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A glimpse
韶華未變

 THE HONG KONG INSTITUTE OF
SURVEYORS
香港測量師學會
www.hkis.org.hk

同心展關懷
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From the Editor 編者話

The 2007 AGM has come and gone. A new General Council is now in place and together with the new divisional councils, Boards, YSG, various committees and the Secretariat, taking care of the Institute's business on all fronts. A corporate plan has been announced by the President at the AGM to map out the long term vision and future development of HKIS. The GC will have numerous tasks and issues to pursue over the coming months and I wish to call on all members to lend us your support and guidance towards our jobs.

It is indeed my great honor to serve as the Honorary Editor for *Surveying Times* and *Surveying and Built Environment* in 2006-07. Over the past 12 months we have managed to publish the magazines in time, with the appropriate contents and within budget. This is not an easy job at all. To this I must thank all members of the Editorial Board for their unfailing support and, in particular, the staff editor, Linda Chan, for all her dedicated hard work.

However please bear with me if the magazines could not meet with your requirements. I am sure my successor, Lesly Lam, will be able to provide you with a quality publication.

Thank you, once again.

Ben WH Chong
email : bwhchong@hkis.org.hk

2007年的周年會議已經順利舉行。新一屆的理事會也就位了；連同各組別理事會，3個委員會和青年組，以至其它的委員會和秘書處，理事會將盡力為學會的未來繼續努力，創造更好的條件。在就職典禮上，新任會長為學會勾畫了一個具遠景的藍圖大綱，這個藍圖為新一個年度提供了具體的工作目標，在所有會員的鼎力支持上，我肯定理事會將共同奮鬥，努力達到目標。

能當上2006至2007年度「測量師時代」和 *Surveying and Built Environment*的義務編輯是我的榮幸。在過去的12個月裡，我們在財政預算內運作，務求刊物的質量達到水平及按時出版。這個工作實在不容易。在此，我要衷心感謝「編輯委員會」成員的大力支持以外，更要感謝責任編輯陳家玉對刊物編輯工作的投入。

如果學會的刊物還有未盡人意的地方，那倒請您原諒。我相信我的繼任人，新任義務編輯林力山將會繼續努力，做到更好。

感謝大家。

莊永康
電郵：bwhchong@hkis.org.hk



A glimpse

One long year has passed since I took the position of President of the Hong Kong Institute of Surveyors. It has been a long year as many things have come up requiring attention apart from personal participation by the President in many cases. The year 2007 has been a busy and fruitful year for the Institute. I sincerely wish my successor Yu Kam-hung will do a better job than me.

At the beginning of this council year, I have made some wishes at the AGM in 2006. These wishes include:

Internal

- To maintain a harmonious atmosphere amongst the different divisions and members;
- To prepare guidelines and standard procedures for HKIS institutional affairs;
- To prepare short and long term strategies for the improvement and development of the Institute;
- To enhance the services provided by the Institute's web site;
- To provide relevant and useful information to our members through various channels.

External

- To further explore career and business opportunities in Hong Kong and neighboring areas for members;
- To enhance communication and cooperation with other local professional Institutes;

- To actively involve in the consultation process of Government policy-making;
- To strengthen the relationship with the media and reinforce our professional image;
- To strengthen the connection with other overseas professional Institutes;
- To serve the community by involving more actively in community services and activities.

Looking back, I am glad that considerable progress has been made on most of them. I trust that I have done my part (although it may not be of total satisfaction to everybody). The Editor tells me that due to the publication plan, the President's report as a summary of my work and the major events happened in year will appear in the January 2008 issue.

In December, I was in Beijing from 7th to 9th to attend the Mutual Recognition Agreement on professional qualification with CAEC Certificate Presentation Ceremony; then find myself back in Beijing again from 17th to 19th to reciprocate a visit to the United Front Work Department of the CCP. Something that could have been more strenuous, on 10 December I participated in the HKIS Annual Golf Competition!

Raymond Chan
President

韶華未變

我就任「香港測量師學會」會長的這個年頭很快就過去。話是這樣說，日子卻是一天復一天地在工作 and 親身參與中度過。2007年是一個忙碌卻有建樹的一年。我希望我的繼任人余錦雄將學會帶領到一個更好的領域。

年初，我訂立了這個年度的具體工作內容如下：

對內

- 在各組別間和個別會員間，維持一個良好的和諧氣氛；
- 制定會務指引和標準程序；
- 制訂學會改革和發展的短期和長期策略方針；
- 提高學會網頁的可用性；
- 通過不同渠道，為會員提供有關的重要資訊。

對外

- 在香港及鄰近地區，為會員們探查和開發更多的就業機會及商機；

- 與本地其他專業團體加強溝通和合作；
- 積極參與政府政策諮詢和制訂工作；
- 加強與媒體的聯繫，從而鞏固學會的專業形象；
- 與海外專業團體加強合作；
- 積極參與社會服務，回饋社會。

回顧一年，我欣然向大家彙報理事會在各方都取得實效的成果。在此，我必須再三感謝理事會的同僚，在他們的支持下，我努力邁向目標；俗語有云：豈能盡如人意，但求無愧於心。編輯跟我說，由於篇幅關係，我的年終總結報告將在明年1月號刊登。

十二月最重要的工作是7到9號在北京參加建築測量組「內地監理工程師與香港建築測量師資格互認」證書頒授儀式；17到19號在北京回訪北京統戰部。比較更吃力的，相信是10號的「香港測量師學會高爾夫周年比賽」！

陳旭明
會長

HKIS Annual General Meeting 2007

The Institute's Annual General Meeting 2007 took place on Wednesday 12 December 2007 in the Surveyors Learning Centre at 811 Jardine House, One Connaught Place, Central, Hong Kong.

Election of Office Bearers for the Year 2007/2008

President	YU Kam Hung	余錦雄
Senior Vice President	LEUNG Lap Ki Francis	梁立基
Vice President	YIP Moon Wah Stephen	葉滿華
Honorary Secretary	LAM Lik Shan Lesly	林力山
Honorary Treasurer	CHONG Wing Hong Benjamin	莊永康

Declaration of other Councillors for the year 2007/2008

Building Surveying Division	WONG Loi Fat Alex	黃來發
	YUN Ying Kit Kenneth	甄英傑
	HO Kui Yip Vincent	何鉅業
General Practice Division	Dr POON Wing Cheung Lawrence	潘永祥
	CHIU Kam Kuen	趙錦權
	LAU Sze Wan Serena	劉詩韻
Land Surveying Division	SUNG Hon Kwong	宋漢光
	KWOK Chi Wo Simon	郭志和
	TSOI Rina	蔡韻琳
Planning and Development Division	TSANG Ching Lun Edwin	曾正麟
Property and Facility Management Division	CHAN Jor Kin Kenneth	陳佐堅
	YEUNG Man Kai Gary	楊文佳
	KWOK Ngok Chung Dick	郭岳忠
Quantity Surveying Division	LAI Yuk Fai Stephen	賴旭輝
	HO Chi Wai Daniel	何志偉
	MAN Chi Chuen Antony	文志泉
Young Surveyors Group	WONG Yiu Cho Joseph	黃耀祖
	WONG Ching Hang Jeffrey	黃正行
Technical Grade	KWOK Kin Wai	郭健威

A detailed report on the Annual General Meeting 2007 will appear in the January 2008 issue of the Surveyors Times.



Outstanding Awards 2007

HKIS Outstanding Final Year Dissertation Awards

The Research Committee of the Hong Kong Institute of Surveyors has organized the Outstanding Final Year Dissertation Awards for final year undergraduates of accredited first degree courses. The purpose of the Awards is to

promote research amongst future surveyors and reward the efforts of the students.

The Awards are based on merits in research as well as the applicability of the research output to the surveying profession. Having assessed the papers nominated by universities, the panel of assessors has awarded prizes to the following.

Division	Awardees	University	Project Title
Grand Prize Winner			
QSD	Li Kit Yu Maggie	University of Hong Kong	A Study of the Relationship between Organizational Learning and Business Performance: In the Professional Quality Surveying Firms in Hong Kong
Top Award Winners			
BSD	Chan Ho Ling Holing	University of Hong Kong	Redevelopment of Rehabilitation? The Choice of Different Urban Renewal Measures from the Perspectives of Building Surveyors and Town Planners
GPD	Chung Chun Nam Benny	University of Hong Kong	An Empirical Study on the Impact of Luxurious Lifestyle Marketing on Residential Housing Price
LSD	Wong Wing Lung	Hong Kong Polytechnic University	Low Latitude Ionosphere Modeling by Enhanced Klubochar Model
PFMD	Chu Wai Fan Fanny	University of Hong Kong	A Study of the Relationship between the Conflict Management Styles and Conflict in the Property and Facility Management Industry in Hong Kong
QSD	Li Kit Yu Maggie	University of Hong Kong	A Study of the Relationship between Organizational Learning and Business Performance: In the Professional Quality Surveying Firms in Hong Kong
Second Award Winners			
BSD	Chiu Ho Cheung	City University of Hong Kong	A Computational Study on the Effect of Downstand in a Kitchen Fire
GPD	Lai Sin Ling Hilary	University of Hong Kong	Do Developers Allocate a Larger Floor Area to Flats with Better Views?

Division	Awardees	University	Project Title
LSD	Chu Yuen Ting	Hong Kong Polytechnic University	A Comparative Study on Performance of Point Classifier in IKONOS Image
PFMD	Choi Shuk Hang Karen	University of Hong Kong	A Study of Service Quality Assessment in Property Management of Private Housing Estates in Hong Kong - The Constituents and Their Respective Role
QSD	Lam Man Chung	City University of Hong Kong	The Effect of Communication on Trust and Project Outcomes in the Construction Industry

HKIS Dissertation/Thesis Awards for Postgraduates

The Research Committee has also organized the Dissertation/Thesis Awards for postgraduate students. The purpose of the Awards is to promote research amongst the surveying profession.

The Awards are based on merits in the research contribution to the industry, innovation and application to the Surveying profession. Having assessed the papers nominated by universities, the panel of judges has awarded prizes to the following.

Awardee	University	Project Title
PhD Category		
Wong Shek Pui Peter	City University of Hong Kong	The Effect of Learning on Performance of Contracting Organization
MPhil Category		
Wong Wei Kei Vicky	City University of Hong Kong	A Trust Inventory for Use in the Construction Industry
MSc Category		
Lai Tak Keung Peter	University of Hong Kong	A Study of Decentralized Office Developments in Hong Kong with Particular Reference to their Effectiveness as Alternative Locations to the Core Commercial Districts

Acknowledgement

Research Committee

Chairman

Dr Anita Liu

Members

Dr Daniel Ho (BSD)
Grace Cheng (BSD)

Pang Shiu Kee (GPD)
Jim Lam (GPD)
Dr Conrad Tang (LSD)
Chiu Kam Hon (LSD)
Francis Lau (PDD)
Charles CP Lai (PFMD)
Charles CK Hung (PFMD)
Dr Thomas Ng (QSD)
Dr Mei-yung Leung (QSD)

Panel of Assessors

Dr Anita Liu (Chairman of Research Committee)
Wong Bay (BSD)
Dr Lawrence Poon (GPD)
Lawrence Pang (GPD)
Dr Conrad Tang (LSD)
Simon Kwok (LSD)
Kenny Chan (PFMD)
Dr Paul Ho (QSD)
Gregory Tung (QSD)

DTZ Postgraduate Scholarship Scheme

The Hon CY Leung together with four partners of DTZ Debenham Tie Leung Limited, including Francis Li, Franky Wong, KK Chiu and Edward Cheung considered that in view of the rapid development of capital market and the real estate market within this region, have agreed to contribute a sum of HK\$2.5 million (DTZ Postgraduate Scholarship) to encourage and sponsor qualified surveyors of the Hong Kong Institute of Surveyors to pursue further studies overseas in order that they could contribute to the profession after the study.

The objective of the scholarship scheme is to enable talented qualified surveyors from Hong Kong Institute of Surveyors to pursue a postgraduate course which is related to the surveying profession at world-renowned institutions outside Hong Kong. Applicants for the scholarship must fulfill the following criteria:

- Applicants must be permanent Hong Kong residents.
- Applicants must be a corporate member of the Hong Kong Institute of Surveyors and also a Registered Professional Surveyor registered under the Surveyors Registration Ordinance.
- Applicants who have obtained scholarship(s) from the Fund before will normally not be considered.

All qualified applicants would be interviewed by the Committee through the Hong Kong Institute of Surveyors.

Scholarship Selection Committee

The committee comprises the President of the Hong Kong Institute of Surveyors, two members nominated from the General Council of the Institute, two members nominated by the DTZ Scholarship (DTZ Scholarship would nominate Kenneth Pang JP as Chairman of the Committee and KK Chiu as member of the Committee). The Committee has full discretion in the administration of the Scholarship scheme and its decision shall be final.

Duration and Value

Each scholarship is tenable up to a maximum of two years subject to the selected candidates' satisfactory progress at regular intervals. Applicants intending to apply for a scholarship lasting for more than one year are required to list the tuition fee (excluding various kinds of fees) for the course, not only for the first year, but also for the second year separately. The Committee may, at its own discretion, de-

cide to grant a full / partial award of scholarship, for a duration different from that submitted by the applicant with conditions which the Committee deems appropriate.

Undertaking

A selected candidate for the scholarship will be required to sign an undertaking with the Committee and to arrange for an indemnifier to sign a deed of indemnity. Upon completion of his/her studies/training, he/she is expected to return to Hong Kong to pursue his/her career and contribute to the Hong Kong surveying profession.

Applications closed on 31 December 2007.

Building Management (Third Party Risks Insurance) Regulation

On 22 October, the Institute replied to the Legislative Council Subcommittee to say that it welcomes Government initiative to enact in order to provide useful aid against third party liability claims, particularly when certain fatal incidents had caused tremendous hardship on respective owners who are faced with a significant amount of compensation. However, the Institute also pointed out certain observations:

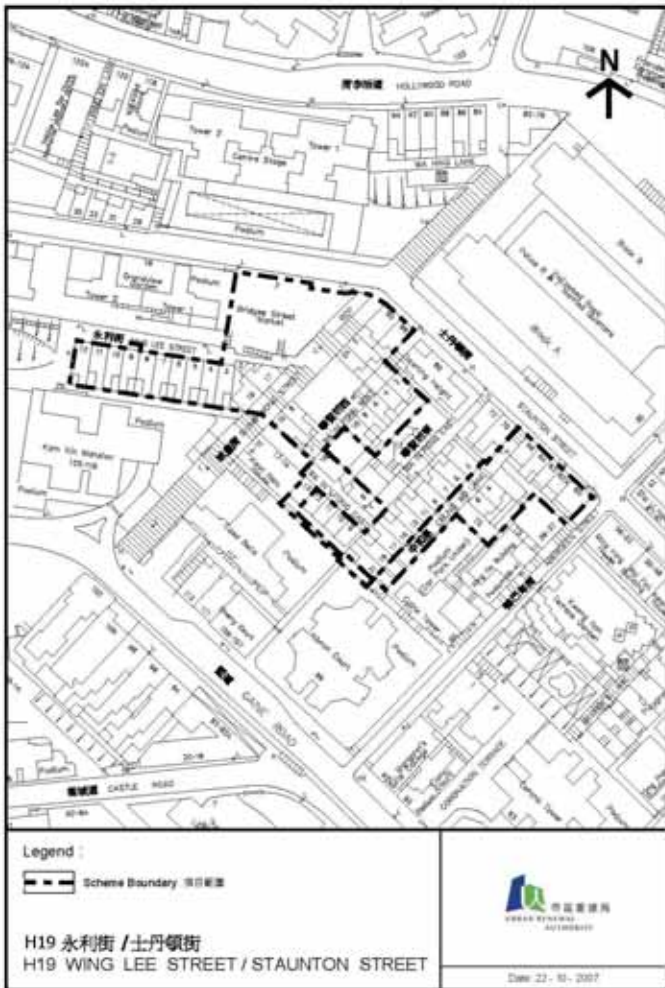
- The insurance policy would only cover approved building works under the Buildings Ordinance and unauthorized building works are excluded; there remains certain building works that would be exempted under Part V of the Ordinance which, unfortunately, have no been explicitly covered, on top of these are the minor works which must be dealt with properly;
- When only the corporation of a building would be covered by insurance, any agent appointed and acting for the corporation must logically be covered by the insurance policy, particularly when there are buildings which employ property management companies appointed under the deed of mutual covenant without any corporation being formed, agents should fall into the mandatory insurance requirement;
- The proposed mandatory insurance requirement appears to have excluded "property and consequential damage", which, if it was Government intention, would need a supplementary thought to include "corporation may consider extending the third party risk insurance to cover property and consequential damage";
- The requirement of HK\$10 million is on the low side as incidents have shown that compensation could be huge; a figure of HK\$20 million might have been more realistic judging from the Aberdeen Albert House lesson.

URA Project H19



The Urban Renewal Authority has scheduled a community workshop on its Staunton Street and Wing Lee Street (H19) Project on 8 December. The Institute has agreed to be represented at the workshop.

The URA submitted a master layout plan to the Town Planning Board in March 2003 and in accordance with the Court of Appeal ruling, the objection site has since then been excluded from the Development Scheme Plan Boundary, the latest one has been approved by the Chief Executive in Council in October 2007 and the Planning Brief was subsequently endorsed by the Town Planning Board in November.



The H19 Project site area is approximately 3,563 square metres affecting 24 buildings, 130 households and 72 property interests.

QS in VTC training board

KC Tang, a senior quantity surveyor who has been serving the Board of Education for an admirable number of years, is nominated by the Institute to serve on the Building and Civil Engineering Training Board of the Vocational Training Council for the new term commencing 1 April 2008.



KC has been a member of the Institute since 1984.

CEPA Forum

Past President Stephen Liu, immediate past chairman of the QSD Dr Paul Ho and Spencer Kwan attended the CEPA Forum organized by the Commerce and Economic Development Bureau on 13 November in the CGO on Lower Albert Road.

The Forum is a follow-up of the 11th Five-year Plan with particular reference to CEPA and implementation of measures introduced thus far.

A master plan for WKCD

Senior Vice President Yu Kam-hung represented the Institute at the HKU SPACE Forum on 8 December.

In celebration of its 50th anniversary, the University of Hong Kong School of Professional and Continuing Education has established the Centre for Creative and Performing Arts (CCPA), which in turn has organized this Forum for discussions and exchanges, among professionals and stakeholders, on the master plan of the WKCD. Head of CCPA Professor Chan Wing-wah was moderator at the Forum.

Surveyors met

President Raymond Chan, Senior Vice President Yu Kam-hung, Vice President Francis Leung and Honorary Secretary Ben Chong accepted the invitation to meet surveyors from Hong Kong and other cities over a drink on 27 November in the Grand Hyatt Club JJ's by Chairman of RICS Hong Kong David Tse. Prominent personalities present included David Tuffin and Louis Armstrong, President and CEO respectively of RICS International; AP Board Chairman SL Ong and his Board members.

From the HKCPS



A past president of the Institute, Stephen Liu, representative of the Institute to the Hong Kong Coalition of Professional Services reported that a meeting took place on 12 November and notable items include the following.

CY Leung, Chairman of the HKCPS and a past president of the Hong Kong Institute of Surveyors, referred the meeting to the proposal put forward at the last meeting for organizing an Inter-Professional Sport Meet. After discussion, the Committee decided to organize the Inter-Professionals Badminton Competition. Mr Leung invited those professional bodies whose members were interested in participation of the competition; Dr Eugene Chan agreed to work on the implementation.

Mr Leung suggested that it was time to make plans for organizing an official visit to Beijing.

The meeting was informed that it was necessary for the Coalition to hold an annual general meeting to comply with requirements of the Companies Ordinance and it was resolved that the sixth annual general meeting of the Coalition be held on the 10th Floor, Jardine House, Central, Hong Kong on 10 December 2007.

The following **financial details** were made available

- Amount of sponsorship remained unchanged (i.e. HK\$540,000);
- Admission fee for dinner was HK\$213,600; and
- Total income of the event amounted to HK\$756,290.
- After deduction of expenses incurred for the event, there was a surplus of HK\$61,289.40 on account.

There was a report on the **Study Group on Membership** dated 11 November 2007 which stated all the existing members were classified as "Founding Members" while new members would be classified as "Ordinary Members" and went on to summarize the following:

Reasons for admitting new members

- By increasing the number of members, the size of representation of the number of Hong Kong professional bodies by the Coalition would be increased. This should serve to raise the level of the Coalition's bargaining power and, in turn, the degree of ease with which the Coalition would achieve its objects in the future; and
- Changes in the society and the growing number of professional bodies would demand the Coalition to take a broader view on the meaning of the word "professional", otherwise we could become the minority and run the risk of being prejudiced against or isolated.

Proposed criteria for admitting new members

- Professionalism;
- Preferably a regulatory regime (not necessarily self-regulated) akin to the current 10 member bodies;
- Well regulated - preferably regulated by an Ordinance;
- Has a fairly high entry point requirement, which is similar to the current member bodies, such as education level, accredited degree holder except mature route (10-year man); and
- Value-added to the Coalition.

Proposed privileges of the new Ordinary Members

Rights to attend the General Meeting

- Only the 10 Founding Members are entitled to vote at the general meetings.
- The Ordinary Members only have rights to attend general meetings but no right to call meetings even though the law allows them to do so.

Rights to directorship of the Board

- 10 Founding Members shall have the right to appoint members to the Board and Ordinary Members cannot appoint more than a total of 4 persons to the Board; but their nominees must be appointed through annual general meeting.
- The 4 directors representing the Ordinary Members are entitled to voting rights at Board meetings.
- The quorum for Board meetings shall be at least 6 Found-

ing Members present at a Board meeting.

- The Chairman of the Coalition must be elected from a Founder or a Founding member. The Chairman shall have a casting vote.
- If committees or working groups are formed, then the Chairman of any sub-committee or working party of the Coalition must be from a representative of a Founding Member.

In response to the enquiries of Andrew Mak as to the number of representatives that could be nominated by each Ordinary Member as persons for election as directors, it was confirmed that each Ordinary Member would have the right to nominate one representative from its own body for election as a director. However, the total number of directors representing the Ordinary Members would not be more than 4 persons and those nominees must be appointed through annual general meetings.

In response to the enquiries of Stephen Liu as to how the number of directors representing the Ordinary Members to be determined as 4 instead of any other number, it was confirmed that the determination of 4 to be the number of directors representing the Ordinary Members was to ensure that the total number of votes cast by the Ordinary Members could not exceed the simple majority without the consents of the other directors representing Founding Members.

Further enquiries were raised by Stephen Liu as to whether directors representing Ordinary Members were eligible for election as office bearers, such as Chairman, Vice-chairman, Treasurer and Secretary, a member present opined that the Chairman and the Secretary played important roles in the Coalition, these two offices should not be taken up by directors representing Ordinary Members.

Dr Chow, as one of the members of the Study Group, informed the meeting that whether or not directors representing the Ordinary Members could fill in the offices of office bearers had not been considered by the Study Group yet as the Group was of the view that it was not recommendable at the early stage to lay down very solid or definitive criteria for the new Ordinary Members.

There was a report on **Hong Kong Coalition of Professional Services Atypical Pneumonia Charitable Trust**

("the AP Charitable Trust") when Dr Chow Pak Chin reported that the deadline for submission of entry forms for the "Poster & Slogan Design Competition" under the programme entitled "Promotion of the Use of Serving Chopsticks & Spoons Campaign (Phase 4)" would be 17 November 2007. The prizes would include a kitchen set worth HK\$20,000 and cash coupons for a total sum of HK\$6,000.

On behalf of the Hong Kong Institute of Surveyors, Stephen Liu has disseminated the following:

- A ceremony for diplomas presentation to candidates who obtained qualifications of building surveyors through mutual recognition arrangement between the Mainland and Hong Kong would be held in Beijing on 8 December 2007.
- The terms for the mutual recognition of qualifications of GP between the Mainland and Hong Kong had expired in June 2007. The extension of the terms for the mutual recognition was in discussion but no further progress had been noticed.
- Through the assistance of the Development Bureau, the Ministry of Construction had agreed that it would, upon application, issue to Hong Kong Quantity Surveyors who had obtained professional qualifications in the Mainland through reciprocity agreement, practising licences even they were working for a company without any 資質. This move could be regarded as a step forward on the establishment of offices by Hong Kong professionals in the Mainland. Wong Kwok Lai reported that HKIE was in discussion with the Mainland's authority for an extension of the mutual recognition of qualification of engineers between the Mainland and Hong Kong but the progress was very slow. He suggested seeking assistance of the Development Bureaus with a view to expediting the process.

Mr Leung suggested that a report be prepared by each professional body setting out the benefits and advantages that a mainlander professional could enjoy if he/ or she obtained a professional qualification in Hong Kong and admitted as a Hong Kong professional, so that the Coalition would forward the report to the HKSAR Government for their assistance in bargaining with the Mainland authorities to renew the mutual recognition of professional qualifications between the Mainland and Hong Kong.

Development strategy for professional resources

Development Bureau head has written to the Institute on 3 December to say that the Bureau has engaged the University of Hong Kong as a consultant to conduct a survey on the professional sources of the construction and related engineering services sector and formulate strategies to attract, maintain and nurture professional resources for the development of the local construction and related engineering service sector in the Mainland the overseas markets.

As part of the research, the consultant is to conduct consultation with stakeholders on matters related to the industry including prospects of the local and overseas construction markets, strengths and weaknesses of existing professional resources as well as professional training requirements for graduates of the sector.

The study is expected to complete by mid 2008 and the Bureau has invited the Institute to submit its views to the consultant. Please email: info@hkis.org.hk if you have any observations.

Letter to Editor

Hong Kong Building Surveyors vs Mainland Supervision Engineers

香港建築測量師 與 內地監理工程師

Twenty years ago, in 1987, I was involved in the introduction of the Test of Professional Competence (TPC) in the Building Surveying Division and we began to qualify Building Surveyors since 1988. This mechanism of professional assessment and qualification enabled the HKIS to be fully recognized by the Hong Kong Government as the professional body of surveyors. It also enabled the HKIS to establish reciprocal recognition with the RICS. I also took part in the Joint Council of 9 Professional Bodies to make sure that the Basic Law of the HKSAR reserves the authority to confer professional qualifications to the recognized professional bodies. HKIS may thus now continue to confer professional surveying qualifications after the reversion of sovereignty. Over the past twenty years, the TPC has undergone many changes and refinements into the APC of today and the BSD has qualified hundreds of home-grown Building Surveyors, many of them are holding senior positions in the building and real estate arena.

Also in 1987, at the Architectural Symposium in Beijing, I presented a paper on the Hong Kong Building Control System. It was readily received by 建設部建設監理司 and I was then invited in 1988 to conduct a series of training seminars in 湖南長沙 to prepare mainland officials for the introduction of the 建設監理暫行條例 in 1989. Initially 建設監理 was conducted only in various 試點工程. With the establishment of courses and text books by 上海同濟大學 and with vigorous promotion, the supervision system has developed into a mandatory requirement particularly after the enactment of the 建築法 on the Mainland. Now there is not only the 建設監理司 to implement 建設監理 policies but there is also the 中國建設監理協會 to assure the standards of 內地監理工程師.

Under the auspices of CEPA, HKIS BSD and 中國建設監理協會 has successfully negotiated the mutual recognition of qualifications. After a series of training and assessment, I am proud to be among the group of Building Surveyors on 8 December 2007 in Beijing to receive the Certificate of Qualification as a 內地監理工程師.

創業難，守業更難，發展大業更難上加難。陳旭明由建築測量組主席至學會會長六年來的努力達至今日的成果應記一功，All who have helped develop the APC system, and those who have been involved in administering the system and acting as assessors should all take credits. To those who have assisted in the negotiation for the mutual recognition of qualifications, and those who have been involved in administering the training and assessment for such achievement, I salute you all.

Professor Barnabas Chung

Dinner as a verb



A dinner after the Dinner? To dinner after the Dinner? It does not matter, the important thing is they all dined after the Dinner!

Vice President Francis Leung who has also been chairman of the HKIS Annual Dinner 2007 Organizing Committee took all OC members to a dinner buffet in the Congress on Wednesday 5 December. Magnum was flowing... President Raymond Chan, Senior Vice President Yu Kam Hung and senior GPD member Stephen Yip came as guests, all of whom partook the food and paid their dinner in kind - sharing some real funny jokes which your Staff Editor has a very good reason not to have these printed at all.



CONGRATULATIONS TO THE FOLLOWING WHO WERE ELECTED AS

HKIS MEMBERS ON 22 NOVEMBER 2007

FELLOW (1)

LS DIVISION

LAM LIK SHAN

MEMBERS (18)

BS DIVISION

CHOI CHIU MAN

KAM WING YIN WILFRID

KWOK CHI HING

KWONG MAN LAM

LOK WAI HO

SENG HOK HUNG ROBERT

WONG KIT YEE

GP DIVISION

NG SHUN WAI

RUSSELL, MICHAEL JOSEPH ANTHONY

LS DIVISION

TO KA YI

TONG MAN KONG

TSUI KA KEI

PFM DIVISION

WONG HING WAH

QS DIVISION

AU WAI LOK

HUNG TSZ TUNG

LAI CHUNG KAU

LAW WAN TING WENDY

TSANG MAN HUNG

CORPORATE MEMBERS REGISTERED

IN OTHER DIVISIONS (13)

PD DIVISION

AU WAI CHEONG TERENCE

CHAN CHE BUN ANDERSON

CHAN YUK MING

CHAN PING HUNG

CHANG YU CHAU

PONG KAM KEUNG

WONG HO MING

YEW YAT MING

PFM DIVISION

CHEUNG MING WAI WALTER

LEE LEUNG SI REBECCA

LUI WAI YUEN

TSOI WAI

WONG KWAI SANG

RESIGNATION (3)

CHAU YIN KIU

CHENG CHAK CHIU

NG LUNG KWONG

會長為「經濟導報」撰文 President writes for EIAA

十二月初，會長陳旭明應「經濟導報」邀請，為該報新年特刊撰文，題為《香港測量專業發展》。

文章談到香港今年經濟表現強勁增長。為了符合社會的需要，迎上經濟和科技環境的改變，香港測量師學會主動檢視和改良測量守則和標準。同時，亦成立了一個銷售面積工作小組，著力研究在購買和出售物業的銷售面積計算時，采用統一標準的可能性。建築文物保育是近年社會的主要討論議題，而香港測量師學會便特別在內部成立一個有關文物保育專門技術的工作小組，從而推廣學會主張以整合的方式去處理文物，建立一個有效的架構，以配合本地化的文物的記錄、撥款和管理的發展需要。

文章提到，香港測量師學會十分關注如何改善香港測量師在內地的執業情況。事實上，香港測量師在內地發展業務，已經有一段很長的時間。香港測量師學會現時的工作，是要再把握機會，將香港測量師的業務擴展到北京、上海和廣州等以外的地方。一直以來，香港測量師學會與內地及海外的相關機構繼續保持聯繫，而隨著CEPA定下的計劃和放寬措施日趨具體化，政府跟內地當局的進一步溝通，將有助香港測量師學會成員在內地實習，實現加強香港測量師在內地房地產和建造業市場的參與能力。

文章又表示，香港測量師學會在1984年4月依法成立，創會會員人數為85名。其後，1990年香港立法局通過了《香港測量師學會條例》，翌年立法局再通過《測量師註冊條例》成立測量師註冊管理局。香港測量師學會主要工作是維護測量專業服務的標準，包括制訂專業守則、厘訂加入專業測量師行列的要求，鼓勵會員透過持續專業進修以增進專業技能。

測量專業內容非常廣泛，服務範圍包括：**土地測量師**積極參與各類發展項目，包括劃定地界、利用測量結果繪製地圖等；致力使無數人跡罕至及未開發的地區發展成為繁盛的工商業城鎮，因此與人類的文明發展有著莫大的關係。**產業測量師**憑著專業技能及知識，對如何發展、使用及管理物業的細節了若指掌，能為客戶提供具實效的意見；其工作涉及產業的規劃、發展、用途、管理以至土地及樓宇估價，為客戶代理以私人協商、招標或拍賣方式租售物業，並處理物業投資的財務及經濟事務。**規劃及發展測量師**提供一系列有關城市規劃和物業發展的專業服務；除了作出物業發展可行性研究以外，他們更擅長于演繹土地契約條款，能提出如何符合土地

契約條款或對條款作出修訂的建議；同時能替土地擁有人向地政署提出修訂地契交回、重批的申請、商討土地條款以至完成地契土地契約簽署的整套的服務。**工料測量師**在房屋建造、土木工程、城市發展、以至礦務及等各類工程上提供初步成本諮詢成本計劃、招標檔的制訂及相議承包價、建築合約的制訂和管理、工程費的開支預算及成本控制、工程策劃及管理、仲裁建築合約糾紛和建築工程保險損失估值等等。**建築測量師**是勘測建築物的專才，服務範圍包括：就法律訂明的限制條件提供技術顧問服務、在發展項目中代表項目注資人負責發展顧問及工程項目監理工作、在發展階段負責項目管理、而在現有建築物勘測私人及公共樓房安全檢驗、維修管理。**物業設施管理測量師**主要提供廣泛物業及設施管理。在用家要求日高的社會裡，高質素的專業管理服務，實為維持及提高物業價值的不可或缺元素。物業及設施管測量師能為客戶管理各類物業，代與租戶商討租金修訂、租約續期及物業轉租事務，就物業翻修及重建等事宜提供意見。

文章強調，香港測量師學會不斷加強與世界各國有關測量專業團體緊密聯繫並且達成互認協定，目的在增進本地測量專業人員在國際市場的競爭力，是2004年11月成立的「亞洲測量師聯盟」三個創會會員之一，其他兩個創會會員是新加坡測量師及估價師學會和馬來西亞測量師學會。「香港測量師學會」目前和下列海外學會有協議，互相接納對方的會員資格：

- 英國皇家特許測量師學會(RICS)
- 澳大利亞房地產學會(API)
- 新西蘭房地產學會(NZPI)
- 新加坡測量師及估價師學會(SISV)
- 中國房地產估價師學會(CIREA)
- 中國建設工程造價管理協會(CECA)
- 中國建設監理協會(CAEC)
- 新西蘭工料測量師學會(NZIQS)
- 澳大利亞工料測量師學會(AIQS)
- 國際測量師學會(FIG)
- 國際攝影測量與遙感學會(ISPRS)

文章最後提到，香港測量師學會主要工作是維護測量專業服務的標準，包括制訂專業守則、厘訂加入專業測量師行列的要求，並鼓勵會員透過持續專業進修以增進專業技能。在有關的都市發展下，香港測量師學會繼續為香港的發展提供廣泛的服務。為求達致盡心盡力為會員和社會大眾服務，香港測量師學會的工作發展將愈趨多元化，繼續鼓勵會員把專業知識回饋社會，發揮對社會的承擔，服務大眾。

滬經貿委來訪 SAIETC

11月6日，上海市對外經濟貿易委員會外經處鄭紅處長率領20人代表團來訪學會。會長陳旭明，產業測量組主席劉詩韻，工料測量組主席關天智做了接待工作。



團來港目的是希望深入探討國際項目投標及管理經驗的分享。主要成員包括：上海國際經濟技術合作協會秘書長鄧勤民，外聯部主任孫璐，信息部副主任邵清；上海市工程諮詢行業協會會長梁玉源，副秘書長周惠娟；上海三航奔騰建設



工程有限公司董事長王士忠，副總經理陳岩；中國上海外經集團有限公司總裁辦主任湯抗勝；上海建工（集團）總公司海外部副總經理薑亦波，香港公司經理顧鏡卿；上海隧道工程有限公司香港公司經理張寧，項目經理胡江；上海電氣電站集團區域經理潘松和李成；上海現代建築設計（集團）有限公司總經理許永斌，副主任張國強；上海寶冶建設有限公司科長郭揚；上海市水利工程設計研究院生產經營發展部經理疏正宏；華東電力設計院採購經理向鋼。

工料測量組副主席賴旭輝向客人作出詳盡的圖解介紹。



深圳市建設工程造價管理站來訪 Shenzhen Cost Engineers

11月22日上午，深圳市建設工程造價管理站張璋站長率領七人代表團來訪學會。工料測量組資深會員鄧琪祥代表學會做了主要接待工作，其他出席的學會代表包括工料測量組前任主席郭靖華、何學強博士，資深會員黃從發、何國鈞和青年組前主席文志泉。

深圳市代表團包括深圳市建設工程造價管理站張璋站長，深圳市造價工程師協會陳廣言會長，深圳市建設局市場處姚衛城科長和法規處周伯新科長，深圳市建造工程造價管理站張紅標科長及該站3位造價工程師賽緒志、曾華華和夏石泉。

會上，鄧琪祥主要介紹工料測量組的定位，作用和發展方向；工料測量組在行業管理，培訓，發展和研究的具體做法；工料測量師執業行為的記錄和派平價；工料測量師對《全壽命周期成本控制》及《全過程工程造價管理》方面的研究。



惠州測繪會來訪 Huizhou Survey Mapping Institute



11月22日下午，惠州測繪會秘書長鄧翠美率領15人代表團來訪學會。土地測量組副主席郭志和，土地測量組中國事務委員會主席陳志端，土地測量組中國事務委員會委員陳達榮和青年組前主席林力山做了接待工作。

會上，內地客人提出有關國土測繪和大地測量等非常的專業問題，並全場悉心聆聽。

土地測量組代表們談到香港的情況，指出大地測量的作用是測定非常準確的測量參考框架，如覆蓋全港的平面和高程控制網。土地測量師在大地測量作業時，會採用極精密的儀器，如全球定位系統 (GPS)。香港的控制網是由地政總署建立和保養。現時在各山嶺上所見三角網測站、路旁導線點和基石上的水準點，都是本港控制網的一部分。透過與控制網的連測，各類測量成果都可以統一在單一的坐標系統中。



事實上，很多地界、道路、鐵路、橋梁及建設工程的位置都和這個系統掛鉤。大地測量主要包括：

- 觀測及維持本港的平面及高程控制網；
- 監測及量度地殼的變形，以進行科學研究和減低自然災害的影響。

另外，在土地信息管理包含收集、處理和發放空間信息工作上來說，它已迅速成為支援社會、環境及經濟發展的重要舉



措。利用最新的信息及數據通訊技術，土地測量師收集和提供有用的空間信息，建立和維持空間信息系統作為資料互通基礎是土地測量的基本服務範疇。



北京師範大學珠海分校來訪 Beijing Normal University Zhuhai Campus

11月30日，北京師範大學珠海分校常務副院長金貽國教授率領代表團來訪學會。學會物業及設施管理組前主席彭禮善 Mike Price，委員楊文佳、林國榮、羅英傑和黃冠球做了接待工作。會上，雙方積極探討合作的可能性，特別是物業及設施管理的持續教育。





翌日上午，金貽國教授再率領140人學生代表團造訪學會。學會物業設施管理組林國榮博士和陳偉健帶領代表團參觀中區主要商業樓群，包括遮打大廈、聖佐治大廈、曆山大廈、告羅士打大廈、中建大廈、愛丁堡大廈、香港匯豐銀行總部、中銀大廈和大會堂，沿途介紹講解各建築物的不同設計，特色及管理概念。



下午主要是兩個研討會。

陳偉健講授 Historical Buildings in Hong Kong 「香港歷史建築簡介」，主要介紹香港的歷史建築物。



林國榮博士講授 Property Facility Design & Management and Feng Shui 「物業設施設計及管理與風水學」，主要回顧早上所見建築物的設計概念，設施管理等範疇。



學會建議回訪北京海外聯誼會 HKIS proposes to visit BOFA

「北京海外聯誼會」九月初來訪學會。為了鞏固友誼和更深入認識2008年奧運會場地建設和設施管理，「執行委員會」批准學會九人代表團本月中旬前往北京作出回訪。

世界估價組織協會 WAVO

10月17日，會長陳旭明、產業測量組主席劉詩韻及副主席趙錦權前往北京，代表學會出席世界估價組織協會（WAVO）的第二屆大會，中國資產評估協會、中國土地估價師協會積極參與協辦了這次活動；這不僅是中國估價界也是國際估價界的一次盛會。

產業測量組主副主席趙錦權，在大會第二天的研討會上代表學會做了學習報告。



當今世界，作為現代經濟、科技高速發展的必然產物，經濟全球化是客觀趨勢，這既提出前所未有的挑

戰和發展機遇。作為現代服務業重要組成部分的估價行業，隨著其重要服務對象的投資者、金融機構等的跨國、跨地區活動，不可避免地要跟隨其提供跨國、跨地區的估價服務。

本次論壇以“估價專業的地方化與全球化”為主題，圍繞估價服務如何適應經濟全球化的需要、不同國家和地區估價機構如何實現合作共贏、資本市場對估價的需要和要求，以及估價行業的可持續發展等方面開展研討。這對於準確認識估價專業的全球化和地方化，正確處理其關係，對於妥當對待不同國家和地區估價行業組織、估價機構以及估價師之間的競爭與合作關係，從而促進不同國家和地區之間估價行業的共同進步與和諧發展，特別是促進以服務地區性市場為主的房地產估價行業發展，具有重要意義。

會議期間，建設部副部長齊驥發表了重要講話。他強調，中國政府十分重視發展房地產估價行業。《城市房地產管理法》明確規定“國家實行房地產價格評估制度”，“國家實行房地產價格評估人員資格認證制度”，房地產估價在中國是



國家法定制度。依據《行政許可法》，房地產估價師執業資格註冊和房地產估價機構資質核准均被確定為政府行政許可事項。1999年，頒發了國家標準《房地產估價規範》，此後還發布了《城市房屋拆遷估價指導意見》、《房地產抵押估價指導意見》等技術標準。他指出，經過20多年的發展，中國房地產估價行業法律法規不斷完善，估價專業隊伍日益壯大，業務數量持續增長，標準體系逐步健全，技術方法日趨



成熟，服務質量明顯提高，執業行為更加規範。房地產估價在維護房地產市場秩序、保護房地产权利人的合法權益、防範金融風險、增進社會和諧等方面發揮著獨特的作用。他表示，今後將通過完善的

法制環境、優質的政府服務、規範的市場秩序，積極扶持房地

地產估價機構做優、做久、做強、做大。積極鼓勵內地房地產估價界與國際、國外及中國香港、澳門、臺灣地區同行進行廣泛的交流與合作，不斷借鑒吸收發達國家和地區的先進經驗，提高房地產估價人員的敬業精神、專業水平和職業道德水準。



來自美國、澳大利亞、加拿大、韓國、俄羅斯、馬來西亞、新加坡等國家的估價專家，以及中國香港特別行政區和內地房地產、資產、土地、金融、稅務、司法等部門的代表，北京大學等高等院校和科研院所的專家學者和估價師300餘人參加了這次論壇。



建築業論壇 MOC Conference in Changsha

11月7至9日，會長陳旭明，資深工料測量師黃從發及陳少康前往長沙，代表學會出席由國家「建設部」和香港特區「發展局」聯合主辦的「2007年內地與香港建築業論壇-可持續城市形態：規劃和發展」。

論壇範圍包括：城市的整體形態與外貌（包括建築設計和密度），土地及城市空間的規劃和運用，基礎設施的配置，土地資源的開發與節約，天然資源及環境保護，文物保育，建築節能、節水、節材（包括物料再生和回圈再用）和綠化空間。

Co-Organizers:



Funding Organization:



Supporting Organization:



Improving Value Management (VM) practice via International VM Study Process and Qualification System Professional Services Development Assistance Scheme (PSDAS) (CPD/ PSDAS/ 2006-2-3)

A series of VM Workshops & Seminars by International Experts

Value Management (VM) has been used since 1947 in America to assist management, architects and engineering professionals to obtain optimum value for each dollar spent. Typical savings range from 10 to 15% for most projects. As construction professionals, we should not only acquire technical knowledge but must also develop various management skills for setting the *team goals*. A series of interactive VM workshops and seminars (see Table) will be conducted with various VM techniques in different critical VM phases and the international successful VM application. All these practical knowledge and skills can enhance the competitiveness of construction professionals in a regional context.

Events	Date	Time	Topic for each CPD event	CPD hrs	Speaker	Fees	Please "√"
Workshop 1 *	16/11/07	Fri 09:00 -18:00	Key VM phase: Function Analysis	9	Dr. Roy Barton, Aust.	\$500	
Seminar 1 ^	17/11/07	Sat 13:30 -15:30	Successful VM applications in Australia	2	Dr. Roy Barton, Aust.		
Seminar 2 ^	17/11/07	Sat 15:30 -18:30	Innovative VM tech. in Complex Projects	3	Dr. Steve Kirk, USA	\$120	
Seminar 3 #	19/11/07	Mon 18:30 -21:30	Information analysis for Complex Projects	2	Dr. Steve Kirk, USA	\$ 50	
Seminar 4 ^	17/ 1/08	Thur 19:00 -21:00	VM Trends in the United State	2	Ms. Laurie Dennis	\$100	
Workshop 2 *	18/ 1/08	Fri 09:00 -18:00	Key VM phase: Creativity Analysis	9	Ms. Laurie Dennis	\$500	
Seminar 5 ^	18/ 1/08	Fri 19:00 -21:00	Novel VM applications in Europe	2	Mr. Ken Scott, Europe	\$100	
Workshop 3 *	19/ 1/08	Sat 09:00 -18:00	Key VM phase: Evaluation techniques	9	Mr. Ken Scott, Europe	\$500	

Successfully Completed!

Total Fees : _____

Note: All workshops & seminars will be co-facilitated by Dr. Mei-yung Leung (BSc, BRS, PhD, MRICS, MHKIS, MCI0B, MHKIVM, CV S) All workshop fees cover both *lunches* and *refreshments*.

Address: Tianlun International Hotel Guangzhou, 172 Linhe Zhong Road, Guangzhou 5 10610, China.

* Address: 3 8/F, World Trade Centre, Causeway Bay, Hong Kong.

^ Address: 8/Fl., Jardine House, 1 Connaught Place, Central, Hong Kong.

HKIVM members or 2 workshops together enjoy a 10% off discount !

Attendance Certificate will be given upon completion of each CPD event.



Dr. Roy Barton (Principal consultant, ACVM)

Dr. Barton is a chairperson of the Australian standards committee on VM and a past president of the Institute of Value Management, Australian. He has extensive experiences as a senior academic, facilitator and organizational mentor for value management, risk management and partnering for both public & private projects nationally & internationally.



Dr. Stephen J. Kirk (FAIA, FSAVE, CVS-Life, LEED, President, Kirk Associates, LLC)

Dr. Stephen J. Kirk, is a president of the KIRK Associates & has over 25 years of experience in the field, having previously served as vice president and director of facility economics for one of the largest design and engineering firms in the USA. He also is a Past President & a Fellow of SAVE Int'l in USA.



Mr. Ken Scott (B.Soc, MBA, CVS, PVM, TVM, FIVM)

Ken is the joint Managing Director of Total Value Consultancy which specialises in procurement, and risk and value management. A value a VM expert, following a career in the automotive component supply industry. He is also a recent past chairman of the IVM in UK and a founding member for the VM qualification in Europe.



Ms. Laurie Dennis (PE, CVS-Life, LEED AP)

Laurie Dennis is a president of the RH & Associates, Inc. She was also a past President of SAVE International and a current director of the SAVE Certification Board (CVS qualification) and a qualified facilitator on the Transportation Improvement Board.

Please fill in your information:

HKIV M No. _____ HKIE No. _____ HKIS No. _____ HKIA No. _____ Other: _____

Surname: _____ Other name(s): _____ Contact No.: _____

Name of Company: _____ Email Address: _____

Correspondence Address: _____

I enclose a crossed cheque no. for the total amount of payable to "Hong Kong Institute of Value Management".

Please **POST** or **FAX** this form to the **Dept. of Building & Construction, City University of Hong Kong**, attn. to **Dr. Mei-yung LEUNG**,
Tel: (852) 2194-2551, Fax: (852) 2788-7612 one week before the event day.

"Any opinions, findings, conclusions or recommendations expressed in this material / any events organized under this Project do not reflect the views of the Government of the Hong Kong Special Administrative Region or the Vetting Committee for the Professional Services Development Assistance Scheme."

Summary of HKIS CPD / PQSL Events

12 Jan – 27 Mar 2008

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKER(S)	RUN BY
12 Jan	2008002	Technical Visit to Stonecutters Bridge	2.5	to be confirmed	LSD
21 Jan	2008003	Land Administration and Practice in Hong Kong	1.5	Roger Nissim	GPD
20 Feb 27 Feb	2008006	JAn overview of the New HKSMM4 on Building Services Works	2 per event	Raymond Kam	QSD
22 Feb	2008004	Briefing on Construction Industry Council	1.5	TT Cheung	QSD/BSD
27 Mar	2008005	Stress and work performance - how they affect Quantity Surveyors in Hong Kong	1.5	Dr Mei-yung Leung	QSD

Details of individual CPD/PQSL events are provided in the Surveyors Times and/or HKIS Website www.hkis.org.hk. Please use the STANDARD REGISTRATION FORM overleaf for registration.

For enquiries, please email cpd@hkis.org.hk or call the Secretariat on 2526 3679 if you wish to know the exact number of CPD hours each event is entitled to.

CPD/LSD/2008002

Technical Visit to Stonecutters Bridge



Speaker	to be confirmed		
Date	9:15 am - 11:45 am Saturday 12 January 2008		
Assembly Place	Junction of Kent Road and Somerset Road, Kowloon Tong (9:15 am Sharp)		
Details	<p>Stonecutters Bridge is one of the world's longest cable-stayed bridge with two single-pole towers 290 m high and a twin aerodynamic deck. It is 1,596 m long with dual 3-lane and a clear span of 1,018 m.</p> <p>The bridge forms a major part of the section of Route 8 between Tsing Yi and Cheung Sha Wan, which is a major route connecting the Airport to the New Territories. The bridge will straddle the Rambler Channel at the entrance to the busy Kwai Chung Container port. It will be situated at the back-up land of the Container Terminal 8 (CT8) at the eastern side on Stonecutters Island. At the western side, it will be built on the back-up land formed for Container Terminal 9 (CT9) on Tsing Yi Island.</p> <p>In this visit, the distinctive marks of the bridge, the construction methodology and the progress of this challenging bridge engineering project will be introduced. A guided tour will also be given to enhance the understanding of this project.</p>		
Language	Cantonese supplemented with English	Fee	HK\$150 per person (including transportation and insurance)
Deadline	12 January 2008	Priority	first-come-first-served (maximum 30 persons)

STANDARD RESERVATION FORM

Event Date: _____ Event Code : _____

Event Name: _____

Member details

Surname : _____ Other names : _____

Grade of membership* : F M TA P TT S HKIS No. : _____

Division* : BS GP LS PD PFM QS

Postal address (only to be completed if the address is different from your membership record details):

Tel no. : _____ Fax no. : _____ E-mail : _____

Payment method

I enclose a cheque payable to **Surveyors Services Ltd.** Cheque no. _____ Amount HK\$ _____

Please charge my HKIS Visa Platinum/Gold MasterCard as follows:

HKIS Visa Platinum/Gold MasterCard - Payment Instruction for HKIS Event Reservation Fee Ref.: [_____]

To: Shanghai Commercial Bank Limited - Credit Card Service Department

I would like to pay the reservation fee HK\$ _____ to Surveyors Services Limited by charging my HKIS Visa Platinum/Gold MasterCard account as follows:

Cardholder Name : _____ HKIS No. : _____

Card Number : - - Expiry Date : _____ / _____

Cardholder's Signature : _____ Date : _____

For Bank Use Only

Approved by :

Date:

Notes

- 1 A separate reservation form is required for each event/ application. Photocopies of the form are acceptable.
- 2 Reservations should be returned by post/ by hand to the HKIS office.
- 3 Payment can be made by cheque, or by HKIS Visa Platinum/Gold MasterCard.
- 4 A separate cheque or HKIS Visa Platinum/Gold MasterCard payment instruction form is required for each event/ application.
- 5 Reservation by fax, telephone and cash payment is not acceptable.
- 6 For number of seats or priority of allocation of seats, please refer to the individual event details.
- 7 Reservation cannot be confirmed until one week prior to the event.
- 8 An official receipt/ admission ticket, which must be presented at the event, will be returned by post upon confirmation of reservation.
- 9 Incomplete or wrongly completed reservation forms will not be processed.
- 10 In the event a Typhoon Signal No. 8 or above or Black Rainstorm Warning is hoisted, the event will be postponed and a new arrangement will be announced. Should the aforesaid warnings be lowered 4 hours before the event, the event will proceed as normal.
- 11 If you have not received any reply from our Institute within 7 days of the event, you may call HKIS at 2526 3679 to check the progress of your reservation.



CPD/GPD/2008003

Land Administration and Practice in Hong Kong



Speaker Roger Nissim FRICS, FHKIS, FCI Arb, RPS(GP), HKIAC - Accredited General Mediator

Date & Venue 7pm - 8:30pm Monday 21 January 2008 SLC, HKIS

Details Roger has been practising in Hong Kong for over 34 years, the first twenty of which were spent with the HK Government's Lands Department and then subsequently as a Manager with Sun Hung Kai Properties Ltd. Since 1st March 2007 he has been operating as a Consultant and has also been appointed as an Adjunct Professor to the Real Estate and Construction Department of the University of Hong Kong.

Roger is the author of Land Administration & Practice in Hong Kong. Since the publication of the first edition in 1998 the book has been welcomed by students and practitioners of surveying, architecture, planning and law as well as the wider business and financial community. During this CPD event Roger will highlight some of the key issues that have now come to the fore as well as analyzing some of the more significant recent court decisions that will help shape the way things are done in the future.

The event will conclude with a book signing session.

Language	English	Fee	HK\$220 per person (include a signed copy of the book) HK\$240 per person for walk-in participants (if seats are still available)
Deadline	14 January 2008	Priority	GPD Members

CPD/QSD/2008006

An overview of the New HKSMM4 on Building Services Works



Speaker Raymond Kam is the director of a local QS Consultancy Practice and has over nineteen years of quantity surveying experience in building services installation contracting. He is well conversant with the measurement of building services works. For over nine years he has provided lectures and seminars on the measurement and building contract administration and management on building services works to the post-graduate and undergraduate students in a local university and the building services engineers in a local statutory authority.

Date & Venue 7pm - 9:00 pm Wednesdays 20 and 27 February 2008 SLC, HKIS

Details The HKSMM4 has been introduced in view of the advancement in architectural design and engineering technology and the ever increasing sophistication of the construction industry in Hong Kong. The new HKSMM4 has adopted the tabulated format which is similar to the United Kingdom and Australia, while still keeping the trade section rather than elemental format. It also combines the previous plumber section of the HKSMM3 with the mechanical installations.

In this seminar, Raymond will focus on the introduction and understanding of the measurement principles on building services installations under the HKSMM4. Common problems usually encountered by the quantity surveyors in dealing with building services works, like packaging of works, works interfacing, evaluation of design changes will also be discussed. Practical examples will be used to illustrate these areas.

This CPD event comprises two talks with the first talk on the mechanical installations and the second talk on electrical installations and other building services.

Language	Cantonese supplemented by English	Fee	HK\$180 per person for 2 talks, HK\$120 per person for one talk
Deadline	One week before the event date	Priority	QSD Members. Non-members are also welcome

CPD/QSD/BSL/2008004

Briefing on Construction Industry Council



New

Speaker TT Cheung BSc(QS)(Hons), MSc(Arch), FHKIS, FRICS, RPS(QS), Accredited Mediator. He is the past President of the HKIS and is currently a member of the Construction Industry Council representing the surveying profession.

Date & Venue 7 pm - 8:30 pm Friday 22 February 2008 SLC, HKIS

Details The Construction Industry Council (CIC) was formed in February 2007 under the CIC Ordinance, to formally take over the work of the PCICB. It comprises members from the whole of the construction industry from developers to workers. The CIC have met many times in 2007 to lay out the road map for areas to be improved in the local construction industry. In this forum, TT will give us a brief introduction of the CIC, its composition and membership, and share with us the various tasks identified and planned to address in the future which are of interest to surveyors.

Language	English supplemented with Cantonese	Fee	Free of Charge
Deadline	15 February 2008	Priority	HKIS Members

CPD/QSD/2008005

Stress and work performance - how they affect Quantity Surveyors in Hong Kong



New

Speaker Dr Mei-yung Leung BSc(Hons), BRS, PhD, MCIQB, MHKICM, MRICS, MHKIS, CVS, MHKIVM has more than fifteen years of practical / teaching experience in the construction industry / education and has participated in a number of prestigious construction projects in Hong Kong. Dr Leung's current researches cover stress management, construction project management, value management, facility management and construction education. She has attracted over HK\$ 9 million as Investigator in professional and research grants in recent years. All current research projects are being investigated on the basis of a human behavioral paradigm and project management knowledge, which will enhance the surveying performance in the industry. Over eighty refereed journals and conference papers in construction engineering and management have been published (http://bc029222.cityu.edu.hk/mei_yung.php)

Date & Venue 7 pm - 8:30 pm Thursday 27 March 2008 SLC, HKIS

Details One of the major responsibilities of quantity surveyors is to estimate and value the costs involved in executing a project. This is an onerous job which requires a high degree of accuracy. The unique nature and inherent uncertainty of most construction work together with the often very short time periods involved, however, make deviations in the actual costs from the estimated costs unavoidable. Therefore, unsurprisingly, estimation and valuation have long been recognized as a stressful business. However, is stress necessarily bad? What's the difference between distress and eustress? The intimate relationship between stress and work performance would be introduced in this talk.

Language	English	Fee	HK\$ 120 per person
Deadline	11 March 2008	Priority	QSD Members

Building Surveying Division Chairman's Message



Alex Wong BSD Council Chairman

內地監理工程師與香港建築測量師資格互認

為加強香港建築測量師與內地監理工程師的交流合作，促進兩地工程建設共同發展，香港建築測量師學會與中國建設監理協會於去年6月27日在北京簽署「內地監理工程師與香港建築測量師資格互認協議」。並於今年7月在深圳進行了所需的培訓、考核和面試。今年12月8日在北京舉行了「內地監理工程師與香港建築測量師資格互認」的頒證儀式，成為互認工作重要的里程碑，並正式開啟香港建築測量師拓展內地市場的綠燈。



建設部辦公廳主任李秉仁，建築市場管理司司長王素卿，中國建設監理協會名譽會長譚克文，香港測量師學會會長陳旭明、建築測量組主席黃來發及中央人民政府駐港聯絡辦、人事部、商務部的官員出席頒證儀式並為兩地獲證人士頒證。

建築市場管理司司長王素卿在致辭中向所有獲證的專業人士表示祝賀以外，還指出：『根據中央政府和香港特別行政區政府正式簽署的《內地與香港關於建立更緊密經貿關係的安排》（CEPA）及補充協議，從2002年開始，在建設部的統一領導和部署下，中國建設監理協會就與香港測量師學會就內地監理工程師與香港建築測量師資格互認工作進行了交流考察，對雙方資格互認工作的必要性及可行性進行了評估，取得了共識。2006年，雙方簽署資格互認協議，標誌著內地監理工程師和香港建築測量師的交流與合作進入了一個新的發展階段。

經過這次資格互認和測試工作，內地255名監理工程師和香港228名建築測量師通過測試，分別獲得了建築測量師和監理工程師資格。內地監理工程師與香港建築測量師資格互認工作的實施，進一步加強了兩地專業人士的交流與合作，為兩地專業人士開展執業奠定了基礎，同時也為兩地建築領域的進

一步合作搭建了一個新的平台。互認之後，一方面為更多的香港建築測量師進入內地發展，參與祖國建設，創造了條件；同時，也給內地建築業帶來了優秀的技術和管理人才，加速了內地與國際市場的接軌。



下一步，我們將積極聯絡有關部門，研究提出取得互認資格之香港建築測量師在內地註冊執業有關政策，為促進兩地專業人士的交流合作提供制度保證。



借此機會，我代表建築測量組向在資格互認中給予我們大力支持之國家人事部、商務部、建設部、國務院港澳辦和中聯辦等部門表示衷心的感謝！向在資格互認中無條件支持的會員們，表示誠摯的謝意！』

37名考獲內地監理工程師資格之香港建築測量師出席了是次頒證儀式，並趁此機會考察了北京監理工程師的工作實況；探訪了「北京建工京精大房工程建設監理公司」和「北京方圓工程建設監理有限公司」，考察中央電視台新址等項目。



Land Surveying Division Chairman's Message

Sung Hon Kwong LSD Council Chairman



It is my great honour to be elected as the LSD Chairman for the year 2007/2008. The Council has achieved a lot in the previous year and I hope this year will be equally successful - if not more successful. Your contribution and attention is of utmost importance to make this happen.

The 5th Beijing, Hong Kong and Macao Geomatics Conference 第五屆京港澳測繪技術研討會

Thanks to the hard work of the Organising Committee, the 5th Beijing, Hong Kong and Macao Geomatics Conference was successfully held from 26 to 27 October in the Hong Kong Polytechnic University. The event, which had Ms Annie Tam, Director of Lands, as our Guest of Honour, was attended by over 120 delegates from the three regions. A report can be found on page 18 in the November 2007 issue of the *Surveyors Times*. Photos of the event can be found at <http://www.lsgi.polyu.edu.hk/bhm2007/>. I wish to thank the Organising Committee for their contribution and those who came and shared their experience.

Association of the Survey, Mapping and GIS of Huizhou 惠州市測繪與地理信息系統協會

15 members of the Association of the Survey, Mapping and GIS of Huizhou visited the Institute on 22 November. Simon Kwok, Ted Chan, Ronald Chan and Lesly Lam introduced to them the work and organisation of our Institute. Please see the News section.



5th Across-the-Strait Geomatics Conference 海峽兩岸測繪發展研討會

The 5th Across-the-Strait Geomatics Conference was successfully held from 18 to 21 November in the Chiao Tung University 交通大學 in Hsin Chu 新竹市, Taiwan. The event was attended by over 100 participants. More than 10 delegates were from Hong Kong. Topics covered geodetic survey, GPS and navigation, GIS, remote sensing and photogrammetry. Other than four very informative keynote speeches, four parallel technical sessions were arranged during the conference and more than 70 technical papers were delivered. If you are interested, two copies of the extract of the proceedings with the full papers in a CD are in the Library of the Institute for reference. The next meeting is in October 2009 and the preparatory meeting will be in October 2008. I shall keep you posted.

CPD 2008

Topic	Date	Speaker
Site Visit of Stonecutter Bridge	12 Jan	-
Active Posting Infrastructure in Hong Kong	27 Mar	Chan Siu Bun
Utility Survey in Hong Kong	21 May	Raymond Wong
Application of Remote sensing in Hong Kong	24 Jul	Tam Yim Ming

Property & Facility Management Division Chairman's Message



Kenneth Chan Jor Kin PFMD Council Chairman

I wish to take this opportunity to thank Mike for his leadership in the last five years without which we will not have this Division in its current shape. I also wish to thank all committee/ council members for their dedicated contribution to the continuing development of the Division.

It is not an easy step to follow what my predecessor has done. Nevertheless I will try my very best with the team effort of the Vice-chairman, Honorary Secretary and Honorary Treasurer and specially tasked leaders to bring new developments to the Division.

We need to continue to talk to the universities, government, employers, so on and so forth to solicit their support to members of the Division. We shall not fail to contribute towards government's continuous effort to improve the practice of property management in Hong Kong. Some of these departments are HAD, GPA, HA. To build up good relationship with industry stakeholders is also important. We will grasp every opportunity to collaborate for the betterment of Hong Kong's property, facility and asset management environment.

Nowadays, one single issue affecting us all that is high on the agenda is green/sustainability. I propose to consider setting up a 'green management practice' committee in the Division to be charged with the responsibility of exploring best practices in green property and facility management and be a leader thereof.

We will definitely continue to develop more meaningful and informative events to broaden and deepen our knowledge and practice in contemporary management practices with regard to changing emphasis in financial integrity and corporate responsibility.

We should be looking into the recruitment of technical associates from existing management personnel who are supporting the works of our professional members. They play an important role in the management procedure of our existing buildings. It is vital that the Division shall recruit them and provide support to them in their daily discharge of management duties. This will ensure the

management process being conducted with quality and professionally.

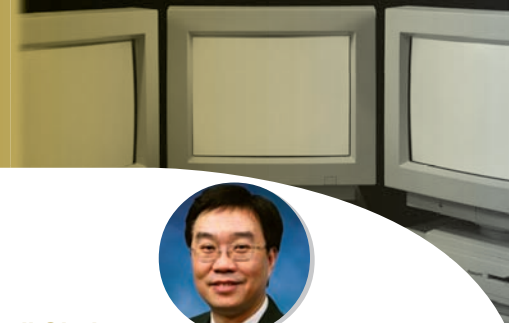
We shall also communicate promptly with the Institute and General Council and solicit their support and work closely with other divisions for the sustaining development of the Division.

We appeal to your support and suggestion for improvement for the council to do a better job for the benefit of members and the Hong Kong community at large.

I wish you all a Merry Christmas and a Prosperous New Year!



MERRY CHRISTMAS



Quantity Surveying Division Chairman's Message



Spencer Kwan QSD Council Chairman

In 2006/ 2007, with the concerted effort of council and co-opt members, the QSD council has accomplished tasks which as a whole helped to upkeep and promote the standard of the profession and I am indebted to council members who have contributed valuable time to these meaningful tasks. At the beginning of the council year, I have set myself some directions and targets, which are specifically:

- Unify members towards a meaningful target
- maintain status and quality of the profession
- promote the image of the surveying profession
- extend membership base
- strive for the benefit of members

Targets

- on the Mainland, to enable members to become registered as cost engineer
- on the Mainland, organized workshop for QS members to understand more on China system
- carry out official visits to major cities and China forums
- internationally, attend PAQS forum in new Zealand
- reach reciprocity agreement with Building Surveying in Japan (BSIJ), Austrian Institute of Quantity Surveyor (AIQS) and Institute of Civil Engineering Surveyors (ICES).
- maintain the Standard Form of Building Contract and SMM4
- test run the new APC system and review results
- organizing interesting CPD
- code of good professional practice
- devise means to promote QS perspective to public and major clients - railways operators
- collaboration with fellow professions
- visit students in educational institutions on topics that may affect their career path and expectation.

These tasks and directions progressed and if they were not completed fully, I strongly believe the forthcoming chairman and members are able to perfect them.

Increased candidate intakes

The choice of universities graduates going into QS stream has been slow, the low entry salaries and the hard professional assessment deterred their desires to be QS. The former is market driven and there are administrative measures to resolve the latter without sacrificing the quality of the overall QS profession as a whole.

APC revised rules and guide

The current trend of assessment of professional standard is by interview and it is fair for candidates to face interviewers to present true knowledge to interviewers. In this regard, there are 2 changes to the existing APC rules, firstly by lowering the passing marks so that more candidates can have opportunities to sit for interviews, secondly to separate the topics of examination papers into 2 papers, one on pre-contract and the other on post contract and candidates who failed one but pass the other do not need to repeat that paper that has passed.

For all who pass both papers and for those at the borderline cases, they are required to sit for interviews. It is hoped this arrangement will bring interactive dialogues at interviews and guidelines from interviewers can dig the best out from the candidates. There is more demand on interviewers and this is the area the council need senior members' support.

Coupled with changes is the reduction of training period to allow candidate to sit for assessment earlier. This is to reduce the minimum training period from 36 months to 24 months comprising not less than 440 working days and 96 hours of Pre-qualification Structure Learning (as contrast with the old scheme of 40 hours). This increase of PQSL supplements the effect in the reduction of training period and correspondingly, there is a greater demand for lecturers to conduct these PQSL and it is planned for professional firms to lend their help by nominating senior staff to conducting these PQSL lecture organized by a "APC revision course sub-committee".

These PQSL can be organized in-house by professional firms and subject to reasonable scrutiny by HKIS or assigned assessors, these in-house course does not need prior approval from the council.

This year there are 309 candidates applied for APC and the passing rate was 25% as last year.

Revised ATC arrangement

This change is to avoid possible crash with the APC in September, the time frame is mid May of each year and for the result to be published in around August of the same year. This year there were 6 applicants and all passed in the written examination in May and at interview in June.

Recognition of non-cognate degree

In order to encourage candidates entries, the council approved and recommended to Board of Education a list of non-surveying but cognate degree courses to be accredited for student entries and this review is still ongoing.

Caring members on Mainland

Following the formation of forums in Beijing, Shanghai and Guangzhou, QSD proposed Iris Lee to be chairlady of the Shanghai forum for the organization of CPD and local activities for the benefit at Shanghai and have successfully sought an annual budget of HK\$60,000 from HKIS General Council.

Publicity at external institutions

- **HKIAC** Nominated Bernard Wu to the Appointment Advisory Board in November
- **VTC Training Board** Nominated KC Tang to the VTC Training Board in November
- **Construction Industry Council** Nominated TT Cheung as one of the board members in February and further proposed TT Cheung and Stephen Liu to the same Council for 2007-2008.
- **Construction Industry Training Board** Nominated Spencer Kwan to sit in the Board in October
- **Surveyors Registration Board** Nominated Gilbert Kwok, Sam Cheng and Stephen Chung to sit in the Board

Publicity by giving independent advice to Government and fellow institutions

- **Security of Payment** Hong Kong Contractor Association pressed for the legislation of security of payment to contractor and wrote to lobby support from HKIS. This council studied the paper and will give opinion as needed.
- **Professional Indemnity paper** ETWB has prepared a draft paper etwb(ps)106/15/4 on Professional Indemnity for comment and this council gave corresponding reply (please see February 07 issue of the Surveyors Times)
- **Bar benders on strike** At the time of prolonged strike of steel bender, an article was issued to comment on the pros and cons of the strike.

International participation

- At the PAQS conference in New Zealand, the council invited 11 papers and was presented at the conference. Furthermore, the council proposed Dr Paul Ho to run for the Honorable Prize of academic award with success
- At the FIG organized in May, the council sponsored academia Dr Thomas Ng in the presentation of paper.

Maintaining existing publication and publishing of new standard forms

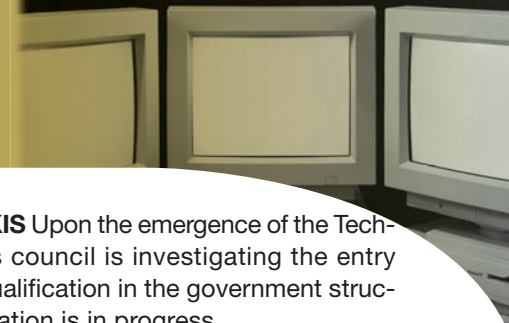
- **Standard Form of Contract for Maintenance** The principal draft has been sent for legal vetting and the first round was completed in November and subject to further refinement, it is expected the new form can be released early 2008.
- **Standard Form of Contract for Decoration, Repair and Maintenance** This standard form is meant for simpler works of minor sums to be used by layman. Thanks to Dr Paul Ho in providing the first draft which is now under legal vetting and this may be released together with the Standard Form of Contract for Maintenance.
- **SMM4** It is pleasing to learn that Architectural Services Department has stipulated to consultants on the use of this new SMM from 1 January 2008 onwards. The 2000 copies have run out of stock and the second batch 1000 copies is getting printed.

New reciprocity agreements

- **AIQS and NZIQS** May 2007 in New Zealand, the council arranged for the President Raymond Chan in executing two reciprocity agreements, one with the Australian Institute of Quantity Surveyors and the other with the New Zealand Institute of Quantity Surveyors.

Ever since, there were about 20 candidates applied for the assessment interview and 4 passed out of 6 eligible applications in the last round and this round there were 9 applications and passing number is to be ascertained.

- **BSIJ** The reciprocity agreement with Building Surveying In Japan (BSIJ) has been endorsed for execution and it is now awaiting for presidents of both HKIS and BSIJ to have it executed. It is expected to take place early next year in Japan.



Cost Engineers on the Mainland

The council has since January strived to enable all who passed the reciprocity assessment to be registered as cost engineer but failed and has officially written to Development Bureau in November accepting the current offer by CECA. The registration will be carried out collectively through HKIS administration office and the first batch of candidates could be registered early 2008. The council still takes up to clarify the status of those who did not qualify for registration this round and will continue looking after their interest.

Educational research

- The council supported the research by Dr Leung Mei Yung to apply for funding under the Professional Services Development Assistance Scheme (PSDAS) on the topic **enhancement of QS performance via deep learning approaches of QS students**
- The council also endorsed Dr Leung for research work on **a cross-cultural stress management study for enhancing the performance of Hong Kong construction professionals in china**

QS profession video

The last council endorsed the production of video promoting QS professionals and this council executes the plan. Tender document has been prepared and will be issued in January 2008 for the works to be completed in July.

Visits and receptions

The council made 5 outgoing visits to the Mainland and had 6 receptions of the delegates from Xiamen, Shanghai, Shenzhen and Guangzhou. These gathering were helpful in maintaining relationships with counter parts and build up a platform for future communication.

Government schemes

- MIS** Building Department will implement mandatory inspecting old buildings and called for consultation from various professional bodies. This council insisted on including those eligible QS to be qualified as building inspector. The requirement however is very stringent and it is considered easier for those QS member who had maintenance/inspection experience to get through this threshold by applying multi-discipline qualification with the building surveying division.

- Entry point for TAHKIS** Upon the emergence of the Technical Associate, this council is investigating the entry grade for this new qualification in the government structure and the investigation is in progress.

University visits

Due to tight schedule last year at the time of April, only one visit was made to University of Hong Kong and the coming council the catch up with these visits to other Universities.

CPD

There were 25 CPD lectures on various topics and with mandatory CPD in June 2007, there should be more CPD coming next year.

There was a motion during the year for the rental rate of the CPD venue to be increased and the council had raised objection with success for the rate to be maintained.

HKIS Annual Conference 2007

Heritage has been the key topic of the Institute this year and this Council has contributed valuable advice for the conference held in October.

IT Sub-committee

The IT platform of the QS Division has been revamped and latest information on APC statistics, cpd reports and power points, job opportunities, QS technology, qs firm lists has been updated. The trend is further to include E learning into the web.

Exploration of area for QS expertise

The council provided unsolicited comment of the new civil engineering handbook and ETWB expressed to invite HKIS to join a forum for discussion of the concerns on the handbook. Running in parallel, our government liaison would channel the work of the Civil Engineering Working Group which is emerging.

Statistics

Fellow Members	181
Corporate Members	1796
Probationers	1073
Students	50

Young Surveyors Group Chairman's Message



Victor Lau YSG Chairman

On 17 November, the YSG Annual Dinner was successfully held in the Fong Underground on D'aguilar Street with a full house of guests, members, students and their friends.

Introductory speech and past year work were briefed by the Chairman of YSG. We would like to express our sincere thanks to our sponsors. Let's review some moments of the event including games, lucky draw... amidst all the fun and laughters.



Thanks to sponsors



On the Waterfront: Recasting Shanghai's Industrial Heritage

Andrew Ness, Executive Director, CBRE Research Asia, CB Richard Ellis

In the opening decade of the 21st century, Shanghai is following in the footsteps of New York in the 1970s, Liverpool, Edinburgh and Sydney in the 1980s and London in the 1990s in encouraging the preservation and recycling of the built legacy of its industrial heritage. In encouraging these activities and “rebuilding, restoring, relocating, recycling and revaluing what was once redlined and abandoned, neglected and ignored, inefficient and nonfunctional” Shanghai’s formerly shunned past has become a venue of spectacle and display, and, as described by M. Christine Boyer in *The City of Collective Memory*, “architecture and historic conservation have become the two directors of this spectacular performance”. Furthermore, the new uses to which these historical buildings are being put are eminently practical, as “the preservation of traditional architectural forms and the social stability and security to be garnered from the permanency of architectural styles, the manufacturing or resuscitation of the city’s original site, its historical and generative roots” transforms these isolated fragments of the older city “into containers for new economic and real estate activity”.¹

In Shanghai, the decision to permit the reutilization of older, often vacant, industrial buildings provides an example of the ways in which “the valorization of artifacts of the industrial era... can be revised for current purposes. Since the 1970s, the factories, warehouses, machines and products of industrial past have been elevated to preservation status”. This movement, in turn, is directly related to the “rise of ‘industrial archaeology’ movements for ‘preserving industrial landscapes,’ and loft living”.²

Shanghai is an especially propitious location for “industrial archaeology” of this kind, since the city was the cradle of modern manufacturing in China from the late 19th century onwards. Even as it evolved into an international business centre, with a row of neo-classical office buildings rising along the Bund, enormous textile mills and other factories took shape along the banks of the Suzhou River, directly opposite the Bund’s towers of finance.

With the establishment of the People’s Republic of China in 1949 however, Shanghai entered into a long period of

official disfavour, the Maoist regime considering the city’s hypercapitalist commercial history, as well as its former status as a treaty port, a “dark chapter” in the nation’s history. Indeed, the CCP adopted the image of the industrial city as the symbol of the red “class struggle”, the socialist city seen as the inverted twin of the capitalist metropolis, the latter viewed as non-productive and parasitic, preying on and living off the labour of others - a “paradise of adventurers” in the words of a 1949 article in the *Jingji Zhubao* (*Economic Weekly*).³

Shanghai’s cosmopolitan past was not officially rehabilitated until 1992, when Deng Xiaoping called for the city to act as the “dragon’s head” in driving a faster pace of regional and national economic development. Shanghai immediately experienced a massive surge of growth, as, partially liberated from the rigid controls of the Maoist era, it became more open to outside influences, and ideology rapidly gave way to consumerism and mass entertainment.

1992 also marked the advent of massive overseas investment in the city’s real estate market - between 1992-2000 some 2,300 overseas-invested real estate development projects were launched in the city. At the same time, the number of buildings of more than 11 storeys filling out the city’s skyline rose from 541 in 1990 to 11,706 by the end of 2005 - an increase of over 2,000%.

Interestingly, M Christine Boyer notes that “since a return to history most often occurs in a moment of crisis, it is not surprising to find that the city tableaux repeat visual ideals and normative views conservatively sanctioned by public authorities”.⁴ In the case of Shanghai, it was precisely the crisis triggered by the wholesale re-development of the inner city that pre-figured the city’s entrance into the era of post-urban development.

The resulting first steps at architectural conservation and adaptive re-use, first of Art Deco masterpieces, villas and townhouses, has now spread to industrial properties, which have been reconfigured as centres of the creative industries and now house some of China’s leading art galleries as well as a number of the international architectural firms

currently redefining Shanghai's skyline. However, the individual adaptive re-use projects mushrooming along the Suzhou and Huangpu, will soon be overshadowed by larger redevelopment projects incorporating formerly abandoned industrial buildings as prized centrepieces.

Embracing the Past

Never a single, coordinated movement, Shanghai's "return to history" first manifested itself as a series of individual projects, some backed by the municipal government and others arising at the grassroots level. While the nostalgic revival was initially focused on the photogenic hotels, villas, clubs and Art Deco cinemas of the former International Settlement and French Concession, it was only a matter of time before the revival also embraced the built legacy of Shanghai's early 20th century industrial history.

The full awakening to the historical, and potential commercial value, of Shanghai's treaty port-era built heritage was signalled by the municipal government's 1994 establishment of the "Shanghai Bund Buildings Function Transformation Corporation" (上海外灘房屋置換有限公司), founded with the intention of restoring these early 20th century buildings to their original function as high-end office buildings, in hopes of sparking the Bund's second era as a CBD. However, the physical limitations of the buildings, and the huge costs involved in upgrading them to modern standards made this impracticable, prompting the government to reconceive the Bund as a centre of high-end retailing, leveraging on the area's rich history and the buildings themselves to buttress its re-positioning.

Despite some notable early successes in the rehabilitation of the properties lining the Bund, including the tremendous popularity enjoyed by M on the Bund since its 1999 opening at No. 20 Guangdong Road, the area's rehabilitation did not really hit full stride until 2004, with the opening of Three on the Bund. By the end of 2006 however, a substantial portion of the Bund had been rejuvenated, and two April 2007 announcements capped the area's resurgence: a JV between the Jin Jiang Group and luxury hotel group Fairmont Hotels & Resorts will completely renovate The Peace Hotel, reopening it in 2010 as the Fairmont Peace Hotel Shanghai, the goal being to "restore the hotel to its position as the preeminent luxury hotel in Shanghai". Jin Jiang also announced a JV with Swatch Group that will spend US\$30 million to redevelop the Peace Hotel's south building as the Swatch Art Peace Hotel, in which the guests will be artists who will work in open studios. The hotel will also include watch boutiques, an auction house and exhi-

bition space and restaurants.

As the pace of globalization accelerated in Shanghai after 1992, the scope of the nostalgic revival progressively broadened, the widening keyed directly into a massive programme of de-industrialization that began in the city centre at approximately the same time.

The movement to remove polluting and labourintensive manufacturing industries from central Shanghai got underway with the "(Accelerating Transformation) From Secondary to Tertiary Industry" campaign of the early 1990s, which entailed the "closure, suspension, merger and conversion" of pollution-emitting industrial enterprises in the central urban area. As a result, large numbers of industrial enterprises left their original production and warehouse facilities in the city centre for suburban industrial parks; according to the Shanghai Statistical Yearbook, there were 1,835 industrial enterprises in central Shanghai in 2005, a decrease of 67% from 1995.⁵

The Site and the Pioneers

Many of these enterprises had been based along the Suzhou and Huangpu rivers, central Shanghai's industrial heart, and veritable museums of Shanghai's - and thus China's - industrial development. Beginning in 1865, and accelerating through the close of the 19th century and the opening decades of the 20th century, a vast concentration of manufacturing works rose along Shanghai's waterways, drawn, as elsewhere, by the convenience of transport and ease of access to water for both production and waste disposal purposes. While industrialization was disrupted by the Second World War, which began in 1937 for most of Shanghai following the Japanese occupation of Chinese Shanghai after a bitterly fought battle, as well as the Second Chinese Civil War ("War of Liberation"), industrial development rebounded and peaked in the 1950s, with nearly 1,000 new enterprises being established in the Suzhou River Basin during the decade.

The city's drive to reduce pollution and manufacturing activities in central Shanghai left scores of industrial buildings and warehouses standing empty amidst this dense concentration of industrial facilities, and - as in other cities, these large, vacant and centrally located industrial properties attracted the attention of artists and designers looking for inexpensive studio and office space.

The individual artists, including Deng Kunyan, Liu Jidong and Chen Yifei, who spearheaded this movement in 1998

and 1999 were searching not for “postmodernity”, but for easily accessible space suitable for conversion into artist’s lofts or studios at prices they could afford - criteria met perfectly by the city’s newly empty industrial buildings.

The first of these pioneers was Taiwanese architect Deng Kunyan. In 1997 Deng rented over 2,000 sm in a warehouse overlooking the Suzhou at No. 1305 South Suzhou Creek Road. The warehouse in question was built in 1933 and was rumoured to have been the private warehouse of Du Yuesheng, head of the “Green Gang” and Shanghai’s undisputed underworld boss in the 1930s; more recently (and prosaically), it had served as a dormitory for industrial workers. After renovating the property, Deng turned it into his studio, becoming the first person to establish a studio in the industrial areas lining the banks of the Suzhou River.

Other artists and designers soon followed in his footsteps, including Liu Jidong, a Chinese architect from the US; in 1999, Liu rented 5,000 sm in the Sihang Warehouse complex on the north bank of the Suzhou for use as his design studio. Although rents in old warehouses were relatively inexpensive, the studio’s large size meant a monthly rent in the RMB100,000 range. Liu resolved the problem by obtaining venture capital funds to refurbish and renovate the warehouse in order to lease space out under what he referred to as a “creative warehouse property”. This soon attracted a number of local and overseas design firms eager to move into what was billed as “Shanghai’s first creative industry facility”.

At roughly the same time artist Chen Yifei established his studio, which he named Tianzifang, in a deserted warehouse on Taikang Road in the Luwan District. Many other artists soon joined him, leasing non-residential lofts and workspaces within the development, and Tianzifang created a significant stir when it opened in 1998. In ensuing years it has also attracted small galleries and shops selling antiques and handicrafts, and has been likened by some to a miniature “New York Soho”.

Deng Kunyan, meanwhile, continued to break new ground, switching his focus from Suzhou Creek to the Huangpu River, where he re-developed a 1920s GE factory into the “Creative Shanghai”, which opened in 2004, the year UNESCO awarded his Suzhou River project honourable mention in the Asia-Pacific Heritage Awards. The citation noting that “the innovative adaptation of the warehouse for reuse as a design studio [had] demonstrated the feasibility of recycling industrial buildings and the practicability of rehabilitating such heritage structures for modern use” and

citing “the large-scale impact that an individual, pioneering restoration project can have in focusing public attention and policy-making on new conservation agendas, in this case, Shanghai’s industrial history”.⁶

From Spontaneity to Government Impetus

The art and design communities springing up in revamped industrial properties, and the notable success of such seminal projects as Tianzifang and M50, drew the attention of Shanghai’s government, which concluded that the approach represented a viable means of preserving and utilising century-old industrial buildings. However, the government also concluded that projects initiated by individuals or small groups lacked the cohesiveness of development occurring within an articulated urban plan, perhaps preventing the realization of the full value of the prime waterfront locations.

In supporting the adaptive re-use of the industrial properties the municipal government saw a way to make optimal use of the city’s growing number of vacant industrial properties while simultaneously accelerating the transition to tertiary industry, encouraging the development of creative industries and Shanghai’s ambitions as an international centre of creativity.

As the government set about devising a set of policies to facilitate the revitalisation of the industrial areas along the Suzhou and Huangpu rivers it faced several challenges: most of the facilities were owned by the state and built on state-allocated land. Upon being compelled by the de-industrialization programme to vacate their properties, the owners generally lacked the expertise to revamp and upgrade them for contemporary commercial use.

At the same time, the owners faced obstacles in obtaining approval to dispose of the properties and lacked both the funds and any means of obtaining the funds, required to cover the land premium that would be payable upon a successful application for their conversion to commercial use.

In addressing these obstacles the Shanghai municipal government over time developed what became known as the “three unchanging principles” concerning the conversion of factories and warehouses for commercial use - the “unchanging” referring to the fact that land use rights and the underlying ownership of the subject properties remain unchanged as a result of the conversion.

In practice, this means that investors participating in projects to rehabilitate and manage older industrial buildings do not obtain ownership of property rights, but merely enter into long-term leases with the original owners. While this makes it impossible for investors to realize capital gains by disposing of the properties through direct sale, the low-cost rental structure of such properties does enable investors to enjoy highly advantageous start-up costs, the attractiveness of the rental levels underscoring the government's drive to promote Shanghai as a base for creative industries. By taking advantage of these policies, investors can realize substantial profit rents through the lease of the rehabilitated and upgraded properties.

In addition, the municipal government has provided preferential tax policies for enterprises renting properties in designated creative industrial areas and even more favourable tax incentives for those establishing new businesses in such areas.

The Shanghai government has also actively encouraged the development of local creative industries in other ways, establishing the Shanghai Creative Industry Centre in November 2004 and sponsoring the inaugural China Creative Industry Forum the following month.

In April 2005 Shanghai's Economic Commission confirmed the licensing of the first group of 18 creative industry parks, among them a number of industrial property redevelopment projects including the Creative Warehouse, Tianzifang, M50 and The Bridge 8. Three additional batches of creative industry parks have since been awarded licenses, bringing the total at the end of 2006 to 75 parks with a total floor area of 2.25 million sm, 70% percent of this floor area in former industrial properties. The city has also formulated an 11th Five-Year Plan for Creative Industry, the plan being a sub-chapter in Shanghai's 11th Five-Year Plan for the period from 2006 to 2010.

The Next Phase

While one-off projects converting former industrial facilities into creative industry parks have emerged in different parts of Shanghai, larger scale projects incorporating rehabilitated industrial properties are now being integrated into city and district urban planning under local government auspices. A master planned old warehouse development zone is now taking shape along the northern bank of the Suzhou River in Zhabei, in an area bordered by Henan Road to the east, the North-South Viaduct to the west, the

Suzhou River to the south and Qupu Road and Tiantong Road to the north. Work on the project began in 2005, and completion is expected in 2010.

This 47-hectare site, largely old warehouses, factories and residential blocks, will be redeveloped into an area of high-end retail, office and residential complexes. In addition to historic preservation and adaptive re-use of existing buildings, the project will include substantial new infill. According to the current plan, approximately 600,000 sm of new floor area will be constructed while buildings designated for conservation but converted for alternate, modern uses will provide 238,000- sm of GFA for use as office, retail and F&B space.

One major sub-area within the larger master planned area has been dubbed the "Golden Kilometre" (黃金一公里), due to its kilometer of Suzhou River frontage. The section, which contains some 70% of the historical buildings to be preserved, including a group of seven factories and warehouses owned by the Brilliance Group, has a total site area of about 120,000 sm. The total planned floor area is about 420,000 sm, of which two thirds will be new development, with the remaining third provided by heritage properties.

Upon the scheme's completion in 2010, the "Golden Kilometre" sub-district will include the following elements:

- Suzhou River Waterfront Scenic Street: including Waterfront Leisure Street, Sihang Anti-Japanese War Memorial Square and yacht piers.
- Office Centre: including office buildings and clubhouses.
- Waterfront Leisure and Tourist Centre: including high-end hotels, large-scale entertainment and fitness facilities, restaurants, bars and retail space.
- Cultural and Arts Centre: including conference and exhibition centre, art galleries and auction houses and studios.

The inclusion of factories and warehouses in the overall redevelopment plan for this section of the Suzhou waterfront represents the first instance in Shanghai of the recycling of a large number of such buildings in the master plan for an entire sub-district, raising the overall gentrification of the Suzhou waterfront to a new level.

This larger, more complex project will ensure the retention of at least a portion of the historically significant industrial facilities along the northern Suzhou. In Shanghai, only the Yangshupu industrial area on the west bank of the Huangpu is of comparable scope and significance, containing

important items of municipal and national industrial heritage such as China's first power station and Shanghai's first water plant, gas station and cotton mill, among a multitude of other industrial facilities, a sizeable number of which are still in use.

Yangshupu's enormous area - 2.45 square kilometre, including 15.5 kilometres of Huangpu River frontage and a total industrial GFA of 1.3 million sm - provides a vast and unique canvas for urban planners and will therefore demand a comprehensive redevelopment plan.

Like the "Golden Kilometre", its designers will be faced with the challenge of achieving harmony between the older heritage buildings and any new structures. In this sense, the projects have many points in common, in terms of scale, concept and theming, with the Waitanyuan Project, located at the confluence of the Suzhou and Huangpu rivers in the Huangpu District.

Covering a total site area of 170,000 sm, Waitanyuan contains 14 buildings which are under conservation orders, and in its initial phase will provide a total built-up GFA of 183,000 sm, including Shanghai's first Peninsula Hotel, which will be embedded within a larger complex containing serviced apartments and retail properties. Phase I aims to blend the recycling of upgraded but protected commercial buildings with newly built elements. It will be completed before 2010.

As Shanghai re-tools itself for the postmanufacturing urban age, individual industrial facilities and pockets of such buildings in large-scale redevelopment projects have become sites of knowledge-intensive modern production or unusual settings for recreation and consumption by the post-industrial workforce.

Conclusion

It is now a decade since the functions of Shanghai's core central districts began to experience major change, initiated by the government's programme of "(Accelerating Transformation) From Secondary to Tertiary Industry", which mandated the relocation of many inner city manufacturing enterprises.⁷

One consequence of this move to deindustrialize central Shanghai, the "detritus" of vacant industrial properties left in the wake of the relocated manufacturing companies quickly came to appear a kind of "urban scar tissue", with the potential to hinder the central city's transformation into a retail, tourism, leisure and business hub.

However, by embracing the concept of re-using this space pioneered by a few individuals, and encouraging the conversion of vacant or semiutilized industrial properties into "Creative Industrial Areas", Shanghai joined the ranks of cities such as New York, London, Sydney and Singapore which have rehabilitated the built elements of their industrial heritage for commercial or cultural ends, and Shanghai can now be numbered among the cities where the works of urban designers and preservationists can be seen in the form of "revitalized waterfronts, recycled monumental structures, restylized public places, rebeautified Main Streets and gentrified neighbourhoods".⁸

The transformation of these Suzhou River factories - the hard mills where Shanghai's urban proletariat was forged in the 1920s amidst Dickensian labour conditions - into space for artists, galleries, "Imagineering" and Computer Aided Design workshops, is yet another instance of how "efforts of contextualism and preservation engage in the re-invention of history, re-valoring it as it idealizes certain earlier periods...".⁹

Hence the Shanghai government's formal embrace of the concept of revamping 1920s and 30s industrial properties as "Creative Industrial Areas" means a new aesthetic discourse is underway in the Suzhou River, Yangshupu and Taikang Road areas, a discourse exploring the distinction between outmoded space and revitalized form, aiming to redefine these regenerated inner city areas as attractive, cutting-edge and innovative centres of production for modern creative industries, thereby strengthening Shanghai's hand in attracting capital investment in these industries, and aligning the city with current practices in other major cities that have redeveloped and revitalized formerly industrial waterfronts.

1 Boyer, M. Christine. *The City of Collective Memory*. The MIT Press, February 1996. P. 412

2 Ellin, Nan. *Postmodern Urbansim*. London: Blackwell Publishers Ltd, 1996. P. 140

3 Craciun, Mihai. *Ideology Shenzhen. Project on the City*. Harvard Design School edited by Chuihua Judy Chung, etc, 2001.

4 Boyer, P. 376

5 *The city centre area denotes the 10 municipal districts including Huangpu, Nanshi (merged with Huangpu in 2000), Jingan, Juwan, Xuhui, Changning, Putuo, Hongkou, Yangpu and Zhabei.*

6 UNESCO Bangkok, *Asia-Pacific Heritage Awards for Culture Heritage Preservation, 2004 Award Winners*. Available at: <http://www.unescobkk.org/index.php?id=2252>.

7 *In the economic reforms of the 1990s the government encouraged small and medium enterprises in non-productive sectors or at risk from bankruptcy to restructure themselves from secondary industry sectors into tertiary industry sectors.*

8 Boyer, P. 372

9 Ellin, P. 141



Sustaining Heritage in the UK - the Lottery Renaissance

Judith Cligman, Director of Policy and Research, Heritage Lottery Fund, United Kingdom

The great transformation of heritage that has taken place in the UK over the last 13 years thanks to funding from the National Lottery. This transformation has been not just about conserving heritage, important though that is, but also about opening up the heritage, building public awareness of it and beginning to transform the role that heritage plays in society and in our national life.

The conservation movement in the UK began in the late nineteenth century at a time of rapid urbanisation, industrialisation and social change which was having a profound effect on the countryside and causing the destruction or over-restoration of many historic buildings. In 1877, William Morris founded the Society for the Protection of Ancient Buildings. Over the next 20 years ancient monuments were first given legal protection and the National Trust was created to preserve places of historic interest and natural beauty for the nation.

At the time William Morris wrote:

“these old buildings do not belong to us only; they belong to our forefathers and they will belong to our descendents unless we play them false. They are not in any sense our property to do as we like with them. We are only the trustees for those that come after us.”

Since that time the UK has developed a complex and robust system of ownership, regulation and funding through which the cultural heritage can be protected and sustained. The listing of historic buildings, which requires owners to obtain consent to alter or demolish them, dates from shortly after the Second World War. In the 1960's the designation of conservation areas was introduced; and in the 1980's a register of historically important parks and gardens was created. There are currently around 500,000 listed buildings which may sound a lot, but only about 5% of the historic environment is estimated to be legally protected.

The system is currently undergoing major reform and simplification influenced by a new approach to conservation based upon the management of change, which seeks to retain what people value about places. At a time when the heritage is increasingly seen as a resource that should be used sustainably for the benefit of present and future generations, the words of William Morris have even greater resonance.

But looking back to the start of the National Lottery, 13 years

ago, it is clear that our robust heritage protection system was in reality being undermined by a long term lack of investment.

It wasn't because people didn't care about their heritage. On the contrary, there was a big undercurrent of enthusiasm for the past. But the needs of the heritage, including museums, historic buildings and countryside, were losing out in the competition for government funding to more pressing social needs, such as schools and hospitals.

Huge social, economic and technological changes had left historic buildings at the heart of communities lying empty and derelict - often perceived as a barrier to development rather than as creating opportunities for sustainable development and making places that people wanted to live and work in.

Many of our great museums were in desperate need of investment - to deal with leaking roofs, inaccessible collections, and to make them once again welcoming and inspiring to visitors.

Years of inadequate maintenance and management regimes and declining skills had degraded the cultural value of historic parks and gardens across the land. Much-valued places of peaceful recreation and beauty had become unsafe and threatening.

Landscapes and habitats, with the species that depended upon them, were in decline or under threat from agricultural and other pressures.

The National Lottery

In the early 1990's in recognition of this state of affairs, and in a truly visionary move, the government decided to set up a national lottery that would generate money for good causes - for the heritage as well as for arts, sports and charities. They proposed that part of the Lottery proceeds should go to support projects for the public good and of lasting benefit to the nation. So, following an Act of Parliament, the National Lottery was launched in 1994.

The Lottery is run by a commercial operator and regulated by government. Twenty eight percent of the proceeds from selling lottery tickets goes to the good causes via a number

of public bodies who are appointed as lottery distributors.

Certain principles apply - the distributors have high level directions from government but they are independent and decide where the money goes. In theory the money is intended to fund things that are additional to government expenditure, rather than replacing it. In other words, the lottery is supposed to support things that are desirable, rather than essential, for the country's well being. As you may imagine, where considerable money is at stake, this causes much political debate about the lottery and has led to changes as time has gone on.

Half of the good causes money now goes to the Big Lottery Fund, which supports charities, and projects relating to education, health and the environment; while the other half is divided between heritage, arts and sport. A proportion is currently being contributed from all of these causes to fund the 2012 London Olympics.

The Heritage Lottery Fund distributes the heritage share. It is the only organisation that funds all types of heritage projects across the whole of the United Kingdom. To decide where the funding goes HLF has an independent Board of Trustees as well as local committees for each of the countries and regions that make up the UK.

In its first 13 years, the Lottery has generated far more money than was originally expected. HLF has awarded over four billion pounds (63.6 billion HKD) to over twenty six thousand projects throughout the UK making this the biggest ever investment in the UK's heritage. By requiring a proportion of all project funding to come from sources other than the lottery, 2.8 billion pounds (44.3 billion HKD) in other money has been levered in to heritage projects.

Whilst we knew back in 1994 how desperately needed lottery funding for the heritage was, no one foresaw just how big an impact it would have.

Lottery Funding for Heritage

At first the Fund concentrated on big capital projects that were needed to make up for years of underinvestment. After a few years new powers from government allowed the Fund to make grants for the running costs of projects, including project staff and activities. New emphasis was given to smaller awards and enabling a wider range of people to participate in heritage.

In only 13 years lottery money has begun to transform the heritage scene, funding a highly diverse range of projects across all parts of the heritage, both natural and cultural, and conserving our cultural traditions as well as the physical remains of the past.

Museums, libraries and archives have benefited from over 1.5 billion pounds (23.7 billion HKD) for major refurbishment and new developments, for acquiring new objects and transforming the experience for visitors, for acquiring, conserving and opening up the written, spoken and film heritage, including conserving enough film to go around the equator seven times.

Over 1.5 billion pounds (23.7 billion HKD) has gone to projects to regenerate places, helping to revive run down historic areas in towns and cities; to bring over 300 public parks back to life and repair and sustain over two thousand places of worship. In all, over eleven thousand historic buildings have been conserved or given new uses.

More than 300 million pounds (4.6 billion HKD) has helped to protect the special character of some of our most distinctive landscapes, and created opportunities for more people to enjoy the countryside. Within this, 248 million pounds (3.9 billion HKD) has gone to nature conservation - to acquire land, improve and manage habitats and to support threatened species including red squirrels, red kites and horseshoe bats.

Over 680 million pounds (10.6 billion HKD) has gone to conserve and open up our maritime, industrial and transport heritage, from canals, mines, warehouses and mills to steam trains, ships, buses and planes.

We have supported 19 of the 25 World Heritage Sites in the UK; from Maritime Greenwich and Roman Hadrian's Wall to the industrial landscape created by coalmining at Blaenavon in Wales.

Changing Ideas about Heritage

But all of that is only half the story. Equally important is the revolution in attitudes to and perceptions of heritage that our funding has brought about.

The unique nature of the lottery good causes - funded each week by millions of ordinary people choosing to play - entailed the Heritage Lottery Fund developing a way of working that made it responsive to this pool of funders.

The Heritage Lottery Fund takes a broad view of heritage, one that goes way beyond a narrow perspective of country houses; castles; cathedrals and museums.

The people of the UK know that their heritage is deeper, and broader, and richer than that. We have invited the people that apply to us for money to tell us what they value from the past and want to hand on to future generations - with the proviso that all projects must be sustainable and share their heritage with a wider audience.

This has meant reaching out to new audiences and encompassing a far wider range of heritage, beyond the preserve of experts - heritage belonging to the people who lived and breathed it.

We have funded projects for people to explore and learn about their local heritage, the history of ordinary working people and their everyday lives. Not just places, but oral histories, language, dialects; and the dance, song and cultural traditions that make us who we are as a nation.

Importantly, these projects have reflected the cultural diversity of the UK, reaching out to all communities to show how their histories and culture have formed our national story.

Young people have had the chance to gain skills and confidence through shaping and developing projects about their own heritage. Community groups have come together to research and share their heritage with others. People with disabilities have been given opportunities to experience places more fully and often for the first time, as well as to develop projects about their own heritage. Volunteers are participating in a host of activities from recording their local wildlife to restoring canal boats. Special interest groups have been able to share and pass on their knowledge and enthusiasm and craftspeople have greater opportunities to develop their skills. History is being brought alive for thousands of people of all ages.

We have put a new emphasis on people - helping them to engage, and get involved in caring for and taking decisions about their heritage. And people have responded with enthusiasm to our invitation to participate in debates about heritage and where lottery money should be spent. Young people are celebrating through arts, music and performance what their heritage means to them. People have debated in citizens' juries, at conferences and on the web how heritage informs our identity and what it means to be British. Over 3.7 million people cast their votes to save their favourite historic building using Lottery funding through a BBC television programme - Restoration.

We have required projects that we fund to consult and involve local people in developing proposals to make sure that they will meet the needs and aspirations of the people who will use them - and be stronger and longer lasting as a result. We know that our projects have led to much greater and more active participation, with new and invigorated user groups up and down the land. By driving a commitment to learning through our projects and getting children and young people involved, we believe the future will be much brighter for the heritage. An independent survey has indeed shown that being taken to a heritage site as a child is the key indi-

cator of whether you will visit as an adult.

This radical approach to funding heritage projects has brought about a major change in the heritage sector, ensuring that it is now beginning to reach new audiences and developing new skills and ways of working. Crucially, it is also building a stronger and broader base of support for heritage, making it much more sustainable for the future.

Our own research has shown that social and economic as well as heritage and conservation benefits have resulted from our projects. We have funded all of the top 10 heritage visitor attractions which play a major part in the UK's tourism industry. Projects have given a boost to local economies - those completing in two recent years were found to be generating over £30m a year for local businesses.

In surveys, people have said that heritage makes their neighbourhoods more attractive, better places to live. Three in five say local heritage, funded by HLF, "is important in making my part of the UK special". People have learned more about their own and others' heritage, helping to gain a sense of identity and to build understanding between communities.

Thousands of volunteers are devoting their own time to heritage - the average is close to a 1,000 volunteer hours per project, meaning that each year volunteers are contributing the equivalent of two centuries of volunteer time through HLF project!

We have started to develop a new language of cultural value to express these outcomes and which recognises the intrinsic as well as instrumental benefits of heritage. And this underpins the case for continuing lottery support which has been made by the incredible impact on the heritage which is available for all to see.

Despite all that has been achieved since 1994, the job is far from done, but we now have a fuller appreciation of our task which is to engage and inspire more people as well as to conserve the heritage. We recently won another 12 years of lottery funding, amounting to a further 2 billion pounds (31.6 billion HKD), for heritage projects. A wide ranging public consultation provided a mandate for our compelling vision to engage people in championing, nurturing and supporting heritage. We will take up the challenge that faces us by making it easier, quicker and cheaper to apply for funding, whilst maintaining the robust stance which has ensured that none of our projects has failed. Over the next five years we will underpin everything we do with a stronger focus on sustainability in its broadest sense. And as the UK looks forward to taking on the Olympics torch from Beijing, we will use this opportunity to showcase our heritage to the world.



Sustaining Heritage and Cultural Dynamism

Geoffrey Read, World Bank Consultant, Katrinka Ebbe, World Bank Heritage Consultant

The physical, social and financial changes in Asia over the past decade present both opportunities and threats to heritage and culture in its broadest sense. These changes in parallel with massive and rapid urbanization, call for creative thinking and innovation in policies and approaches to conserve, promote, and finance heritage and culture. This paper draws on recent analysis and experience in mainland China and other parts of Asia, assessing relevance of these to the unique culture and heritage of Hong Kong. A set of resources, policy options and practical actions are considered including:

- Reviewing specific features on Hong Kong culture and heritage;
- Experience in China of conservation and adaptive re-use projects;
- Features of institutional and financial arrangements and capacity; and
- Approaches that put in place incentives and create systematic opportunities for sustaining heritage and cultural dynamism.

Particular reference will be made to recent experience in China, considering challenges and opportunities arising from this, considering specific relevance to Hong Kong, and looking ahead to lessons and follow on initiatives.

Introduction

In the 21st century local authorities and conservationists find themselves facing increasingly difficult tradeoffs between economic development and heritage conservation. Rapid urbanization in Asia is putting extreme stress on infrastructure such as roads, water supply and waste water treatment plants. The transformation in city form is also creating changes in lifestyles. For instance in most Chinese cities, we see street life and cultural activities in areas with low-rise, mid-century housing and commercial streets built on a human scale. In contrast, the areas surrounding massive high-rise office and apartment blocks are dead spaces, usually devoid of human activity. Consequently, this rapid economic growth and change is destroying much of Asia's built heritage and undermining much of the living heritage.

Today, authorities and social leaders in Asia have a challenging responsibility to all citizens, especially the country's youth, and future generations, to support not only economic development, but also an awareness and appreciation for past historical, social and artistic accomplishments, as it has been clearly shown that over the long term these are vital inputs to ensure social stability, progress and well-being. This understanding and the positive sense of identity and energy it creates can, in turn, support effective and harmonious economic development.

Unique Character and Features of Heritage and Culture in Hong Kong

Hong Kong SAR is unique and exceptional from many different perspectives. Both the population and land area is small, the land being clearly constrained. It is highly urban, and social history is short, compared to much of Asia and the mainland. As a SAR of China, the institutional arrangements and legal setting for all cultural and economic activities are founded on the China systems but for historical reasons, draw significantly on the British systems. Of note is the dynamism of Hong Kong citizens, known globally for a formidable and strong work ethic, unique commercial skills, and economic success. In PPP (2006 data) terms, Hong Kong citizens are better off than UK citizens, 5 times better off than China citizens, and almost as affluent as the average Swiss Citizen. This short history but extraordinary cultural dynamism is in contrast with the historic fabric of the built heritage: the three comparators (mainland China, the UK and Switzerland) have a much longer known history; they have significant and historic built and natural heritage, in contrast to the spectacular but mostly recently-built heritage of Hong Kong, and related spectacular but limited natural landscapes and ecology.

Hence heritage management challenges and opportunities in Hong Kong could logically be expected to focus primarily on the dynamism of the living culture, leading to Four Questions:

- what makes it unique
- why is it different;
- what are the personal perceptions of this culture; and
- how could it be supported and strengthened over the short and long term.

Assessment

First Three Questions

One major challenge for Hong Kong remains how to continue to compete in the global market, while providing a sustainable economic and social framework for all. A clear and comprehensive analysis of the first three of these questions is needed to provide options for actions. Aiming to understand more clearly the social cultural and emotional foundation of Hong Kong will begin to put in place a series of specific actions and initiatives aimed at strengthening long term development, exploiting the unique BRAND of Hong Kong, and providing a series of tools and scenarios to manage competition. This would best be done by undertaking an overview and analysis would set out strengths, weaknesses, opportunities and threats.

Fourth Question

Central to developing an agenda for action, and IMPLEMENTING the agenda, aiming specifically at recognizing, developing and sustaining the unique culture of Hong Kong for the long term benefit of all citizen groups is the need to clearly identify and utilize the available resources. There is a huge range of different resource types available, many of which can be used to facilitate and support the sets of initiatives identified in the initial assessments and scenarios highlighted above.

These are set out and reviewed in detail as follows

Resources and Sources

Advice

Many international charters and conventions, guidelines, standards and regulations have been developed and posted on the internet to provide free advice and examples of effective conservation programs (e.g. ICOMOS China's China Principles, and UNESCO's Hoi An Protocols for Conservation Practice in Asia). Books such as, *Streetwise Asia*, lay out a step-by-step process on how to assess historic significance, build community consensus, develop regulations, and implement upgrading.

In-kind

Volunteer labor and gifts of building materials or land are in-kind contributions that are often as valuable as financial contributions. Frequently, the most active volunteers and effective protection initiatives come from the local commu-

nities that are committed to conserving their historic buildings and sites. No matter what their needs for assistance, historic site managers can benefit greatly from developing positive relationships with local communities.

Recognition and Branding

Such designations as UNESCO World Heritage Status and China's State, Provincial and Municipal Heritage Listings, can increase site prestige and visibility. This in turn can bring technical assistance and funding from international and local sources. A classic example of brand and derived value is "Hong Kong".

Trusts

Trusts are private, nonprofit membership organizations that can accept tax free donations of places of historic interest or natural beauty. Trusts own these properties in perpetuity; maintain and conserve them; and make them available for the public's use and enjoyment. Trusts also conduct fund raising campaigns to buy important properties that are at risk of demolition or inappropriate alteration. In addition, heritage trusts are important sources of leadership, education and advocacy. For income, trusts rely on membership fees, donations, legacies and revenue raised from commercial operations.

Corporate Sponsorships

Many large corporations make cash and in-kind donations or sponsor events and special projects in countries where they are active, as part of their outreach and promotion budgets (e.g. Nike, China Mobil, American Express). Identifying likely corporations and the types of activities they support can often be accomplished using the internet.

Foundations

Independent foundations are a major source of funding and advice (e.g. Ford and Rockefeller Foundations). Their funding is in the form of an endowment and they are focused primarily on grant making. Operating foundations are private foundations that use the bulk of their resources to provide charitable services or run charitable programs of their own. They make few, if any, grants to outside organizations (e.g. J. Paul Getty Trust). In North America it has been typical for individuals with great wealth to form private or family foundations that manage systematic giving (e.g. Ted Turner, Bill Gates). While there has been a rapid increase in this type of wealth in China, it is an important opportunity for heritage conservation that is yet to be tapped. If applying for grants from any foundation, it is most effective to

fully research the foundations' areas of interest, funding limits, proposal requirements and selection criteria, before applying for assistance.

Public/Private Partnerships

Private companies can often be convinced to share the costs of conservation and adaptive reuse projects in return for such benefits as usage rights or the collection of entrance fees. These arrangements should be carefully designed so that all parties benefit and agreements should be documented in detailed contracts or leases.

Developers

China has experienced mixed results from the projects done by developers in historic areas. Of key importance for municipalities in managing these projects, is to establish a clear vision of the objectives, define specific activities, and carefully monitor progress, to protect the public's interest.

Government

As is well known, in China, the national government's role in heritage conservation is primarily as a policy maker. It is the municipal-level governments that manage most of the tax revenues and that must be most responsible for funding and regulating heritage protection measures. Municipalities should focus on tapping all the resources that are available to them, and also put in place incentives that leverage their investments and encourage the private sector to do as much as possible. Some of these incentives are: matching grants programs; co-financing and public/private ventures; and various tax incentives, including inheritance tax. It would be most advantageous if municipalities could put in place financial systems that systematically capture revenue streams for conservation.

Bilateral Development Agencies

Individual government development agencies provide technical assistance and funding throughout the world. These agencies have very clearly defined mission statements and on-going programs in most developing countries. Examples include: the Canadian International Development Agency (CIDA); and Swedish International Development Cooperation Agency (SIDA).

The World Bank and other Multilateral Development Banks

The World Bank generally makes loans, as is the case for

other development banks (e.g. the Asia Development Bank [ADB] and European Bank for Reconstruction and Development [EBRD]). A typical World Bank in middle income and creditworthy developing countries is made at LIBOR1 and is repayable over 20 years with a 5-year grace period. In addition to lending funds, during the project preparation process, the Bank provides advice and review of local development plans. The Bank also has programs that distribute a limited amount of grant money; provide analysis and research on specific development issues; and offers training programs.

As an example, the lending program in China, as in other World Bank client countries, is determined by a Country Partnership Strategy (CPS). The CPS is a document, developed in collaboration with governments, which describes the priority areas for the World Bank's assistance on the country's development agenda. China's CPS describes and determines all of the World Bank's planned operations in China, including lending, studies and other technical assistance. The latest CPS covers fiscal years 2006 - 2010.

In order to prevent any undue harm during the development process to people or their environment (including physical cultural property), the World Bank has developed environmental and social safeguard policies. These policies provide guidelines for bank and borrower staff in the identification, preparation and implementation of programs and projects. Some of the tools used for the safeguards are: environmental impact assessments; social assessments; involuntary resettlement plans; and indigenous peoples plans.

All World Bank supported projects must be technically and financially sound, produce acceptable rates of return and be implemented according to specific procurement and financial management guidelines. The issue of income streams and financial sustainability are especially important here because the government entities that take World Bank loans must repay them.

Specific Examples

For the past 15 years, the World Bank has been working in partnership with the Government of China to support cultural heritage conservation in components of large urban upgrading projects. Recently the Bank has begun preparing two free-standing cultural heritage projects in the provinces Gansu and Guizhou. In the table below is a list of projects that included support for heritage conservation.



Table . World Bank Supported Projects with Urban Conservation & Upgrading Components (Sept, 2007)

Fiscal Year	Project Name	Total Loan US\$ Millions
1991	Liaoning Urban Infrastructure	110.00
1993	Zhejiang Multi-Cities Development	110.00
1996	Yunnan Environmental Emergency	60.00
1999	Sichuan Urban Environment	102.00
1998	Hebei Earthquake Reconstruction	28.40
2000	Chongqing Urban Environment	200.00
2003	Zhejiang Urban Environment	160.00
Under Preparation	Gansu Cultural & Natural Heritage Protection & Development	60.00
Under Preparation	Guizhou Cultural & Natural Heritage Protection & Development	80.00
Various Sector Plans	China National Urban Cultural Heritage Sector Overview	
Heritage Strategies & related Sector Plans	Sichuan Province, Chongqing Municipality, Shanghai Municipality, Gansu - Various sites & cities	

Conclusion

In order to support sustainable cultural heritage and dynamism, it is important to assess socio-cultural and economic priorities. This is especially important for Hong Kong, if government and communities aim to maintain and strengthen their unique cultural dynamism, sustaining global competitiveness and Brand. Mechanisms to underpin financial sustainability are vital and new tools need to be developed that provide revenue streams sufficient to generate this sustainability. In summary:

- A clear economic and cultural rationale needs to be de-

veloped that clarifies the importance of heritage conservation and justifies investments in this sector.

- Political support and leadership must be generated in order to guarantee coordination and long-term commitment.
- Legislation and financial mechanisms must be put in place to consistently provide incentives for conservation work and capture revenue streams that sustain it.
- A core starting point will be to complete a comprehensive cultural assessment, and Implementation Strategy.



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	24	HKIS General Council Meeting	HKIS Board Room, HKIS
	25	Surveyors Happy Hour	HKIS Library, HKIS
Feb	12	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	29	Surveyors Happy Hour	HKIS Library, HKIS
Mar	13	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	27	HKIS General Council Meeting	HKIS Board Room, HKIS
	28	Surveyors Happy Hour	HKIS Library, HKIS
Apr	10	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	25	Surveyors Happy Hour	HKIS Library, HKIS
May	8	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	29	HKIS General Council Meeting	HKIS Board Room, HKIS
	30	Surveyors Happy Hour	HKIS Library, HKIS
Jun	12	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	27	Surveyors Happy Hour	HKIS Library, HKIS
Jul	10	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	24	HKIS General Council Meeting	HKIS Board Room, HKIS
	25	Surveyors Happy Hour	HKIS Library, HKIS
Aug	14	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	29	Surveyors Happy Hour	HKIS Library, HKIS
Sep	11	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	25	HKIS General Council Meeting	HKIS Board Room, HKIS
	26	Surveyors Happy Hour	HKIS Library, HKIS
Oct	9	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	31	Surveyors Happy Hour	HKIS Library, HKIS
Nov	13	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	27	HKIS General Council Meeting	HKIS Board Room, HKIS
	28	Surveyors Happy Hour	HKIS Library, HKIS
Dec		HKIS Annual Dinner	HKIS Grand Hyatt, Hong Kong SAR
	19	HKIS Annual General Meeting	HKIS Board Room, HKIS
	19	Surveyors Happy Hour	HKIS Library, HKIS

For details, please visit www.hkis.org.hk or contact the HKIS office on 2526 3679. Board Room, HKIS = 810 Jardine House, 1 Connaught Place, Central, Hong Kong. Library, HKIS = 801 Jardine House, 1 Connaught Place, Central, Hong Kong. SLC, HKIS = 811 Jardine House, 1 Connaught Place, Central, Hong Kong.

Talented Surveyors

HKIS Photo Competition 2007 Heritage and Conservation

Group 1



“高”樓大廈
由昨日的6層演變到今日的60層，明日的“高”樓大廈...

Group 4



On 3rd June 2006, the lights of the clock tower vanished from the Star Ferry Pier at Central, denoting the commencement of demolition of the Pier. The Pier, connecting people between HK side and the Kowloon side, was used for more than a century, has become an unforgettable history in their busy lives.

Group 2



Langham Place, situated at the central area of Mongkok, is now changing the district by its landmark. The redevelopment project took more than 10 years to complete, from inception stage, design stage, land acquisition stage and construction stage. It is one of the recent rehabilitation projects changing the city lives of HK.



Lee Sai Kit



Lee Kai Yiu

Group 3



Andy Wong

橋樑連接東涌與馬灣
這兩個揉合現代建築樓宇與古舊村落的地方