, the Employer shall both allow an EOT and pay cost compensation (but no profit) to the Contractor. Some social risks, such as theft and vandalism, are allocated to the Contractor under the FIDIC Form. Although these are not expressly stated under FIDIC Form, it can be inferred from Sub-clause 17.2 Contractor's Care of Works, in which it is stated that the Contractor shall take the responsibility for the care of the Works and the Goods during the construction period, and that the Contractor shall rectify the loss or damages at his own cost and risk.

Economic and Legal Risks

Economic risks occur frequently during construction period, particularly the fluctuation of prices of materials, labour and equipment. Under Sub-clause 13.8, an adjustment formula is given to deal with this issue:

$$P_n = a + b \frac{L_n}{L_o} + c \frac{E_n}{E_o} + d \frac{M_n}{M_o} + \dots$$

This formula applies both to the rise and fall of the prices. P_n is the adjustment multiplier; "a" is a fixed coefficient; "b", "c", "d"... are coefficients representing the estimated proportion of each cost element; " L_n ", " E_n " and " M_n "... are the current cost indices or reference prices for period "n" while " L_0 ", " E_0 " and " M_0 "...are the base cost indices on the Base Date, which is defined as "the date 28 days prior to the latest date for submission of the Tender(Sub-clause 1.1.3.1)". The fixed coefficient "a" represents the non-adjustable portion in the contractual payments. Such a provision indicates that the risk of inflation is shared between the Employer and the Contractor. Shortage of labour, materials and equipment is also dealt with under the FIDIC Form to some extent; if such shortage is reasonably unforeseeable, the Contractor is entitled to an EOT under Sub-clause 8.4. However, under Sub-clauses 4.1 and 6.1, it is the Contractor's obligation to "provide all Contractor's personnel, Goods..." and the Contractor shall "make arrangements for the engagement of all staff and labour... and for their payment...". It can be inferred from such provisions that the Contractor shall bear all the consequences of the risks of unavailability of the required personnel, materials and equipment, except for allowed EOT in case of unforeseeable shortage. Legal risks refer to the changes in legislation or introduction of new laws after the Base Date of the contract. It is provided that in Sub-clause 13.7-Adjustments for Changes in Legislation that the Contractor is entitled to an EOT and additional cost caused as a result of the changes in the laws. Therefore, under FIDIC Form, such legal change risks are basically retained by the Employer.

Behavioural Risks

Behavioural risks are defined in this paper as those caused by one party's action or inaction that adversely impacts the project or other parties. Risks caused by the behaviours of the parties under the FIDIC form are summarized as follows:

Employer's Behavioral Risks (including Engineer's)

- Late giving possession of Site (2.1)
- Non-notification of financial arrangements upon request (2.4)
- Delay in payment (14.8, 16.2)
- Unreasonably withholding permissions or certificates (1.3)
- Defects in design drawings(17.3)
- Occupation of the Works (17.3)
- Notifying incorrect setting-out data (4.7)
- Late issuance of design drawings or instructions (1.9)
- Late attendance to tests or inspections (9.2)

- Interference with tests on completion (10.3)

Contractor's Behavioral Risks

- Labour injuries and accidents (4.1)
- Improper interference with the convenience of the public (4.14)
- Damage caused by transportation of goods (4.16)
- Acts or defaults by subcontractors (4.4)
- Defects in Materials, Plant and Workmanship (7.1, 7.5)

Risks Caused by Third Party's Behaviours

- Unauthorized entry (4.22)
- Delay caused by Authorities (8.5)

Under the FIDIC Form, the Employer is responsible for his own behavioural risks, including the risks of Engineer who acts on the Employer's behalf, and the Contractor is responsible for his own risks, including those of the Sub-Contractor, as between the Employer and the Contractor, except for Nominated Subcontractor.

Risk Allocation under China's Standard Contract

Compared with the FIDIC Form, China's Standard Contract is rather short and concise. This characteristic is also reflected in its risk allocation clauses. Some risks dealt with in the FIDIC Form are even left unmentioned. The following is a brief summary of risk allocations in China's Standard Contract.

Natural Risks

Climatic risk events are not dealt explicitly in China's Standard Contract; however under Sub-clause 13.1 and Clause 39 Force Majeure, the Contractor shall be granted an EOT if some natural catastrophes, such as avalanche, floods and typhoon, occur that impact the project progress. Force Majeure events may also include strong wind, heavy rain and snow if agreed by both parties in the Particular Conditions of Contract under some circumstances, which is expressly stated under Sub-clause 39.1 that offers the definition of force majeure for construction contracts under the Chinese legal system; such a definition is also generally supported by Chinese law scholars(e.g., Wang, 1995, and Liu and Zhang, 2000). Other catastrophes are also covered under Sub-clause 13.1, such as earthquake and volcanic activities. Regarding geologic conditions, the Employer shall provide geologic data and existing sub-surface piping system of the construction site and shall be responsible for the accuracy of such data. If, due to the inaccuracy of such data, the Contractor incurs additional costs and/or suffer from delays, the Employer shall compensate and grant an EOT accordingly (8.1 and 8.3).

Political and Social Risks

These risks are very much less dealt with directly. In case of occurrence, several clauses can be applied; 1.22 Definition of Force Majeure and Clause 13-Schedule Delay-cover some political risk events, such as war, riot, etc., in which case the Contractor shall be allowed an appropriate EOT and share the relevant costs with the Employer. Social risk events are covered under Clause 9, which requires the Contractor to be responsible for site security by providing lighting and fencing to prevent possible thefts and vandalism (9.1).

Economic and Legal Risks

Sub-Clause 23.2 specifically deals with these risks. It is provided that the contract price can be adjusted when it is impacted by the following circumstances:

- Changes in law
- Changes in administrative regulation
- Changes in government policies
- Changes in the price indices as published by the construction cost authorities

It can be seen from such provision that the Employer shall, in general, bear the risk of price fluctuation. No mention is made of the shortage of equipment, materials and labour in China's Standard Contract. This may be due to the thinking style of the Chinese construction culture in that in the domestic market, such shortage is unlikely to occur. All these should be available in the current Chinese construction market. It is just a matter of price fluctuation for procuring these supplies. Introduction of such "shortage" concept into the contract may lead to complication and confusion.

Behavioural Risks

The behavioral risks of the parties are listed as follows:

Employer's Behavioral Risks(including Engineer's)

- Late or incorrect instructions from Engineer on behalf of Employer(6.2, 6.3, 16.4)
- Employer and/or third party caused emergent remedy (7.3)
- Land requisition (8.1)
- Late or failure to provide drawings or meet commencement requirements as agreed(13.1)
- Late payment (13.1, 24, 26.4)
- Failure to provide instruction or approval (13.1)
- Disturbance of Contractor's normal working on site (16.3)
- Interference with inspection for acceptance or taking-over (17.2, 32)

Contractor's Behavioral Risks

- Contractor caused accidents and casualties (22.1)
- Improper interference of the public (9.1)
- Acts or defaults by subcontractors (38.3)
- Environmental protection (9.1)
- Quality defects (15.1)

Risks Caused by third Party's Behaviour

- Suspension of delivery of water, electric power and gas by utilities Authorities (8.5)

Under China's Standard Contract, the Employer is responsible for both his and the third party's risks as listed above, while the Contractor is responsible for his own.

Comparison and Discussion

Although the risk allocations are not totally the same under the two construction contracts, they are, for the most part, consistent with the first risk allocation principle concerning the behavioural risks. For example, the Employer and the Contractor are responsible for their respective behavioural risks. This echoes the principle that each party shall be responsible for their misconduct or lack of care (Principle 1); however, under both the FIDIC Form and China's Standard Contract, the Employer is responsible for a risk caused by Authorities. This may be due to the fact that it is impracticable, if not impossible, for the Contractor to insure against such a "unforeseen" event. In an international setting where the FIDIC Form is intended for use, the Employer, which, in some cases, is the local government or entity, is more efficient in coordinating with such third party's interfering behaviour (Principle 4). As for China's Standard Contract which is for domestic use, the provision may be due to the " Chinese construction culture", in that the Employer, as a traditional practice, provides water, power and access road for the Contractor to commence the site work as part of the Employer's contractual obligation as stated by Clause 8- Work of the Employer- in China's Standard Contract. Thus it seems logical for the Employer to be responsible for the shut-off of water and power supply for a continuous period of time.

Concerning natural risks, both the FIDIC Form and China's Standard Contract advocate the sharing of the risk but the specific division principle is different to some extent. For example, under FIDIC Form, occurrence of exceptionally adverse climatic conditions allows the Contractor to extend the completion time and implicitly the Contractor is responsible for the incidental costs. China's Standard Contract is silent on this. In the extreme cases under force majeure, the Contractor is entitled to both EOT and financial

compensation under both the FIDIC Form and China's Standard Contract (Clause 19 of the FIDIC Form and Clause 39 of China Standard Contract); however, under the latter, such compensation is only limited to the repair of the damaged permanent work while the Contractor is responsible for the injury and damage of his own personnel and construction equipment (Clause 39 of China Standard Contract), implying that the Employer and the Contractor share the risks under force majeure. China's Standard Contract is very clear in allocating the geological risk by stating that the Employer is responsible for providing the geological data and for its accuracy (Clause 8). This clear-cut contractual language helps reduce the dispute between the two parties. However, the FIDIC Form uses very vague language in allocating such geologic risk.

It might be argued that, if the geologic risk is completely allocated to the Employer as is the case under China's Standard Contract, the Contractor, who directly undertakes the construction work may lose motive to take active and positive measures and precautions to deal with the geological conditions, thus reducing its work efficiency; however, at the tendering stage, the Employer (or the Engineer on his behalf) should be more knowledgeable of the site conditions than the Contractor and is "the Party who has the most information to forecast the risk (Cheung, 1997, pp16-26)". The FIDIC Form, however, attempts to strike a balance by stating that, on the one hand, the Employer is not responsible for the accuracy of the site data provided by him and the Contractor is responsible for its interpretation (4.10); and that, on the other hand, the Employer is only responsible for such geologic risk if such risk event is reasonably unforeseeable by the Contractor at the tendering stage (4.12). While this may, theoretically, make the Contractor take initiative in dealing with the geologic problem encountered, the intention to prove such a risk event was unforeseeable by him at tendering stage in order to rely on such contractual language to claim against the Employer may reduce his initiative and even result in his inaction, thus contrary to FIDIC's original intention, such ambiguous language is more likely to lead to frequent disputes that consume a lot of unnecessary efforts by both parties. Further, such provision might discourage the Employer from providing the best possible accurate data, or even result in the Employer's concealing the negative site conditions for eliciting low bids, despite the request of the Employer to make available all data to the contractor (4.10). The fact that disputes in international contracting occur rather frequently suggests the "inefficiency" of such ambiguous contractual language. It can also be seen that, while the three principles (3, 4, 5) listed above are theoretically correct in enhancing work efficiency, there may

exist a variety of specific contractual languages purporting to achieve efficiency. It is argued here that language clarity may be a more specific and practical principle in risk allocation and may outweigh the seemingly reasonable but ambiguous language that may result in frequent disputes.

Social risks, such as theft and vandalism, are borne by the Contractor under both the contracts. This is consistent with the principles (3 and 5) in that such losses happen to the Contractor in the first instance and it seems to be more efficient for the Contractor to take care of the site security, as specified in the two contracts. For the political risks, such as war, riot and strike, the FIDIC Form is seen as pro-Contractor, in that the Contractor is entitled to EOT and compensation caused by occurrence of such external events (19.4). China's Standard Contract stands somewhat neutral in dealing with the political risks. The Contractor is entitled to EOT under such risks but shares the costs with the Employer, i.e. the Contractor shall bear the costs for injuries and damage of his site personnel and construction equipment and the Employer shall bear other costs, such as repairing the permanent works and clearance of site debris (39.3), as the Contractor is in a better position to "control" their own properties under such events. Sharing such political risks is conducive to motivating both parties to make efforts to mitigate losses caused by such political risks.

Under both the FIDIC Form and China's Standard Contract, economic and legal risks are mostly retained by the Employer, by means of clear contractual language. Such clear language helps reduce disputes in dealing with price adjustment regarding legal changes and price fluctuations.

Lastly, force majeure, as one of the importance topics in risk management, merits special attention.

Conclusion

Theoretically, sound risk allocation should achieve management efficiency and reduce the transaction costs in the construction contracting business. While this is clearly uncontroversial, such a principle presupposes an atmosphere of trust between contracting parties and a clear mutual appreciation of project risks (Ward, Chapman and Curtis, 1991), which, under the current competitive market environment, the more complex project financing structure and the attitudes of the parties towards risks, seldom exists. The existing theoretical principles might be complemented with more realistic considerations: clarity in allocating the risks so that such risks can be reasonably priced, and the traditions of that particular construction sector.

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Refinements to the land application list system recommended



Thomas Tang
Director, Valuation & Advisory Services,
CB Richard Ellis

Alex Chung
Valuer, Valuation & Advisory Services,
CB Richard Ellis

In November 2002 when the gloomy property market continued to deteriorate, the government decided to gradually suspend all the scheduled land auctions in order to halt the collapsing property market. Since 2004 new land supply from the government has been triggered from the "Application List" system only.

The local economy started to recover in July 2003, with considerable GDP growth recorded during the subsequent years. However, only nine parcels of land were sold by the land Application List system in 2004 and 2005 after the termination of scheduled land auctions came into effect. The quantity of land being sold was much lower than the average amount of the preceding years

Short coming of the existing system

The unfavourable response may be attributable to developers' market strategies. Or perhaps it is a reflection of developers' conservative attitudes towards the property

market during times of escalating interest rates.

Under the existing system the government is poised in a rather passive position in that the new land supply only hinges on the attitude of the buyer. Less auctions triggered means less land available in the market. A suspicion about property supply shortage may be created in the general public, causing social unrest. Both the government and the developers may be condemned for joint intervention in the free market so as to cause escalation in property price levels, although the market may operate in an opposite way to the contrary.

On the other hand, developers may take advantage of the new system by triggering a particular land auction before launching their project sales in the market. It has been a special market phenomenon in Hong Kong that once a piece of land is sold with a favourably high price, the estimated price levels of the unfinished units of the relevant development, will become benchmark price levels for the

market. With high-profile media coverage, prospective home buyers may be tempted to firm up purchase decisions within a short period of time in light of escalating price levels.

Land sales revenue is considered uncertain under the Application System, as the government is unable to predict which land parcel will be applied, by which developer and at what time. Since revenue from land sales has long been a main source of government revenue, unpredictable land sales revenue would be a threat to the financial stability of the government.

Recommendation

For the purpose of removing uncertainty about future land supply whilst maintaining a flexible land disposal system, it is suggested the government resume regular land auctions in parallel with the Application List system. In particular, the Lands Department should allocate a certain percentage of land disposal through scheduled land auctions, but subject to periodic reviews to be in line with the local economic conditions.

So far as land supply is concerned, the government's prime role should be to provide sufficient and suitable development land in order to meet the demand from different sectors of society. Regular land auctions would facilitate predictable future property supplies such that forward planning is possible for different market sectors

to cater for the demands associated with the economic and population growth.

The Application List system operates on a market-driven basis. In an upbeat market atmosphere where there is not enough land put up by regular scheduled land auction, developers who find it lucrative to take up a development project can trigger land auctions and acquire new land for development. Developers can acquire the necessary land reserve whilst generous public revenue is forthcoming.

With regular land sales available, developers can forward plan their housing production, matching the projected supply and demand in the market. This will help to stabilize property price levels. More land sales, whether regular or not, will create more market information as the benchmark price levels. With the knowledge of future property supplies, prospective home buyers will have more information to consider and they are in a position to make house purchase decisions properly.

For the sake of efficient market operation, it is important for government to maintain a clear and flexible land supply system. Market players including the developers and home buyers will be more confident in investing in the local market with a more transparent land supply figure. On the other hand, the government would maintain the revenue income from land sales at a relatively stable level when a scheduled land sale program is in place.

Government land sales since 2004 through the "Application List" system

Date	User	Address	Price (HKD Million)
25-May-04	Residential R2	3-4 Tung Lo Wan Shan Road	865
25-May-04	Residential R2	Sui Tai Road / Ning Tai Road	2,090
15-Jun-04	Residential R1	Sa Po Road, Kowloon City	1,010
12-Oct-04	Residential R1	Ex-Tin Kwong Road Police Married Quarters	9,420
12-Oct-04	Residential R1	Prince Edward Road East	4,700
22-Feb-05	OU (Business Zone)	Sheung Yuet Road / Wang Chiu Road	1,820
Total			19,905
27-Sep-05	Non- Industrial	Hoi Ting Road, West Kowloon Reclamation Area	3,190
27-Sep-05	Non- Industrial	Hoi Wang Road / Hoi Ting Road	2,730
27-Sep-05	Residential R2	Fung Shing Street., Ngau Chi Wan	4,230
Total			10,150

Remarks: In the fiscal year 2004-2005, the total land revenue was 31.3 billion in which 19.91 billion came from land auction.

In the fiscal year 2005-2006, the estimated total land revenue is 32.0 billion, whereas three pieces of land have been sold for 10.15 billion by auction.

Housing supply in 2006

Thomas Li
Alvin Lam
Midland Surveyors Limited

Of the two, housing supply always has a more concrete base for estimation than demand. After all, it takes time to build and it involves, literally, concrete.

Private Housing under Construction

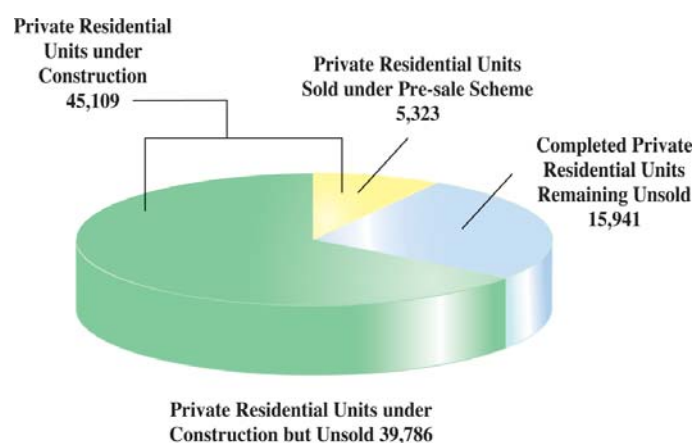
To forecast private housing supply let us first start with units now under construction. From our estimate, at the end of 2005, private residential units under construction amounted to 45,109, in which 5,323 have been sold. That leaves an estimate of 39,786 units available for sale in the market until 2008. See Chart 1.

As seen from Table 1 below which follows the Rating and Valuation Department's area division, the New Territories has the largest share of 24,101 (or 60.6%) unsold units.

Table 1 Distribution of Private Residential Units under Construction at the end of 2005*

District	Units under Construction	Sold Units	Units under Construction but Unsold
Central and Western	1,842	331	1,511
Wan Chai	1,576	246	1,330
Eastern	422	0	422
Southern	715	0	715
Hong Kong	4,555	577	3,978
Yau Tsim Mong	4,559	230	4,329
Sham Shui Po	2,734	580	2,154
Kowloon City	3,236	137	3,099
Wong Tai Sin	1,915	0	1,915
Kwun Tong	210	0	210
Kowloon	12,654	947	11,707
Kwai Tsing	924	0	924
Tsuen Wan	4,194	0	4,194
Tuen Mun	0	0	0
Yuen Long	6,837	102	6,735
North	1,264	468	796
Tai Po	181	0	181
Sha Tin	4,395	405	3,990
Sai Kung	7,350	2,824	4,526
Islands	2,755	0	2,755
New Territories	27,900	3,799	24,101
Total	45,109	5,323	39,786

Chart 1 Number of Completed Private Residential Units and Those under Construction at the end of 2005*



They mainly come from large developments in Yuen Long (Tin Shui Wai Area 24 and Yoho Town), Sai Kung/Tseung Kwan O (Metro Town and Dream City) and Tsuen Wan (Town Centre Redevelopment and Park Island in Ma Wan). Tuen Mun, on the other hand, has no new units under construction and, therefore, no units for sale at least until 2008.

From the above, Kowloon has an estimated 11,707 units under construction. More significant developments in Kowloon include Kowloon Station Development Phases 5 to 7 and Nos. 220 to 222 Tai Kok Tsui Road in Yaumati/Tsimshatsui/Mongkok, Grand Waterfront and Tin Kwong Road in Kowloon City, among others.

In Hong Kong Island, the perennial low supply continues. New developments mainly concentrate in the URA redevelopments in Central/ Western district and Wan Chai.

Housing Supply in 2006

More immediate concern, of course, is how many of them will be completed this year. The total number is anticipated to be 17,210. For ease of reference we list them in Table 2.

Again Hong Kong Island has the least supply, providing only 1,765 units or a meagre 10%. Kowloon's share mainly comes from large developments in West Kowloon and

Table 2 Estimated Completion of Private Residential Units in 2006*

District	Private Residential Development	Number of Units	District Total
Central and Western	33 Ka Wai Man Road	89	904
	60 Victoria Road	73	
	The CentreStage	388	
	419K Queen's Road West	78	
	3 Gough Hill Path	5	
	2,2A Aberdeen Street /	77	
	2-4 Tung Wah Lane		
	30 & 30B Bonham Stand	5	
	1 Peak Road	2	
	1 High Street	95	
	31 Robinson Road	84	
	6 & 10 Black's Link	8	
Wan Chai	Wan Chai Road / Tai Yuen Street Redevelopment Project Phase 1	480	856
	The Legend	376	
Eastern			0
Island South	120 Stanley Main Street	5	5
Hong Kong Island (Total)		1,765	1,765
Yaumati/ Tsimshatsui/ Mongkok	18 Tak Hing Street	108	2,097
	Harbour Green	1,514	
	43-51A Tong Mi Road	92	
	Hanoi Road Redevelopment Project	383	
Sham Shui Po	Manhattan Hill	1,100	1,818
	One Silversea	700	
	201-203 Castle Peak Road	18	
	Grand Waterfront	1,782	
Kowloon City	15 Ho Man Tin Hill Road	69	2,073
	8 Devon Road	1	
	2 Norfolk Road	1	
	8 Essex Crescent	1	
	Mount Beacon	219	
Wong Tai Sin	Sa Po Road Project Phase 1	216	235
	51-53 Sa Po Road	19	
Kwun Tong			0
Kowloon (Total)		6,223	6,223
Kwai Tsing			0
Tsuen Wan	116-122 Yeung Uk Road	450	1,750
	Park Island Phases 5 & 6	1,300	
Tuen Mun			0
Yuen Long	Ping Shan Ping Ha Road	49	2,103
	Seasons Place	104	
	Tin Shui Wai Area 24	1,950	
North	Royal Green Phase II	282	1,046
	Noble Hill	764	
Tai Po	The Beverly Hills Phase 2	163	181
	4280 Tai Po Road -Tai Po Kau	18	
Sha Tin	The Grandville	424	424
Sai Kung	The Grandiose	1,472	3,148
	Metro Town Phase 1	1,676	
Islands	Nga Ka Wan, Lamma Island	14	570
	Cheung Sha Project, Lantau	26	
	Discovery Bay - Chianti	530	
New Territories (Total)		9,222	9,222
Overall		17,210	17,210

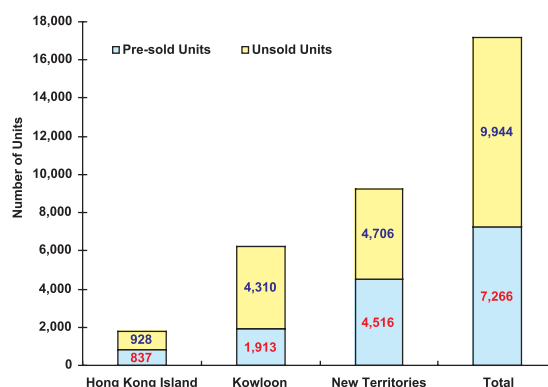
Kowloon City. The spread in the New Territories is uneven. Sai Kung/ Tseung Kwan O has the largest supply with Yuen Long and Tsuen Wan not far behind. Conversely, Sha Tin and Tai Po have limited supply and Tuen Mun, as described above, has none at all.

Pre-sold Units

Despite considerable supply in some districts, as seen from Chart 2, one must note that 7,266 (or 42.2%) of the units completed in 2006 have already been pre-sold, including those in heavy supply districts such as Tseung Kwan O. Those available for first sale are, therefore, considerably less.

Of course, it is hard to predict how the property market will fare without also looking at the demand side. And it is always hard to forecast how many units will be taken up over the year.

Chart 2 Pre-sold and Unsold Private Residential Units Completed in 2006*



* Source of Information: Research Department, Midland Realty.

Barring unforeseen circumstances, it is reasonable to suggest that the take-up rate should follow that of last year, i.e. around 20,000, and that a tight demand-supply situation will continue.

The above is a rough estimate. After all, as John Maynard Keynes used to say, it is better to be roughly right than to be precisely wrong.

Management of property with Quality Management System - a must or just a gimmick

Daniel Hui
PFMD Council Member

The Property & Facility Management Division organized a CPD event on 21 March to illustrate Quality Management System and how we can apply this system into our daily management operation. Harvey Liu, Group Manager - Quality Management & Information Technology shared his experience in obtaining TQM and how he implemented this system in his company with a holistic approach.



Standard Form of Building Contract



Joanna Kwok
JO Committee Member

Contract administration is a major duty of professional surveyors, especially for quantity surveyors. In the course of our daily work, we would always refer to some standard forms of contract. The JCWC (sanctioned by the Hong Kong Institute of Architects, the Hong Kong Institute of Construction Managers and the Hong Kong Institute of Surveyors) Standard Form of Building Contract 2005 (SFBC 2005), which was launched in April 2005 is expected to become the most common form of contract used for private projects in Hong Kong and comprises: contract form for main building works (with quantities), nominated sub-contract works and nominated supply works.

KC Tang, a senior member of the Institute and who has many years of experience as a QS consultant as well as an APC assessor, conducted the seminars and went through

with us each and every clause in the Standard Form, with highlights on some more important ones, for instance, Variations, Extension of Time, so on and so forth. Furthermore, he also showed us a comparison between the 1986 edition and the 2005 new edition. The speaker pointed out that many deficiencies in the old form had already been rectified in the new form, and the new form had dealt with the many changes that happened in the building industry over the years.



This series of CPD events held on 10 and 24 April 2006 have been attended by more than 100 members who are satisfied by the informative presentation and gained a deeper understanding on the contract clauses which have definitely been beneficial to our future career, as well as for the APC examination.



Hong Kong construction contract dilemma



Joanna Kwok
JO Committee Member

Should the terms of construction contract be harsh or lenient? There is, in fact, no hard and fast rule to determine which one is better. Both of them have their pros and cons. Therefore, contract drafters will always face dilemma situations in drafting the contract clauses.



On 15 March, we were most delighted to have a senior member, KC Tang, to discuss some of the dilemmas with JO members.

Design Responsibility

In common standard forms of contract, the Main Contractor does not bear design liability, except for Design and

Build Contract. However, sometimes the Employer may want to shift the design risks to the Contractor, where the design is actually not done by the Contractor himself. Problems will then arise.

For lump sum contract, during tendering, the Contractor usually will not have enough time to comment on the feasibility of design because of the tight schedule for tender. When the design is later found to be impractical and change to more expensive design is resulted, the Contractor may cheat the quantities in order to keep the budget. As a result, quality will be jeopardized.

If the contract is a cost plus one, contract sum may be higher because the Contractor may choose to use some expensive design and materials in order to make a higher profit.



Insight into Deep Bay Link - from concept to construction

Maris Lo
LSD Council Member

This CPD event, which was presented by Ir Eric Chan CEng, MIStructE, MHKIE, MIHT, Technical Director of Ove Arup & Partners HK Limited and Project Manager of the Deep Bay Link Project and the Chairman of Institution of Highways and Transportation (IHT) Hong Kong Branch, took place on 21 February.

Ir Chan had discussed about the planning and options considered to overcome the constraints during the feasibility study and the detailed design stage for the construction of Deep Bay Link - the 5.4km long, dual three-lane, elevated expressway connecting Yuen Long Highway at Lam Tei and Hong Kong-Shenzhen Western Corridor at



Ngau Hom Shek to form the fourth vehicular border crossing in Hong Kong due for opening in mid 2006.

The event was attended by about 70 people, drawing members from both the surveying and engineering disciplines. We would like to thank Ir Chan for sharing his experiences on the Deep Bay Link Project.



Women in Surveying 測量半邊天



Kelvin Ng
JO Committee

Mimi Tsang - not dwarfed by gender



Thoughts that immediately sprang to mind when I was being asked to contribute an article to the "Women in Surveying" was - 'Isn't it time for them to refresh this column?' (as to me the column title sounds outdated or even chauvinistic in today's terms). Pardon me for being direct and to the point as this is the way I am. At the same time, though, a sense of *déjà vu* emerged as I was, in the formative years of my career as a surveyor, a very active member of HKIS and was very much in the business of hassling others for participation. In fact, I was involved before the 'birth' of HKIS, having been 'recruited' by the ex-Rating & Valuation Commissioner, Ray Fry, and served as the secretary to the Formation Committee of HKIS. That was in the late seventies to early eighties, an era when perhaps a woman surveyor did make a difference - I hope for good reasons.

Compared with many of my contemporaries, my path to becoming a surveyor through completion of a degree programme in UK was unusual. In the seventies, there were no degree courses in surveying on offer in Hong Kong.

Joining the Rating & Valuation Department was more by chance than the result of a well-considered decision. In order to commence the second year of my professional training (called Test of Professional Competence in those days), I was keen to start work immediately after I returned to Hong Kong in late September 1977. Accepted and told to report for work just three days after the job interview

must have been a record for the Department in all the recruitment exercises ever conducted.

Starting as a 'degree-holder' trainee, I received well-planned training not so much because of my gender but more because I was a "one-of-a-kind" trainee. After qualifying, being the first local lady surveyor in the Department, my work folio was no different from my male colleagues. Occasionally, questions such as "Do you feel comfortable in supervising a team of all-men staff who are older than you?" did remind me that I was operating in a predominantly male profession at the time. Coming face-to-face with a dubious-looking, apparently naked man after climbing eight storeys up to view a flat in an old building in Sham Shui Po with my lady assistant hiding behind me, left a very vivid memory that a woman surveyor could occasionally be disadvantaged in such a situation.

Variety provides the spice of life! I was never tempted to a desk-bound job. Field trips and site inspections, in my view, add sparkle to a surveyor's job.

I did my first year of professional training working for Gerald Eve & Co, a rather well-known surveyor firm in London. My first day of work involved being picked up by my supervisor in his car at the crack of dawn and driven some 500 miles from London to Teeside, somewhere in the dim north-east of England, to inspect a chemical factory compound. Before commencing the inspection, each of us was promptly dished out a set of head-to-toe protective gear to put on. Not surprisingly, apart from the yellow safety helmet, the rest of the gear was simply a million times larger than what I needed. Sleeves and trousers could be rolled up and didn't hinder my movements that much. However, wading back and forth in a pair of gigantic boots was just too much to bear. It took us one whole week to complete the referencing of the estate. During all that time, I was more like a midget, donning an oversized 'golden crown' and 'slithery robe', holding a 'sword' (measuring rod) in one hand and a 'shield' (huge measuring tape) in the other, trotting frantically behind a fair-haired beastly bear. How I wished, saying to myself there and then, to be ... a woman

who is a foot taller. On the one hand, to cheer myself up, I imagined I was chasing my supervisor with a sword and a shield (the rod and tape were not too dissimilar!). On the other hand, I was glad that no preferential treatment was given to me.

Another memorable occasion - this time with a more pleasant ending - was the several trips to New York during my stint as the Deputy Government Property Administrator. My mission was to acquire a free-standing office building to co-locate the overseas offices of the Hong Kong Government and other quasi-government bodies there. Expecting the same or even better standard of professionalism and courtesy as are normally found in Hong Kong, I became somewhat dismayed when I found estate agents there were equally sharp and street-wise, if not more so than their counterparts here, and attorneys were pretty pragmatic and had no qualm in 'expecting and accepting gratuities' after provision of their services. American practices aside, I was pleased with my own performance in clinching the deal - being "locked up" in an office in New York from nine in the morning till three in the afternoon, negotiating hard for the purchase of a office building

housing the Bank of Mexico at the time. The opposition comprised an all-man team of about ten people all six foot and above. I only had my New York agent with me. I felt severely dwarfed, by number, size and gender. Though I came out with an upper hand, it was a very daunting experience.

Back in the nineties, my career took me to posts outside the Department. The posting to a policy bureau made me stand out as a professional working closely with administrative officers whom we consider as generalists. It was through this posting that I realized competencies in analysing issues in depth as well as breadth, and that skills in effective communication hold very much the key to success in undertaking any team work. Professional training tends to teach us disciplines in analysing complex issues in depth. Continuous learning at work and in life hopefully guide us to see the wood from the trees. Interpersonal and presentation skills help us to produce the deliverables and attain goals. It is commonly recognised that women are good in examining issues in details, in language skill and in understanding others. So, I would encourage my fellow lady surveyors to build on our strengths.

香港測量師學會足球代表隊全力參與 第二屆新城公益金慈善足球王盃

集合足球力量，彰顯團隊精神，
喚起慈善公益心

2006年 5月 27至 31日（連續 5天）
鑽石山荷里活廣場

本隊出賽時間：5月27日(星期六)上午11時30分至下午2時

全力發動：新城財經台 受惠機構：公益金
全程支持：香港足球總會，明星足球隊

以下機構人士全力贊助 香港測量師學會足球代表隊

YU Kam-hung LAM Lik-shan WONG Kin-ye

Autodesk

CBRE
CB RICHARD ELLIS
世邦魏理仕

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



香島建築有限公司
Hong Dau Construction Co., Ltd.

RAINBOW PRODUCTION
彩虹工作室

測計師行
陳旭明

For enquires, please contact Lesly LAM at
6276 1101 or email: leslylam@hkis.org.hk.



香港測量師學會（青年組）

爵士舞興趣班

導師：Ms Choco Ma
(演藝學院畢業生，現任舞蹈老師)

課程內容：

主要藉靈活、動感的組合訓練，加強身體的協調性、美感及自信心；另透過輕鬆或強勁的音樂，增強身體對節奏的靈敏度。（初學者及曾接觸舞蹈人士均適合參加）

日期：2006年8月及9月（逢星期一）

時間：晚上7時至9時

地點：九龍灣室內運動場（或港島其他室內運動場）*

費用：8堂合共港幣300元正

名額：25名（先到先得）

歡迎對舞蹈有興趣人士參加，男女均可。如欲報名或查詢，可
電郵 michellechung@hkis.org.hk 與 Michelle Chung 聯絡。
備註：* 場地或有變更，將再作通知。



Members' Privilege *(With your HKIS membership card, you can enjoy these special offers.)*

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 until 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**.

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**.

Fujitsu Lifebook

Lifebook P-7120 (original HK\$19,800) now HK\$17,388;
Lifebook S-7110C (original HK\$16,998) now HK\$14,880;
Lifebook N-3520 (original HK\$13,980) now HK\$12,384.
For details, please visit www.mobilecomputer.com.hk/hkis or call **2563 5282** offer valid until 30 June 2006.

Union Hospital (沙田仁安醫院)

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**.

HKIS

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

Welcome to the HKIS Shop

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 white or black mesh caps with extended peak, perfect for outdoor sun-screening, embroidered with HKIS logo.

- Member Price: HK\$35
- Non-Member Price: HK\$55



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				
Jun	30	Surveyors Happy Hour	HKIS	Library, HKIS
Jul	15	HKIS Conference 2006	HKIS	Conrad, HKSAR
	14	Quality Building Award 2006 - Award Presentation Banquet	HKIS	HKSAR
	28	Surveyors Happy Hour	HKIS	Library, HKIS
Aug		LSD Conference	LSD	HK Poly U, HKSAR
	25	Surveyors Happy Hour	HKIS	Library, HKIS
Sep		LSD Annual Dinner	LSD	HKSAR
	16	BSD 20th Anniversary Conference	BSD	Four Seasons Hotel, HKSAR
Oct	29	Surveyors Happy Hour	HKIS	Library, HKIS
	15-20	FIG XXIII Congress and XXIX General Assembly	FIG	Munich, Germany
	27	Surveyors Happy Hour	HKIS	Library, HKIS
Nov		HKIS Property Marketing Award	HKIS	HKSAR
		HKIS Annual Dinner	HKIS	HKSAR
	16	LSD Annual General Meeting	LSD	HKSAR
Dec	24	Surveyors Happy Hour	HKIS	Library, HKIS
		HKIS Annual General Meeting	HKIS	HKSAR
	29	Surveyors Happy Hour	HKIS	Library, HKIS
2007				
May	12-17	FIG Working Week 2007 and XXX General Assembly	FIG/HKIS	HKSAR

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

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



Quality Building Award 2006 Conference & Award Presentation Banquet

QBA06 Conference

This year we have altogether 16 entries and 10 projects have been selected to enter the final juror assessment for determination of the winners.

In order to provide a forum for professionals to share their experiences and expertise in completing high quality projects under partnering spirit, a conference has been organized for our members to share the insights of each project team on quality building. Details of the Conference are as below:

Date : 8 July 2006 (Saturday)

Time : 9:00am – 1:00pm

Venue : Chiang Chen Studio Theatre

The Hong Kong Polytechnic University

Registration Fee : HK \$180 per participant

To download the [Conference Program](#) and [Registration Form](#), please visit www.QBA2006.com.

QBA06 Award Presentation Banquet

QBA2006 awards will be announced and presented with details as below:

Date : 13 July 2006 (Thursday)

Venue : Grand Ballroom, Conrad Hong Kong

Time : 6:30pm - 10:00pm

Guest of Honor : Mr. Rafael Hui, GBS, JP Chief Secretary for Administration

For enquiries and further assistance, please call the QBA2006 Award Secretariat, Ms. Evita Au or Ms. Belinda Chan at (852) 2372 0090.

Cup glory

Prizes

- Champion : DLS
- 1st runner-up : Levett & Bailey(利比籃球隊)
- 2nd runner-up : AGLLS
- Most Valuable Player : KO CHI KUN (DLS)

Final

- DLS vs Levett & Bailey(利比籃球隊) 37 : 22
- David C Lee vs AGLLS 39 : 40

Ranking	Team	Result	Score
Group 1 - winner	Levett & Bailey (利比籃球隊)	3W 0L	6
Group 1 - 2 nd place	AGLLS	2W 1L	5
Group 1 - 3 rd place	VOB	1W 2L	4
Group 1 - 4 th place	BS Division	0W 3L	3
Group 2 - winner	DLS	3W 0L	6
Group 2 - 2 nd place	DAVID C LEE	2W 1L	5
Group 2 - 3 rd place	GPS	1W 2L	4
Group 2 - 4 th place	BD, HKSARG	0W 2L 1Abstained	2

Special thanks to all participants and helpers and the honorable guest, CH Wong, President of the HKIS, who officiated the grand ceremony at the Final Match and presented the medals to the winning teams; to Billy Wong, chairman of JO, who presented the MVP award to the top scorer of the champion team.

Let's recap the precious moments here or by viewing the photo gallery at www.hkis.org.hk/jo. See you next year!

