

SURVEYORS

測量師時代 Times

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Reference Station



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香港測量師學會

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From the Editor 編者話

Same as that for the previous two issues, I again write the editor's message on a flight. This time I am on the way to Beijing for meetings about practicing matters after the mutual recognition of professional qualifications with the Ministry of Commerce, the Ministry of Construction and the Hong Kong and Macao Affairs Office of the State Council. It is one of our important events this year and a fruitful result is expected.

To truly reflect the surveying profession, photos related to our services will be adopted as the front covers. The aim is to let all readers know our special expertise. The photos on this month's front cover are about Satellite Positioning Reference Stations (SatRef), which demonstrate the theme of this issue - **Hi-Tech Surveying**. With the courtesy of Lands Department (LandsD), we can see several SatRef stations standing at the hilltops. With the advent of advanced Global Navigation Satellite System (GNSS) technology, LandsD make all SatRef stations to operate round-the-clock under all weather and support variety of activities requiring positions determination, such as property development, infrastructure construction, environmental protection and marine navigation.

Coherence with the Hi-Tech Olympics, Hi-Tech Surveying is also our long-established approach in providing the community with high quality surveying services. Tentatively, the theme of the HKIS Annual Conference is about Surveyors in Olympics. Details will be announced later. Please keep an eye on **Surveyors Times**. It is your handy companion.

Finally, I would like to express my sincere thanks to Ms Linda CHAN for her contribution on editing works for **Surveyors Times** in the past years. She will be taking up new tasks in the office thereafter.

Lesly Lam
Email: leslylam@hkis.org.hk

跟前二期一樣，今期編輯的話也是在航班上撰寫。這次行程是前赴北京拜訪國家商務部、國家建設部及國務院港澳辦，就有關專業資格回認後，怎樣取得執業資格的事宜作出探討。這是學會本年度其中的一個重要項目，熱切期待是次拜訪圓滿成功。

由今期「**測量師時代**」開始，封面將採用有關測量服務的圖片，從而特顯測量專業的範疇。承蒙地政總署允許，今期用上了香港衛星定位參考站作為封面，並點出**科技測量**的主題。這套系統應用最先進之全球衛星導航系統，為各測量活動如房地產發展、建築工程、環境保護以致航海等項目提供全天候24小時定位服務。

與**科技奧運**一致，**科技測量**是我們一貫為社會大眾提供優質測量服務的方向。而本年度周年會議的題目亦可能會是關於測量師在奧運的角色，詳情容後公佈。敬請留意「**測量師時代**」，你的手邊夥伴。

最後，特別鳴謝陳家玉女士多年來為「**測量師時代**」所作出的貢獻。由於學會辦事處內工作調動的關係，陳女士今後將會為學會處理新的事務。

林力山
電郵：leslylam@hkis.org.hk



During the past month, I met several important officials of the Government and also had the chance to communicate with our newly qualified surveyors. Some important events are pinpointed below.

- HKIS Spring Reception was held on 26 February 2008 at HK Jockey Club, Happy Valley. A number of honorable guests from the Government, liaison office, universities, etc. joined our party to celebrate the Chinese New Year. During the event, there was a ceremony to present the HKIS Diplomas to our new members. I wish them all a success and look forward to seeing their contribution to the society with professionalism.
- The HKIS Outstanding Final Year Dissertation /Thesis Awards 2007 were held in the same event. Ten undergraduates and three postgraduates were awarded for their outstanding research works in our industry.
- A Surveyor's Lunch was held on 29 February 2008 at World Trade Centre Club. Our honourable guest speaker, Mrs Carrie Lam Cheng Yuet-ngor, JP, the Secretary for Development, shared with us her work schedule in the coming future. Participants had a memorable moment in the luncheon.
- In order to fulfill our aims to have a better understanding and communication with local associations in real estate industry, General Council and Divisional Council members visited several unions including Local Building Surveyors Association, Maintenance Surveyors Association, Association of Government Local Land Surveyors, Estate Surveyors Association, Housing Department Quantity Survey-

or's Association. In addition to the above associations, we have also visited the Rating & Valuation Department.

- I was invited to present the welcome remarks on the Climate Change Business Forum (CCBF) and WWF's seminar on the topic of "Proposed Mandatory Building Energy Codes - Do they go far enough?" on 13 March 2008. In the future, we will keep on participating in the formulation and implementation of government policies on sustainable development, energy saving and environmental friendly practice.
- I will lead a team to Beijing from 16 - 18 March 2008 for further discussion about the mutual recognition of professional qualifications between Hong Kong and the Mainland as well as to facilitate the arrangements relating to the implementation of commitments secured under CEPA Supplement IV. Departments to be visited include the Ministry of Commerce, Ministry of Construction and the Hong Kong and Macao Affairs Office of the State Council. The progress will be reported in the coming **Surveyors Times**.

Thank you for your generous support and donation of the funds for the relief operation in snowstorm-affected areas in China.

I wish you all a good time in the coming Easter Holidays.

Yu Kam-hung
President

拓專業 惠香港

在過去的一個月，我曾與幾位政府的重要官員會面，並且有機會與學會的新會員接觸交流。以下是一些近期學會重要事務的簡介：

- 學會在2月26日於快活谷香港賽馬會舉辦了春節酒會，得蒙多位來自政府、中央駐港聯絡辦及專上學府等的嘉賓出席，與我們一起慶祝農曆新年。在酒會上，我們還同時進行新會員的証書頒贈儀式。謹祝願他們事業有成，並盼望他們能以其專業貢獻社會。
- 學術論文獎狀頒獎禮亦已於春節酒會時一同舉行。有十位大學畢業生及三位研究生被授予這項殊榮，以表揚他們對測量業界研究工作上的出色貢獻。
- 本年度首次的測量師午餐聚會已於2月29日假世貿會舉行。會上，我們有幸得到演講嘉賓發展局局長林鄭月娥女士與我們分享了她在未來的工作計劃，令會員對發展局各最新事務有所了解。
- 為與業界各協會能有更好的理解和溝通，理事會及各組別理事會成員拜訪了多個測量師員工協會，包括本地屋宇測量師協會、保養測量師協會、政府本地土地測量師協會、產業測量師協會、房屋署工料測量師協會等。除上述協會外，我們最近亦拜訪了差餉物業估價署。

- 於3月13日，我被邀請出席由『氣候變化商界論壇』及『世界自然基金會香港分會』共同舉辦的研討會『建議中的強制建築能源守則一是否足夠？』(Proposed Mandatory Building Energy Codes - Do they go far enough?) 並致歡迎詞。日後，我們將會繼續在可持續發展、能源節約及環境保護等範疇上，就政策的制定與推行提供意見。
- 本人將會於3月16-18日率領代表團到北京，與內地有關方面進一步討論香港和內地的專業資格互認，以及就『內地與香港更緊密經貿關係安排』(補充協議四) (CEPA Supplement IV)的實施安排。我們將會拜訪國家商務部、國家建設部及國務院港澳辦。我們將於**測量師時代**中報告最新進展。

在此，謹多謝 各會員對內地受雨雪災難影響的同胞的鼎力支持及慷慨捐助。

祝 各會員復活節愉快。

余錦雄
會長

HKIS Spring Reception

The HKIS organized the first Spring Reception on 26 February in the Hong Kong Jockey Club. Prominent guests from the Government Bureau and Departments, Liaison Office, professional institutes, universities and surveying firms were invited to attend and share the happiness.



Mr Yu Kam Hung, President of the HKIS, welcomed all the guests and wished everyone good health. Mr Yu also wished Hong Kong a prosperous city in the future.

Members of the General Council gave a toast to all guests and all enjoyed a remarkable evening.



The HKIS were greatly honoured to have the following guests attend the Spring Reception, including Mrs Carrie Lam, Secretary for Development; Mr Raymond Young, Permanent Secretary for Development; Mr Gregory Lo, Director of Fire Services; Mr C H Yue, Director of Architectural Services; Mr H W Cheng, Director of Buildings; Mr Kim Salkeld, Land Registrar; Prof Patrick Lau, Legislative Councillor; Ms Connie Lau, Chief Executive of Consumer Council; Mr Cai Wen Feng, Division Chief of Coordination Department of Liaison Office; and other renowned guests not stated here.



More photos of the Spring Reception can be seen on the back cover page.

HKIS Diploma Presentation

A total of around 112 members (Fellows, Members and Technical Associates) were elected on 26 July, 27 September, 22 November 2007 and 24 January 2008. A diploma presentation was held on 26 February in the HKJC right after the Spring Reception to celebrate their attainment. Around 80 members from the Building Surveying Division, General Practice Division, Land Surveying Division, Property and Facility Management Division and Quantity Surveying Division attended and received their diploma from the President.



HKIS Outstanding Final Year Dissertation/Thesis Awards 2007

The HKIS Outstanding Dissertation/Thesis Awards is dedicated to the pursuit of surveying and built environment knowledge and acknowledges outstanding research work in this arena.

Winners of the HKIS Outstanding Dissertation/Project Awards 2007 (Undergraduates and Postgraduates) received Certificates and Prize Cheques from the President during the Diploma Presentation on 26 February.

Undergraduates

Grand Prize & Top Award (QS) -
Li Kit Yu, Maggie,
University of Hong Kong

A Study of the Relationship between Organizational Learning and Business Performance: In the Professional Quantity Surveying Firms in Hong Kong



Top Award (BS) - Chan Ho Ling,
University of Hong Kong

Redevelopment of Rehabilitation? The Choice of Different Urban Renewal Measures from the Perspectives of Building Surveyors and Town Planners



Top Award (GP) -
Chung Chun Nam, Benny,
University of Hong Kong

An Empirical Study on the Impact of Luxurious Lifestyle Marketing on Residential Housing Price



Top Award (LS) -
Wong Wing Lung,
Hong Kong Polytechnic University

Low Latitude Ionosphere Modeling by Enhanced Klubochar Model



Top Award (PFM) - 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



Second Award (BS) -
Chiu Ho Cheung,
City University of Hong Kong

A Computational Study on the Effect of Downstand in a Kitchen Fire



Second Award (GP) -
Lai Sin Ling, Hilary,
University of Hong Kong

Do Developers Allocate a Larger Floor Area to Flats with Better Views?



Second Award (LS) -
Chu Yuen Ting,
Hong Kong Polytechnic University

A Comparative Study on Performance of Point Classifier in IKONOS Image



Second Award (PFM) - 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

Second Award (QS) -
Lam Man Chung,
City University of Hong Kong

The Effect of Communication on Trust and Project Outcomes in the Construction Industry



Postgraduates

Grand Prize (PhD) -
Wong Shek Pui, Peter,
City University of Hong Kong

The Effect of Learning on Performance of Contracting Organization



Grand Prize (MPhil) -
Wong Wei Kei, Vicky,
City University of Hong Kong

A Trust Inventory for Use in the
Construction Industry



Grand Prize (MSc) - Lai Tak Keung, Peter,
University of Hong Kong

A Study of Decentralized Office
Developments in Hong Kong with
Particular Reference to their Effec-
tiveness as Alternative Locations
to the Core Commercial Districts



HKIS Surveyors Lunch 2008 - "Building a Quality City"

**Guest Speaker: Mrs Carrie Lam, JP,
Secretary for Development**

It was our great pleasure and honour to have Mrs Carrie Lam, JP, Secretary for Development as our guest speaker for the first HKIS Surveyors Lunch of 2008, which was held on 29 February at the World Trade Centre Club.

"Building a Quality City" is always the common goal for everyone in Hong Kong, surveyors in particular. Mrs Lam not only briefed us about the latest Government policies on the following areas, but also shared with our members her valuable working experience of city development:-

- reducing development density in the urban areas
- developing New Development Areas (NDAs) in the New Territories
- enhancing the harbourfront
- revitalising our industrial areas
- using a new district approach to carry out area improvement schemes



- enhancing building quality through better maintenance

There were over 85 guests and members who joined our Office Bearers in the greetings of the Chinese New Year. Prominent guests present included Mr Raymond Young, Permanent Secretary for Development and Chairman of Town Planning Board; Mr H W Cheng, Director of Buildings; Mrs Mimi Brown, Commissioner of Rating and Valuation; Prof Patrick Lau, Legislative Councillor; Mr Barry Cheung, Chairman of Urban Renewal Authority; Mr Quinn Law, Executive Director of URA; Ms L C Wong, Executive Director of Hong Kong Housing Society; Dr Ronald Lu, President of HKIA; Mr Conrad Wong, President of HKCA; Ir Yim Kin Ping, Executive Member of HKIE, and Mr Chan Kim On, Vice President of HKIP and many other senior officials and members of Government bureaux and departments, agencies and surveying firms.



HKIS Annual Subscriptions 2008-2009

Members will soon receive the Annual Subscription 2008-2009 and Membership Renewal Form. It is obligatory upon a member to pay the annual subscription without reminders. For payment after 30 June 2008, a surcharge will be charged to cover administrative costs.

If members do not receive their Annual Subscription 2008-2009 and Membership Renewal Form by mid April 2008, please contact Ms Cindy Tang at 2525 3679 or email a_cdept@hkis.org.hk. For change of correspondence address, please contact Ms Sally Leung at 2526 3679 or email sallyleung@hkis.org.hk.

HKSAR Heritage Policy

A case study: HKJC Central Police Station Compound Revitalization Proposal



Development Bureau Chief Assistant Secretary (Works) Edwin Tong and Hong Kong Jockey Club Executive Director, Charities, William Yiu gave a presentation to a full house of nearly 160 surveyors at the HKIS Surveyors Learning Centre in the evening on Tuesday, 12 February 2008.

Mr Tong gave a comprehensive update of Government's Heritage Conservation Policy with focus on the CE's Policy Statement & New Initiatives in particular the Revitalising Historic Buildings Through Partnership Scheme.

Mr Yiu provided details of the story behind the Hong Kong Jockey Club's proposal to Government to conserve and revitalize the Central Police Station Compound.



He also explained their belief that they have already achieved their key objectives of "to begin a constructive and positive discussion on this topic that the people of Hong Kong care much about".

During the Q & A session moderated by Vice-president Stephen Yip, many members expressed their desires for more proactive work and commitments on resources from Government in heritage conservation. The Jockey Club's significant contribution in the capital expenditure for the CPSC revitalization project was well appreciated.



Our President Yu Kam-hung in his thank you note to the speakers appealed for more surveyors' awareness on heritage and conservation matters. Members were also encouraged to offer more constructive views on both topics to the Institute (email to info@hkis.org.hk) for formulation of a consolidated response to the speakers.



Erratum

In Vol 17 No 1 (January 2008 issue), page 34, the heading of the table should rightly read: Planning & Development Division. We apologize for any inconvenience caused.

Council members reaching out

3 March 2008

Spring Dinner of Hong Kong Dental Association

Mr Francis Leung

Panel on Housing: "Disclosure of saleable area in sales description for residential properties" organised by LegCo

Mr Stephen Yip, Dr Lawrence Poon

6 March 2008

Panel on Development Meeting on "Proposal to facilitate private redevelopment" organised by LegCo

Mr Yu Kam Hung, Mr Stephen Yip

7 March 2008

Lunch Meeting with Local Building Surveyors Association

Mr Yu Kam Hung, Mr Francis Leung, Mr Stephen Yip, Mr Lesly Lam, Mr Ben Chong, Mr Alex Wong

10 March 2008

Meeting with Rating & Valuation Department

Mr Yu Kam Hung, Mr Lesly Lam, Dr Lawrence Poon

中聯辦經濟部貿易處戊子年春茗

Mr Yu Kam Hung, Mr Francis Leung

Spring Gathering Lunch with Prof Hon Patrick Lau

Mr Francis Leung, Mr Stephen Yip, Mr Ben Chong, Mr Raymond Chan, Mr Sung Hon Kwong

11 March 2008

The Hong Kong Institution of Engineers 33rd Annual Dinner

Mr Yu Kam Hung

12 March 2008

Meeting with Maintenance Surveyors Association

Mr Yu Kam Hung, Mr Francis Leung, Mr Stephen Yip, Mr Lesly Lam, Mr Ben Chong, Mr Alex Wong, Mr Kenneth Yun

Lunch Meeting with Association of Government Local Land Surveyors and Estate Surveyors Association

Mr Yu Kam Hung, Mr Francis Leung, Mr Stephen Yip, Mr Lesly Lam, Mr Ben Chong, Mr Sung Hon Kwong

13 March 2008

中央政府駐港聯絡辦協調部晚宴

Mr Yu Kam Hung, Mr Francis Leung, Mr Stephen Yip, Mr Lesly Lam, Mr Ben Chong, Mr Kenneth Yun, Dr Lawrence Poon, Mr K K Chiu, Mr Sung Hon Kwong

Ms Serena Lau, Ms Rina Tsoi, Mr Dick Kwok, Mr Daniel Ho, Mr Antony Man, Mr Joseph Wong, Mr Jeffrey Wong, Mr Raymond Chan

14 March 2008

Annual Safety Awards Presentation & Cocktail Reception of the Lighthouse Club

Mr Francis Leung

19 March 2008

The Inauguration Ceremony of Architectural Society, HKUSU

Mr Yu Kam Hung

20 March 2008

Annual Dinner of the Institute of Fire Engineers

Mr Ben Chong

AGM & Dinner of Institution of Civil Engineering Surveyors

Mr Francis Leung, Mr Stephen Lai

27 March 2008

Lunch Meeting with Housing Department Quantity Surveyors' Association

Mr Yu Kam Hung, Mr Francis Leung, Mr Stephen Yip, Mr Lesly Lam, Mr Ben Chong, Mr Stephen Lai

29 March 2008

Annual Dinner of Hong Kong Marble & Granite Merchants Association

Mr Ben Chong

Spring Reception of the Liaison Office of the Central People's Government

HKIS members including President Yu Kam Hung, Senior Vice President Francis Leung, Vice President Stephen Yip,

Hon Secretary Lesly Lam, past President Wong Chung Hang, immediate past Chairman of General Practice Division Serena Lau, Chairman of YSG Joseph Wong and immediate past Chairman of YSG Victor Lau attended the annual Spring Reception of the Liaison Office of the Central People's Government on 20 February 2008.

Spring Dinner of the Coordination Department of the Liaison Office

Council members were invited by Ms Sun Aqing, Deputy Director General of Coordination Department of the Liaison Office of the Central People's Government in the HKSAR (中央政府駐港聯絡辦協調部孫阿清副部長) to a Spring dinner on 13 March 2008 at the World Trade Centre Club. There was an exchange of the latest developments and an update of recent events from both parties.



Legislative Council Panel Meetings

Panel on Housing

Vice President Stephen Yip and Chairman of the Saleable Area Working Group Dr Lawrence Poon represented the Institute to attend a Legco Panel meeting on "**Disclosure of saleable area in sales description for residential properties**" on 3 March 2008. Members of the Panel were updated on the latest development on the review undertaken by HKIS on its published Code of Measuring Practice relating to "saleable area".

Panel on Development

President Yu Kam Hung and Vice President Stephen Yip attended a Legco Panel meeting on the "**Proposal to facilitate private redevelopment**" on 6 March 2008. A written submission was made expressing the views of HKIS on the proposals of Development Bureau to lower the compulsory land sale application threshold under the Land (Compulsory Sale for Redevelopment) Ordinance, Cap. 545.

The written submissions for both Legco Panel meetings can be viewed at www.hkis.org.hk/hkis/html/newsroom_position.jsp.

HKCPS Lunar New Year Dinner



The Hong Kong Coalition of Professional Services (HKCPS) organised a dinner in celebration of the Lunar New Year on 25 February 2008.

President Yu Kam-hung and Senior Vice President Francis Leung and Director to the HKCPS Mr Stephen Liu attended the Spring Dinner on behalf of the Institute.



As well as the Presidents and Vice Presidents of the ten professional bodies and its representative director in the Coalition attending, the Coalition also invited guests to the cocktail reception and dinner. There were guests from the government bureaux including Secretary for Justice, Mr Wong Yan Lung, Secretary for Financial Services and the Treasury, Professor K C Chan, Secretary for Food and Health, Dr York Chow, Secretary for Development, Mrs Carrie Lam, Ms Eva Cheng, Secretary for Transport and Housing and Secretary for Environment, Mr Edward Yau;

and guests from the Liaison Office of the Central People's Government in the HKSAR including Mr Li Gui Kang, Deputy Director, Mr Fan Rui Fang, Deputy Director General of the Coordination Department, Mr Wang Hui, Deputy Director General of Economic Affairs Department.

Community and Charity Services Committee



Billy Wong
Chairman of Community and Charity Services Committee

First Committee meeting in 2008

The new HKIS Community and Charity Services Committee held its first meeting on 5 March 2008. The Committee was formed by the General Council since 2007. It is responsible for coordinating community and charity services and activities for the Institute.

Caring Organisation Logo 2007/08

With the hard work of the Committee in the past years, the Institute was awarded the Caring Organisation logo by The Hong Kong Council of Social Service for the second year. Vice President Steven YIP and Committee Chairman Billy WONG attended the Caring Company Recognition Ceremony on 21 February 2008, which was officiated by the Honourable Henry Tang, Chief Secretary for Administration of HKSAR.

Our appreciation goes to the Agency for Volunteer Service who supported our application by being our nominator.

Community Chest 2007/08 New Territories Walk - Route 8

A team of 40 members, surveying students from Universities and friends (and pets!) participated in the Community Chest 2007/08 New Territories Walk along the Route 8 from Tai Wai to Lai Chi Kok on 24 February 2008.



Mainland Snow Storms Relief Fund

An appeal was made to members in February to assist victims of the snow storms and severe weather conditions that occurred in many provinces of the Mainland before the Chinese New Year.

The Executive Committee had agreed that all proceeds received would be given to the Hong Kong Coalition of Professional Services ('the Coalition') to handle. To ensure the donated funds would be deployed timely and directly to the needy, the Coalition decided for the proceeds to be donated to a specially set up account of the Liaison Office of the Central Peoples' Republic "中央人民政府駐香港特別行政區聯絡辦公室賑災專戶".

Members were generous in making donations. As at 22 February 2008, the total proceeds from HKIS amounted to HK\$100,000, representing a donation of HK\$50,000 from the Institute and donations from members. A list of members and firms donating towards the Relief Fund is shown on page 12.

HKIS 25th Anniversary Logo Competition

A logo competition for our 25th Anniversary in 2009 is launched. We need an eye-catching logo to mark our Jubilee Anniversary. With this in mind, the Institute is calling upon you to show us your creativity by designing a logo. All classes of HKIS members are eligible to participate. There are over a few ten thousand dollars worth of attractive prizes to be won. Please refer to the HKIS web page for details.

Mainland Snow Storms Relief Fund

A special relief fund was set up to help the victims of the severe snow storms which affected many provinces of the Mainland just before the Chinese New Year.

Members of the Institute and member firms generously donated towards the relief fund following an appeal for their assistance. A total of HK\$100,000 including a donation of HK\$50,000 from the Institute was raised.

On 25 February 2008, President Yu Kam Hung presented a cheque to the Deputy Director of the Liaison Office of the Central People's Government in the HKSAR, Mr Li Gui-kang (中央人民政府駐香港特別行政區聯絡辦公室黎桂康副主任) during the Spring Dinner of the Hong Kong Coalition of Professional Services.



The following members and member firms are acknowledged for their donation towards the relief fund:-

Au Yeung Allan	Lai Stephen
Bach Danny Hue	Lam Kei San Trackie
Beria Consultants Ltd	Lam Lik Shan Lesly
Chan Cheung Kit	LandElite Surveyors Ltd
Chan Chi Hong Gilbert	Lau Matt
Chan Chi Wah Harry	Lau Serena
Chan Enoch	Law Chau Wa Carol
Chan Joe	Law King Hang Joseph
Chan Lawrence	Law Wai Hung
Chan Raymond	Lee Lewina
Chan Shiu Kai Patrick	Leung Lap Ki
Cho Ho Yin	Leung Tony
Choi Tat Man Dennis	Li Anita
Chong Wing Hong Ben	Li Arthur
Chong Yiu Shing Annie	Li Lo Ming Irene
Chu Kevin	Lin Stephen
Fong Cyrus	Liu Ryan
Ho Travis	Liu Stephen
Kong Wynne	Lo Philip
Kwok Dick	Lo Wing Tai
Kwok Kim Sang Evenlyn	Ng Ian
Kwong Connie	Ng Kate

Ng Kevin	Wong Dennis
Ng Shiu Lun	Wong Kar Man Carman
Pang Chin Fai	Wong Tsz Choi
Pang Shiu Kee	Wong Yuk Wai
Po Chi Lok Thomas	Wu Andy
Seto Kin Yan	Wu Moon Hoi Marco
Siu Keith	Yau Janice
Sung Hon Kwong	Yeung Judith
Tang Chu Man Thomas	Yeung Man Kai
Tsang Tak Ming Patrick	Yeung Shirley
Tse Doris	Yeung Stephen
Tse Philip	Yeung Yuen Fong
Tuen Karen	Yu Kam Hung
Wong Bay	Yun Ying Kit Kenneth

STANLEY DRAGON BOAT RACES 8 June 2008

Practices every Sunday afternoon from 17 February until 8 June. For details, visit www.dragonboat.org.hk

or call William Lai on 9667 6410.

Join us!

Practices scheduled for Sundays

1	17/2	(1300 to 1600 hrs)
2	24/2	(1300 to 1600 hrs)
3	2/3	(1300 to 1600 hrs)
4	9/3	(1300 to 1600 hrs)
5	16/3	(1300 to 1600 hrs)
6	30/3	(1300 to 1600 hrs)
7	6/4	(1300 to 1600 hrs)
8	13/4	(1300 to 1600 hrs)
9	20/4	(1300 to 1600 hrs)
10	27/4	(1300 to 1600 hrs)
11	4/5	(1300 to 1600 hrs)
12	11/5	(1300 to 1600 hrs)
13	18/5	(1300 to 1600 hrs)
14	25/5	(1300 to 1600 hrs)
15	1/6	(1300 to 1600 hrs)

HKMA Sports Night



Lesly LAM (Honorary Secretary) and Emily Ling (YSG Honorary Secretary) represented the Institute at the Hong Kong Medical Association's Sports Night on 26 January 2008.



During the dinner, Emily represented HKIS and teamed up with ExCo member - Dr the Honourable LEONG Che-hung,

GBS, JP, in competing in the Tennis Doubles on Wii. With good coordination, they managed to get through into the last 4 strongest teams out of about 12 teams.

HKIS member on VTC Training Board

As reported in the December 2007 issue, Mr K C Tang, senior quantity surveyor and member of the Board of Education, was nominated by the Institute to serve on the Building and Civil Engineering Training Board of the Vocational Training Board. Our nomination has been accepted by the Education Bureau and Mr Tang will serve on the Board from 1 April 2008 to 31 March 2010.

IVSC

Securities and Exchange Board of India promotes use of the International Valuation Standards

On 28 December 2007, the Securities and Exchange Board of India (SEBI) issued the much awaited draft regulations for setting up real estate investment trusts (REITs). It has been almost two years since the real estate sector was opened for foreign investors in India. The response from investors has been overwhelming and billions of dollars have been committed to various projects in India.

Industry players said it would take about a year from now for the first real estate fund to hit the market.

In the draft guidelines, Sebi has proposed that an investment trust to deal with real estate investments should be created with the trustees being either a bank, trust company of a bank, public financial institution, insurance company, or a corporate entity. The trust would launch real estate schemes and would be managed by a real estate investment management company.

The trust and the management company for such real estate funds must have "a net worth of not less than Rs 5

crore, adequate infrastructure, and professionals with requisite experience in related field," Sebi said. "All schemes must be appraised by an appraisal agency, rated by a credit rating agency and also valued by a valuer," the regulator said. "The valuations must follow either national Indian valuation standards or the International Valuation Standards." Elvin Fernandez, IVSC chairman, welcomed the draft regulations saying "The IVSC is pleased to note this timely introduction of a REIT framework in India and for emphasis to be placed on the conduct of professional valuations recognising in particular IVS as issued by this committee.

The Eighth Edition of IVS (IVS 2007) issued in July 2007 adequately guides valuers on such valuations and we do also have a White Paper (for general guidance) entitled "The Valuation of Real Estate Serving as Collateral for Securitised Instruments" that can be found on our website.

The draft regulations can be found on the SEBI website www.sebi.gov.in

Determination of fair value of intangible assets for IFRS reporting purposes

The IVSC has made available on its website - www.ivsc.org - the comments received on its discussion paper issued in August 2007. Work is now underway to develop the paper for inclusion within the International Valuation Standards.

Summary of HKIS CPD / PQSL Events

09 April – 20 May 2008

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKER(S)	RUN BY
09 Apr	2008016	Innovative solution for countering water ingress into concrete structures	2	Dr Ian McFeat-Smith	BSD
10 to 12 Apr	2008011	廣東省中山市交流參觀團	10		LSD
11 Apr 18 Apr 02 May	2008026	Experience sharing by surveyors practising as Authorized Person	4.5	Raymond Chan, Tsui Ho, Vincent Ho, YY Yip and John Yip	BSD
12 Apr	2008015	Pre-contract cost planning and control	3	KC Tang	YSG
14 Apr	2008014	Real estate fund management	1.5	Wyatt Choy	GPD
16 Apr	2008025	Establishing GPS control stations for land boundary survey	1.5	Simon Kwok	LSD
18 Apr	2008020	【表達技巧】工作坊	1.5	王德全、莫佩嫻	YSG
23 Apr	2008028	Advanced solution to insufficient potable water pressure and noise problems in facility management by application of intelligent constant pressure variable speed drive pump set	1.5	Law On Shing	PFMD
24 Apr	2008023	Business interiors: How can interdisciplinary design add value?	1.5	Greg Pearce	YSG
26 Apr 03 May	2008017	QSD APC final assessment - review workshops	6	Experienced QSD APC Assessors	QSD
29 Apr	2008027	Building a harmonious society - care for the less privileged	2	Alice Chan, Joseph Cho Rosman Wai	HKIS
06 May	2008019	Global real estate investment	1.5	Phemey Pon	GPD
08 May	2008032	An innovative revolution - repair works to external façade of high rise buildings	1.5	C K Lau Ir. Dr. Frederick Y. P. So	BSD
15 May	2008029	What you wear says a lot	1.5	Lucy Barrett	YSG
To be confirmed	2008031	QSD APC revision courses	3	Experienced practitioners and academics	QSD
20 May	2008030	REIT - Is it a safe bet in a volatile market?	1.5	Yu Kam Hung	PFMD

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.

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/BSD/2008016

Innovative solution for countering water ingress into concrete structures

Speaker Dr Ian McFeat-Smith BSc, PhD, CPEng, MHKIE, Technical Director - Hydrotech Asia Ltd

Date & Venue 7:00 pm - 9:00 pm Wednesday 9 April 2008 SLC, HKIS

Details Ian has worked on tunneling projects throughout South East Asia for the last 30 years as a director for Charles Haswell & Partners (Far East) Ltd then Atkins Haswell and currently IMS Tunnel Consultancy. He works closely with Clients, Designers and Contractors on challenging projects including TBM installations, risk management and water inflow control.

Water ingress into subsurface concrete structures takes place through cracks or by capillary action. Ingress through large cracks can usually be solved by crack injection; however ingress through fine cracks and by capillary action is difficult to treat successfully in many cases. Waterproofing techniques produce variable results and membranes are easily compromised.

An innovative solution has been developed to counter such capillary action by means of Multiple Pulse Sequencing (MPS) using electro-osmosis. Using a very small current measured in milliamps the system expels groundwater at up to 60 bar pressure. Installation costs for the system have proven to be low whilst maintenance costs have been negligible for drying out problem walls and basements in a range of applications over the last 8-10 years.

Language English

Fee

HK\$120 per person (HK\$150 for walk-in participants)

Deadline 2 April 2008

Priority

BSD Members

CPD/LSD/2008011

廣東省中山市交流參觀團

日期	行程
4月10日 (星期四) (包午、晚餐)	香港→中山 (乘豪華直巴經皇崗口岸, 估計中午前到達中山, 隨即下榻中山匯泉酒店) 指定地點集合處: 香港 — 灣仔修頓中心 早上九時正 九龍 — 九龍塘森麻實道耀中國際小學 早上九時二十分 新界 — 沙田沙田正街希爾頓中心 早上九時三十分 新界 — 粉嶺火車站 早上九時四十五分 以上為巴士出發時間, 逾時不候!
4月11日 (星期五) (包早、午、晚餐)	參觀交流: 1. 與廣東省國土資源局省廳副廳長、廣東省測繪學會理事長、中山市副市長、中山市國土資源局局長及中山市城市規劃局總工程師、專家等座談交流。 2. 參觀中山市國土局辦公窗口、交易中心和各項展覽。
4月12日 (星期六) (包早、午餐)	參觀交流: 1. 會展中心、凱茵新城及萬科城市風景地產住宅小區。 2. 中山市古鎮燈飾廣場。 上午景區參觀或高爾夫球耍樂: 選擇一: 長江水庫、孫中山故居及嶺南水鄉 選擇二: 高爾夫球耍樂(自費) 下午回程: 中山→香港 (乘豪華直巴經皇崗口岸返港, 預計晚上六時抵港。)
團費每人 (旅遊保險不包括在內): 單人房: HK\$2,200 雙人房: HK\$1,800	1. 註: 以上三天的行程只供作參考, 最終的行程可能會稍作修改。 2. 如選擇多停留一天中山, 可代為安排酒店和高爾夫球活動, 一切自費。 3. 可計算之持續教育小時: 10小時

CPD/BSO/2007026

Experience sharing by surveyors practising as Authorized Person

Speakers	Mr. Raymond Chan, Tsui Ho, Vincent Ho, YY Yip and John Yip		
Date & Venue	7:00 pm - 8:45 pm Fridays 11 April, 18 April and 2 May 2008 SLC, HKIS		
Details	This course aims at sharing surveyor's practical experience as the Authorized Person. Both recently registered and long practicing AP would talk about the statutory roles and duties of AP, practical issues on submission, approval and supervision as well as necessary preparation to pursue the registration etc. A group discussion would be held in the last session of the course. Member who want to register as AP or sharing his/her experiences with our members are recommended to enroll in this course.		
Language	English	Fee	HK\$1500 (HK\$500 would be refunded for full attendance)
Deadline	7 April 2008	Priority	40 (Corporate Members of HKIS and on first-come-first-served basis)

CPD/YSG/2008015

Pre-contract cost planning and control

Speaker	Mr. KC Tang FHKIS, FRICS, RPS (QS)		
Date & Venue	2:00 pm - 5:00 pm Saturday 12 April 2008 SLC, HKIS		
Details	K C Tang is a Director of K C Tang Consultants Ltd with over 31 years professional experience in quantity surveying. KC has also been an APC assessor for many years. "Pre-contract cost planning and control" is the third item of core competencies in the QSD APC Rules and Guide. In this event, KC will discuss on the cost estimating parameters, cost geometry, cost plans, preliminary cost estimates, estimating techniques, cost indices, life cycle costing, cost reconciliation, pre-tender estimates, and cost analysis.		
Language	Cantonese	Fee	HK\$100 per person, HK\$150 non-member HK\$20 walk in surcharge for all pricings listed
Deadline	7 April 2008	Priority	Probationers and Students

CPD/GPD/2008014

Real estate fund management

Speaker	Mr. Wyatt Choy CIREA, FHKIS, FRICS, FHIREA		
Date & Venue	7:00 pm - 8:30 pm Monday 14 April 2008 SLC, HKIS		
Details	Wyatt Choy is currently in charge of a renewed China Real Estate fund focusing on the greater China market, including Mainland, Macau, Hong Kong and Taiwan. Mr Choy will share with us his insight on investment property market and his experience in property fund management.		
Language	English	Fee	HK\$120 per person HK\$150 per person for walk-in participants (if seats are still available)
Deadline	7 April 2008	Priority	GPD Members

CPD/LSD/2008025

Establishing GPS control stations for land boundary survey

Co-organized by Geomatics Faculty of the Royal Institution of Chartered Surveyors and Department of Land Surveying and Geo-informatics, the Hong Kong Polytechnic University)

CPD/PQSL EVENTS

Speaker Mr. Simon Kwok - Senior Land Surveyor of the Lands Department, Vice-Chairman of the Land Surveying Division of the Hong Kong Institute of Surveyors and Chair of the Geomatics Faculty of the Royal Institution of Chartered Surveyors Hong Kong.

Mr Kwok is a renowned GPS survey expert in Hong Kong. He led the projects for connecting the Hong Kong GPS network to the International Terrestrial Reference Frame, developed the datum transformation parameters between HK80 and ITRF96, established the Hong Kong 2000 GPS network, designed and developed the Hong Kong GPS reference station network (SatRef) and the Networked RTK services. He also participated in the development of the GPS survey specifications and practice guide for the Code of Practice of the Land Survey Ordinance.

Date & Venue 7:00 pm - 8:30 pm Wednesday 16 April 2008 (originally scheduled for Monday 31 March 2008)
Room CF304, Core F, Hong Kong Polytechnic University

Details The Code of Practice of the Land Survey Ordinance (4th Edition 2006) requires the control stations established by using GPS shall comply with the accuracy standard and quality requirements as stipulated in the Specifications and Practice Guide for Establishing GPS Control Stations for Land Boundary Survey (version 2.0, 2004).

The speaker will discuss the GPS control survey accuracy standard. He will use a case to illustrate how to carry out the GPS control survey and how to demonstrate compliance of the requirements of the Code of Practice.

The knowledge presented in this talk is essential for ensuring the quality of the GPS survey results to fulfill the legal requirement of land boundary survey in Hong Kong.

Language	English	Fee	HK\$100 per person
Deadline	9 April 2008	Priority	First-come-first served (maximum 40 persons)

CPD/YSG/2008020

【表達技巧】工作坊

講者 王德全 — 資深播音人、廣播劇「十八樓C座」前監製
莫佩嫻 — 香港公開大學導師：電台主持

日期及地點 2008年4月18日(星期五) 晚上7時至8時30分，香港測量師學會測量師研習中心

內容 王德全先生：聲線技巧、表達方式、神情儀態、小組討論的開場白與結束語。
莫佩嫻小姐：如何表現自己，預備發言內容重心，構思有創意的短講內容。

語言	廣東話	費用	HK\$100會員, HK\$150非會員 (未經報名人仕 HK\$20 附加費)
截止日期	2008年4月3日	優先報名	先到先得

CPD/PFMD/2008028

Advanced solution to insufficient potable water pressure and noise problems in facility management by application of intelligent constant pressure variable speed drive pump set



Speaker Mr. Law On Shing, MHKAAE, MIPHE, MIET, MASHRE, Licensed Plumber (Grade I), HK, Registered Plumber, UK, Project Development Manager Superpower Pumping Engineering Co., Ltd

Date & Venue 7:00 pm - 8:30 pm Wednesday 23 April 2008 SLC, HKIS

Details This Seminar covers 4-6 points:
1. Introduction - Hong Kong existing pumping system

2. Characteristic and selection technique for Intelligent VSD Pump Set including design and calculation of booster pumping system.
3. Energy saving for intelligent VSD Pump Set.
4. Application and calculation of booster tank.
5. Noise abatement and improvement of vibration and water hammer.
6. Actual examples of Intelligent VSD Pump Set in Taiwan and Hong Kong including Taipei 101 super tall building, hospital, motel, residential building and commercial building.

In order to help different parties to solve “the problem insufficient of water pressure”, Hong Kong has introduced “Constant Pressure Variable Speed Drive Pump Set” from Taiwan. In the past, it was difficult to install extra booster system, the reasons are traditional booster system requires parts like pump, control panel and booster tank, which are huge in size and need to be installed individually. Installation fee is expensive and large space is required. Therefore, “the problem of insufficient water pressure” has been an unsolvable and annoying problem for citizens and property managers in HK.

Constant Pressure Variable Speed Drive Pump Set has been introduced to Taiwan, China and the U.S.A. The pressure transmitter senses the real-time pressure change in water supply and provides feedback signal to the inverter, to adjust its frequency accordingly. This design lets the pump speed vary instantly so as to maintain the pressure at the set point efficiently. Moreover, high waterproof feature (IP54) of the pump set allows it to be installed outdoors. Combination of motor, pump, booster tank, inverter and control panel in one single unit gives the advantages of compact size, low noise and energy saving.

Language	Cantonese with English Notes	Fee	HK\$100 per person
Deadline	17 April 2008	Priority	First-come-first-served

CPD/YSG/2008023

Business interiors: How can interdisciplinary design add value?

Speaker	Mr. Greg Pearce, Managing Director of One Space Limited, MUK-ARB, MRIBA, MHK-AR		
Date & Venue	7:00 pm - 8:30 pm Thursday 24 April 2008 SLC, HKIS		
Details	<p>Greg Pearce was the Principal Architect of Hong Kong Station and of the new HSBC HQ Extension, both in Central. He is a registered architect in Hong Kong and the UK. He is the co-founder of One Space Ltd, an interdisciplinary design firm established in 2004 in Hong Kong. Greg's civic and commercial building design experience spans his twenty years of practice as a key designer on a number of prestigious projects in the USA, Europe and Asia, culminating in thirteen recent years of projects in Hong Kong and the region.</p> <p>The quantifiable benefits of interdisciplinary teamwork have been a recent topic of interest in the design and construction industry. Major building and infrastructure projects in Hong Kong - led by such companies as MTR, Gammon, Arup, Hongkong Land, Hip Hing and others - have demonstrated lower project costs, reduced lead times, less re-working of defects, more serviceable facilities, and higher quality architecture.</p> <p>This talk will explore how soaring commercial rents - and the simultaneous growth of the financial services industry in Hong Kong and China - highlight the demonstrable business value of interdisciplinary teamwork on interiors projects. The speaker will share lessons learned and show illustrated project examples for discussion.</p>		
Language	English	Fee	HK\$100 per person, HK\$150 non-member HK\$20 walk in surcharge for all pricings listed
Deadline	17 April 2008	Priority	Probationers and Students

CPD/QSD/2008017

QSD APC final assessment - review workshops

Speakers	Experienced QSD APC Assessors		
Date & Venue	2:00 pm - 5:30 pm Saturdays 26 April and 3 May 2008 SLC, HKIS		

Details The Workshops will be conducted in two parts: the first part focuses on the general principles in answering Practice Problems, and the second part focuses on skills in attending the final interview. In the first Workshop, emphasis will be given on how key issues are identified, and format, presentation and writing skills in answering particular types of practice problems. Examples from previous papers / answers will be illustrated. In the second Workshop, a demonstration of a mock Interview will be conducted; with emphasis given on communication skills and how candidates could best present themselves in the final interview. Experienced APC Assessors will be invited to conduct the Workshops. Candidates are encouraged to attend and participate in the discussions during the Workshops.

Language Cantonese supplemented by English **Fee** HK\$200 for 2 sessions
Deadline 11 April 2008 **Priority** QSD Probationers and Students

CPD/HKIS/2008027

Building a harmonious society - care for the less privileged



Joint event with the Hong Kong Institute of Architects

Speakers Ms. Alice Chan, Occupational Therapist, Tai Po Hospital, specialized in Spinal Cord Injury Rehabilitation and assistive technology application.

Mr. Joseph Cho, Director, Research & Development of the Hong Kong Society for the Blind, specialized in low vision rehabilitation services and in prevention of blindness.

Ms. Rosman Wai, Senior Architect, Development and Standards Section, Housing Department, specialized in promotion of Universal Design in public housing.

Date & Venue 6:30 pm - 8:30 pm Tuesday 29 April 2008 SLC, HKIS

Details In building a harmonious society, individual's human rights shall be valued. This includes the right to have free choices and to live with dignity independent of individual's age or abilities. As a building professional, what can we contribute?

In the seminar, participants will be able to understand the physical limitation of movement and also experience the visual impairment through video, illustration and wearing simulation goggles. The seminar will be presented in 3 parts. While experts in the fields of physical rehabilitation and in the low vision rehabilitation services will demonstrate the needs of people with mobility difficulties and visual impairment, an architect specialized in Universal Design will discuss solution for providing more than a barrier free accessibility in our built environment.

Language English **Fee** HK\$50 per person
HK\$100 per person for non member
Deadline 22 April 2008 **Priority** First-come-first-served

CPD/GPD/2008019

Global real estate investment

Speaker Mr. Phemey Pon, Managing Director, Centaway Limited

Date & Venue 7:00 pm - 8:30 pm Tuesday 6 May 2008 SLC, HKIS

Details Global real estate investment has become increasingly important component of efficient, global mixed-asset portfolios. Surveyors involve in asset portfolio management are no doubt need a global vision and knowledge to source good investment opportunities without state boundaries restrictions. While mainland China may still be a hot spot, other South East Asia countries are attracting more funds to flow in. Our speaker will share with us his experiences on identify investment opportunities and use Vietnam as an example to explain why investors have moved from mainland China to Vietnam recently.

Language Cantonese **Fee** HK\$120 per person
HK\$150 per person for walk-in participants (if seats are still available)
Deadline 22 April 2008 **Priority** GPD Members

CPD/BSL/2008032

An innovative revolution - repair works to external façade of high rise buildings



Speakers **(Part I)**
Mr. C K Lau M.H., J.P., FHKIS, FRICS, RPS, AP
(Part II)
Ir. Dr. Frederick Y. P. So, MHKIE, MCIQB, MHKICM, Ph.D, M.Sc., Chartered Builder, Registered Professional Engineer (Builder)

Date & Venue 7:00 pm - 8:30 pm Thursday 8 May 2008 SLC, HKIS

Details **(Part I)**
The Hong Kong Polytechnic University and the Construction Industry Institute Hong Kong have jointly developed a system for building repairs, called the Rapid Demountable Platform (RDP). The RDP provides an alternative system which is safer than the traditional bamboo truss-out scaffolds when carrying out repair and maintenance works on the external face high-rise buildings.

Unlike bamboo truss-out scaffold which relies on proper installation of a few anchor bolts fixed to external walls, the RDP is a robust and solidly built device with light-weight steel panels and fixtures. To maximize convenience for workers, RDP can be easily installed and dismantled within 15 minutes of time. It can be fixed along the window side of a residential flat and hung over the external wall for workers to carry out their job duties safely at height.

Moreover, this modular-based platform is flexible and can suit workers' need in carrying out various minor maintenance works, including external wall inspections, changing air-conditioning units, maintenance of plumbing systems, paintings, etc.

A video of the Rapid Demountable Platform (RDP) will be shown.

(Part II)
RMAA (Repair, Maintenance, Alteration & Additions) Works to existing buildings has become a focus of attraction recently in terms of safety, hygiene, health, etc. Problems encountered in RMAA works, particularly for existing high-rise residential buildings are numerous, especially when these are to do with putting up of bamboo scaffolds for the repair to the external walls of buildings.

Ir. Frederick So, pioneer in the use of mechanized formworks for construction works, has developed an innovative and effective climbform system for external wall face-lifting and repair works. He will share his experience in the application of this new approach to an existing building, namely Estroil Court at Garden Road, Hong Kong.

Language Cantonese supplemented by English **Fee** HK\$100 per person
Deadline 30 April 2008 **Priority** BSD

CPD/YSG/2008029

What you wear says a lot



Co-organized by The Chartered Institute of Building Services Engineers, Hong Kong Branch, Young Members Group, The Institution of Civil Engineers, Hong Kong Association, Graduates and Students Division, The Hong Kong Institution of Engineers, Young Members Committee and The Chartered Institute of Arbitrators, East Asia Branch, Young Members Group

Speaker Ms. Lucy Barrett

Date & Venue 7:00 pm - 9:00 pm Thursday 15 May 2008 SLC, HKIS

Details Lucy Barrett has been a Colour and Style Consultant since 1997 and is the owner of "Colour with Style". Lucy gives talks and lectures and has worked with corporate clients such as Estee Lauder, the Hyatt Hotel, the Hong Kong Polytechnic University, various women's' groups and professional groups. Lucy also works with individuals and groups at private venues and organisations such as the YWCA. Lucy has worked in Hong Kong, Macau and Shanghai.

CPD/PQSL EVENTS

In this introductory session, Lucy Barrett will introduce the importance of personal image and the power of projecting ourselves through physical appearance. She will introduce the way to project ourselves through physical appearance to reflect our abilities and position. The topics that will be covered include: why image is important, dressing at work, elements of appearance (colour, style, personality, lifestyle), putting a wardrobe together and demonstrations on the use and power of colour.

Language	English	Fee	HK\$50 per person
Deadline	2 May 2008	Priority	Probationers and Students

PQSL/QSD/2008031

QSD APC Revision Courses



Speakers	Experienced practitioners and academics		
Date & Venue	2:00 pm - 5:00 pm Saturdays 10 May, 17 May, 31 May, 7 June, 14 June, 21 June, 28 June and 5 July 2007 (tentatively) SLC, HKIS		
Details	The purpose of the revision courses is to help QSD probationers to prepare for the APC to be held in September this year. The revision courses are a continuation of the talk on pre-contract cost planning and control organized by YSG on 12 April 2008. The courses will be delivered in 8 lectures covering the following topics (tentatively):		
	1. Contractual arrangement	5. Payment valuation and post contract cost monitoring	
	2. Tendering procedure	6. Variation and final accounts	
	3. Tender documentation	7. Extension of Time	
	4. Tender analysis, reporting and contract award	8. Loss and Expense	
Language	Cantonese supplemented by English	Fee	To be advised
Deadline	2 weeks before the event date	Priority	QSD Probationers and Students

CPD/PFMD/2008030

REIT - Is it a safe bet in a volatile market?



Speaker	Mr. Yu Kam Hung, FHKIS, FRICS, Senior Managing Director, Hong Kong, Southern China & Taiwan, CBRE		
Date & Venue	7:00 pm - 8:30 pm Tuesday 20 May 2008 SLC, HKIS		
Details	Property asset management is one of the essential professional skills of PMF surveyors. Recently, REIT has become popular for fund raising and investment opportunity. It is necessary for PFM surveyors to equip with such knowledge and listen to what the expert would advise.		
	Unpredictable, unstable and explosive are some of the words, which could best describe the share market in the last 12 months.		
	For Reits, investors need to remember that they are still buying shares, not bricks and mortar. Therefore, the share price will be influenced by what is happening as well as the commercial property market.		
	Looking at the stock market, CBRE could use Beta to measure the sensitivity of REIT to the stock market. It is a measure of the volatility, or systematic risk of a security on a portfolio in comparison to the market as a whole. Research by CBRE shows that all Hong Kong Reits have betas below 1, which indicate that their prices are less volatile than the market.		
	Although risks are apparent, REITs receive special tax considerations and typically offer investors fairly high yields as well as highly liquid method of investing in Real Estate. In addition, it must distribute most of its profits as dividends. Therefore, it is relatively more safe to invest in Reits in a volatile market.....		
Language	Cantonese with English Notes	Fee	HK\$100 per person
Deadline	6 May 2008	Priority	First-come-first-served

Building Surveying Division Chairman's Message



Alex Wong BSD Council Chairman

BSD Nominations to HKIS Boards and Committees

BSD has nominated representatives to various Boards and Committees as follows:

Board of Membership	Edward Fu Kenneth Yun
Board of Professional Development	Barnabas Chung Daniel Ho Edwin Tang
Board of Education	Billy Wong Wong Bay Wong Kam Wah
Editorial Board	Astor Chu
CEPA Committee	Robin Leung
Community and Charity Services Committee	Billy Wong Jo Lau
Dispute Resolution Committee	Anderson Chan Vincent Ho
International Affairs Committee	Kenny Chan Nathan Lee
Mainland Affairs Committee	Edgar Li Robin Leung
Members' Welfare Committee	Jo Lau
Project Management Committee	Edgar Li Samson Wong
Public and Social Affairs Committee	Alex Wong Edwin Tang

Research Committee	Daniel Ho Grace Cheng
Organising Committee for HKIS 25th Anniversary	Jo Lau Jason Law
Organising Committee for Annual Conference 2008	To be confirmed
Organising Committee for Annual Dinner 2008	To be confirmed

Publication of '準業主收樓指南'

After months of hard work by the BSD members, the publication of '準業主收樓指南' is now completed and ready for distribution. The Guide aims to give the prospective property owners a general idea on the points-to-note during handover of the premises. Each BS member will be given a copy free of charge while a number of copies will be distributed to the public through TV programmes on the property market.

Pre-Qualification Structure Learning (PQSL) for Assessment of Professional Competence

The Board of Education proposed that candidates who failed the final assessment of the APC shall continue their PQSL despite having fulfilled the minimum requirements on the training hours. The rationale behind is that while qualified members are required to complete a minimum of 60 hours CPD over a three year period, probationers shall be of no exception if they are not required for more training hours. BSD Council has resolved to adopt the proposal as continuing professional developments ("CPD") as its name offer us continuous and systematic maintenance, improvement and broadening of knowledge and skill, and the development of personal qualities necessary for the execution of professional and technical duties throughout the practitioner's working life.

General Practice Division Chairman's Message

Dr Lawrence Poon GPD Council Chairman



Local Consultation on Land Application Matters APC

The GPD Council has endorsed the recommendation of the Panel of Professional Practice that we should convey our view to the Government that for sites covered by Outline Zoning Plan or subject to planning approvals under s.16 of the Town Planning Ordinance, local views should have already been thoroughly considered and taken into account during the relevant OZP drafting / planning approval process. Government is not suggested to conduct further local consultation when dealing with the subsequent land applications in connection with developments/ redevelopments provided such developments / redevelopments are in full compliance with the development parameters as stipulated in either the statutory OZP or the approval from the Town Planning Board, unless with exceptional reason(s). Repeating the consultation is a duplication of TPB's role and may cause unnecessary delay in development process. In this regard, Mr Andrew Fung, HKIS representative on the Land Sub-committee (LSC) of the Land and Building Advisory Committee (LBAC), has been requested to convey the said view to the Government at the next LSC meeting.

CPD Events

Two CPD events, "HKIS Property Marketing Award - Successful Cases Sharing" and "收購合併之政策及法規", were successfully held in March attracting in total more than 150 members. From land matters, sales and letting to rules and regulations in China, our next two scheduled topics will touch on property investment and asset management. Starting from March, members are invited to fill in the questionnaires after each CPD event so that we will know what topics are of members' concerns.

The APC Referred Oral Assessment will be held in early June 2008 and the application deadline is 30 April 2008.

Lands Department / HKIS Liaison Group

Tony Wan, Clement Lau, Eric Ho, Slayman Chan, Rock Tsang, S K Pang, Simon Tam and Andrew Fung have been appointed by the GPD Council as the HKIS representatives of the Lands Department / HKIS Liaison Group, with Tony Wan as the convener of the HKIS representatives. The function of the Group includes exchanging views on existing government policies and procedures on land matters and proposing recommendations to enhance the effectiveness of land administration.

Appointment of GPD Representatives to HKIS Committees

Annual Conference Organising Committee	Jeffrey Wong
Annual Dinner Organising Committee	Jeffrey Wong
CEPA Committee	K K Chiu Charles Chan
Community and Charity Services Committee	Cliff Tse Eric Ho Slayman Chan
Dispute Resolution Committee	Lawrence Pang Louie Chan
Editorial Board	Edward Au
International Affairs Committee	K K Chiu Serena Lau
Mainland Affairs Committee	KK Chiu Lawrence Poon Serena Lau
Members' Welfare Committee	Jeremy Chan
HKIS 25th Anniversary Organising Committee	Jeffrey Wong
Public and Social Affairs Committee	Simon Cheng Thomas Tang
Research Committee	Jim Lam S K Pang

General Practice Division Assessment of Professional Competence Referred Oral Assessment 2008

The GPD Referred Oral Assessment 2008 will take place in June 2008. Application forms for the Referred Oral Assessment 2008 are now available at the HKIS office. Applicants may also download the application form (APC6/GP/FI1) from our website (HKIS main page -> Professional Development -> APC/ATC -> GPD). Completed forms must be returned to HKIS **no later than 5:30pm, Wednesday, 30 April 2008.**

Please call HKIS Education Department on 2526 3679 for more details.



Land Surveying Division Chairman's Message



Sung Hon Kwong LSD Council Chairman

For one reason or another, the name list of the LSD Council 2007/2008 did not appear in the last two issues of Surveyor Times. A full list of your council is now reproduced for your information:

The representatives of LSD in the various working groups, committees and Boards are listed out below for your information:

Land Surveying Division 2007/2008 Council Members	
Chairman	SUNG Hon-kwong
Vice Chairman	KWOK Simon
Honorary Secretary	LEUNG George
Honorary Treasurer	TSOI Rina
Members	CHAN Kwan Ho Eric CHENG Wai Pun LAU Chun Wa Penfield LO Hoi Yin Maris MA Ka Chun Eric NG Kin Lam NG Wai Tak Victor SHAM Po Fai Terry TANG Vincent TANG Wing Lun YIP Hon Wah Frankie
YSG Representative	YU Chun Fai Anthony
TA Representative	KWOK Kin Wai
Student Representative	CHAN Wai Chung Wilson
Co-opted Members	CHAN Hon Kwan. Henry PANG Chi Wing, Coody

Committee / Board / WG	Representative(s)
Annual Conference Organising Committee	LAU Chun Wa, Penfield
Annual Dinner Organising Committee	CHAN Kwan Ho, Eric
Appeal Board Panel under The Construction Workers Registration Ordinance(CWRO)	SHAM Po Fai, Terry
Board of Education	MO Sun Yuen TANG Hong Wai, Conrad
Board of Membership	WONG Thien Nyen LAM Li Wah TANG Wing Lun
Board of Professional Development	CHENG Wai Pun TSOI Rina
CEPA Committee	KOO Tak Ming KWOK Chi-wo, Simon
Community and Charity Services Organising Committee	CHENG Wai Pun Maris LO
Dispute Resolution Committee	CHAU Ming, Marvin KWOK Chi Wo, Simon
Editorial Board	LAM Lik Shan, Lesly
International Affairs Committee	CHAN Yue Chun CHAN Chi Duen, Ronald
Finance Committee	TSOI Rina

Heritage Working Group	LAM Lik Shan, Lesly MA Ka-chun, Eric
Research Committee	TANG Hong Wai, Conrad CHENG Wai Pun
HKIS 25th Anniversary Organising Committee	TSOI Rina
Mainland Affairs Committee	CHAN Chi Duen, Ronald WONG Chung Hang
Project Management Committee	TSUI Ernest
Public and Social Affairs Committee	LAM Lik Shan, Lesly TSOI Rina
Panel of Experts (under BOE)	CHAN Hak CHEN Yong Qi KWAN Lam Fat LEUNG Shou Chun MOK Esmond SUNG Hon Kwong
Spokesman	CHAN Hon Kwan, Henry
Members' Welfare Committee	CHEUNG Alvin
Working Group on Review of FIG Membership	LAM Li-wah TSOI Rina

Work of the Boundary Survey Advisory Committee (BSAC)

BSAC, facing increasing number of tasks, has set up specialized sub-committees with chairman to monitor the work progress. The following are a list of sub-committees of the BSAC:

- **Section 28, Land Survey Ordinance**

Mr Ronald Chan is elected as the Sub-committee Chairman. The legal implication on the absolute liability of an ALS under the Land Survey Ordinance with respect to the completeness and accuracy of his survey work would be studied. Ronald would communicate the sub-committee's opinion to the corresponding institutions with a view to achieving some rectification action.

- **Digital land record data of SMO**

Mr Terry Sham is elected as the Sub-committee Chairman with Mr Simon Kwok and Mr TM Koo as members. In the digital land records provided to engineering projects there was no caution statement on the accuracy of the record. It happened that project engineers adopted the digital land boundary record as conclusive and made decisions involved in boundary disputes. The Sub-committee will consider ways of advising SMO to review their data supply format and introducing professional land surveying service to the brother engineering practitioners.

- **Representative nature of DD sheet**

Dr Conrad Tang is elected as the Sub-committee Chairman. Based on Prof SC Leung's paper, he will produce a paper to be published first in the HKIS journal on the nature of DD sheet and then in other appropriate forums to seek the recognition by others that the DD sheet must be subject to the interpretation of professional land surveyors.

- **Infrastructure Projects**

In the absence of Mr Chan Hak, he is elected as the Sub-committee Chairman. BSAC consider that the 10 infrastructure projects inevitably involve land boundary matters. While this issue will be studied by Mr Lesly Lam, BSAC should still closely attend to it and keep in liaison with Mr Lam's study group. Prof Leung suggested that Mr TN Wong be included as co-opt member. Mr Chan will communicate with Mr Lesly Lam on this issue.

- **Adverse Possession**

The Law Reform Sub-committee on Adverse Possession is going to solicit public opinion on the issue. Many adverse possession cases in Hong Kong are indeed results of inaccurate land boundary records. The problems should also be handled by land boundary surveying. Prof SC Leung would like to raise the attention of land surveyors to reflect our concerns in adverse possession. This item is to be kept in view until the discussion paper is circulated by the Law Reform Sub-committee.

- **Text Book on Hong Kong Cadastral Survey**

Mr Gordon Andreassend is elected as the Sub-committee Chairman. BSAC finds that Hong Kong is still lacking a text book on the cadastral surveying service and will now try to organise an expert team to work on the book.

Planning & Development Division Chairman's Message

Edwin Tsang PDD Council Chairman



Prospects in China

There is plenty of work in Planning and Development in Mainland China. Surveyors are urged to tap them. At present there is yet no Planning and Development counterpart professional stream in Mainland. These works have already been dealt with by some other non-professional people, such as assistants to mainland developers or estate agents.

To establish the recognition of Planning and Development work as a profession in China, the Division and the Mainland Affairs Committee is planning to look into the teaching contents of land administration courses in Universities, initially in Beijing and Shanghai, such that students would be

encouraged to take part in the Planning and Development stream.

Membership

The Membership Committee has approved and admitted 4 new members in March through multiple membership agreement.

Education

The Education Committee is currently examining the applications of probationers.



MSc/PgD in CONSTRUCTION AND REAL ESTATE
(Programme Code: 04001
Stream Code: RPM/RPP for Part-time Mode)
建築及房地產學 理學碩士學位 / 深造文憑
* September 2008 Intake



Information Seminar

Date: 26 April 2008 (Saturday)
Time: 3:00 pm - 4:00 pm
Venue: Room W610, 6/F, Core W
The Hong Kong Polytechnic University,
Hung Hom, Kowloon, Hong Kong

Applications are now invited for admission during the 2008/2009 academic year for part-time taught postgraduate programme for relevant professionals working in the construction and real estate sectors.

Programme Structure

- Students must obtain 30 credits (10 subjects or 7 subjects plus a dissertation) for the MSc award and 21 credits (7 subjects) for the PgD award.
- Students pursuing the MSc award can opt for specializing in one of the three study disciplines, i.e. Construction, Planning and Development or Commercial Property.
- Two subjects have been included in the list of reimbursable courses for Continuing Education Fund (CEF) purposes.
- Medium of instruction: English
- Total tuition fee: HK\$81,000 for MSc award and HK\$56,700 for PgD award

Entrance Requirements

- A Bachelor's degree with Honours; OR
- A Bachelor's degree in a construction or real estate related discipline; OR
- Corporate membership of a relevant professional institution with a substantial content in the construction or real estate sectors.
- Relevant employment in industry, commerce or public administration is preferred.
- In exceptional circumstances, applicants with qualifications other than those mentioned above may be admitted.

Professional Recognition

The MSc programme is accredited by the Royal Institution of Chartered Surveyors (RICS) as meeting their academic requirements. MSc graduates may apply for the membership of RICS based on their appropriate period of relevant working experience in the construction and/or real estate sectors.

Programme Flyer

http://www.bre.polyu.edu.hk/frameset/frameset_course.html
or contact the Programme Leader, Dr Daniel WM Chan
Tel: (852) 2766 4387 Email: bsdchan@inet.polyu.edu.hk

Enquiries

For enquiries, please contact Mrs Gracie IP
Tel: (852) 2766 7770 Fax: (852) 2764 5131
Email: bsgracie@inet.polyu.edu.hk

Application

On-line application website: <http://www.polyu.edu.hk/study>
Application deadline (part-time mode): **31 May 2008 (Sat)**

Property & Facility Management Division Chairman's Message

Kenneth Chan Jor Kin PFMD Council Chairman



Meeting Undergraduate Students in Property Management and Surveying of the Hong Kong Polytechnic University on 8 March 2008

The degree course in Property Management offered by the Hong Kong Polytechnic University is the first such course accredited by the Property and Facility Management Division. As the first batch of graduates will be turned out this summer, it is opportune for the Division to meet the students and potential APC candidates there. Eight members of the Divisional council met with about 50 students including final year ones. First and second year students also gathered in the hall during Saturday afternoon to listen to our presentations. I briefly introduced the expertise of surveyors in the field of property and facility management and background information concerning the formation of the Division. Council members Kenny Chan and Gary Yeung shared about APC requirements and employers' perspective on the expectation of graduates entering the profession. Ms Rebecca Mau, one of our co-opted council members shared the challenges in her road to becoming a professional surveyor in property and facility management.



After the structured presentation, attendees broke into groups and council members had a good chat with them. I am sure they learnt more about the opportunity of the profession and in becoming a professional surveyor in property and facility management.



I wish to take this opportunity to thank Milton Lau and Eddie Hui for arranging the meeting and to council members for sharing their experience with the students, which I think are beneficial to them.

Council members who attended the visit would like to share their reflections or responses arising from the visit.



Rebecca MAU wrote:

It was exciting to meet the undergraduate students of PolyU on 8 March 2008. I shared my working experience and insight with them as a graduate in the property management field. Their response was positive in facing the challenges of becoming a property manager. Students are keen to know the expectations from employers and are ready to equip themselves with the necessary skills and knowledge required.

Gary YEUNG wrote:

The meeting with PolyU undergraduates in Property Management and Surveying on 8 March 2008 was a fruitful one. I shared with students from the employer's perspective the ever-increasing opportunity in property and facility management services in Hong Kong; and the essential characteristics that a property/ facility manager should possess. The response from students during the informal discussion was welcoming and they have demonstrated keen interest in entering the surveying profession upon graduation. Students' awareness of property/ facility management has been growing in importance as I was interviewed by a final year student on his research thesis in area of facility management.

Dick KWOK wrote:

I met a small group of year one students. They were so curious about what exactly would be required to demonstrate delivery of professional services in the PM field. One student informed that she was asked by an elderly person as to whether she was going to manage guards/ cleaners after graduation. This was a common silly question raised about a decade ago when the PM job was not widely recognised as a profession. I shared with them the ever-increasing importance of our role as a professional manager and the kind of skill sets/ knowledge/ personality that employers would look for. We actually safeguard and improve the clients' property VALUE rather than just be an operator to keep their buildings running. I also shared with them the prospects of being a PFM surveyor and their career path. Although they did not know much about the field, they seemed very eager to join us as a surveyor after graduation.

Gary LAI wrote:

I had the opportunity to meet a small group of students after the formal presentation by our fellow PFMD members. I tried to raise the students' awareness of the current issue concerning the provision of public open space at Times Square in relation to the job of a PFM Surveyor. I mentioned that in my own opinion, a competent PFM Surveyor should be able to implement the provisions as required by the legal and planning frameworks and avoid the bad publicity that was currently reported by the media. They appeared to be impressed

that PFM Surveyor might be in the hot seat to handle this type of public relationship landmine.

Kenny CHAN wrote:

Students showed a keen interest in being a PFM Surveyor. Some students asked about the operational details of our APC such as:-

- Could we commence diary/ training at a later date upon graduation if we are unable to find a relevant job right away?
- What is the passing rate of the APC?
- Could we pursue multiple membership of HKIS afterwards?
- Etc.

Having good dialogue with students would generate better communication and more mutual understanding of our future "PFM Surveyors".

Jean CHENG wrote:

It was a good opportunity to have PFMD Council members to meet with the students of PolyU. In fact, the degree in Property Management is the first degree course majored in property management in PolyU. The first batch of students will graduate this year and they will soon be entering into the property and facility management field and be one of the practitioners. The final year students were the major attendants of our visit. I found them very eager to know as much as possible about the job nature and opportunities available in the market of PFM. As a representative from the YSG, I highly recommended them to join YSG and be registered as student member of the HKIS so that they could be more familiar with the surveying profession. Last but not least, we encouraged them to pursue diligently to become a member of PFMD of the HKIS.

Alan WONG wrote:

I was pleased to participate in the Divisional Promotional Talk in the Hong Kong Polytechnic University. The enthusiastic attitude of our undergraduates towards their careers and job opportunities triggered a warm feeling to me of our Divisional development. Hopefully, a group of new blood with our traditional high standards shall be cultivated for further contribution in Property and Facility Management field very soon.

Quantity Surveying Division Chairman's Message



Stephen Lai QSD Council Chairman

“CONSTRUCTION IN CHALLENGING ENVIRONMENTS”

Pacific Association of Quantity Surveyors (PAQS) 12th Annual Congress Edmonton, Alberta, Canada 16 - 18 June 2008

The 12th PAQS Congress is to be held in Edmonton, Canada from 16 to 18 June 2008. The PAQS Annual Board meeting will be held prior to the Congress on 15 June 2008. The Canadian Institute of Quantity Surveyors (CIQS) is the host for these events and details can be found on the website at <http://www.paqs2008.com>. Excellent technical and social programs will be offered by the CIQS and this is a great opportunity for PAQS member Institutes to visit a most beautiful and interesting country.

The main aim of PAQS 2008 is to put in front of quantity surveyors and cost engineers research, surveys, opinions and case studies which illuminate and educate, such as:

1. Challenging the status quo, construction financing;
2. Challenging scope, location and climate;
3. Challenging the environment, sustainable green building design, environmental impacts, the challenge of climate change;
4. Challenging global demographics and economic trends; and

5. Challenging workforce requirements, training and education.

Edmonton, Canada invites quantity surveyors and other construction professionals from the Pacific Rim to the 12th Pacific Association of Quantity Surveyors Congress.

A confederation of national quantity surveying associations, PAQS members represent 20,000 skilled professionals in construction and property cost management. Member associations are from Canada, Australia, Japan, China, Hong Kong, Malaysia, New Zealand and Singapore, with associate members in Sri Lanka, Brunei and Fiji and an observer member association in South Africa.

Edmonton, a centre of technical innovation and staging point for one of North America's largest construction booms, is a fitting location for this international construction event and is proud to be the first North American location to host PAQS.

Bringing together quantity surveyors from the Pacific Rim with other design and construction related professionals, the Congress provides a forum for sharing ideas, exploring new solutions and understanding financial impacts on the construction industry.

The Chairman of QS Division will represent HKIS at the PAQS Annual Board Meeting. Delegates from QSD Council will also join the 3-day Congress and present their papers there.

Quantity Surveying Division Assessment of Technical Competence (ATC) Final Assessment 2008

The second QSD ATC Final Assessment will be held in May this year. In 2007, there was a 100% passing rate on the ATC attempt. The ATC Final Assessment comprises both Written and Interview Assessment. Written Assessment will be held on Friday, 9 May 2008 and Oral Assessment will be conducted in early June.

Application forms for the ATC Final Assessment 2008 are now available from the HKIS office. Candidates may also download the application form (ATC3/QS) from HKIS website (HKIS main page -> Professional Development -> APC/ATC -> QSD). Completed forms and application fees must be returned to HKIS office **no later than 5:30pm, Monday, 14 April 2008**.

Please call HKIS Education Department on 2526 3679 for more details.

QSD APC Best Performance Award 2007

The results of the QSD APC 2007 were announced in January 2008 and the Best Performance Award was presented by the Chairman of the Division to Mr Kwok Chor Wo at the HKIS Spring Reception held on 26 February 2008 at the Hong Kong Jockey Club, Happy Valley.

Mr Kwok graduated from University of Hong Kong in 2004 and has worked in Rider Levett Bucknall since then. He is a Christian and one of his hobbies is playing guitar.



QSD Video Production Sub-Committee (Chairman: Mr K S Yam)

In order to let the general public recognise and understand the Quantity Surveying Profession, the Quantity Surveying Division has decided to produce its own video introducing the roles of this profession to the public. A short-listed video producers will be invited to submit their quotation for the design and production of this Quantity Surveying Video. A Sub-Committee including Mr Avan Fan, Mr Ricky Chan, Mr Sunny Chan and Mr K S Yam was formed to take care of the tendering, design and production process.



The Sub-Committee drafted the quotation documents with performance specification listing down all requirements. Invitations for quotations were issued on 25 February 2008 and quotations will be returned on or before 25 March 2008.

The method of selecting a video producer is pre-fixed and forms part of the quotation documents, in which there are formulas to calculate the “price” marks and “idea” marks of each quotation returned. As the “idea” marks constitutes 70%, tenderers have pressure to prepare and submit attractive and innovative ideas in their quotation.

A briefing meeting was organised for tenderers on 1 March 2008 prior to the return of quotation. In this meeting, a panel led by the Chairman of Quantity Surveying Division, Mr Stephen Lai and speakers including Miss Janice Chan, Ms Sandy Tang, Miss Carrie Wong, Mr David Choy, Mr William Fong, Dr Paul Ho, Mr Thomas Ho, Mr Raymond Kam, Mr Gilbert Kwok, Mr Francis Leung, Mr Johnson So, Mr K C Tang and Mr Thomas Tse, introduced and shared with the tenderers the roles, importance, interests, etc of Quantity Surveying involved in different fields of the property development, in and outside of Hong Kong. This can no doubt assist tenderers in brain-storming ideas in their submission.

The video production is anticipated to be completed in September 2008. The Sub-Committee will keep you informed of the progress. Your valuable opinions are always welcomed either by e-mail (yks@dlskh.com) or joining us at the Sub-Committee meetings.

Young Surveyors Group Chairman's Message



Joseph Wong YSG Chairman

Diploma Presentation cum Spring Reception on 26 February 2008

The Diploma Presentation cum Spring Reception was held on 26 February 2008 as reported on page 5.

Our YSG members, Ms Rina Tsoi and Mr Lesly Lam (past YSG Chairman) were awarded with Fellow membership on that big day. We believe this will further encourage our YSG members to participate and contribute more in our Institute.



Joint Institutes' Hiking at Lamma Island on 13 April 2008

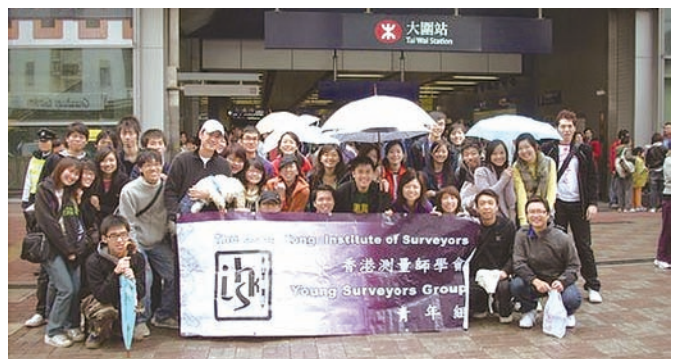
A joint institutes' hiking event co-organized by the YSG and the young committees of HKIA, HKILA and HKIP will be held on 13 April 2008. For details, please refer to the separate announcement. As one of our missions this year is to organize more co-joint activities with other professional institutes, please stay tuned for more co-joint events coming up soon.

Dragon Boat Races 2008

The first practice session of 'Dragon Boat Race 2008' was held on 17 February 2008. Our dragon boat team was already in full gear for the race day. Although the weather was cold, the practice was not cancelled. This again demonstrates our faith and interest in this event and puts a step forward to win another trophy this year. According to information from the Stanley Dragon Boat Association, we are one of the early ones to start boat training this year. For those who are interested in participating, please contact our Dragon Boat convenor, Mr William Lai at (Email: williamlccw@gmail.com) or our Social Event convenor, Ms Michelle Chung at (Email: michellechung_bs@yahoo.com.hk)

Charity Walk on 24 February 2008

YSG formed a big team to join the charity walk namely, New Territories Walk - Route 8 (Tai Wai to Lai Chi Kok) on 24 February 2008. The total distance is approximately 6 km and there are numerous tunnels throughout the journey. I was the chief surveyor of this project in 2003 and 2004 during which I was involved in the design and construction of the first half of the journey. I demonstrated the technical issues from the view point of a Land Surveyor throughout the walk to some PolyU-LSGI students. They were surprised at the huge involvement of a Land Surveyor in such a complex civil project.



Team Building Camp

The team building camp was held successfully on 1-2 March 2008 at Pak Tam Chung Camp Site. Besides our committee members, University representatives from HKU, PolyU-BRE, PolyU-LSGI and CityU were invited to join with a total of 24 participants. Our President Mr. Yu Kam-hung also came to join our BBQ dinner at the camp site. The camp was full of fun and smiles. I concluded that this camp enhanced our relationship and communication channel between our YSG members and University Representatives.



Voters Registration Geographical Constituency and Functional Constituency before 16 May 2008

Have you registered yourself as a voter? If you are a permanent resident of the Hong Kong Special Administrative Region and ordinarily reside in Hong Kong, you are eligible to sign up as a geographical constituency voter and vote in the Legislative and District Council elections. To register, you need to complete Form REO-1.

If you are a Corporate Member of the Hong Kong Institute of Surveyors, or a Registered Professional Surveyor (RPS), and have applied to be registered as an elector in a geographical constituency, you are also eligible to be registered as an elector in the Architectural, Surveying and Planning Functional Constituency (建築、測量及都市規劃界功能組別). For registration in the functional constituency, you need to complete Form REO-41.

Being one of the professionals to have two votes, you have a second vote to choose the right person to represent the profession in the Legislative Council. Please treasure your valuable second vote, and show you care for the future of Hong Kong and your profession.

The closing date of voter registration is 16 May 2008.

Further information and registration forms can be obtained from the Registration and Electoral Office enquiry hotline at 2891 1001 or from the website <http://www.reo.gov.hk>

Joint Institutes' Hiking at Lamma Island (YSG/S/200804)

YSG and the young committees of HKIA, HKILA and HKIP have jointly organized a hiking event to Lamma Island on 13 April 2008. We can enjoy the clean air, golden beaches and fantastic hiking from Yung Shue Wan to Sok Kwu Wan. A member of HKILA will share with us their expertise on introducing the special coastal features, planning issues, landscape, etc. along the journey. Upon arrival at Sok Kwu Wan, we can enjoy a delicious seafood meal from the restaurants raised on stilts above the bay. Details of the event are as follows:-

Date: 13 April 2008 (Sunday)
 Gathering Time: 2:00 pm
 Gathering Place: Central Star Ferry pier (to Yung Shue Wan)
 Route: Yung Shue Wan → Tin Hau Temple → Hung Shing Yeh Beach → Pavilion → Lo So Shing Beach → Sok Kwu Wan

Remarks: All the traveling expenses and the seafood dinner shall be shared between the participants.

Please make reservation by using the standard CPD reservation form. For enquiries, please contact Ms Donna Yu on 2526 3679 or e-mail to cpd@hkis.org.hk.

香港測量師學會青年組 - 國情培訓班 (YSG/S/200805)

地點: 廣州市中山大學
 日期: 2008年5月17日至18日 (星期六及星期日)
 內容: 由香港測量師學會青年組主辦的國情培訓班旨在向會員介紹中國政治制度、政府架構、經濟現況及外交與政策關係等。學員能透過這兩天的課程加深對我國目前形勢的了解, 更能探討其對各測量專業的影響及機遇。
 授課語言: 普通話
 費用: 港幣\$450 (包括往來香港及廣州火車費、住宿、內地交通、膳食及保險)
 集合地點: 香港紅磡火車站大堂上午8時30分
 名額: 35位 (先到先得, 額滿即止, 青年組會員優先)
 截止日期: 2008年4月30日

備註: 完成全部課程的會員, 中山大學將授予畢業證書。是次課程可計算持續專業發展8小時。

報名及查詢請致電 2526 3679 或電郵致 cpd@hkis.org.hk 與余小姐聯絡

YSG Social Event 一級運動攀登課程 (YSG/S/200803)

教練: 廖嘉華先生 (香港攀山協會教練)
 日期: 2008年6月22日 (星期日)
 時間: 早上九時至下午六時
 地點: 大角咀體育館
 費用: 港幣 \$360元正 (費用包括場地, 導師及器材)
 名額: 20位

截止日期: 2008年4月30日
 內容: 本課程為一天全日課程, 結合理論課及實習課。上半部份為理論課, 簡介攀登歷史、教授安全守則、攀登器材、繩結使用及攀登要訣。下半部份為實習課, 教練將講解攀登及保護注意事項並示範攀登及保護手法, 隨後學員便可在教練導下練習繩結、保護手法及嘗試攀登。完成課程及合格後, 學員獲取由香港攀山總會發出的《一級運動攀登訓練證書》(證書費為\$30), 與朋友一同在有教練的場所內練習攀登。其後, 可考二級攀登, 獲發證書後則可自行租用場所享受個人攀登樂趣。

授課語言: 中文(輔以英文)

備註: 1) 參加者請用 CPD Standard Reservation Form 填好個人資料並連同劃線支票交回。
 2) 查詢請致電 2526 3679 與余小姐, 或電郵致 michellechung@hkis.org.hk 與 Michelle Chung 聯絡。

In Vol 17 Number 2 (February 2008), the article A Review of the Cost and Time Consequences of the Standard Forms of Contract in the Pacific Region by Dr Ellen Lau of the City University of Hong Kong and KC Tang of KC Tang Consultants Limited has been published.

The authors have since conducted a questionnaire, reviewing the use of the standard forms of contract in the Hong Kong SAR. The following findings are as at October 2007. (Staff Editor)

Is the HKIS Standard Form (2005) in use?	Yes: 62% No: 34%
The percentage of use of the standard forms of contract	Public sector: 80% Private sector: 77%
Level of importance in a scale of 1-5 of these standard forms, 5 being the most important	Public sector: 4 Private sector: 4
The other forms in use (percentage of use by the respondent)	The Old Form: 28% (80-100%) MTRC (own Form: 14% (80-100%) International Form: 14% (80-100%) The Government Form: 42% (80-100%)
The pricing documents are usually prepared by	Consultant: 76% Contractor: 11% Client: 11%
The contract documents are usually prepared by	Consultant: 80% Contractor: 0% Client: 20%
The pricing documents are based/not based on the Standard Method of Measurement	Based: 100% Not based: 0%
The contract documents are based on the standard form	With amendments: 87% Without amendments: 13%
The contract administrator or independent consultant named in the contract	Quantity Surveyor: 23% Architect: 35% Engineer: 41% Other profession: 0%
General remarks about the Standard Form (2005) Edition	The New Form is quite comprehensive, but it is presently at its initial stage. Protection of non-payment for the Contractor. The right to terminate the contract by the Contractor.

Questions on Reviewing the Usage of the Standard Forms of Contract

Please circle/write your answers and **fax to 27889716** or e-mail to bsellenl@cityu.edu.hk
(Note: A brief report will be sent to you if you indicate your details and e-mail address at the end of the questions below. Appreciate also if you help to pass to others for completion to enable a more meaningful brief report.)

1. The usage of the HKIS Standard Forms

Standard Forms	In use	Percentage of Use
Agreement and Schedule of Conditions of Building Contract for use in Hong Kong Private edition (with quantities) 1999 Edition (Old Form) 36 Clauses	Yes/No	0-20%/20-40%/40-60%/60-80%/80-100%
Agreement and Schedule of Conditions of Building Contract for use in Hong Kong Private edition (without quantities) 1999 Edition (Old Form) 36 Clauses	Yes/No	0-20%/20-40%/40-60%/60-80%/80-100%
Agreement and Schedule of Conditions of Building Contract for use in Hong Kong Private edition (with quantities) 2005 Edition (New Form) 41 Clauses	Yes/No	0-20%/20-40%/40-60%/60-80%/80-100%
Agreement and Schedule of Conditions of Building Contract for use in Hong Kong Private edition (with quantities) 2005 Edition (New Form) 41 Clauses	Yes/No	0-20%/20-40%/40-60%/60-80%/80-100%



2. Name the standard form/s you used in practice other than the forms named in the table above and state its percentage of use?

(a) _____
 Percentage of use 0-20% / 20-40% / 40-60% / 60-80% / 80-100%

(b) _____
 Percentage of use 0-20% / 20-40% / 40-60% / 60-80% / 80-100%

3. State the percentage of use of the Standard Forms in the public and the private sectors, and indicate the level of importance in a scale 1 to 5 for the implications of their extent of strict compliance with the clauses in these forms.

Industry sector	Percentage of use (approx.)	<i>Least important</i> → <i>Most important</i>				
Public sector	()%	1	2	3	4	5
Private sector	()%	1	2	3	4	5

4. (a) The pricing documents are usually prepared by consultant/contractor/client.

(b) The contract documents are usually prepared by consultant/contractor/client.

5. (a) The pricing documents are based/not based on the standard method of measurement.

(b) The contract documents are based/not based on the standard form, with/without amendments.

6. The contract administrator or independent consultant named in the contract is usually referred to Quantity Surveyor/ Architect/Engineer/Other-profession (specify:)

7. Please add any specific point you would like to mention about the HKIS Standard Form (2005) Edition:

8. Please describe how your contract is used or operated.

(Note: Just write anything come to you mind. This can be general or insignificant as you see it, but it can be different how we see it).

Your name: _____ Your Tel. No.: _____ Your e-mail address: _____

You are working as a Consultant / Contractor / Client / Sub-contractor / Supplier

Your Company: _____

Years of industry experience: _____ Your Profession: Quantity Surveyor/other (specify.....)



Viability of “Partnering” in the Supply Chain of Construction Subcontracting Procurement - A Hong Kong Construction Industry Case Study

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Derek Walker Professor of Project Management, Director of DPM of RMIT University, PhD, MSc, Grad Dip(Mgt. Sys), AIPM, MAIPM

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ABSTRACT

Partnering has been proven to be successful in the construction industry and there are widespread studies for the implementation between clients and main contractors. However, there has been little work done on its application between main contractors and subcontractors/suppliers. The contracting business fluctuates and there is no guarantee of a secure workload for any main contractor. On the other hand, subcontracting is popular in the construction industry of Hong Kong. Effective and efficient subcontracting strategies are important to benefit the iron triangle of construction project costs, time and quality that lead to the ultimate success of any organization. Partnering can save cost, reduce time and enhance quality while it is implemented between clients and main contractors. Is it viable in the management subcontracting? What factors are to be considered before implementing partnering in the supply chain of construction subcontracting procurement? What are the effects of partnering? Which are the important selection criteria of partners? How important is relationship in partnering? A case study based upon the survey of a leading construction company has been prepared to answer these questions and assess the viability of partnering in the supply chain of construction subcontracting procurement.

KEYWORDS

Partnering, Construction Industry, Subcontracting

INTRODUCTION

There has been little work done on partnering between main contractors and subcontractors/suppliers, despite the fact that partnering represents perhaps the most significant development to date as a means of improving project

performance, whilst offering direct benefits the whole supply chain (Dozzi, Hartman et al. 1996) and there are widespread studies for the implementation between clients and main contractors and proved its successful implementation in the upper tier of the supply chain i.e. between clients and main contractors (Baker 1990) and (Lenard, Bowen-James et al. 1996).

According to (Baker 1990), the world of contracting is challenged by many problems such as: poor communications, adversarial contractual language, cost overruns, continuity from project to project, extended schedules, poor-quality work, and change-order negotiations. In too many cases, the work is not performed in the most cost-effective manner. To strengthen the competitive position, construction companies must strive to improve the procedures, the working relationships, the cost effectiveness, and the performance. Contractors must change to respond to the needs of the marketplace by providing the environments for and capitalize on the synergies that will result from contractors, subcontractors and suppliers working together. As a major recommendation in the report by the local Construction Industry Review Committee (CIRC) in Hong Kong, the wider adoption of a partnering arrangement should be encouraged in the future so as to foster an efficient, innovative and productive construction industry (CIRC 2001).

The success level of any construction project may well be argued to depend significantly on the basic philosophy of “the right contractor for the right project” (Singh and Tiong 2005). Therefore, the selection of the most appropriate contractor for the project under consideration is a crucial challenge faced by every construction contractor to derive the best value for the money. This is also relevant to the selection of subcontractors. Construction partnering is increasingly adopted as an important variable in explaining project performance (Phua and Rowlinson 2004). Therefore, further to selection of subcontractors by tendering, there will be a rising trend of adopting the partnering approach by

main contractors. According to (Himes 1990), partnering is a process by which each of the organisations can achieve their respective goals while together achieving the owner's goals for the project. Partnering is, and should be viewed as, a continuous process in order to achieve its greatest value. It is equally applied between the relationship of main contractor and subcontractors. The ultimate goal of partnering should be to achieve the owner's goals by producing a "win-win" situation for all parties (Himes 1990). As world markets have experienced increasingly rivalries, organisations have discovered that traditional, adversarial relationships with suppliers have not allowed them to remain competitive (Treleven 1987). In response to this, many organizations have formed close partnerships with important suppliers which have produced significant managerial, technological and financial benefits and have allowed them to compete with foreign concerns (Hahn, Kim et al. 1986).

The organization that one of the authors served in Hong Kong has a total annual turnover in the range of HK\$2.5 billion and this includes approximately 60% of outsourcing to subcontractors, which represents the major part of the company's business. The subcontractor has proven to be an integral component of this organization's business model. If partnering is the rising trend in the supply chain, it is worthwhile to explore the viability of this procurement method.

The paper is structured as follows. First having provided a brief introduction of the context for the paper, some theoretical issues addressed by the paper are then discussed. The case study details are then briefly described. Next, collected data from a pilot survey of different profession involved in the supply chain of subcontracting procurement. Finally, a discussion of results and a conclusion are provided.

LITERATURE REVIEW

In the following context, definitions of some terms are established and these form the theoretical basis of the paper.

Roles of Main Contractor, Subcontractor and Suppliers:

According to (Murdoch and Hughes 1995), the basic contractor's obligation is to carry out and complete the contract works for the client, which is governed by the standard of work and the time within the contract requirement. With reference to the Hong Kong Standard Form of Building Contracts 2005 Edition (HKSFCB), Clause 2 describes the main contractor's obligations in general and in Clause 2.2 states clearly that the main contractor shall remain wholly responsible for carrying out and completing the works in

accordance with the contract.

Domestic subcontractors and suppliers are those selected and appointed by the main contractor, in which the client plays no part, other than giving consent where this is required under contract terms as appropriate. According to Clause 19.2(f) of the HKSFCB¹ "the sub-letting of a part of the works to a domestic subcontractor does not relieve the main contractor from any liability or obligation under the contract and he remains responsible for carrying out and completing the works in all respects in accordance with the contract and for the acts, defaults, omissions and neglect of a domestic subcontractor as fully as if they were his own acts, defaults, omissions or neglect." Therefore, the appointment of subcontractors and suppliers is entirely for the benefit of the main contractor, while the main contractor is also facing his own risk. It is purely a "domestic" matter. Main contractors must be cautious when selecting their subcontractors and extremely careful to censor those that will become their partner - particularly in long-term relationships.

Supply Chain Management:

The term "Supply Chain" is used to explain the processes supporting physical, information, financial and knowledge flows for moving products and services from suppliers to end-users (Christopher 1992). By analyzing and understanding the value chain management, gurus have popularized the idea that organizations should concentrate on their core competence that is the difference between what you do and what you know, whereas non-core activities are those that provide no differentiation, or have no direct effect on the customer's experience. Through outsourcing, an organisation can focus on the elements that are core to its business and outsource the others, while maintaining overall strategic control. "Outsourcing" is often defined as the delegation of non-core operations or jobs from internal production to an external entity (such as a subcontractor) that specializes in that operation.

Partnering:

Partnering is the simple process of establishing good working relations between project parties. This helps avoid problems with the project that, in recent times, more often than not leads to litigation (Moore, Mosely et al. 1992).

In the supply chain of construction procurement, it is more common to use the partnering approach between client and main contractor but rarely appears in the downstream of the chain. Subcontracting plays an important role in the

business model run by most construction companies. According to (Nobbs 1993), the contribution of subcontractors to the total construction process accounted for as much as 90% of the total value of a construction project. This fragmentation of the work is not surprising in itself because increasingly sophisticated methods of building require a high degree of specialization. Subcontracting is particularly applicable in the construction industry of Hong Kong where the contracting business fluctuates and there is no guarantee of a secure workload for any contractor. As a result, hiring subcontractors rather than employing one's own labour is an emergent strategy. Finally, cost savings are achieved by the subcontractors due to economies of scale.

Before implementing the partnering strategy, one should understand the philosophy of partnering. The main emphasis, which is applicable to the supply chain of construction subcontracting procurement, is strategic partnering and project partnering. According to (Barlow, Cohen et al. 1997), project and strategic partnering are expected to be the two most popular types of partnering. It is known that strategic partnering involves achieving and attaining a competitive advantage, while project partnering is simply used to improve project performance (Harback, Basham et al. 1994) and (Eillison and Miller 1995). Clearly, project and strategic partnering are the most common types of partnering. Project partnering is the establishment of a cooperative relationship between parties for a single project, while strategic partnering involves a long-term commitment beyond a discrete project.

Factors Affecting Partnering Success:

Management of the construction supply chain requires commitment between all the organisations for the purpose of achieving specific business objectives by maximizing the effectiveness of each organisation's resources and partnering comes into the theme (Dainty, Briscoe et al. 2001). However, there are tangible and intangible costs of searching, writing agreements, negotiating, monitoring and control in the partnering process; the implementation of this method of procurement is by no mean easy. As both pro and con issues of using this approach may emerge; it is advisable to undergo research to unearth those unknown factors prior to implementation.

Past researches have been done on the critical factors affecting partnering success. (Beazant 2004) used six key elements: culture, communication, performance measurement, opportunities, processes and management as the tool to measure the success of partnering. (Phua and Rowlinson 2004) implied that the cultural factor is one

of the most important determinants for adopting partnering. National culture may affect the decision of the partnering procurement. Contractual issues are important and (Harback, Basham et al. 1994) concluded that when some construction parties agree to establish informal partnering, an agreement is formed. Usually, such an agreement is associated with a list of goals and objectives to be achieved by all agreed parties. (Cheng and Li 2001), from their literature review, identified 14 potential factors: adequate resources, top management support, partnering agreement, team building, joint problem solving, facilitator, open communication, effective co-ordination, creativity, long-term commitment, mutual trust, continuous improvement, learning climate and partnering experience. Therefore, there are 20 factors included in the survey for partnering between main contractors and subcontractors: legal aspects, contractual issues, financial aspects, efficiency (reduces cost, improve speed of process), quality assurance, innovation (technology and methodology), partnering philosophy, supply chain, trade practice, project management practice, complexity of works, organisational culture, claims attitude, work relationship, risk Management, programme of works, workload, resources availability, competition and language barrier.

Effects of Partnering:

According to (Baker 1990), the cost of waste due to rework in the US construction industry alone exceeds US\$17 billion dollars annually. Based on a survey after the implementation of partnering, there are positive effects on quality and performance. In Australia, according to (Lenard, Bowen-James et al. 1996), the benefits of partnering from the CIIA Survey was reduced exposure to litigation through open communications and issue resolution strategies; lower risk of cost overruns; lower administration costs; lower risk of delays and better quality product and increased opportunity for a financially successful project. In Australia, according to (Lenard, Bowen-James et al. 1996), the benefits of partnering from the CIIA Survey agreed that there was reduced exposure to litigation; lower risk of cost overruns; lower risk of delays; better quality product; lower administration costs and increased opportunity for a financially successful project. There was a prestigious project in the centre of Singapore's business district cost S\$100M completed in 2004 using the partnering procurement approach. As concluded by the Managing Director of the involved quantity surveyor firm that the finished product was at least 10% cheaper than that which would have been possible using other procurement methods.

In Hong Kong, (Bayliss 2000) said that the Mass Transit

Railway Corporation (MTRC) is willing to promote the use of partnering, as they intend to achieve excellence in construction through implementing partnering concept in their projects.

Evaluation of Partner:

(Lu, Huang et al. 2006) in the Cisco's case study for inter-organizational systems said that one of the requirements of partners is the willingness to be able and ready to cooperate. According to (Walker and Hampson 2003), the authors outlined the "NMA Rigorous Selection Criteria" for alliance:

- Ability to complete the full scope of works including contributing to building, structural mechanical and landscaping design
- Ability to minimize project capital and operating costs without sacrificing quality
- Ability to achieve outstanding quality results
- Ability to provide the necessary resources for the project and meet the project program
- Ability to add value and bring innovation to the project
- Ability to achieve outstanding safety performance
- Ability to achieve outstanding workplace relations
- Successful public relations and industry recognition
- Practical experience and philosophical approach in the areas of developing ecologically sustainability and environmental management
- Understanding and affinity for operating as a member of an alliance
- Substantial acceptance of the draft alliance documented for the project including related codes of practice, proposals for support of local industry development, employment opportunities for Australian indigenous peoples
- Commitment to exceed the project objectives

However, the selection criteria for the appointment of partners are far more stringent than for subcontractors. The reason is that both the contractor and subcontractor are looking for a longer business relationship. According to (Lendrum 1998), the author analyzed the partner's selection criteria, these include:

- Size of existing business to show turnover, profit, contribution, etc.
- Size of potential business
- Strategic fit to business plan
- World class or potential to be
- Willingness to share information, vision, strategies etc
- Partnership culture and compatibility
- Focus on long-term at least over 5 years
- Degree of mutual risk and benefit

- Quality of previous partnering experience
- Financial growth and/or stability
- Benefit from the internal and external motivator degree of and potential to: add value, reduce costs, improve communication, develop trust, resolve conflicts, remove hidden agendas, provide leadership, empower people, gain commitment, develop ownership, break down departmental barriers and remove fear.

RELEVANCE OF PARTNERING IN HONG KONG

From the perspective of culture, partnering is relevant in Hong Kong. It is because partnering calls for a relationship, which fits the culture of Chinese/Hong Kong. Trust is an essential element of relationships and Chinese/Hong Kong people believe in the importance of trust building in a relationship.

Culture and Partnering:

According to (Liu, Fellows et al. 2003), Chinese culture on "guan xi (關係)" has a major influence on management. (Gibson 2005) stated that companies that work with trusted partners do well when venturing into China (including Hong Kong). Trusted relationships, known in Chinese, as "guan xi" are thus very critical in the Chinese business world. Trust and mutual respect are important values in the Chinese community. According to (Low and Leong 2000), personal relationships are very important in Asian cultures. Asians have a tendency to first develop personal relationships with their business partners before getting down to the specifics of negotiation.

It was echoed by the Managing Director of a leading quantity surveying in Singapore which have extensive experience on partnering project that partnering boils down to what the Chinese call "guan xi" which means relationship. It is difficult to simply insert a legal clause that creates a meaningful relationship, but people can mandate that the certain "guan xi" processes are part of the contract to encourage its development. This includes early warning, notification and trust. However, it requires an enlighten industry to achieve the full benefit.

As partnership is hinged on relationships, then partnering fits with the Hong Kong culture.

Relationship and Trust in Partnering:

According to (Mayer, Davis et al. 1995) there is a "need for trust" when different parties are working together, because

it often involves interdependence, and people must therefore depend on others to accomplish their personal and organizational goals. (McKinney and Gerloff 1997) said that trust is the most critical factor for sustained business relationships and that it needs to be nurtured between partners for successful strategies implementation.

In creating a relationship, trust is required. (Johnson-George and Swap 1982) defined trust as the willingness to take risks and it may be one of the few characteristics common to all trust situations. Trust is not taking risks per se, but rather a willingness to take risks. The level of trust will affect the amount of risk the trustor is willing to take in the relationship. The level of trust is determined by ability, benevolence, integrity and propensity to trust may be constant. The specific consequences of trust will be determined by contextual factors such as stakes involved, the balanced of power in the relationship, the perception of the level of risk, and the alternatives available to the trustor. The long-term good relationship is the dynamic nature of trust. Trust is one of the essences in partnering and relationship is always linked to trust. According to (Kimber 1996), business can take place with a high level of distrust but it is a more expensive and more painful process. Trust is therefore agreed as the primary principle that underpins the creation of long-term relationships within and between organizations.

CASE STUDY

In the following context, a case study is presented based upon the survey of a leading construction company to assess the viability of partnering in the supply chain of construction subcontracting procurement.

Background of the Studied Organization:

As one of the leading construction companies in Asia, the studied Organisation's activities span the entire spectrum of building, civil engineering, foundation work, electrical and mechanical works as well as construction services. This studied Organisation employs approximately 2,000 full-time staff, more than 50% of which have a diploma or higher academic qualification, including 450 professional engineers and builders. This is one of the strongest and most experienced technical teams in the region. The studied Organization has been building a wide range of construction projects in Asia for nearly 50 years and is the market's leading construction contractor in Hong Kong. The organization's headquarter is in Hong Kong and it operates throughout Mainland China and Southeast Asia. Most of the works of the

studied organization are subcontracted. This flexibility allows them to adjust the scale and scope of production upwards or downwards at a low cost and rapid rate. Therefore, an effective and efficient subcontracting strategy is important to benefit the iron triangle of construction project costs, time and quality that lead to the ultimate success of the organization. Adopting a partnering strategy in the supply chain is the right direction to go.

Aim of Research:

The idea of adopting a partnering strategy is becoming a rising trend because there is a belief that it can create a long-term positive effect (Baker 1990). It has been proven to be successful in various projects in different countries ((Baker 1990) and (Lenard, Bowen-James et al. 1996). However, whether the perceived outcome of partnering will be a positive effect or negative impact, it will affect the decision for the partnering strategy. (Li, Cheng et al. 2000) have conducted a partnering literature review and suggested that one of the future researches should be focused on relevant partnering criteria and critical success factors. It is therefore worth studying the viability of partnering in the supply chain of construction subcontracting procurement prior to implementation.

Research Method:

A qualitative approach to the collection of data was adopted. The reason for choosing this approach is according to (Glesne and Peshkin 1992), qualitative research studies typically serve the purpose of "Interpretation" which enables research to gain insights about a particular phenomenon and discover the problems that exist within the phenomenon. According to (Silverman 1993), the questions are related to facts, people's beliefs and perspectives about facts, feelings, motives, present and past behaviours, standards for behaviours and conscious reasons for actions or feelings. To gain the maximum amount of information possible, it was divided into nine distinct sections:

- Section 1: Respondents' profile
- Section 2: Partnering solution
- Section 3: Factors considered in successfully implementing the partnering
- Section 4: Areas of partnering implementation
- Section 5: Experience of partnering
- Section 6: Effects on the partnering solution
- Section 7: Selection criteria of partners
- Section 8: Impact of partnering implementation in the organisation
- Section 9: View of relationship between partners

The population of about 50 potential respondents comprising staff from procurement, project, subcontractors and suppliers were asked to complete the questionnaire in the survey. The number of participants is determined based on: willingness to participate in the research and also special characteristics of participants to make sure perspectives gathered from the research would be as comprehensive as possible.

Sample Used:

In this paper, views and opinions from different construction professionals in the Organisation are examined. Most of these participants are team members of past and current projects being researched as employees, subcontractors or suppliers of the Organization where one of the authors currently works, however these participants are not directly accountable to the author. The use of “convenience” samples is common in most organisational research (Dipboye and Flanagan 1979). According to (Sackett and Larson 1990), a convenience sample is said to be relevant when its members come from the intended target population. For constituting a prototypic sample, the key members of the target population should be chosen. In this study, professionals of the construction field were invited to take part in this research, and thus they represented a relevant and prototypic sample.

Data Collection:

Electronic resources were used to communicate with the participants. The questionnaire was sent by e-mail to participants in the field of construction.

SURVEY RESULTS ANALYSIS

This research is to study the viability of partnering in the supply chain of construction subcontracting procurement prior to implementation. More specifically, this research is aimed at determining the individual’s perceptions and expectations of the partnering, finding out what factors affect the successful implementation of it and critical selection criteria. Altogether there were 21 replies, 2 replies were excluded because of incomplete responses and non-target respondents, resulting in 19 responses for analysis.

Respondents’ Profile:

Nineteen professionals participated in this survey. These included procurement officers, quantity surveyors, engineers et cetera, and who were representatives of main contractors, subcontractors and suppliers. Two of the re-

sponses were received from participants in China. Most of them were male (16 versus 3), 30-35 years old, and on average had already spent 12 years (in the range of 5-28 years) in the construction industry, representing a group of experienced construction professionals. Most of the respondents are quantity surveyors, as they comprise 52% of the sample while sales engineers were the smallest in number in 11%. There are 48% from civil engineering, 26% building, and the other 26% work both in civil engineering and building construction.

Respondents’ Understanding on “Partnering” in the Construction Industry:

Since the questionnaire is focused on partnering in the supply chain between main contractor and subcontractor/supplier, the responses are the views from the perspectives of main contractor and subcontractor/supplier. One of the respondents, an experienced Contracts Manager, stated, “Partnering is a relationship management strategy. It gives a new way for client/consultant/contractor/subcontractor to work together against the challenges of the project rather than against each other.” Another respondent, a Sales Engineer, also expressed, “Business relationships for the benefits of all parties, based on trust, openness and respect.” In summary, respondents defined partnering as a relationship management strategy that is based on openness, trust and respect. Mutual benefits are achieved by having better communication between parties, understanding both parties’, needs, cost build up, business process and the ultimate goals.

In partnering, two or more organisations are tied by a long-term commitment, cooperation and coordination for the purpose of achieving success, satisfaction, and a win-win situation. The latter is achieved when main contractors get good quality and reasonably priced materials with on time delivery while subcontractors and suppliers get constant and steady work orders and supply contracts from the main contractor. Any confrontation among different parties is prevented by establishing a pre-determined mechanism that results in cost-saving, a harmonized working environment, and a reduction in the construction period.

Respondents’ Expectations on “Partnering” in the Construction Industry:

Most of the respondents expect business success by adopting the partnering approach. For example, a Procurement Officer stated “Long-term success and collaborate each other to provide best value service in lowest cost.” This is echoed by a Quantity Surveyor’s saying “Less arbitrations,

more collaboration between stakeholders; overall, a better product in terms of time, cost and quality.” Ideally, the expected outcome is a “win-win” situation. All of the parties involved will gain benefits in terms of increases in negotiated contracts. Main contractors receive the final product on time, with satisfied quality and within budget. They achieve reasonable profit and good publicity on managing the project. On the other hand, consultancies receive reasonable fees and good exposure on project design. Thus, these show that no parties suffer losses due to the other parties. In addition, it is expected that partnering can replace a contracting process that is typically adversarial with a more cooperative and constructive one. It can also improve project communications, profitability, and quality while reducing costs, conflict, and exposure to litigation. Expected outcomes also include a better communication and understanding between both parties; and willingness to lose profit temporarily for the long-term benefit of both parties. Through partnering, there can be an increase in the trade work of construction; reduction in the construction period; reduction in the number of claims and potential expenditure in disputes resolution; improvement in the responsiveness to unforeseen problems; and an increase in the chance to get more jobs.

Factors Considered in Successfully Implementing the “Partnering”:

As per the literature review, there are twenty key factors identified and included in the questionnaire that are believed to affect the successful implementation of partnering. The following Table 1 shows the results of the survey.

Factors	Scale1: Very important	Scale2: Moderately important	Scale3: Less important	Scale4: Not important	Scale5: Not relevant
Legal Aspects	2	9	6	1	1
Contractual Issues	8	6	4	0	1
Financial Aspects	9	7	1	1	1
Efficiency	12	6	0	1	0
Quality Assurance	6	9	1	0	3
Innovation, Technology, Methodology	5	4	7	0	3
Partnering Philosophy	8	5	5	0	1
Supply Chain	3	7	6	2	1
Trade Practice	2	7	7	0	3
Project Management Practice	4	10	3	0	2
Complexity of Works	3	7	5	2	2
Organisational Culture	10	7	1	1	0
Claims Attitude	8	6	1	2	2
Work Relationship	11	6	2	0	0
Risk Management	5	11	1	0	2
Programme of Works	5	9	4	0	1
Workload	0	9	5	2	3
Resources Availability	4	9	3	2	1
Competition	2	6	7	2	2
Language Barrier	0	3	8	3	5

Table 1 - Survey Results: Factors Considered in Successfully Implementing the Partnering

It can be concluded that “Efficiency”, “Work Relationship” and “Organisational Culture” are the top three significant factors considered in successfully implementing the partnering. The modal values of “Very important” for these factors are 63%, 58% and 53% respectively which means over half of the respondents rank them very critical to making partnering successful.

Areas of Partnering Implementation:

There are following six areas suggested for the implementation of partnering:

- Domestic subcontractors include Excavator, Concrete Placement, Reinforcement Fixer, Bricklayer, Plasterer/ Tiler, Carpenter/Joiner, Plumber, Drain-layer, Steel & Metalworker, Structural Steel Worker, Form-worker, Painter, and Window Installation
- Major suppliers include Concrete, Reinforcement, Cement, Sand, Tiles, and Sanitary Fittings
- Mechanical and Electrical subcontractors include Lift, Escalator, Ventilation, Fire Services, Electrical, IT System
- Consultants
- Other subcontractors not listed above under the “Domestic subcontractors” category
- Other suppliers not listed above under the “Major suppliers” category

The following Figure 1 shows the results of the survey.

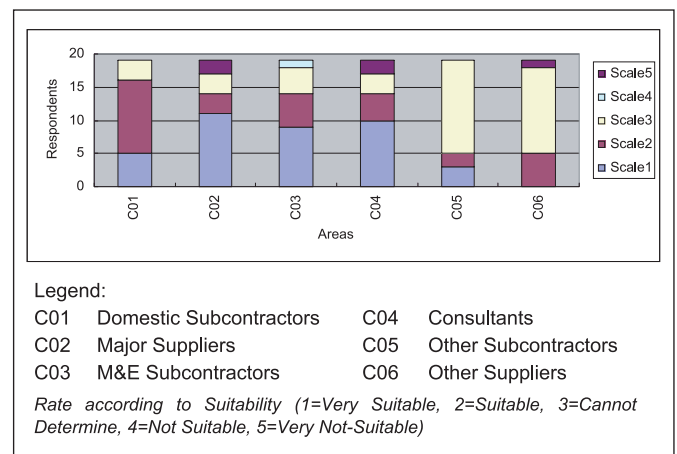


Figure 1 - Survey Results: Areas of Partnering Implementation

Most respondents agreed that partnering is very suitable in “Major Supplier” and “Consultants”. The modal values of “Very suitable” for these two factors are 58% and 53% respectively. The significant reasons for its suitability are ‘ensuring most economic supply price’, avoiding major contractual variances leading to disputes and long-term

collaboration means lower cost. In addition, one respondent further suggests that it is especially suitable for consultancies such as independent checking engineering (ICE) or for alternative design. The reason is that they could obtain more innovative ideas for saving.

Experience of Partnering:

There are 17 respondents, as main contractors or subcontractors, experienced in partnering with clients and/or consultants. However, there is no partnering experience between main contractors and subcontractors. Two respondents, one from China, have zero experience in partnering because the organisation from China does not realise the importance of partnering.

Effects on the “Partnering” Solution:

Long-Term Advantages of Implementing Partnering - Partnering helps in establishing trust and maintaining good working relationships among contractual parties that include clients, consultancies, subcontractors, and suppliers. It encourages a working environment and relationships where all partners contribute equally to the success of a project, less arbitrations and a win-win situation. A vital advantage of implementing partnering is that it brings more steady business opportunities to contractual parties. It improves efficiency of business performance in terms of cost, quality and time that result in better business performance. It also assures reliability of material supply, technical support and competitive prices. In addition, it is an effective and efficient problem-solving method. It helps in quick resolution of any disputes, and it makes easy the adoption of value engineering.

Short Term Advantages of Implementing Partnering - These include securing the project, cutting down administrative works, solving the cash flow problem, and maintaining competitive prices. Good public relations are also exercised by maintaining a good working relationship with other organizations. Communication is improved since a platform for better dialogue is provided. Through partnering, stakeholders can concentrate on building the design instead of identifying liabilities or risks. It ensures quality and timely completion of projects at a relatively low price.

Long-Term Disadvantages of Implementing Partnering - One respondent, a Contracts Manager, views lack of competitiveness as one long-term disadvantage of implementing partnering. This is because of reliance on a single supplier or subcontractor that results in loss of touch with the open market, and loss of opportunities. There is also a shortage

in innovation and a lack of bargaining power since only one source is usually tapped. At other times, employers tend to take advantage of stakeholders. Thus, the selection of a good partner is important to prevent catastrophic outcomes. Moreover, trust between parties does not show up until some years into the relationship. This is because not all parties are contributing equally to achieve business success.

Short Term Disadvantages of Implementing Partnering - One respondent, a Quantity Surveyor, stated that one short-term disadvantage of implementing partnering may be experienced when subcontracting partners have finance or supervision problems and funding or other kinds of assistance may be needed. Higher costs may be incurred by organizations due to lack of competition. Also, loss of profit may occasionally be experienced due to a partner’s lack of capability, financial shortage or other reasons.

Selection Criteria of “Partners”:

There are nineteen criteria identified and included in the questionnaire that are believed to affect the selection of partners. The following Table 2 shows the results of the survey.

Selection Criteria	Scale1: Very important	Scale2: Moderately important	Scale3: Less important	Scale4: Not important	Scale5: Not relevant
Financial Scope	11	4	2	0	2
Commitment to Programme	10	5	2	1	1
Past Performance	14	5	0	0	0
Previous Working Relationship	10	9	0	0	0
Innovation	1	6	10	0	2
Parent Company Support	3	6	4	2	4
Use of Information Communication Technology	1	7	8	1	2
Subcontracting Policy	4	10	1	2	2
Trade / Product / Industry Qualification	4	12	2	0	1
Work in Progress	4	8	4	1	2
Quality Assurance Systems	2	11	3	1	2
Risk Management	7	10	0	0	2
Technical Capability	8	10	0	0	1
Open Book Accounting Policy	7	6	5	0	1
Reputation	8	7	2	1	1
Safety Record	6	9	2	1	1
Environmental Management	2	9	3	1	4
Recent Similar Job Experience	6	5	8	0	0
Human Resources Management	2	8	4	2	3

Table 2 - Survey Result: Selection Criteria of Partners

From these nineteen criteria, four of them were rated as very important in the selection decision. They are “Past Performance”, “Financial Scope”, “Commitment to Programme” and “Previous Working Relationship”. The modal

values of “Very important” for these criteria are 74%, 58%, 53% and 53% respectively which means that over half of the respondents rank them as very critical in selecting partners.

Impact of Partnering Implementation:

Respondents shared their views on the impact of partnering in organisations. Positive impacts of partnering include a positive change in company culture and practice from top level down to bottom level. Better business performance through shared experience and knowledge between parties may also happen. Improved communication and collaboration with suppliers and subcontractors may take place to improve performance of projects. Another impact of partnering is the increase in the organisation’s competitiveness in the market since both parties want to benefit from the collaboration. This results in a higher chance of a lower tender price. Partnering also increases brand value. A good working relationship between parties is regarded as an important asset. This tends to result in a more steady work order and supply contract, as well as the establishment of long-term partnerships that assures excellent services offered to customers. Fewer disputes also occur between parties. On the other hand, some respondents conveyed that partnering might cause his organisation to suffer acceleration cost to maintain own reputation. Also, staff resources may be reduced. There can be potential loss of some good performance suppliers or subcontractors as they may not be willing to adopt the partnering method.

View on Relationship in Partnering:

One of the participants from China states that relationship is “Very important”, despite the fact that he has zero experience in partnering. Respondents agree that having good communication between partners is important in achieving business success. Both parties should be open, honest, reliable, helpful and cooperative. They should have the same vision and interest to promote innovations, quality and cost-effective business solutions. However, maintaining a good relationship between parties is very difficult to attain due to different cultures. Sometimes, the relationship between partners that is good at the beginning of a project gradually becomes shaky as time passes and the budget is tightened. There are also possibilities that partners tend to look for their own benefit. At times, partners just want to get the job without thinking of contributing to the partnering process. Disputes, arguments and conflicts are inherent in partnerships. This may be the result of differences in beliefs and opinions. Thus, overcoming them is very important in the partnering agenda for every involved party.

DISCUSSION

Strategic partnering and project partnering are the focus of the main contractor and subcontractor/suppliers in the supply chain management. In comparing the survey versus the literature, relationship is recognised as an important element in partnering. Pruitt (1981) referred to trust as the belief of both parties in each other and that it is reliable in fulfilling its obligation in an exchange relationship. Gibson (2005) stated that companies that work with trusted partners do well when venturing into China. Trusted relationships, known in Chinese as “guan xi” are thus very critical in the Chinese business world. Trust and mutual respect are also important values in the Chinese community. It is agreed that partnership is hinged on relationship, and fits with the Hong Kong culture.

The respondents understand that partnering is a relationship management strategy that offers a new way for client/consultant/contractor/subcontractor to work together against the challenges of the project rather than against each other. It is a business relationship for the benefit of all parties involved that is based on openness, trust and respect. Respondents expect business success by adopting the partnering approach and it can replace a contracting process that is typically adversarial with one that is more cooperative and constructive. Finally, the outcome is a “win-win” situation.

The respondents also consider relationship to be one of the most important factors in successfully implementing partnering. According to (Treleven 1987), manufacturing organisations started partnering with suppliers and improved adversarial relationships and increased competitiveness. As for areas of partnering implementation, “Major Supplier” is most suitable due to long-term collaboration - which is relationship. The positive impacts outweigh the negative effects. The crucial advantages are that partnering brings more steady business opportunities to contractual parties and their focus is to improve efficiency of business performance in terms of cost, quality, and time which results in better business performance. The disadvantages are possible higher costs due to lack of competition and lack of incentive and increased internal procedures. Therefore, selection is important. The reason is that both the contractor and subcontractor are looking for a longer business relationship. (Lendrum 1998)’s analysis stated that developing trust is the motivation that benefits the partnering relationship. From the nineteen criteria in the survey, relationship is one of the very important criteria. According to (Mayer, Davis et al. 1995) there is a “need for trust” when

different parties are working together, because it often involves interdependence, and people must therefore depend on others in various ways to accomplish their personal and organisational goals. According to (Johnson-George and Swap 1982), the long-term good relationship is the dynamic nature of trust. Trust is one of the essences in partnering and relationship is always linked to trust. Respondents in the survey agree that having good communication between partners is important in achieving business success. Both parties should be open, honest, reliable, helpful and cooperative. Maintaining a good relationship between parties is by no means easy. Removing fear and improving communication can certainly help to achieve a good partnering relationship (Lendrum 1998).

CONCLUSIONS

Partnering makes sense. When done well, it offers a win-win solution with measurable and considerable benefits to all involved parties. It is a far more dynamic, effective and enjoyable process than traditional litigious and conflict-based planning and procurement methods.

Changing the culture within the construction industry is a long-term goal, which necessarily relies on the establishment of on-going partnerships. Partnering has been successfully implemented between clients and main contractors (Baker 1990) and (Lenard, Bowen-James et al. 1996). However, it has not been proven to be successful between main contractors and subcontractors/suppliers. This study opens the way for the argument of the implementation of partnering in the supply chain management of the lower tier. It does require the involvement of parties capable of embracing a comprehensive partnering culture which is built up by relationship. If the involved parties seek to remain in their ivory towers, protected by mountains of procedural documentation or positioned behind massed rows of legal representation, partnering will never succeed.

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¹ Hong Kong Standard Form of Building Contracts 2005



Serena Lau

Immediate Past Chairman, General Practice Division

HKIS Property Marketing Award - Successful Cases Sharing

The HKIS Property Marketing Award was first launched in 2004 and is one of the most distinguished events held by the Institute. On 4 March 2008, Ronald Cheung, Convenor of the HKIS Property Marketing Organising Committee, discussed developments that have earned credit in the three categories awarded viz best marketing, best sales brochure and best flat layouts. The assessment criteria of the Property Award was also introduced and via cases analysis, Ronald clearly demonstrated that sales and letting is an art and science



services. After observing and analyzing the past cases, the findings are extremely useful in future applications.

收購合併之政策及法規

With an increasing number of members who need to deal with mainland assets, whether because of their role as asset manager or asset valuer, it is necessary to know the rules and regulations concerning the merger and acquisitions. On 10 March 2008, Ms Wong 黃笑燕律師 introduced to us the State Policies concerning foreign investment, ways of investment, the laws and regulations concerning merger and acquisition by foreign company, the procedures, and lastly, listed out the latest rules concerning real estate market.



Date	Event	Organiser	Location
2008			
Apr	10	HKIS Executive Committee Meeting	Board Room, HKIS
	25	Surveyors Happy Hour	Library, HKIS
May	8	HKIS Executive Committee Meeting	Board Room, HKIS
	29	HKIS General Council Meeting	Board Room, HKIS
	30	Surveyors Happy Hour	Library, HKIS
Jun	12	HKIS Executive Committee Meeting	Board Room, HKIS
	27	Surveyors Happy Hour	Library, HKIS
Jul	10	HKIS Executive Committee Meeting	Board Room, HKIS
	24	HKIS General Council Meeting	Board Room, HKIS
	25	Surveyors Happy Hour	Library, HKIS
	26	HKIS Annual Conference	Conrad Hong Kong SAR
Aug	14	HKIS Executive Committee Meeting	Board Room, HKIS
	29	Surveyors Happy Hour	Library, HKIS
Sep	11	HKIS Executive Committee Meeting	Board Room, HKIS
	25	HKIS General Council Meeting	Board Room, HKIS
	26	Surveyors Happy Hour	Library, HKIS
Oct	9	HKIS Executive Committee Meeting	Board Room, HKIS
	31	Surveyors Happy Hour	Library, HKIS
Nov	3	HKIS Annual Dinner	Grand Hyatt Hong Kong SAR
	13	HKIS Executive Committee Meeting	Board Room, HKIS
	27	HKIS General Council Meeting	Board Room, HKIS
	28	Surveyors Happy Hour	Library, HKIS
Dec	12	HKIS Annual General Meeting	SLC, HKIS
	19	Surveyors Happy Hour	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.

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