

SURVEYORS

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Paving the way
卓越源於追尋

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From the Editor

編者話

A cool, refreshing hideaway is featured as the front-cover of this issue, to serve as a reminder that summer is already around the corner, and that we all deserve a break. The word "break" means so much to the editorial staff who just had a particularly busy week. This issue of the Surveyors Times contains a few pages more than usual, owing in part to the last-minute addition of a report on the newly published Phase I Study by the Legco Subcommittee on West Kowloon Cultural District (page 5).

When the Government first announced its plan to invite expression of interest for the WKCD, the HKIS immediately organized a discussion forum to hear what members had to say on the procurement of this massive, first-of-its-kind development. In the presence of government policy-makers, we heard members expressing their views on Government proposals, in particular, the single package arrangement; the need for a business plan; and the perceived inadequacies in risk management and control, etc. Members' views were summarized in the Institute's submission to the Legco on 14 November 2003. In February 2004 we made another submission to the Housing, Planning and Lands Bureau. A brief summary of the HKIS position was reported in the March 2004 issue of the Surveyors Times, under the headline *Temporary Convenience Can be Costly*.

That was before the whole West Kowloon saga became political. Readers who have been following the events closely enough will have noted from the media the stances taken by various parties (political or otherwise) and public reactions, which culminated in the extension of the period for public consultation, and now, the detailed report of the Legco Subcommittee. So far as HKIS is concerned, we have been consistent in our views and approaches; through the Working Group, and through the able presentations of Dr Paul Ho, we are proud to have projected a very positive image of the Institute and the profession.

From recent media reports, it is almost certain that some changes will be made to the mode of procurement of the WKCD. The extent to which HKIS views, and indeed those of the Legco Subcommittee, will be taken on board remains to be seen. With members' help, the HKIS will continue to provide our professional input with a view to assisting Government in devising a procurement model which suits the local context. In the meantime, a nice summer break for everyone.

Francis Leung



Paving the way

We are looking forward to working closely with the new HKSAR Government leaders. I am glad to see that urban renewal and building maintenance are amongst the top priorities of the long list to be dealt with. HKIS is committed to devoting resources in further research in this area built on the good foundation work of the Building Surveying Division last year. The Annual Conference on this subject is now scheduled on 3rd December 2005.

Besides the constitutional reform, the implementation of the West Kowloon Cultural Development (WKCD) project is another major area which we will focus on. Surveyors' expertise covers from land matters, project viability study, procurement, value management assessment, buildability, cost management to property and facility management of the project. The WKCD project is an important project that would affect the real estate and construction sector of the local economy. The rightly and timely implementation of the project has a direct impact on the job opportunities of a lot of people in Hong Kong. The Legco has just released their first report on WKCD which positively acknowledged the input from HKIS in the past. However, this report only points out the problems without offering the solutions. We are very concerned on how the project will move ahead under the leadership of the new Administration. We certainly do not want to see a complete re-start of the project which means physical work may be delayed for 1 to 2 years. I am equally concerned on the thought of borrowing the concept of Airport Authority or the MTRC / KCRC development model for the implementation of the WKCD, which involves far more complicated issues than the old models. Alternatively any community-driven approach,

though may be more acceptable by arts and cultural groups and the politicians, if not properly balanced, will risk the project to heading towards different objectives compared with the government's original objectives. The WKCD Working Group will study the Legco report and all possible solutions for the implementation of the WKCD. A members' open forum is now scheduled in August.

In order for HKIS to remain competitive, your Council has come up with some initiatives for members' discussion including but not limited to direct membership, skills certification, etc. We need to hear your voice, positive and negative so that the right policies could be implemented for the benefit of our members.

With the increase in size of our membership, both local and in the mainland, we need a stronger and more structured Administrative Office to support our work. We are now undergoing some reform within the HKIS Admin Office pursuant to the initiatives of the previous Council and the external consultant's recommendation and hope to see that the reformed Admin Office would suit our current and future needs.

I have reported previously that we are reviewing our international relations with counterparts. We are working on details of the new Partnership Agreement with the RICS. We have opened dialogues with the Institution of Civil Engineering Surveyors (ICES), the Canadian Institute of Quantity Surveyors, the Australian Institute of Building Surveyors (AIBS), the South African Association of Quantity Surveyors (SAAQS) and the Australian Institute of Quantity Surveyors (AIQS). We had the opportunity to meet with the AIQS delegate while they were in

Hong Kong in June before they went to Dalian for the 9th PAQS Congress. Although the discussion on the reciprocity between HKIS and AIQS has been going for years, there still exist some different views in how to run the APC which needs further deliberation in the respective councils. Hence, I am afraid that signing of the RA between the two institutes may not be materialized in the near future.

Lastly, Council members really enjoy meeting our members at the monthly happy hour in the HKIS library every last Friday of the month at 6:00pm. Please come and meet fellow members of all grades and chat with free wines and cheese.

T T Cheung *President*

卓越源於追尋

香

港測量師學會衷誠希望能與香港特區的新領導班子合作。我們很高興看見「市區重建」及「樓宇復修」被列入香港特區政府關注項目的日程表上。建於建築測量組以往在這命題的研究專業基礎上，學會將繼續不斷投入資源加強在這方面的工作及研究，更希望通過將於今年12月3日舉行的週年研討會，進一步鞏固各方對此課題的看法，繼而對社會作出有利的建議。

學會除了關注特區的政制改革外，亦同樣關注「西九龍文娛藝術發展區」的未來發展。查測量師的專業範疇涵蓋土地策劃、專案可行性研究、價值管理評估、建造方案評估、成本管理、以至專案落成後的物業及設施管理。因「西九龍文娛藝術發展區」除了對整個房地產及建造業起著非常重要的關鍵作用以外，更對本土就業及經濟有著深遠的影響，這項目的發展必須要在合時及正確的發展模式下進行。立法會新近完成的西九報告，內容正面包含了不少學會過往對該會提出的意見及指出很多漏洞，但報告卻沒有提出解決問題的方案。學會特別關注新領導班子將如何處理發展項目的去向；如果推倒重來，那末動工時間表一定會大為延遲，這是學會極不願意看見的。我們對採用機場管理局或兩鐵等架構而成立西九管理局的構思感到不安，因為西九所涉及的範圍遠比機管局或兩鐵為複雜；另一方面，我亦擔心新政府在一一定的政治生態，及在平衡各方利益的前題下，把西九項目變成非驢非馬，原來為港人建設及營運三十年的大型文化地標目的被廢棄或者已經面目全非。學會的「西九龍文娛藝術發展區」工作小組將繼續努力探討這課題，並於八月底舉行會員論壇，我鼓勵會員們積極參與。

為了保持學會的競爭力，本屆理事會提出不少新議事日程，其中包括擴闊新會員入會途徑、專業技能核証等。在制訂政策以前，我們很願意聆聽您的意見從而更確切地保護會員利益。

在本地及內地會員人數不斷擴大的同時，我們更需要一個強而有力的秘書處去支援我們的工作。建基於去屆理事會的議決及獨立管理顧問報告，學會現正採取措施加強秘書處的實力和效率，務求通過一系列的改革，更好地配合學會現在及未來發展的需要。

過去我提及學會在國際關係方面的工作。學會繼續與英國皇家特許測量師學會商討新的伙伴協議的詳細內容。我們正與英國土木工程測量學會，加拿大工料測量師學會，澳大利亞建築測量師學會，南非工料測量師學會及澳大利亞工料測量師學會展開對話。六月底我們會晤了到港訪問的澳大利亞工料測量師學會主席代表團，並一起出席了在大連市舉行的第九屆亞太區工料測量師協會週年大會。其間進一步深入談論兩會在互認的進展，事因雙方對互認後的專業考試評核存著不同看法，須要兩會理事會再作詳細的討論，故簽訂互認協議的日期難望於短期內落實。

最後，理事會同僚表示非常高興可以在每個月的最後一個星期五的「會員歡樂時光」與會員們無拘無束地談天說地。在此，我再衷心的歡迎各位光臨，享受學會提供的免費飲料，與不同背景的會員交流。

張達棠 會長

Report on Phase 1 Study by Legco Subcommittee on WKCD



On the question of best international PPP practices, the Institute dedicated its 20th Anniversary Conference to the subject of public private partnerships (PPP). On 29 May 2004, a floor of over two hundred people from both local and overseas heard an array of topics on how public private partnerships have applied elsewhere and, more importantly, factors to be considered in the drawing up of a PPP model that will fit into the HKSAR context.

Temporary convenience can be costly. Members may recall this is the very title of a feature on page 6 in the March 2004 issue of Surveyors Times, summarizing on the Institute's submission to Government on the WKCD in early 2004. There is an apparent hint in this title that a massive economic cost is at stake; now it is interesting to note whether this is only skin-deep when compared with what the Report on Phase 1 Study by Legco Subcommittee on WKCD has called...*unprecedented fast-track for development of WKCD which departed from the standard procedure...*

When the WKCD consultative process started at the end of 2003, the Institute held an open forum on 19 December that year, the discussions of which were summed up in a written submission to Government, outlining various problematic areas due to the lack of control over the land management plan and formulation of the master layout plan and, as a result, the single-package arrangement being labeled **favoritism** in public eyes. The Institute has asked for a detailed land management plan which is crucial in the initial value, marketability, operation and maintenance, sustainability and long-term value of the project.

To date, in its study on the development of the WKCD including the interface with arts and cultural software, land use planning, financial arrangements and other related matter, the Legco Subcommittee on WKCD has asked Government to re-examine the current procurement approach that will deliver best value for money in its Report on Phase 1 Study released on 6 July. The surveying profession has for quite some time been concerned with this **best value for money** or rather the absence of it which remains the most fundamental inadequacy.

In his closing speech at the Conference, TT Cheung the then Senior Vice President, has told the floor that the Institute would like to achieve in terms of helping the industry and Government in PPP endeavors; that the Institute supports a strong partnership between the public and private sectors in the delivery of public facilities and services; that PPP is relatively new to Hong Kong and the Institute is prepared to assist in setting up a knowledge base on the subject; and to avoid repeated mistakes and taking advice from learned speakers on "look before you leap", the Institute would like to see more structured and transparent implementation of PPP.



Seemingly solutions to the Institute's major concern on the economic cost, some significant concepts arose: **business case, value for money, public sector comparator, affordability, and cost benefit analysis**, etc. These concepts have been subsequently debated on and researched thoroughly by the Institute's Working Group on WKCD. These concepts have been spelt out very explicitly and appeared time and again in all the many submissions by the Institute to Government afterwards.

Notably on 16 March 2005, in a written submission to the Legco's Subcommittee by the Institute and subsequent presentations to the Subcommittee on various occasions, all made direct reference to good international PPP practices and pointed out that *...the WKCD project cannot be run on a truly self-financing basis and will require cross subsidies through the commercial and residential property development within the 40 hectares of land ... if there is any transfer of*

Government's assets (such as land and property) to the private partner in a PPP project, it should be fully and properly accounted at its market value.

The submission on 16 March went on to say ... typically, an outline business case includes the following two important elements: a) options appraisal to identify the preferred project and procurement option and b) an assessment of the economic benefits, value for money, affordability and bankability of the preferred service delivery option, including confirmation that soft market testing has demonstrated the market interest in the preferred service delivery option...

Now, Chapter 3 of the Legco Report examines the approach adopted by Government in developing WKCD and analyses how far the principles and best practices for PPP have been followed in the development of WKCD. The chapter made direct reference to the Institute's written reports on extensive research on PPP in other countries as well as oral presentations by the President, TT Cheung, to the Legco in January 2005 on the subject and went on to agree that ... *the tender should be assessed against a Public Sector Comparator (PSC) which is the risk-adjusted, estimated full lifecycle cost of the project if it was done by the conventional in-house approach... If no PSC is constructed... the procuring authority will still wish to establish value-for-money.*

The Legco Subcommittee's finding is in agreement with HKIS view that the WKCD project is not financially free-standing. In respect of the critical issue of value-for-money assessment, the Legco Report quotes the HKIS view that ... *the best value assessment cannot be run in parallel or at the end of the procurement process, otherwise there is no agenda for questioning the basis of the PPP project... with a*

PSC, there is also no benchmark for assessing the proposals put forth by proponents, making it difficult for Government to negotiate with the proponents... and says that the Subcommittee further shares the HKIS view on ... Government should also prepare an assessment of the economic benefits associated with the WKCD project, including financial and non-financial benefits.... The Report adds that the Subcommittee has serious doubt on the strength of Government in its future negotiations with the proponents and in the drawing up of a project agreement which protects public interest.

The Report concludes that the development history of WKCD reveals the project underwent a series of changes in the policy and planning direction that administrative deficiencies are obvious.

The way forward is a big question and leads to a vastness, not seen before time; one thing sure is that synchronizing must be done. Irrespective of any possible change to the amount of arts and cultural facilities and services (called the cultural software) that will be made available to the public, and it does not matter whether the traditional or PPP procurement approach is to be adopted; the crude fact remains Government must ensure that the WKCD project would be in the best interest of the public.

If it is true that society has paid a cost in the first round, then it is important to note that transparency and accountability really can only be achieved if a proper business case is drawn up, and only a business case that is perceived to be fair and equitable will stop people from telling once again **temporary convenience can be costly**. After all, it is important to safeguard public interest relating to Government's effectiveness, accountability and transparency.



The President, TT Cheung, says that it is encouraging to find most HKIS views have been adopted by the Legco Subcommittee and pledges that the Institute will do whatever it can be to further knowledge in this area, he would also like to thank members of the Working Group comprising Raymond Chan, Francis Leung, Paul Ho, CK Lau, Eric Ho, Sandy Tang, Edwin Tsang, Francis Lau and Keith Wong; and would encourage all members to contribute to the study in any way they could. Meanwhile, an open forum has been scheduled for Tuesday 23 August 2005 in the Surveyors Learning Centre, please direct all enquiries to **2526 3679** or email: info@hkis.org.hk.

Surveyors luncheon on 13 June



The Surveyors Luncheon held in the Bankers Club on 13 June has been a special occasion marked by the presentation of the Honorary Fellow Membership Diploma to the Hon Mr Justice Burrell, judge of the Court of First Instance of the High Court, HKSARG.

The presentation has been joined by a floor of guests including the Hon Mr Justice Ma, Chief Judge of the High Court; the Hon Alan Leong SC and the Hon Patrick Lau, Legislative Councillors of the HKSARG; Philip Dykes, Chairman of the Bar Association; Glen Haley, Chairman of the Chartered Institute of Arbitration (East Asia Branch); Conrad Wong, President of HKCA; Dr Evia Wong, Vice Chairman of HKICM; Vincent Ng, Vice President of HKIA and Christopher To of the HKIAC. Government officials to include Marco Wu, Director of Building and HKIS Past President (1991-1992); Kenneth Pang, Commissioner of Rating & Valuation; Bosco Fung, Director of Planning; Patrick Lau, Director of Lands. Members of the Institute to include the founding President Fook-yeek Kan (1984-1985); past presidents Daniel Lam (1986-1987); Samson Wong (1998-1999); Stephen Liu (2000-2001) and Tony Tse (2003-2004); Chairman of the Board of Professional Development, Professor Barnabas Chung; office bearers and divisional council office bearers of the Institute.

The Hon Justice Burrell is well known for his decisions in many construction litigations. Called to the England and Wales Bar by Hon Society of the Inner Temple in 1971, the judge obtained his first law degree from Cambridge and has practised as a Liverpool-based barrister on Northern Circuit in the UK till 1986. The judge was first made permanent magistrate of the Hong Kong Judiciary in 1986 and has become one of the judges of the Court of First

Instance of the High Court since 1995. From 1990 to 2003, the Hon Mr Justice Burrell has been judge in charge of the construction and arbitration list of the HKSAR Judiciary.



The appointment of the Hon Mr Justice Burrell as an honorary fellow and his subsequent involvement in the Institute's activities will help members of the Institute in developing dispute resolution expertise as well as strengthening the leading position of surveyors in this area.

Meanwhile, the Guest of Honour, Teresa Cheng SC, has spoken on dispute resolution, that expert witness whether in litigation or arbitration cases has become a norm, that arbitration is a mixture of art and science necessitating professional skills in negotiations. The Senior Counsel has quoted the greatest and most colourful Lord Denning "I may be wrong but I am never in doubt." for all.



Dispute resolution forum well attended



The Dispute Resolution Committee (DRC) organized a discussion forum on 15 June 2005 in the HKIS Surveyors Learning Centre to solicit members' views on its re-organization and operating procedures.

KK Chan, Chairman of the DRC said that the existing system of selection and appointment of arbitrators have been adopted for a long time. The promulgation of the new Standard Form of Building Contracts by HKIS, HKIA and HKICM in April 2005 has called the DRC to have a fresh look.

The Forum was well attended by members including some very experienced practitioners in the field of dispute resolution, e.g. Daniel Lam, Past President and Colin Wall.

Mr Chan said that in formulating the new structure and procedures, there are three core principles:-

- As an appointing body, HKIS has a duty to appoint the most appropriate candidate.
- As a member organization, HKIS has a duty to assist members to develop their skill and to offer their service in dispute resolution.
- The system should be efficient, transparent and fair.

The Standard Form of Building Contracts specify that the appointment of arbitrator and mediator shall be made jointly by HKIS and HKIA. Members generally endorsed that in order to maintain uniformity and to enhance efficiency; it is desirable to establish joint committees with HKIA to handle selection and appointment of arbitrators and mediators.

Members supported the idea to invite non-members of HKIS and HKIA to serve on the selection and appointment boards, to enhance the transparency and status of our system.

Mr Chan concluded the Forum by stating that the long term aim is to develop HKIS into the leading appointing body of arbitrators and mediators in construction and land related matters. He also urged members who are interested in Dispute Resolution to offer their service in the many

sub-committees and boards. Members who are interested, please e-mail to info@hkis.org.hk.



HKIS Property Marketing Award 2005



Ronald Cheung convener of the working group, says that marketing strategy is instrumental in all property

launches. Sales of units depend on quality of the building but a sound marketing plan will draw purchasers into action. The Institute appreciates the intrinsic value of good marketing and has endorsed the first-ever HKIS Property Marketing Award in 2004. The event has since created great community awareness and advocacy on the subject.

According to Ronald, the Property Marketing Award covers 3 categories: Top Ten Best Project Marketing Award; Top Ben Best Brochure Award and Top Ten Best Layout Award; there will be a grand winning award within each category.



The working group comprising Ronald Cheung, Louie Kwan, Desmond Leung, Simon Poon, Jade Lam, Polly Tang, Cyrus Chan, Cyan To, William Lo, Cass Chan, Chris Kam, Kit Tse and

numerous unnamed volunteers, is now in its first round of assessment. The final decision will lie with the Judging Panel consisting of very senior surveying professionals; the Chairman of the Judging Panel in 2004 was the Hon CY Leung.



Media hear more on land application list system



On 17 June, the Surveyors Learning Centre has been packed by members of the media, all wanting to hear the Institute's view on the land application list system.



Apparently, the system is working well but can be improved on its efficiency if premium sites are put on auction. The Institute, which meets frequently with the Lands Department, is of the view that there may not be a big turn around since it is Government policy to stabilize the market.

There is a chance to enhance the transparency of the system but, of course, one must bear in mind that disclosing the reserve price can increase market volatility.



The panel at the media briefing comprised the President, TT Cheung; Yu Kam-hung, chairman of the GPD Council; Professor Chau Kwong-wing, Chair of Real Estate & Construction, the University of Hong Kong; Alva To of DTZ Debenham Tie Leung; CK Chan of Lanbase Surveyors and Alex Ng of Chesterton.

Valuation standards on properties 2005 launched



The mounting demand for professional valuation service as well as greater integrity in professional valuation and the transparency of the valuation process in recent years has given rise to the need for a closer look into standardization of valuation practices, said the President, TT Cheung at a press conference held on 23 June. He has added that the objective of the Standards is to provide members with guidance when preparing property valuation reports; these standards have been developed to ensure the highest professionalism, integrity, clarity, reliability and impartiality of property valuation practices. It is hoped that the promulgation of the Standards will further enhance the

professional standards and international status of Hong Kong's valuation profession.

These standards become mandatory on 1 July 2005. Details of the Standards and the List of Property Valuers 2005 can be found in www.hkis.org.hk.



Members' Welfare Committee commended

The Commissioner of Rating and Valuation, Kenneth Pang, has written on 25 May to give praise to the Members Welfare Committee on its excellent effort in producing the first-ever HKIS membership card; the Commissioner feels that the card will help to promote the identity and sense of belonging of surveyors. Meanwhile, convenor of the Committee, Lam Li Wah, says that studies have started



on the 2nd generation card which will allow the Institute going-e. Mr Lam also adds that the Committee is looking into the HKIS Shop by expanding its range of merchandize.

- The suggestion to implement AVAS through administrative means would infringe the rights of existing property owners;
- The quoted examples of having AVAS incorporated into statutory frameworks in Tokyo and Sydney little substantiate its application in Hong Kong which is densely populated with unprecedented number of high rise buildings;
- Before a convincing scientific analysis of the current proposal has been established and implications clearly defined; it may be irrational to propose a regulatory approach for its implementation and perhaps totally pre-mature to suggest and frame out the various stages of implementation, with the industry absorbing the costs at large.

The Planning Department of the HKSAR Government commissioned a feasibility study for establishment for air ventilation assessment system in October 2003. This apparently is in part a result of the SARS outbreak in Hong Kong in early 2003 and Government's subsequent call to develop and take forward proposals for improving environmental hygiene in Hong Kong.

HKIS writes to Chief Town Planner on AVAS



The Institute explicitly states its concern in a letter written on 11 May on the rationale behind and implication of the establishment of the proposed Air Ventilation Assessment System (AVAS) and doubts on the practicality of the system in urban Hong Kong, given the diversities of existing built up townscape.

The Institute further asks the Chief Town Planner to consider:

- With a widely accepted assessment method yet to be established and definitive assessment standard and criteria to ascertain the type of projects that warrant an AVAS, it is unrealistic to expect initiatives from the industry to follow through;

HKIS writes to ETWB on provisions under LRO

The Institute has written to the Permanent Secretary for Housing, Planning and Lands (Planning & Lands), Mrs Rita Lau, on 17 June urging that provision be introduced under the Land Titles Ordinance which will provide for the owner of land registered under that ordinance to apply to the Director of Lands for a determination of the lot boundaries; such a provision will pave the way for a smooth transition in the implementation of Section 94 of the Land Registration Ordinance.



The Institute further considers it beneficial to the public that the Land Registration Ordinance be suitably amended so that upon determination of lot boundaries by the Director of Lands, the registration of the relevant land boundary plan has the effect of replacing or superseding any boundary

plan(s) previously registered for the land concerned. When society enters into an era of title registration with its underlying mirror and curtain principles, any member of the public searching title to land should have access to and be apprised of the current and accurate information and all material facts respecting title to land.

The Institute expresses its concern that the carrying out land boundary survey of lot that had been previously surveyed and shown on plan(s) registered in the Land Registry will have the effect of re-aligning or changing the lot boundaries.

HKIS nominates representatives to Land Surveyors Registration Committee

Tang Wing-lun, Tull Chun-kwok Jacky and Chan Hon-kwan Henry, all are members of the Land Surveying Division and have been nominated by the Institute as representatives to the Land Surveyors Registration Committee under the Land Survey Ordinance (Cap 473).

HKIS administrative office update

With much regret to say, we have lost the service of the Secretary General, Gordon Ng, who has left on 14 July 2005 to pursue his personal career interests. A general practice surveyor himself, Gordon joined the Institute in 1998 and saw a period of time when the Institute has grown substantially in terms of membership numbers and geographically.

In conjunction with the management consultant commissioned to study the organization structure of the administrative office, the Administration Committee, headed by the Hon. Secretary, is reviewing the strategic roles of the administrative office, new leadership options, organization structure, job specifications and interface with office bearers, the General Council and divisional councils. Meanwhile the various functions are staffed as follows:

Education

- Jonathan Ho – Assistant Manager, Education & Professional Development (edudept@hkis.org.hk)
- Donna Yu – Administrative Assistant, Education (cpd@hkis.org.hk)

Membership

- Kiny Hung – Assistant Manager, Membership (memdept@hkis.org.hk)
- Sally Leung – Administrative Assistant, Membership (sallyleung@hkis.org.hk)

Communications

- Linda Chan – Assistant Manager, Communications (linda@hkis.org.hk)

HKIS nominates representative to CITA

Nelson Cheng has been nominated to represent the Institute at the Construction Industry Training Authority.

HKIS representatives attend EU seminar on PPP

The Efficiency Unit of the HKSARG has organized a PPP / Outsourcing Seminar on 30 June in the Museum of History lecture hall. Representatives to the seminar, Stephen Liu, Sam Cheng and Spencer Kwan have heard speakers focusing their talks on contract management issues; client-service provider relationships; adequacy and certainty in the delivery of PPP projects; how to promote an ethical and fruitful partnering relationship; enforcement of service contractor's compliance with labour laws as well as an auditor's perspective.



臺灣不動產估價師代表團來訪學會



6月3日臺灣政治大學地政系主任楊松齡教授率領臺灣不動產估價師公會代表團來訪學會。代表團其他成員包括地政研究所所長林英彥教授、臺灣政治大學不動產估價學曾文龍分班主任、卓輝華理事長及總幹事江晨旭。學會代表包括會長張達榮，高級副會長黃仲衡，測量組主席余錦雄、副主席劉詩韻和潘永祥及理事趙錦權、張一輝。

會上，楊松齡教授和林英彥教授陳述了現時臺灣當局的土地政策、平均地權、規定地價及公告土地現值的實施和演算法，學會代表則介紹了香港特區有關物業估價與及差餉政策；雙方非常積極的提問及回答。

雙方又交換文獻。其中較矚目的包括：楊松齡教授著的「實用土地法精義」，林英彥教授著的「不動產估



價實務問題解答」，陳豐瑤主編的「林英彥教授退休紀念論文集」，卓輝華編著的「不動產估價實務與理論」及「第二十二屆泛太平洋不動產估價、顧問與經營研討會論文集」。(歡迎讀者前往本會圖書館查閱。)



當天晚上，學會設宴款待代表團，大家再進一步交流估價事務經驗並增進友誼。



Surveyors happy hour



T.G.I.F. – this time round, we can report a theme – Dragon Boat Competition 2005 Review.

There has been a huge array of photos on display and a blizzard of confetti (not literally of course because we go for environment protection) which really hid behind it sweat and hard work. Standing there very prominently are the two trophies and, in the absence of the President who has been tied up in meetings, the SVP congratulated the 20-something rowers – who obviously still could not help the hilarious mood despite it has already been two weeks.



賽龍奪錦



歷史上，赤柱是香港島南面的一條小漁村。直至今日，赤柱仍然保留著傳統小漁港的獨特氣質。因華洋雜處的關係，赤柱更擁有濃濃的歐陸風情。60年代初期，龍舟比賽已開始引起各界的興趣。約在70年代末，比賽更擴展至有女子組賽事。初期由於體重關係，外籍男隊要少載2人【原本連舵鼓手共 24人】，以減翻船之險。直到九十年代中大會才把所有比賽人數劃一為22人，到2001年更進一步減少至20人。最早期的比賽是在赤柱灣（即天后廟及今美利樓對出）舉行。到七十年代才移師至公共設施較充足的赤柱正灘進行。每逢端午節龍舟比賽當天，濃厚及有赤柱特色的社區節日氣氛，比目皆是。

早期的比賽是由居民組織發起，及後發展成今天的「赤柱居民聯誼會」，而龍舟比賽就是該會每年的重頭戲。

去年和今年香港測量師學會被大會邀請為賽道提供義務測量服務，利用全球衛星定位系統，其中的兩種修正技術，實時動態技術（Real-Time Kinematic (RTK) Technology）及差分式技術（Differential Technology），精確測定龍舟賽道的範圍及距離，令賽事變得更公平。

另外，香港測量師學會龍舟隊在今年的赤柱龍舟錦標賽中，取得歷來最佳成績：

華籍男子乙組盃賽 — 40隊當中的第6名
女子組碟賽 — 9隊當中的第4名

我們的男女子組隊員都可站在頒獎台上，接過我們夢寐以求的獎項。



「亞洲測量師聯盟」和我到SISV的訪問

黃仲衡
高級副會長



「亞洲測量師聯盟」(SAA亞測盟)在去年十一月香港舉行的同意簽署儀式中成立了。聯盟的三個創會夥伴是馬來西亞測量師學會 (ISM)、新加坡測量師及估價師學會 (SISV) 和香港測量師學會 (HKIS)。從那時候開始，三個學會加強了許多方面有共同利益的合作關係。第一屆亞測盟理事會將於2005年6月21日在吉隆坡舉行，學會前會長廖凌康先生，作為亞測盟香港測量師學會代表將出席這次會議。其實最近，三個學會已經進行了一次非正式的見面，時為2005年5月20日在新加坡舉行的SISV週年晚宴。我代表香港測量師學會參加了這次週年晚宴。

SISV週年晚宴的前一天，我曾經拜訪SISV。雙方交換了兩會對近期測量發展的一些看法，我亦知會了SISV有關本會物業及設施管理組經已成立。我會又同意將『測量師時代』分別寄給SISV及ISM，以促進亞測盟夥伴間的溝通。

2005 SISV週年晚宴的主題是「用飄揚的旗幟迎接再創的新高」。在晚宴的歡迎辭中，SISV大會主席Amy Khor博士特別提及「亞洲測量師聯盟」的成立。亞測盟已經被SISV公認為新加坡向海外發展的一項成就。

從今開始，亞測盟將會更積極地發展。以下，我希望能夠概括地介紹一下亞測盟的宗旨和任務。

「亞洲測量師聯盟」致力確認本地學會發展和成長的重要性。聯盟目的是：

- 加強亞洲內專業學會間的關係
- 推廣和維護測量專業及其水準
- 保障本地學會的利益
- 提高夥伴間的合作

聯盟當前任務主要包括：

- 推廣在亞洲最佳的測量工作常規
- 推廣聯盟夥伴間的交流
- 鼓勵區域性的測量執業合作
- 促進有助加強理解亞洲建築及物業行業的研究工作
- 提供給予夥伴的會員在其他夥伴國家或城市工作時所需要的援助
- 提倡對夥伴國家或城市的大學學術課程資格的承認



順便提一下，亞測盟的香港測量師學會代表為：廖凌康、吳恆廣、孫偉璋和黃仲衡。如果你們對亞測盟有任何看法，請隨時多方面與我們聯繫。

Erratum

On page 9 in Vol 14 No 6 (June 2005 issue), the heading of the news item should rightly read: **Executive Committee and Charimen of the 3 Boards debriefed on envisaged HKIS roadmap** and it was these members who heard on 14 May a de-briefing.

On page 22 in Vol 14 No 6 (June 2005 issue), Letters to the Editor, the name of Mr Leung should rightly read: **Leung Shou Chun**.

We apologize for any inconvenience caused.

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For reservation
Please call the Secretariat on 2526 3679 or email:
slcbooking@hkis.org.hk

Building Surveying Division Chairman's Message



Edwin Tang
BSD Council Chairman

Consultancy on drafting a new Standard Form of Maintenance Contract

With the trend of having more maintenance and renovation works in the construction industry, BSD in collaboration with QSD formed a Joint Working Group last year to commission a consultancy on drafting a new standard form of contract for Maintenance Works. There has been some slip in the programme. Nevertheless, BSD and QSD Councils had endorsed the recommendation in the tendering report and consultancy contract has been awarded in June 2005.

Besides Vice President Raymond CHAN, two more BSD representatives, Edward FU and Alan SIN, have also joined the Joint Working Group recently to oversee the consultancy. Hopefully the new standard form of contract would be available by the end of Year 2005.

Public Consultation on Mandatory Building Inspection

Although the public consultation is scheduled at the end of 2005, BSD representatives have verbally delivered our views on the proposed scheme in April 2005 during our meeting with the HPLB on the proposed Building Affairs Tribunal. We have recently organized those views and submitted to the HPLB.

Key points in our submission are:

- Buildings over 20 years old should be inspected once every 5 years, which means inspecting 4000 to 5000 private buildings each year.
- The building survey should cover structural elements, fire safety elements, drainage system and UBWs affecting health and safety.
- Basic Investigation only but with recommendation on Further Investigation if necessary.
- Survey Report should be comprehensive while user-friendly.
- We have provided indicative cost and time for the survey and report (suggested by Professional Building Surveying Consultants Association).

BS Conference on 15 October 2005

BSD Council has endorsed the theme on **Licensing** as recommended by the Conference Working Group. Licensing and its control are the strength of BS and it is worth developing the skill further, especially to young members. Some problems on either the licensing procedures or the control of licensed premises have also aroused public concerns recently. It should be a good time for us to revisit the subject from the perspectives of the controlling authorities, the consultants and the clients.

BS APC Practical Task 2005 **Monday 7 to Thursday 10 November 2005**

Applications should be made on Form APC6 / BS

Re-applications should be made on Form APC6R / BS
together with application fees of HK\$500

All applications will be accepted only within the
month of August 2005

Late applications will be rejected. Incomplete applications
will not be entertained.

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

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

Research Assistant (2 posts)

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

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

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

General Practice Division Chairman's Message



Yu Kam Hung
GPD Council Chairman

Press Conferences

June 2005 was busy, we have held two press conferences within the month. The first one was held on 17 June expressing the opinion of the HKIS on the current land sale mechanism through the Application List system. The second one was on 23 June introducing the newly released HKIS Valuation Standards on Properties 2005 and the Valuation for Public Purposes – List of Property Valuers 2005.



▲ Press Conference on
17 June 2005



◀ Press Conference
on 23 June 2005

Joint Conference of HKIS, HKIA and HKIE

The HKIS, the Hong Kong Institute of Architects (HKIA) and the Hong Kong Institution of Engineers (HKIE) are organizing a Joint Conference to be held at the end of 2005. The first Organization Committee meeting has been scheduled for 30 June. The General Council has appointed me the position (the GPD Council Chairman) as Chairman to show our support to the Conference.

Business Valuation (Convenor: Mr KK Chiu)

A Business Valuation Forum meeting was conducted on 31 May to discuss the constitution of the Advisory Board. It is determined the Board will consist of thirteen members including an accountant, a lawyer, a member nominated by the Securities and Futures Commission (SFC), two members from the universities and two members from each of the following professional institutes, namely the HKIS, the Hong Kong Society of Financial Analysts (HKSFA), the RICS and the Hong Kong Institute of Directors (HKIoD).

Lawrence Pang and myself have been nominated to represent the HKIS in the Board. It is also our honour that Joseph Ho, a member of our division, has been elected Secretary of the Board.

The printing of the Business Valuation Standards has been completed. All interested members may get a copy at the HKIS Office at the price of HK\$200. A press conference will be held in July 2005 to announce the above in detail.

CPD and Internal Communication (Convenor: Mr Ronald Cheung)

A number of CPD events on business valuation, land matter and Rates are being organized.

Disciplinary and Professional Ethics

We have attended the Dispute Resolution Committee Forum and have raised the view that the GP division is the most suitable to handle matters on Independent Valuation. Concerning the selection of **expert witness**, the GPD Council will wait for the further proposal from the Dispute Resolution Committee.

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

Communication is kept up with Lands Department on the issues of **Home Purchase Allowance, A Book, Streamline Lease Modification Procedures** and **Arbitration Arrangement for Land Premium**.

On the legal aspect, a response on the draft revision of Land (Compulsory Sale for Redevelopment Ordinance) is under preparation. Further comments from members are always welcome.

Meanwhile, the revised fee scale is now under printing and will be put up for sale soon.

Mainland Affairs (Convenor: Ms Serena Lau)

A dinner with the Taiwan Valuation Institute was held with

success on 3 June 2005. In relation to affairs in Mainland, our representatives, including one of our past presidents, attended the Shenzhen Real Estate Forum on 2 May 2005. We are also grateful that 中國資產評估師協會 will visit Hong Kong in August 2005 to have further communication with the HKIS.

Public Relations (Convenor: Mr Daniel Mak)

We are happy to share that our Fellow, Lawrence Pang, has submitted an article to be published in Capital Magazine.

Valuation Standards (Convenor: Mr Lawrence Pang)

The final draft of the Guidance Notes for Mortgage Valuation was sent to the Hong Kong Monetary Authority, the Hong Kong Mortgage Corporation, the Hong Kong Association of Bankers and the Hong Kong Institute of Bankers for comments.

We are now cooperating with the China Appraisal Society and the Taiwan Appraisal Society to translate of the latest version of the International Valuation Standards.

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

Announcement – GPD

The GPD APC Final Assessment 2005 will take place on Tuesday, 4 October 2005 (10am – 1pm) at the Southern Stadium, Wanchai. Application forms for the Final Assessment are now available from the HKIS Office and completed forms must be returned to HKIS no later than 5:30pm, Wednesday, 31 August 2005. Late submissions will not be accepted. You may also download the application form from our website.

Land Surveying Division

Chairman's Message



*Dominic Siu
LSD Council Chairman*

Thanks for the effort of the Boundary Survey Advisory Committee (BSAC) drafting letters (1) to urge Housing, Planning and Lands Bureau to include determination of lot boundaries under the revised Land Registration Ordinance and (2) comments on the proposed revision of the Code of Practice issued under the Land Survey Ordinance (LSO).

Letters were sent respectively to Permanent Secretary for Housing, Planning and Lands (Planning and Lands) Housing, Planning and Lands Bureau on proposed revision of Land Registration Ordinance on 17 June 2005 and to the Secretary of Land Survey Authority expressing the HKIS view on the proposed revision of the Code of Practice on 20 June 2005.

Determination of lot boundaries under revised Land Registration Ordinance (LRO)

The Institute urges Housing, Planning and Lands Bureau (HPLB) that provision should be introduced under LRO for

the owner of land registered under that ordinance to apply to the D of L for a determination of the lot boundaries. The introduction of such provision will also pave the way for a smooth transition in the implementation of Section 94 of LTO to avoid the confusion created by mass application upon daylight conversion to title registration.

In summary, the Institute would like to propose amendments to LRO that the title register shall mirror all title information and facts including any determination of lot boundaries by the D of L and that upon any such determination, the registration of the relevant land boundary plan in the Land Registry shall have the curtain effect of superseding all previously registered plans. In commenting on Section 94 of LTO, it is our view that minor deviations from previous boundary dimensions as a result of present day survey should be tolerated, and that it should not prevent a determination of lot boundaries by the D of L. If there are large discrepancies from previous surveys as a result of present day survey, then relevant land administration

actions such as land exchange may be triggered, in which case, it is beyond the ambit of Section 94.

Comments on proposed Revision of the Code of Practice issued under the Land Survey Ordinance (Cap 473)

The comments to Land Survey Authority are summarised as below:

- (a) The Institute welcomes the proposal on the establishment of GPS Control Station to the COP. LSD request an extension time of two months to study the matter in detail before submission of comment.
- (b) Our members particularly those in the Private Practice are unsure of the reasons behind some of the General Principles on establishment of lot boundaries.

In my opinion, it is better to arrange a seminar / workshop by the Land Survey Authority to exchange views and clarify doubts behind those general principles with Private Practice Land Surveyors so that mutual agreement can be reached before adopting the proposed revision on COP.

Both letters have been uploaded to HKIS LSD website.

Letter to LSA on COP under LSO

http://www.hkis.org.hk/hkis/html_upload/HomeHeadline/hhlnk29_0.pdf

Letter to HPLB on LRO

http://www.hkis.org.hk/hkis/html_upload/HomeHeadline/hhlnk30_0.pdf

TA Application & Working Group

Following complaint letters from Technical Grade Applicants, the Institute has recently received withdrawal letters from some Technical Associate (TA) applicants refusing to accept the offer to be admissible as a Technical Trainee (TT).

The issue has now been satisfactorily resolved in a recent Excom meeting of HKIS with the presence of the Chairman of Board of Membership and Representative from Board of Education. The vast majority of eligible applicants no longer require to join as TT before submission of Training Records and ATC task, provided that training records and written assessment are submitted to HKIS within six months from the date of letter which has been sent out to those applicants clarifying their application of TA membership.

LSD Council meeting in June 2005 proposed to set up a TA

working group to strengthen communication between TA members and to look after their interests. One of the imminent tasks is to organise a seminar / workshop for TA applicants to share their experience in preparing ATC. C K Fung and Terry Sham were nominated to be the chairman and co-ordinator of the working group respectively.

LSD Golf Day

Despite heavy rainstorm in June, Henry Chan LSD Golf Convenor, managed to organise a golf event on 21 June at Lotus Hill Golf Club. To show our expertise in high accuracy measurement, each flight was distributed a tape for taking distance measurement of golf balls in ascertaining who are the winners of longest drive and closest to pin. We were fortunate to have 3 flights finished playing all 18 holes. Thanks to Henry, keen and brave golfers including T T Cheung, our president, all sponsors who contributed to the success of the event.



京港澳測繪技術交流會

各位會員：

時光荏苒，第四屆京港澳測繪技術交流會定於2005年9月7日至9日在中國澳門舉行，本屆主題是現代空間訊息技術發展與應用。

澳門地圖繪製暨地籍局主辦這次研討會，協辦單位有北京測繪學會、香港理工大學、香港測量師學會和香港工程測量師學會。主辦單位免收會議費用，同時負責在澳門膳食及交通費用。

交流會內容提綱如下：

- 城市測繪在城市信息化建設中的應用成果與經驗
- 城市測繪在城市可持續發展中的應用前景
- 數字化測繪向信息化測繪方向發展的理論、方法和研發成果
- 新技術在城市測繪中的應用成果或技術開發成果
- 城市工程測量（或施工測量）的新技術、新方法
- 城市測繪技術發展與展望
- 電子化政府
- 測繪事業與區域發展的關係
- 測繪事業對環保的應用

很多土地測量組的會員已提交論文或報名參加，任何會員（不一定土地測量組）如要參加這個交流會請和我或土地測量組理事接觸。參加這個盛會不但可以和北京及澳門的專家們聚首一堂，增進友誼，切磋學問，更可增加CPD時數。

陳志端
土地測量組
大陸事務小組主席

Quantity Surveying Division Chairman's Message



Sam Cheng
QSD Council Chairman

The 9th PAQS Congress was held from 27 to 28 June in Dalian, China and attracted over 450 delegates from within China and PAQS countries and has set a record in PAQS history. The host of the Congress was the China Engineering Cost Association (CECA). Three HKIS members were invited to be honorary advisor for the event: TT Cheung, Sam Cheng and Dr Anita Liu who was responsible for the English paper selection of the Congress. The HKIS delegation was led by President TT Cheung, QSD Vice Chairman Dr Paul Ho and members included Dr Anita Liu, Ellen Lau, Nelson Cheng, Keith Yim, Honby Chan, Suen Mau Hing and George Nip.

Prior to the Congress there were a number of meetings held. Dr Paul Ho, Dr Anita Liu and Ellen Lau represented HKIS in the PAQS Education and Accreditation Committee meeting on 25 June whereas TT Cheung, Dr Paul Ho, Dr Anita Liu and Ellen Lau represented HKIS in the 9th PAQS Board meeting and the ICEC Region IV meeting the next day.

PAQS Board Meeting

The PAQS Board agreed to commission a research project proposed by HKIS on the comparison of conditions of contract used in PAQS countries headed by Ellen Lau. The Board would set up a Research Committee headed by Mr John Lowry, Immediate Past National President of AIQS to further the research commitment of PAQS in the region and also deliberated on co-operation with other international bodies and involvement of younger members in PAQS activities for the sustainability of PAQS. Board members gave an update on their countries activity. Representatives from Canadian Institute of Quantity Surveyors (CIQS) and Institution of Architect, Engineers and Surveyors, Brunei (BUJA) attended the PAQS meeting for the first time. (NB: Countries reports are available from the Hon Sec of QSD.)

The following members were elected new PAQS officers for the term 2005-2007: Chairman – Mr Sato Takayoshi (BSIJ); 1st Vice-Chairman - Mr Trevor Main (AIQS); 2nd Vice-Chairman – Mr Teoh Wooi Sin (SISV); Secretary – Mr Kenta Fukagawa (BSIJ) and Treasurer – Mr Terry Sanders (AIQS).

Mr Ong See Lian (ISM) is the Immediate Past Chairman. Mr Chua Siow Leng (ISM) is heading the Education & Accreditation Committee with Dr Anita Liu (HKIS) as secretary. Mr Teoh Wooi Sin (SISV) is heading up the External Affairs Committee and Mr John Lowry (AIQS) is heading up the new Research Committee.

9th PAQS Congress

The theme of the Congress was **Culture of Construction**. 5 papers from HK were presented: (1) **Construction Project Tendering in China: An Exploration of Theory and Practice Relating to Article 33 of China's Tendering Law** by Dr Richard Fellows, Prof Chen Jian-guo and Tang Ke-wei of Tongji University, (2) **Predicting Normative Commitment in Construction Value Management** by Dr Leung Mei Yung, (3) **Change in Quality after the Implementation of ISO9000-Based Quality Management Systems** by Dr Thomas Ng, (4) **Sub-contractor Registration Scheme – Current Practice and Future Development** by Dr Thomas Ng, and (5) **A framework for Examining the Relationship between Organizational Commitment and Job Performance in Chinese Construction enterprises** by Dr Anita Liu. (NB: A copy of the proceeding is available at the HKIS library.)

The 10th PAQS Congress – **Advancing New Frontiers**, will be held in Singapore May 2006. The 11th PAQS Congress – **Construction from a Different View**, will be held in Auckland, New Zealand in June 2007. The next ICEC World Congress will be held in Ljubljana, Slovenia in April 2006 with the theme **Value Management – How to ensure Value for Project Stakeholders**. Prior to the Congress, the PAQS Board members met Mr Wang Wei, Vice Minister of the Ministry of Construction, Mr Chen Zhong, Director of Standard and Norms Department, MOC and Mr. Sun, Director of the Administrative Committee of Dalian Government who were the officiating guests at the Congress.

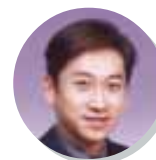
1st PAQS Golf Tournament

The tournament was held in the morning of 25 June in the beautiful and famous Dalian Golden Pebble Beach Golf Club. Nelson Cheng and I represented HKIS in the tournament. The winners were:

Best Gross Winner	: Mr Trevor Main (AIQS)
Best Net Winner	: Mr TT Cheung (HKIS)
1st Runner up	: Mr Nelson Cheng (HKIS)
2nd Runner up	: Mr Sato Takayoshi (BSIJ)
Longest Drive (Front 9)	: Mr TT Cheung (HKIS)
Longest Drive (Back 9)	: Mr Trevor Main (AIQS)
Closest to Pin (Front 9)	: Mr TT Cheung (HKIS)
Closest to Pin (Back 9)	: Mr Trevor Main (AIQS)

Thanks to all sponsors and Mr Nelson Cheng in organizing the event. The 2nd PAQS golf tournament will be held next May in Ria Bintan Golf Club, Indonesia. SISV may probably organize another 2 golf outings, one in Singapore Laguna City and one in Palm Resort Golf & Country Club in Johor, Malaysia.

Junior Organization Chairman's Message



Lesly Lam
JO Chairman

What's up in the second half of 2005 青年組2005下半年的精彩活動

In the second half of 2005, JO, the most energetic group in the HKIS, would like to present you with these amusing activities.

Academic and Professional Events



JO CPD Series - Olympics Projects in Beijing

Date : Throughout September
Speakers : Mr Jacob LAM,
Mr See-wing LO,
Ir Andrew LUONG,
Mr George NIP

The Latest Development of Legislation relating to Construction Industry

Date : 14 September
Speaker : Ir Dr the Hon Raymond HO Chung-tai,
S.B.St.J., JP

Annual Interflow Mainland Tour

Date : 12 - 16 October
Venue : Beijing



Various CPDs and PQSLs will also be held in between the above main academic and professional events.

Social Activities

Pool Side Party by HKIS JO and JCI

Date : 23 July (Saturday), 7pm - 11pm
Venue : Kowloon Bowling Green Club

Hong Kong Rowing-Boat Championship

香港彩艇錦標賽

Date : 31 July (Sunday),
9am - 5pm
Venue : Repulse Bay



Wakeboarding & BBQ Fun Day

Date : 14 August (Sunday),
9:30am - 5pm
Venue : Sai Kung Yung Shue O

Soccer Championship - Ten Professional Bodies

Date : 28 August (Sunday), noon - 7pm
Venue : Stanley Ho Stadium - The University of Hong Kong
Sponsored by the Hong Kong Coalition of Professional Services.



Well, various social activities, like Badminton Competition with CIOB, Dive Training, HKIS Basketball Championship and JO Annual Dinner, will be held. Luncheon and dinner gatherings with the young groups of the other professional institutions will also be arranged occasionally. Recently, we have had good times with the young groups from Law Society, HKIP, HKIE, HKIA, HKMA and HKICPA. Please keep an eye on the JO corner.

My email and ICQ are leslylam@hkis.org.hk and 2145098 respectively.
You can also search me in MSN at leslylam@netvigator.com.

23 August 2005 West Kowloon Cultural Development District (WKCD)

The Legislative Council Subcommittee on the West Kowloon Cultural District (WKCD) development chaired by the Hon Alan LEONG Kah-kit released its report on the Phase I study to the public on 6 July 2005.

A forum has been scheduled to seek members' comments on the report and for suggestions on the way forward. It is hoped to establish views for submission to the new HKSAR Chief Executive and to the Legislative Council in the near future. The forum will also brief members on what has been and will be done by HKIS.

A copy of the report can be downloaded from :-

English version : http://www.legco.gov.hk/yr04-05/english/hc/sub_com/hs02/reports/hs02cb1-rpt-e.pdf

Chinese version : http://www.legco.gov.hk/yr04-05/chinese/hc/sub_com/hs02/reports/hs02cb1-rpt-c.pdf

Time : 6:30 – 8:30 pm

Venue : Suite 811, HKIS Surveyors Learning Centre, 8/F Jardine House, One Connaught Place, Central, Hong Kong

Fee : Free of charge

31 August 2005 Mainland and HK Closer Economic Partnership Arrangement (CEPA)

A forum has been organized to seek members' views on the impact of the Mainland and Hong Kong Closer Economic Partnership Arrangement (CEPA) on the construction, property and real estate industry and to reflect the views of HKIS on CEPA III to the new HKSAR Chief Executive and Government.

Time : 6:30 – 8:30 pm

Venue : Suite 811, HKIS Surveyors Learning Centre, 8/F Jardine House, One Connaught Place, Central, Hong Kong

Fee : Free of charge

Should you wish to attend one or both of the forums, please register by completing the registration form below and return it to HKIS by fax 2868 4612.

HKIS DISCUSSION FORUMS AUGUST 2005

Registration Form

To : HKIS (Fax : 2868 4612)

I wish to attend the following Forum(s) and my particulars are as follows (please tick (appropriate box):

- 23 August 2005 (Tuesday)** **WKCD**
 31 August 2005 (Wednesday) **CEPA III**

Surname : _____ Other names : _____

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

Division : BSD , GPD , LSD , PDD , QSD

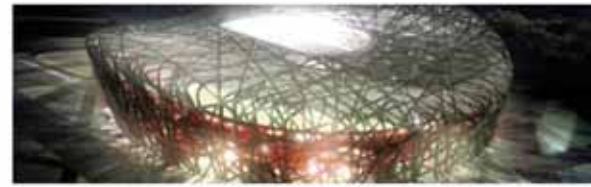
Contact tel. : _____ Fax. : _____ E-mail. : _____

Notes : (1) Registration is on a first come first served basis.

(2) No separate confirmation of registration will be issued. Members will only be contacted if there are no seats available.



CPD SEMINAR SERIES 2005 ON BEIJING OLYMPICS PROJECTS



In 2008, all eyes will be on the Beijing Olympics. Behind this big project, professionals from Hong Kong are working in a seismically active area to create some of the most highly complex structures that will serve the world's biggest sporting event. Beijing National Stadium – an unusual bird's nest structure and the giant water cube that will be the forum for Olympic swimming events, are two of the landmark projects in the City. Also, the Olympic Village is erected at the northern end of the north-south axis of Beijing city, along which many of Beijing's historic sites are located. The 66-hectare Olympic Village comprises two separate areas, namely the residential area and the international area. To the north of the Olympic Village lies the Olympic Forest Park, while to the south of it are the main competition venues. In this seminar, our speakers who have worked on these projects will share with us the challenges and opportunities they are facing.

Venue: Surveyors Learning Centre, Room 811, Jardine House, Central, HK
Fees: \$100 per seminar / \$300 for 4 seminars
Registration: Return the Standard CPD Reservation Form with payment to HKIS Office one week before each event. Please note that the dates may subject to change.

Seminar 1 20 September 2005 (Tuesday) 1900-2030
Project Management or Quantity Surveying? – A case in Beijing Olympic Projects
 Mr Jacob Lam, MBA FRICS FCIQB FHKIS MCIArb MCCES
 Director, Northcroft Construction Services Ltd.

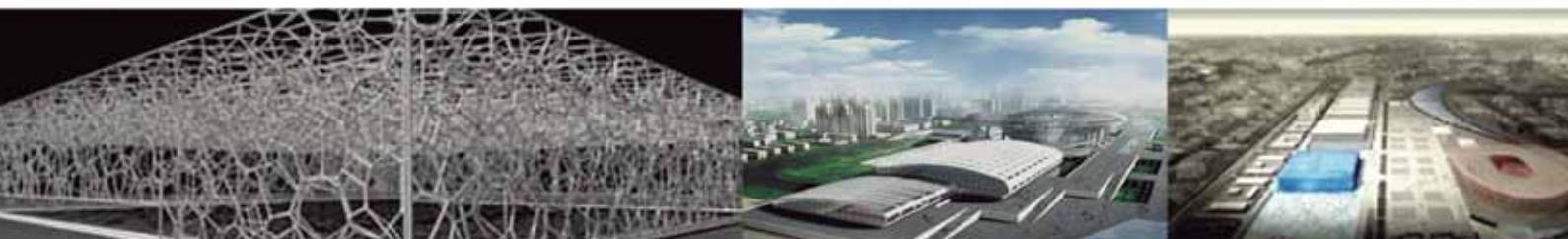
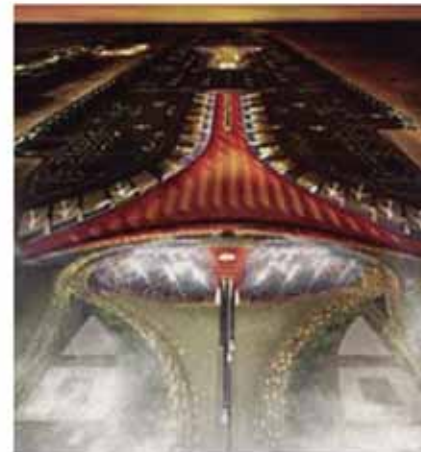
Seminar 2 23 September 2005 (Friday) 1900-2030
Quantity Surveying Experience in Beijing 2008 Olympic and Mainland projects
 Mr See Wing LO, BSc(QS) MRICS MHKIS AAIQS RPS(QS)
 Director, Levett & Bailey Chartered Quantity Surveyors Limited

Seminar 3 29 September 2005 (Thursday) 1900-2030
Overview and Challenges of Beijing Olympic Projects – a Structural Engineering Perspective
 Ir Andrew Luong, BEng BA CEng MIEAust MICE MHKIE RPE
 Associate, Ove Arup & Partners Hong Kong Ltd.

Seminar 4 30 September 2005 (Friday) 1900-2030
Quantity Surveyor's Mission and Attitude in Beijing Olympic Projects
 Mr George Nip, MHKIS MRICS MACOST E RPS(QS) Hon fszcea,
 Director, KPK QUANTITY SURVEYORS (CHINA) LIMITED

Seminar 5 will be held in December with speakers from Hong Kong Jockey Club on Competition Venues for Olympic Equestrian

Plus more seminars and site visits in Beijing.....watch out for details.



CPD/BS/2005052

Rehabilitation and Replacement of Water Mains in Hong Kong

Guest Speaker Mr Ian Vickridge, Consultant of Black & Veatch Hong Kong Limited

Date & Venue Tuesday 9 August 2005 (7:00 pm – 8:30 pm) SLC, HKIS

Details The Hong Kong Water Supplies Department (WSD) provides fresh water and salt water to its customers through a network of approximately 7280 km of water mains. WSD has been experiencing an increasing number of mains failures that cause inconvenience to customers, and the repair of which is costly and disruptive to traffic, commerce, and the general public. To address these problems, WSD has embarked on an ambitious programme of replacing or rehabilitating approximately 3000 km of water mains in stages in a compressed programme within 20 years and currently accelerates to 15 years. Construction has commenced since 2000 for the first phase of the work and further stages of works will be launched.

The seminar will provide an overview of the pipe condition assessment and trenchless techniques being used for water mains rehabilitation in Hong Kong, highlighting some of the particular problems and constraints encountered and the solutions that are being proposed and implemented. In addition, rehabilitation of large diameter trunk mains which are being carried out at the heavily trafficked Tolo Highway will be included for discussion.

Language English

Fee HK\$100 per person

Deadline 7 August 2005

Priority Building Surveying Members

CPD/JO/2005057

Site Visit to Deep Bay Link Northern Section



Guest Speaker / Site Visit Guides Mr Daniel Chow, Assistant Project Manager and his site management team, Gammon Construction Limited

Date & Venue Saturday 13 August 2005 (9:00 am – 1:00 pm) (2 hours of CPD would be counted)

Gathering Place 9:00 am SHARP at the Podium of Tsuen Wan MTR Station – Exit B (downstairs of Park'n Shop)

Transportation A coach has been arranged for travel between the Tsuen Wan MTR Station and the site (return)

Details Valued at HK\$1.7 billion, the Deep Bay Link Northern Section contract covers a four-kilometre dual three-lane carriageway linking the future Hong Kong – Shenzhen Western Corridor at its landing point in Ngau Hom Shek with the Southern Section of the Link located in Yuen Long.

The Link has a number of areas of interface and constraint including crossing the existing Light rail, the West Rail and existing Castle Peak Road. Other features include the large volume of existing graves which are required to be removed or protected to facilitate construction works at this rural area site.

More than 3,000 pre-cast concrete segments will be installed to form the viaducts, and when the project is at the peak of construction it will provide 500 to 600 job opportunities. Additionally, the project also comprises construction of the Ha Tsuen interchange, turnaround facilities with a weighing station, and a helipad to be located at the Ha Tsuen interchange.

The Deep Bay Link Northern Section project is scheduled for completion in October 2005. This site visits include a pre-visit presentation to illustrate the construction methods for building the viaduct, including pre-cast segment launching gantries and traveling formwork, as well as the challenges to build the viaduct over West Rail, Light Rail and the busy Castle Peak Road.

Language Cantonese supplemented with English

Fee HK\$100 per person (including transportation)

Deadline 6 August 2005

Priority First come first served basis

Remark Please note that you MUST bring along your own safety shoes and valid green card for this visit. Limited number of safety helmets will be provided on site. Members who fail to do so will not be allowed to enter the site.

CPD/GP/2005054

Application of Ordinances in Urban Renewal Project: Langham Place



Guest Speaker Mr Alan Child FHKIS FRICS, Executive Director - Professional Services, Chesterton Petty Limited

Date & Venue Wednesday 17 August 2005 (7:00 pm – 8:30 pm) SLC, HKIS

Details Urban renewal projects encompass various dimensions of surveying practices and some ordinances have direct impacts on the renewal projects. In this presentation, Alan will introduce the key elements leading to the successful completion of the Langham Place project from the initial stages of preliminary planning, feasibility studies, land acquisition to the final stage of obtaining the certificate of compliance for the development. The main differences between the LDC Ordinance and URA Ordinance will also be addressed.

Alan joined the Chesterton Petty Limited in 1990 as an Executive Director of the Professional Services Division. Alan's responsibilities include development consultancy, professional valuation work and negotiations with government in respect of town planning issues, lease modifications, resumption and compensation claims. He is now responsible for leading the Chesterton Petty consultancy team advising the Kowloon - Canton Railway Corporation on the West Rail project.

Language English

Deadline 10 August 2005

Fee HK\$100 per person

Priority General Practice Division Members

CPD/BS/2005058

The Importance of Mutual Recognition of Professional Qualification with the Supervision Engineers in Mainland - Future of Building Surveyors in the China Market



Guest Speakers Mr Raymond Chan, Vice President of HKIS
Mr Edwin Tang, Chairman of BSD
Mr Alex Wong, Vice-chairman of BSD

Mr Robin Leung, Hon Treasurer of BSD
Mr Vincent Ho, Council Member of BSD
Mr Nathan Lee, Past Chairman of JO

Date & Venue Wednesday 31 August 2005 (7:00 pm – 8:30 pm) SLC, HKIS

Details Discussion with the China Association of Engineering Consultants (CAEC) (中國建設監理協會) on the mutual recognition of professional qualification is put as the main agenda of the BSD Council. As we have reported in the Surveyors Times that delegates of CAEC has conducted a visit to Hong Kong in March to understand the practice of our building surveyors in various fields. In return, we have been invited to visit their offices and have a better understanding of their members in practice. The BSD Council has formed a group comprising members from various sectors including consultant, contractor, developer and government to conduct this visit at Guangzhou, Shanghai and Beijing. In-depth discussion on the way forward for the mutual recognition was made and better understanding between two organizations was achieved through this visit. The Council would like to hold a CPD event in reporting the progress of our work, and the observation in the Mainland during this recent visit. Meanwhile, we would also like to hear any opinion from members, especially those who have been involving in delivering professional services in the Mainland on this aspect through this CPD.

Language English

Deadline 24 August 2005

Fee HK\$100 per person

Priority Building Surveying Division Members

CPD/GP/2005060

Marketing of Residential Developments in Hong Kong (Case Studies)



Guest Speaker Mr Joseph Tsang, International Director, Residential Department, Jones Lang LaSalle

Date & Venue Tuesday 13 September 2005 (7:00 pm – 8:30 pm) SLC, HKIS

Details Marketing is an essential element in the success of sales campaign of property developments. In the highly competitive Hong Kong property market, an innovative and remarkable marketing campaign would pave the way to excellent sales results. Mr. Joseph Tsang, the International Director of Jones Lang LaSalle Ltd., has been actively participating in various residential sole agency and

marketing projects, feasibility studies and consultancy residential projects, such as The Arch, Park Island, The HarbourSide, Hollywood Terrace and numerous top-notch residential developments in Hong Kong.

In the presentation, he will take us through the process of marketing of residential developments from inception, formulation of sales strategy and its application in the marketing campaign. Case Studies on marketing campaign will also be presented.

Joseph Tsang joined the firm with the Industrial Department in 1984 and moved to Hong Kong Residential Department in 1996 to take charge of the major sole agency and marketing projects. He was appointed Department Head of Residential Department in 1999.

Language Cantonese
Deadline 6 September 2005

Fee HK\$100 per person
Priority General Practice Division Members

CPD/JO/2005059

The Latest Development of Legislation relating to Construction Industry



Guest Speaker Ir Dr the Hon Raymond Ho Chung-tai

Date & Venue Wednesday 14 September 2005 (7:00 pm – 8:30 pm) SLC, HKIS

Details It has been a public concern that the construction industry should pay more attention to public health and safety and to improve the quality of works. With extensive professional experience in various types of large scale engineering and environmentally related projects, Legislative Councilor Ir Dr Ho gave us an overview on the latest development of this recent legislation relating to construction industry and its coverage.

Ir Dr the Hon Raymond Ho Chung-tai, MBE, JP, SB StJ, is a member of the 3rd Legislative Council of the Hong Kong Special Administrative Region representing the Engineering Functional Constituency. He is currently Director of Ho Wang SPB Limited. For the last 42 years, he has had very wide-ranging experience in many types of engineering and environmentally related work of considerable magnitude and varied nature both in the UK and in Hong Kong. Major infrastructure projects include new towns (Shatin and Tseung Kwan O), all the new KCR railways stations from Kowloon Tong to Lo Wu (now called the East Rail) and the associated bridges and roadworks, also tunnels, bridges, flyovers, roads, wharfs, hospitals, hotels, incinerators, high-rise commercial / residential buildings, geotechnical work, environmental work and project management.

Dr Ho did his first degree at HKU, postgraduate work at Manchester University UK and doctorate at the City University of London UK. He was awarded Honorary Doctor Degree in Business Administration by the City University of Hong Kong and Honorary Degree of Doctor of Laws by Manchester University UK.

Language Cantonese with English supplement
Deadline 7 September 2005

Fee HK\$100 per person
Priority Building Surveying Members/Probationers/Student Members

CPD/GP/2005056

New Judgment In Action Against Trespassers



Guest Speaker Mr Sam CP Shum, admitted a Solicitor in Hong Kong and England, Partner of Woo, Kwan, Lee & Lo.

Date & Venue Monday 26 September 2005 (7:00 pm – 8:30 pm) SLC, HKIS

Details In November 2004, Court of Appeal handed down an important judgment making squatters impossible to establish adverse possession against the land owners in respect of those lands with a Government lease term commencing from 1898 for 75 years with a right of renewal of 24 years.

Sam Shum, an experienced lawyer specialized in real property litigations, will talk on the judgment of the aforesaid case, the limitation period for suing trespassers, New Territories Leases (Extension) Ordinance (Cap. 150) and the effects of the judgment.

Language Cantonese with English supplement
Deadline 20 September 2005

Fee HK\$100 per person
Priority General Practice Division Members

CPD/JO/2005045

PQSL:History of Land Subdivision in Hong Kong

Guest Speaker Mr George C Y Leung, B.Surv., MISAust, MNZIS, MHKIS, MRICS, RPS(LS), Authorized Land Surveyor

Date & Venue Thursday 11 August 2005 (7:00 pm – 8:30 pm) SLC, HKIS

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

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

Language Cantonese with English supplement

Deadline 4 August 2005

Fee HK\$70 per person

Priority Probationers and Student Members

CPD/JO/2005050

PQSL:Land Acquisition for Railway Projects – A Land Surveyor's Perspective

Guest Speaker Mr Ken S T Ching, MGIS(HKU), BEng(Hons)(UNSW), MHKIS, MRICS, RPS(LS), MIS(Aust.), MCI Arb., Managing Director, KE Land Surveying, Planning & GIS Co. Ltd.

Date & Venue Thursday 8 September 2005 (7:00 pm – 8:30 pm) SLC, HKIS

Details To ensure success and to avoid delays in site-handover, the land acquisition of a railway project requires the use of proven and effective project management techniques. In this PQSL event, our guest speaker, Mr. Ken Ching will share his experience, from the perspective of a land surveyor, about land acquisition activities for railway projects. The talk will highlight different issues such as, the statutory requirements for resumption and clearance, different forms of compensations, land boundary problems, which have significantly influenced the success of a land acquisition project.

Mr. Ching is a Land Surveyor and has more than 18 years of experience in land surveying, land administration and transport design projects, with experience in Hong Kong and Australia. Apart from an extensive diverse experience in the surveying industry such as cadastral surveying, hydrographic surveying, GPS and engineering surveying, he had been heavily involved in all aspects of land administration works for resumption and clearance in relation to railway projects. Based on his relevant experience gained in different projects, Mr. Ching will also present us the process and difficulties involved in these land acquisition works.

Language Cantonese with English supplement

Deadline 1 September 2005

Fee HK\$70 per person

Priority Probationers and Student Members

Lucky Draw

LSD CPD Event

Bursting Height of Fireworks at Hong Kong Disneyland

Details of Event

Time : 6:45pm to 8:30pm

Date : 30 August 2005

Venue : Surveyors Learning Centre, HKIS

Fee : \$100 per person

Speaker : Mr Frank Fung RPS(LS) MHKIS MRICS

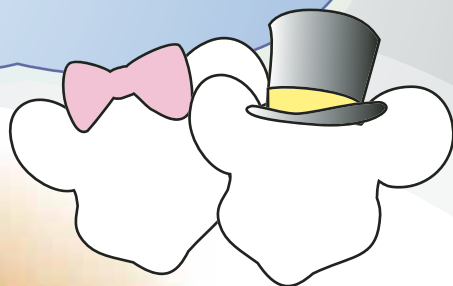
Land Surveyor

Civil Engineering and Development Dept.

Enquiry : Rina Tsoi at rinatsoi@hkis.org.hk or
Ray Leung at rayleungkw@yahoo.com.hk

Registration : before 22 August and please use
Standard Reservation Form

**Lucky Draw : 6
HK Disneyland Entry Tickets**



Firework display is one of the most attractive events in the Disneyland Theme Parks all over the world without any exception for the Disneyland in Hong Kong. As the Hong Kong Disneyland is situated quite close to the main approach of the Hong Kong International Airport, it is one of the major concerns that the firework display shall not affect any normal aviation activities. Moreover, all the firework shells, especially for those not explode in the designed position and height, shall not harm the public when they are back on ground. Frank Fung, Land Surveyor from the Survey Division of Civil Engineering and Development Department, is going to share with us his experience on using land survey technology to measure the bursting height of the fireworks. The methodology and equipment used will also be introduced in this CPD event.

Special thanks to the Sponsors:

Mr TT Cheung (HKIS President)
Mr LW Lam (HKIS Hon Treasurer)
Mr Dominic Siu (LSD Chairman)
Mr Simon Kwok (LSD Vice-Chairman)
Mr Victor Ng (LSD Hon Treasurer)
Mr Henry Chan (LSD Spokesman)

**THE HONG KONG INSTITUTE OF SURVEYORS
SOCIAL EVENT—JUNIOR ORGANIZATION**

Wakeboarding & BBQ Fun Day

Date & Time : 14 August 2005 (Sun) 9:30 am – 5:00 pm

Venue : Sai Kung Yung Shue O

Gathering point : KCRC Ma On Shan Station - Exit A

Contact : Katherine Wong (91567432)

**Fee & Quota : Wakeboard + BBQ : HK\$ 350 per person (Insurance included)
(20-25 people) (first-come-first-served basis)**

**BBQ only : HK\$ 100 per person (Max 50 people)
(both include Karaoke, mah-jong, fishing, swimming, ...)**

*Summer is here, and the weather is becoming hot!
Let's get out into the waters, take a ride on the boats,
zip over the waves with style in a speedboat, learn skills,
have BBQ at a fish farm, fish there, enjoy the sunshine & waterscape ...*



Join us & have a wonderful Sunday ~ Full of Fun!

Please return the below slip with payment before the event to HKIS, Suite 801, Jardine House, 1 Connaught Place, Central, HK

Reservation Form

Grade of Membership : F , M , T , P , TT , S HKIS No. _____ Div. : BS / GP / LS / PD / QS

Surname : _____ Other Name(s) : _____ Contact No.: _____ Email : _____

I enclosed a crossed cheque no. for a total amount of HK\$ payable to "SURVEYORS SERVICES LTD."



SOCIAL EVENT – JUNIOR ORGANIZATION

OFFICIAL RECEIPT / ADMISSION TICKET

(THE ORIGINAL OF THIS ADMISSION TICKET MUST BE PRESENTED AT THE EVENT)

Wakeboarding & BBQ Fun Day

Date & Time : 14 August 2005 (Sunday), 9:30 am – 5:00 pm

Venue : Sai Kung Yung Shue O

Gathering Point : KCRC Ma On Shan Station – Exit A

Contact : Ms. Katherine Wong (91567432)

Reservation Fee :

HK\$ _____ for _____ person(s),

cheque no. _____

and made payable to "SURVEYORS SERVICES LTD."

Please fill in capital letters or print:–

Name in full:	For office use only Received and confirmed by HKIS:
Correspondence address:	

_____	801 Jardine House, 1 Connaught Place, Central, HK Tel : 2526 3679 Fax : 2868 4612

Kowloon-Canton Railway Corporation (KCRC) is moving ahead, expanding to meet Hong Kong's future transport needs. In addition to providing a world-class commuter service with its East Rail, West Rail and Light Rail networks, KCRC is building the East Rail Extensions, and advancing the planning of the Shatin to Central Link and Kowloon Southern Link. If you have the drive, talent and desire to join one of Hong Kong's most dynamic organisations, consider a career with KCRC.

Land Administration Manager (Property Development Department) (ref no. PD/05/ST/05)

Reporting to Senior Land & Acquisition Manager, the incumbent will assist to lead dedicated teams to support Government to facilitate land resumption and compensation claims matters in connection with railway projects undertaken by the Corporation. The incumbent also handles land related matters for the Corporation's property.

Responsibilities

- Supervise the team in identifying and resolving interface land issues, carrying out valuations and resumption estimates, and conducting site feasibility studies and lease modification.
- Coordinate and negotiate with Government and relevant parties for the land requirement, provision of lands and re-provision of facilities.
- Liaise with internal parties and Government in the preparation of private treaty grants, land vesting and de-vesting.
- Attend meetings with Government and other bodies which may have impact on land resumption and compensation arrangements.
- Negotiate with Government, and their consultants, with a view to agreeing timely and appropriate compensation arrangements.
- Assist Government in Objection Hearings during gazettal stage of new railway projects.
- Monitor payment and coordinate financial returns.

Requirements

- University Degree in General Practice Surveying or relevant discipline; and
- Corporate Membership of the Hong Kong Institute of Surveyors (General Practice Division) or equivalent;
- 9 years' relevant working experience;
- Extensive experience in Government, public and private organizations involved in land matters including but not limited to large-scale land acquisition and compensation works.

Successful candidate will initially be offered fixed-term contract of employment which is renewable upon mutual agreement between the Corporation and the individual.

Applications, which will be treated in strict confidence, should specify qualifications, employment history, present and expected salary and contact telephone number(s), and be sent in an envelope marked with the reference number on or before 5 August 2005 to Personnel Services (Executives) Section, Human Resource Department, Kowloon-Canton Railway Corporation, Room 323, 3/F, KCRC House, No.9 Lok King Street, Fo Tan, Shatin, New Territories



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A valuer's perspective – part 1

Implications of amendments to the Listing Rules governing sponsors and independent financial advisors



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Services Asia, CB Richard Ellis Ltd
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In 2003, some Hong Kong listed companies (Issuers) were involved in a number of corporate scandals and unheralded failures. Whereas allegations of fraud were found in some of these cases, the press and the public put their focus on the roles and responsibilities of the parties who participated in the process of bringing the issuers to the market. Unfortunately, there were discrepancies between the actual responsibilities as practised by the sponsors and the expected responsibilities from investors, regulators and the issuers. Also, some sponsors criticised that their peers weren't able to properly discharge their responsibilities and damaged sponsors' image in such a well developed financial market.

The Stock Exchange of Hong Kong (The Exchange) is obligated to reinforce the regulatory regime for sponsors and independent financial advisors and to seek proper monitoring of other professionals involved including Accountants, Legal Advisors and Property Valuers. In 2004, the Securities and Futures Commission (the SFC) of Hong Kong and the Exchange have completed the Consultation on the Regulation of Sponsors and Independent Financial Advisers. The revised Main Board Listing Rules (the Listing Rules), as a conclusion of the consultation, has been implemented on 1 January 2005.

In this article, we will be discussing the key amendments to the Listing Rules governing the sponsors with emphasis from a property valuer's perspective. We will go through the rules governing the valuation for Initial Public Offerings (IPO) purpose as well as the continuous compliance requirements of listed companies. Following the discussion on various valuation issues including but not limited to appraisal standards, valuation basis, methodologies, requirements, concepts and procedures, we will outline our recommendations to sponsors in choosing or awarding job to a property valuer as well as how to monitor the work done by them. Notwithstanding the amendments apply to listings at Main board only, the rationale is expected to have same effect to listings at GEM board.

Key Amendments to the Listing Rules

The sponsor's role is of special importance in respect of new listing applications in Hong Kong, simply because of the bulk of listed companies and listing applicants trying to get listed in Hong Kong but whose domicile and main operations are located outside the jurisdiction. In particular, it usually presents some challenges to sponsors and other experts when they verify information provided by the issuers, who may be some mainland-based private owned companies. Whilst sponsors together with other professionals involved have to proceed with the judgement and verification work with extreme caution, we intend to summarise the due diligence requirements under the new amendments for the sponsors and discuss how the amendments affect the work of other professional parties involved, especially property valuers.

Selection of the Expert ¹

In accordance with paragraph 14 of the Practice Note [21]: Due diligence by sponsors in respect to initial listing applications, the sponsors are requested to make some typical due diligence inquiries in relation to the expert sections of the listing documents, which includes:-

"a) interviewing the expert, reviewing the terms of engagement (having particular regard to the scope of work, whether the scope of work is appropriate to the opinion required to be given and any limitation on the scope of work which might adversely impact on the degree of assurance given by the expert's report, opinion or statement) and reviewing publicly available information about the expert to assess;

- (i) the expert's qualifications, experience and resources; and
- (ii) whether the expert is competent to undertake the required work;..."

The sponsor is obligated to ensure that the expert is

appropriately qualified, experienced and sufficiently equipped to give his opinion and has devoted sufficient resources to the preparation of his opinion (in so far as a non-expert in the position of the sponsor can reasonably be expected to reach a view).

"...g) where the standard of independence is not set by a relevant professional, obtaining written confirmation from the expert that it is independent from the new applicant and its directors and controlling shareholder(s), and being satisfied that there is no cause to inquire further about the truth of such confirmation. This would include confirming that the expert does not have a direct or indirect material interest in the securities or assets of the new applicant, its connected persons, or any associate of the new applicant beyond that allowed by rule 3A.07..."

The sponsors are required to confirm that the expert is independent from the issuer and its directors and substantial shareholder(s). The confirmation includes that the expert does not have a direct or indirect material interest in the securities or assets of the issuer, its connected persons, or any association with the issuer.

Scope of Work of the Expert

According to paragraph 3A.16 of Chapter 3A of the Listing Rules, the sponsor should ensure that the experts' scope of work is appropriate to the opinion the expert should give or to the opinion required to be given in the circumstances, where the scope of work is not set by a relevant professional body and to the extent a non-expert in the position of the sponsor can reasonably be expected to reach a view.

If we recall the contents of paragraph 14 of Practice Notes No. 21, the sponsor is also requested to interview the expert, review the terms of engagement (having particular regard to the scope of work, whether the scope of work is appropriate to the opinion required to be given and any limitations on the scope of work which might adversely impact on the degree of assurance given by the expert's report, opinion or statement), and review the publicly available information related to the expert as well as the opinion provided.

Contents of Expert Opinion

Verification of Information Paragraph 3A.16 also put the focus on the review of the expert's section of the draft listing documents (including supporting or supplementary

documents given to the Exchange in relation to the application) to be conducted by the sponsors. This is to ensure that the following information is disclosed properly, including:–

- i) the factual information on which the expert relies on;
- ii) the assumptions in which the expert opinion is based on;
- iii) the scope of work performed by the expert in arriving at the opinion.

As further elaborated under para. 14 of Practice Notes 21, the sponsor should assess whether the factual information the expert relied on to form his opinion and the information the expert formally disclosed in his opinion, is consistent with those known to the sponsor regarding the issuer, and is all the information a reasonable non-expert would expect the expert to rely on to form his opinion, based on the sponsor's knowledge to the issuer's business.

In the case an expert does not conduct his own verification of the factual information on which he states, or the sponsor otherwise believes, that the expert is relying on those factual information for the purposes of forming his or her expert opinion in the listing documents (including any supporting or supplementary information given to the Exchange in relation to the listing application), the sponsor is required to assess whether the information is true in all material respects and the information does not omit any material facts necessary in order to make such factual information, in light of that the circumstances in which it is provided, is not misleading.

Reasonableness of Assumptions As mentioned in para. 14 of the Practice Note, the sponsor is required to assess whether the assumptions disclosed by the expert, in which the experts opinion is based, are fair and reasonable and, to the extent a reasonable non-expert could form such a view, are complete.

Meanwhile, in the event that the expert's opinion is being qualified, the sponsor is required to assess whether the qualification is clearly stated, such that a reasonable investor could appreciate the implications of the qualification.

Connected Transaction

In relation to an application by the issuer for a waiver from any of the requirements in Chapter 14A² of the Listing Rule, the sponsor is required, with due care and skill, to conduct

reasonable due diligence to determine whether the transactions are on normal commercial terms or, if there are insufficient comparable transactions to judge whether they are on normal commercial terms. If possible, the sponsor should also determine whether the transactions are on terms no less favourable to the issuer than the terms available to or from, as appropriate, independent third parties.

Property Inspection

The sponsor under para. 13e) of the Practice Notes 21 is required to undertake physical inspection of material assets, including property, plant, equipment, inventory and biological assets referred to in the listing documents or otherwise used, or to be used, in connection with the issuers' business as stated in the listing documents. The Exchange merely defines **Physical Inspection** as visiting the site of the asset in order to confirm, in person, that the asset exists, inspect its extent, quality and quantity and ensure that there is appropriate documentation such as a certificate of title, or right of land use in place to confirm that the asset is properly held by the issuers.

Where confirmation of the presence of an asset, including as to its extent, quality and quantity, could not be genuinely achieved without the use of an expert, the sponsor might instruct an appropriately qualified independent expert, such as the property valuer to conduct the inspection. In such cases the sponsor should ensure that the expert provides good records in respect of the inspection.

Rules / Ordinances Governing Valuer in Initial Public Offerings (IPO)

Companies seeking for a primary listing, whether incorporated in or outside Hong Kong, must comply with the Exchange Listing Rules, the Codes on Takeovers and Mergers and Share Repurchases issued by SFC, the Valuation Standards on Properties (First Edition 2005) published by the Hong Kong Institute of Surveyors, the Companies Ordinance of Hong Kong and other applicable ordinances.

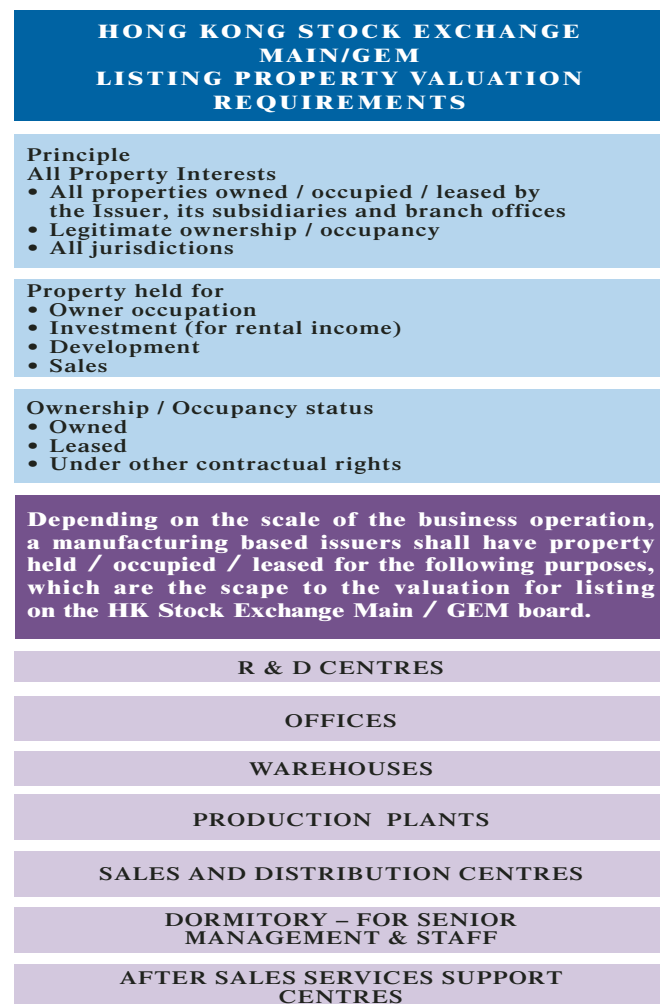
Exchange Listing Rules

Chapter 5 Chapter 5 of the Listing Rules clearly presents the requirements on valuation of and information on properties. An extract of the key paragraphs is listed as below:-

Paragraph 5.01 ...Valuations of and information on all the issuer's (or, in case of debt securities, if applicable, the

guarantor's) interests in land or buildings (properties) are required to be included in a listing document issued by the new applicant...

The implication of para. 5.01 is that all valuations of property interests located in all jurisdictions must be prepared. The diagrams shown below provide a clear illustration:-



Paragraph 5.05 ...All valuation reports must contain all material details of the basis of valuation, which must follow the **Hong Kong Guidance Notes on the Valuation of Property Assets published by the Royal Institution of Chartered Surveyors** (Hong Kong Branch) and the Hong Kong Institute; of Surveyors..

Para. 5.05 concerns the contents of the valuation report. By following the valuation standard published by the professional organisations, the quality of the valuation is assured to a certain extent.

Paragraph 5.08 According to paragraph 5.08 of Chapter 5 for the valuation of properties situated in Hong Kong,

the valuer should be a fellow member or a member of either the Royal Institution of Chartered Surveyors (Hong Kong Branch) or the Hong Kong Institute of Surveyors for the valuation of properties situated in Hong Kong.

For the valuation of properties that situated outside Hong Kong, the valuer should have the appropriate professional qualifications and experience in that locality and be able to practice valuation.

Practice Note 12 Section 5 of Practice Note 12 – **Valuations of Property Situated in Developing Property Markets** stipulated that legal opinions issued by a legal adviser, who was authorised by an appropriate authority in the subject country, would be required for the establishment of the property title. In the case where the property is held by some joint venture entities or under some other form of joint arrangements, the legal opinions shall include a description of the significant terms of the joint venture arrangement.

It is not the valuer's responsibility to issue legal opinions, but he is obligated to take into account of the contents of legal opinions in preparing property valuations. The valuer must state clearly the nature of the interests which is being valued, such as tenure with reference to relevant restrictions, terms of leases, easements, rights of ways, wayleaves, details of letting / occupancy and encumbrances. His qualifications or experiences are crucial to the success in preparing professional reports. He must have the capability to make reasonable enquiries and demand detailed explanation from the issuers' legal adviser, thus the advisors could give comprehensive and suitable opinion relating to the properties, in turn facilitates the valuation process.

Owing to the discrepancies in development of legal system of various jurisdictions and the rapid development of the issuer's business, it is very common that the issuers, especially those located in the developing countries like PRC, are not aware of their properties have defective titles. As such, the issuers will follow the advice from the valuer and the legal advisor as well as the sponsors to rectify the title ownership and occupation rights in accordance with the local legal requirements and valuation requirements, so that the business operation and the property interests are protected from the exposure of the business and legal risks of the issuers and the sponsors.

In fact, the issuers will normally be requested to obtain clarification from the responsible and authorized government officials on the problematic issues. One of the examples is

that the issuers have to obtain the long term ownership documents such as land grant contracts, land use right certificates, completion and occupation permits, building ownership certificates, etc. with the proper authorized government department's approval.

Should the issuers fail to obtain the requested title documents and clarifications from the government officials and the legal advisor fail to provide a clear legal opinion on the title ownership of the property interests, the valuers will be required to disclose the full details of the title defects and to give opinion on such impact to the capital value of the property. Proper disclosure is requested to be written in the Valuation Report Section, Risk Factors Section and Business and Financial Section of the Prospectus. The impact of defective title should also be reflected in the accountant's report.

"28 March 1998" Announcement Yet such disclosure may not be enough to discharge the responsibility of the sponsors and the valuers according to the announcement dated 28 March 1998, as the Exchange announced that all issuers must obtain long term land use right certificates, which is understood as the government granted and freely transferable land use right certificates, for most if not all of the main business operation premises, which shall include but not limited to the owned manufacturing plants, sales centres and R&D centres, etc. Should the issuers fail to obtain the long term land use right certificates, in particular to the main business operation premises, the Exchange shall reject the application of the listing.

Valuation Standards on Properties (First Edition 2005)

With reference to Chapter 5 of the Listing Rules, valuations of the properties must be prepared by independent qualified valuer(s) and must contain the necessary details of the basis of the valuation, which must comply with the **Hong Kong Guidance Notes on the Valuation Assets (2nd Edition)** issued by the Hong Kong Institute of Surveyors (the **HKIS**). Yet the HKIS has just published **Valuation Standards on Properties (First Edition 2005)** (the **Valuation Standards**) as a replacement of the **Hong Kong Guidance Notes on Valuation Assets (2nd Edition)**. Since the Valuation Standards are mandatory in nature, valuers are required to adopt the new Valuation Standards when they prepare property valuation for listing purpose in the future.

Valuer has the responsibility to verify the information provided and site inspection is one of the most essential means.

Property address, condition, installation, facilities existing uses / occupiers and present of illegal structures can be directly noted and verified through site inspection. In fact, it is unable to recognise any defects or differences between its existing situation and that record in documents without inspection. According to Valuation Standard 4.1, it is specified clearly that valuers must always carry out inspections and investigations to the extent necessary to produce a valuation which is professionally adequate for its purpose. The inspection of the subject property is basically mandatory unless the valuer can provide reasonable justification for not carrying out an inspection through making a proper disclosure of departure from the Valuation Standards and any special assumption as appropriate. For the property interests of those leased properties, property inspections are usually subject to the decision of the property valuer. Notwithstanding so the property valuer is expected to disclose clearly in the valuation report if inspection of the leased properties were not conducted.

Companies Ordinance

The Companies Ordinance has also outlined the requirements on valuers in the prospectus. According to the Companies Ordinance Third Schedule Section 46, the requirements on valuation report in the prospectus include:-

a) *shall not state or imply that any land or building has been professionally valued unless the valuation is made by a professionally qualified valuation surveyor who is subject to the discipline of a professional body;*

b) *shall not be made by a person who is an officer or servant or proposed director of the company or the company's subsidiary or holding company or of a subsidiary of the company's holding company; and*

c) *shall not be made by a company which*

i) *is the company's subsidiary or holding company or a subsidiary of the company's holding company; or*

ii) *has either a paid up capital of less than HK\$1,000,000 or the assets of which do not exceed liabilities by HK\$1,000,000 or more as shown in the company's last balance sheet.*

End of part 1

1 **Expert** means every accountant, engineer, or appraiser, or any person whose profession gives authority to a statement made by him, who has with his consent been named as having prepared or certified any report or valuation that is used in connection with the listing document, with respect to the statement in such listing document, report, or valuation, which purports to have been prepared or certified by him.

2 According to Chapter 14A of the Exchange Listing Rules, the connected transactions rules are imposed. They are intended to ensure that the interests of shareholders as a whole are taken into account by a listed issuer when the listed issuer enters into connected transactions. The rules set out also provide certain safeguards against listed issuers' directors, chief executives or substantial shareholders (or their associates) taking advantage of their positions. This is achieved through the general requirement for connected transactions to be disclosed and subject to independent shareholders' approval.

Are we facing a housing supply vacuum

Thomas Li
Alvin Lam
Midland Surveyors Limited

Much has been discussed recently about the dwindling supply of primary (new) flats that might somehow lead to a supply vacuum. While the actual number of flats to be completed in 2005 and 2006 may be falling, talk of a supply vacuum is largely exaggerated.

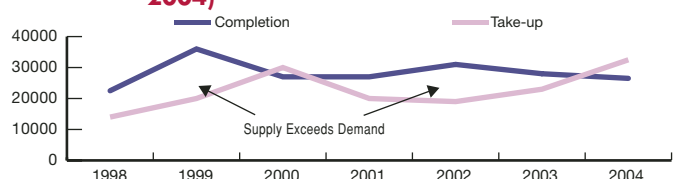
On the other hand, it seems, a shortfall in supply should be a blessing instead.

A Healthy Absorption

According to the Rating and Valuation Department, only 21,000 and 17,400 new homes will be completed in 2005 and 2006 respectively. Such relatively low supply will help

the market absorb the surplus accumulated from 1998 to 2003. As seen from Chart 1 below, the take up rate in 2004 has, for the first time since 2000, overtaken the number of completion. A low supply will help maintain a healthy trend.

Chart 1 Private Housing Supply and Take-up Trends (1998 - 2004)



N.B. : Figures for 1998 to 2001 include Village House units while figures for 2002 to 2004 do not.

Source : Rating and Valuation Department

New flats for Sale

At the end of 2004, there were 12,712 new homes left unsold. Together with an estimated number of 42,360 new units available for presale until 2006, the number of new units in the market will amount to 55,072 in the next two years, or an average of 27,536 per year.

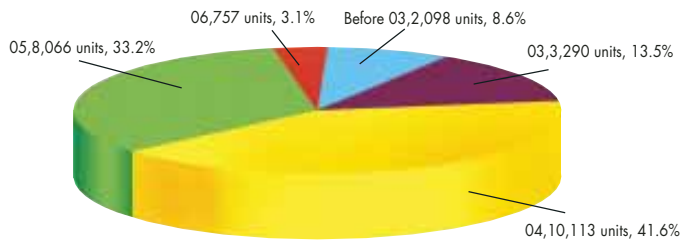
This is, in fact, higher than the average figure of 23,357 for the past five years. Talk of a supply shortage is, therefore, wide off the mark.

Offloading by Investors

As the property market rebounds, investors, some would say speculators, have re-entered the market. Among those who had purchased two or more primary units through Midland Realty since September 2003 (the period widely regarded as the start of the recovery), their accumulated primary units had increased from 983 in June 2004 to 1,864 in December 2004, meaning that this group had doubled their holdings in just six months time.

As these new units are nearing completion, they will likely be offloaded by investors to cash in. Among primary units offered for sale from September 2003 to end of 2004, 41.6% of which were completed in 2004 and 33.2% would be completed in 2005. The various distribution of completion of these units is shown on Chart 2 below.

Chart 2* Completion Schedule of New Homes Launched from September 2003 to December 2004



These units will compete with developers' new flats for purchasers.

Future Supply

A further view points out that all is not gloom in terms of supply.

The resumption of government land sale, in addition to boosting the public revenue, will produce thousands of new units two or three years down the line. Land sales, the

URA's redevelopment projects and the MTR's / KCR's station developments in 2004 together will bring about some 9,000 homes around 2007. Similar sources of supply, if initiated in 2005, can bring about another 15,000 units for sale / presale in 2007. A total of 24,000 should be sufficient to meet demand in any year.

Here, two encouraging facts emerge. Just tendering of the MTR's and KCR's station projects in 2005 will produce 16,971 new flats, see Table 1 below.

Table 1* Estimated Number of units from Property Development Rights for Tendering by the MTR and KCR in 2005

Organization	Station	No of Homes#	Tendering Date#
MTR	Dream City Phase 2 & 3	4,000	2005
KCR	Wu Kai Sha station	2,528	2Q 2005
	Nam Cheong station Northeast side	4,253	2Q 2005
	Wing Shun Street (TW7)	1,776	4Q 2005
	Yuen Long station	2,214	3Q 2005
	Tuen Mun station	2,200	4Q 2005
Total		16,971	

#Estimate

In addition, the list of 29 residential sites in the Application Land announced by government in March 2005 can provide some 11,089 new units, a 41.5% increase over that from the list in 2004.

*Source: Midland Realty's Research Department

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中國商業地產行業分析



Kenny Suen
Managing Director
Vigers Asia Pacific Ltd.

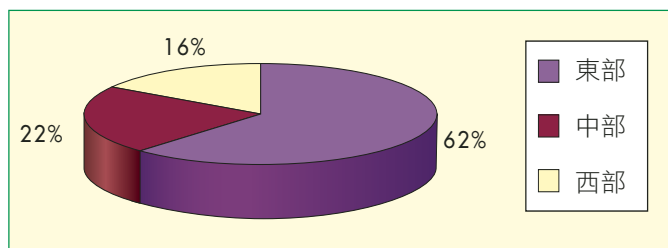
2004年中國大陸商業地產持續昇溫。根據商務部統計數字顯示，去年1-11月，全國商業用房完成投資增長33.2%，高於房地產開發投資增幅4個百分點，全國商業用房的竣工面積增幅達到21.9%，高於房屋竣工面積增近10個百分點。同時，隨著國內房地產市場競爭進一步加劇、利潤空間進一步緊縮的大趨勢的到來，特別是北京、上海、深圳、廣州等一線城市土地成本較高、資源日益緊缺，開發經營風險加大，目前，商業地產在我國各級城市的發展時機已日趨成熟，連鎖商業的發展、城市化進程的進一步加速使市場具有對商業地產強大的需求，同時可以預見持續的需求將繼續刺激投資的增長。

投資主體多元化

隨著土地政策的進一步規範化，土地出讓更加嚴格，特別是2004年，中央對土地的調控政策出台，造成開發商向商業地產轉型。除此之外，商業地產具有較高的開發價值，這也吸引越來越多的房地產開發公司由住宅開發轉向商業地產開發。大連萬達就是典型的例子，已經將商業地產作為與住宅開發並重的主攻目標，與國際商業巨頭沃爾瑪結成的戰略同盟，並很快吸引了家樂福、肯德基、必勝客、百老匯等國內外著名的商業企業加盟。

投資結構不平衡

商業地產投資表現出較大的自發性和盲目性，主要體現在網點布局上。如此一來，勢必造成地域性的不平衡和網點布局的不合理。



▲ 中國東、中、西部地區商業網點分布比例（數據來源：商務部公告）

除此之外，在商業地產的投資結構上，普遍熱衷於裙樓、大型購物中心和商業街，商業地產投資的業態不盡合理。另外，值得一提的是農村、城鄉接合部和新建居民區的商業設施嚴重不足。

投資規模擴大化存在一定盲目性

近兩年來，大公司的轉型帶動了一大批住宅房地產公司進入

了商業地產領域，大型商業設施投資來勢很猛，投資規模越來越大。2003年全國商業設施建設投資超過1000億，竣工面積超過2000萬平方米，北京、上海每年的商業設施面積都在100萬平方米以上。但是，伴隨著投資規模的增大，也暴露出一些問題。許多小企業不顧自身有限的實力，盲目進入商業地產開發領域。同時，許多地方不顧當地的實際發展狀況，出現了盲目求大的政績工程，這些商業設施，不但對中小商業企業帶來巨大的生存壓力，而且過於重視城市景觀要求，忽視的商業功能的開發，致使項目招商難度問題比較突出。

運營模式回歸理性

前兩年大多數地產商都抱著賣完了就走的經營思路，盡量縮短開發周期，這既不可能進行完善細致的商業地產規劃，同時也將風險完全留給了中小投資者，特別是底商，由於缺乏整體的經營主體，開發商只能將商鋪賣給中小投資者，中小投資者再根據自己對市場的判斷進行經營，不可避免的出現了混亂局面，開發前的規劃被打亂。現在，面對諸多不成功的經營現實及市場因素的影響，有實力的公司開始聘請專業的商業規劃和招商公司進行整體運作，採取商業持續發展的出租形式為主，說明在模式上開始回歸理性。

結論

隨著中國大陸對外經濟貿易的增強和國際經濟地位的提高，國際經濟和國內經濟的雙影響越來越大，中國大陸的商業地產這幾年發展很快，開發競爭日趨激烈，與之息息相關的零售業伴隨著中國加快落實對WTO所做的承諾，與國際接軌的步伐也緊鑼密鼓起來，國際上流行的新型零售業態也大舉進入，並迅速普及和發展。零售新業態短時間內在中國零售市場相繼出現，但是，這種出現並非像成熟發達國家那樣，各種業態依次進入市場，而是幾乎同一時期集中進入的，尤其最近幾年這種現象更加明顯，因此，零售新業態的出現並沒有遵循零售業發展的一般規律。各種零售業態都比發達國家和地區滯後一個階段，且生命週期各階段之間的過渡時間在日益縮短，這意味著一旦我國完全開放零售業，必將面臨著外國競爭對手的強力沖擊，這也將是我國零售業面臨的最大挑戰，零售業的經營成功與否，對商業地產項目的價值起著決定性的作用，目前來說商業地產仍存在結構性的不平衡，在某些地區存在著不同程度的泡沫。因此，我們認為：商業地產的空間不是沒有，但是如果只是跟風追逐北京上海、深圳、廣州這些大城市，可能存在的風險也很大，將目標轉向二、三級城市，會不會有更多的商機呢？與此同時，國內一些有遠見的發展商，他們的投資開發理念更趨務實和理性，這種轉變將會帶動商業地產向健康方面發展。

The impact of property insurance and liabilities on building owners

Daniel Hui
P&FM Forum



On 27 April, over 100 members joined this CPD event when Kamson Lam, Christopher Yu and Julie Ho, Managing Director, Director and General Manger respectively of Trans-Pacific

Insurance Brokers Ltd delivered a talk on **The Impact of Property Insurance and Liabilities on Building Owners.**

Many types of insurance related to property management were introduced, such as CAR, Property All Risk, Public Liability, Workmen Compensation, D & O. Kamson shared his experience in CAR and reminded



us on the claiming process. Julie explained the coverage and exclusions in the insurance policies, as well as the factors affecting underwriting. Christopher illustrated with court cases, particularly Albert House in Aberdeen, the importance of insurance to

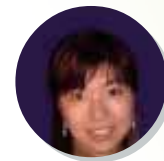
building owners, IO and property management practitioners. The talk was informative and attracted a number of questions from the floor. The even representative, Daniel Hui, extended his thanks to Kamson, Christopher and Julie.



Being a real estate writer

Have you ever thought of becoming a writer? Do you think you have the potential to be one?

On 5 May, Stephen Chung shared his experience as a real estate writer with our JO members. Stephen has been a real estate writer for a number of years, and his articles and analyses are published in various media and websites, including the Hong Kong Economic Journal, China Daily, centanet.com, e-finet.com, the HKIS Journal, PM Network Magazine and the like. He has also created and developed his company's website through which real estate ideas are shared with interested parties.



Joanna Kwok
JO Co-opted Member

Stephen told us that, as long as you have a passion for writing, are competent to write and willing to toil, like sharing ideas and interaction, then you can be a writer! To improve one's writing skills, you should read, read and read! Moreover, you have to develop your own writing style, tone of expression, intensity of writing, niche and know your focus. You can either write in a friendly or critical manner; emotionally or rationally; focus on a single point or more. Lastly, Stephen gave us some tips on writing – KISS (Keep It Short & Simple). He suggested that it is not necessary to write long paragraphs, and using simple words is good enough.

We would like to convey our appreciation to Stephen for his interesting sharing. If you love writing, don't hesitate. Get started!

Innovation in construction – robotics, pre-fabrication and space architecture

Joseph Chong
QSD CPD Sub-Committee

On 12 May 2005, Dr A Scott Howe BUS(Utah), M Arch(Utah), MS(Mich), PhD(Mich), NCARB, AIAA, Assistant Professor, Department of Architecture, HKU gave a talk on construction robotics and space architecture, over 50 members from different divisions shared his innovative ideas and visions.



industry could be achieved one day, i.e. to integrate design, build and use, by constructing virtual building models with different standardized elements; he also showed animations and real construction projects which have been completed with construction robotics system. Most of these projects were built in Japan where labour cost is very high. One day

The topics included: a new paradigm for construction, terrestrial construction, space construction and robotics construction concepts.

In traditional construction projects, raw materials are processed at site with messy, hazardous, labour-intensive and time consuming conditions. If we could break down a building into elements and adopt a grammar-based design approach, we could put part of the construction process back into an assembly line, which would be under controlled, clean, safe and speedy conditions. Base on the kit-of-parts theory, a building can be broken down into elements with linear (1D), planar (2D), solid (3D) or motion (4D) geometries. By arranging these elements with proper configurational grammar, that is by giving them different spatial relationships, we could complete a building with prefabricated elements manufactured in factories.

Dr Howe proposed that a new paradigm of construction

all of us could build our prefabricated dream house by choosing our preferred elements on the web.

As Dr Howe has proposed some lunar lander designs to NASA, he is familiar with the development of construction in Space. At the end of the talk, he briefed us different methods to build habitats in Space. Similar to modular designs for buildings, he adopted the kits-of-parts theory to develop his habitat designs in Space. He is continuously exploring the possibilities to have self-replicating and self-assembling units in Space. Some years later we may have a space station built based on his ideas.



This talk was unique as there are few practitioners in construction robotics or building in Space! We believe that all attendees could be inspired by his innovative and bold ideas.

On the signing of a reciprocity agreement

At the invitation of the President, both of us joined the HKIS delegation to Beijing on 23-24 May 2005. The delegation was led by the President, TT Cheung, Vice President, Raymond Chan as well as QS Division Council Members and directors of major QS firms from Hong Kong.



Joseph Chong,
JO Committee Member
Lesly Lam,
JO Chairman

At 1500 hrs on 23 May, our team visited the Hong Kong Macao Affairs Office of the State Council and had a one-hour meeting with Mr Qian Li-jun, Director-General of the Department of Exchange & Co-operation. The President had introduced to him the scope of services provided by surveyors in the Mainland. It was delightful to learn that some of the QS firms in Beijing were awarded with contracts to provide QS services in various Olympics projects.



Senior executives from QS firms shared their difficulties in getting QS professional service contracts in the Mainland with Mr Qian. As the scope of QS service is becoming wider, delegation members reflected that there

may be more reciprocity agreements to be signed with other professional institutions in the Mainland. Some other members expressed their concern that even at this moment they would be able to get membership of the CECA as an individual after the reciprocity, their firm could only be able to get business by applying a licence from the Ministry of Construction on a project-by-project basis. For their Mainland business to be sustainable, they hope that there would be a permanent licence being granted so that the licensing problem would not deter them from sustaining in the competitive market.

The meeting was very successful as all of our practitioners could reflect our views, concerns and difficulties directly to the Central Government. Mr Qian has agreed his office would follow-up on members concern.



At the end, the President stressed to Mr Qian the importance of JO to the sustainability of HKIS.

On the next day, we attended the reciprocity agreement

signing ceremony with the China Engineering Cost Association (CECA) at 1100 hrs, in the Xiyuan Hotel, Haidian District, Beijing. Officials from the Ministry of Construction, ETWB of HKSAR Government, Ministry of Trade, Hong Kong and Macao Affairs Office have officiated and witnessed this important moment. During this ceremony, the planners also signed their reciprocity agreement with their corresponding institution in the Mainland. After the signing ceremony, some structural engineers from Hong Kong received their registration diploma from their Mainland counterpart. Then, all the participants had lunch in the hotel with the officials and officiating guests.

In the afternoon, the delegation visited the CECA's office next to the Ministry of Construction Building, before we came back to Hong Kong. We had a short meeting with their representatives and



presented a souvenir to express our gratitude for them in making this reciprocity a tremendous success. Although it was a short trip in Beijing. JO is going to have another delegation to visit Beijing in October. We are also



planning to have a series of CPD events in the coming months on the Olympics projects, with the support of our fellow members in Beijing. We may also organize a site visit to these projects later.

律師執業的權利

我們相信有不少測量師曾經或正聘請律師處理他們在國內的業務。本文分析律師執業的權利及處理事務時的權限。

律師要維護當事人的合法權益、法律的正確實施，就必須有相應的權利，作為律師依法執業的基本保障。我國立法對律師的權利雖未有專章列出，但在《律師法》、《刑事訴訟法》、《民事訴訟法》、《行政訴訟法》、以及有關法律規範性解釋文件中，都有對律師權利作出了規定。

律師的權利來自兩個方面：(一)因法律規定而產生的法定權利，如律師法規定的調查權和各訴訟法規定的發問權、質證權等；(二)由當事人委託或法院指定所產生的權利，如代理



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權和申訴權等。前者屬於律師固有權利，任何單位與個人都不得侵犯，後者由他人賦予，是否有權利完全取決於他人。

具體上，律師的權利包括：(一)依法執行職務時不受干涉，人身權利受法律的保護；(二)就有關法律事務向有關單位或個人進行調查；(三)查閱本案有關資料；(四)與在押犯罪嫌疑人和被告人會見及通信；(五)在訴訟中的發言享受豁免權；(六)拒絕辯護或代理；(七)受當事人委託代理起訴、上訴、申訴，代理調解，和解，代理承認、放棄、改變訴訟請求，及代理收受法院送達的法律文書；(八)出席法庭、參加訴訟；(九)獲得本案法律文書副本；(十)因正當理由申請法院推遲開庭時間；(十一)按法律規定時間介入訴訟；(十

二) 出庭參加訴訟時向證人、鑒定人、勘驗人、被告人發問等。本文詳細討論前六項權利。

執業律師人身保護權

律師是一種相對危險的行業，在執行職務時人身權受到侵犯時有發生。

對於公民人身權利的保護，我國《憲法》第三十七條規定：中華人民共和國公民的人身自由不受侵犯。任何公民，非經人民檢察院批准或者決定或者人民法院決定，並由公安機關執行，不受逮捕。禁止非法拘禁和以其他方法剝奪或者限制公民的人身自由，禁止非法搜查公民的身體。又《憲法》第三十八條規定：中華人民共和國公民的人格尊嚴不受侵犯。禁止用任何方法對公民進行侮辱、誹謗和誣告陷害。

至於直接針對律師權益的，在《律師法》頒佈以前，《律師暫行條例》規定：律師依法執行職務，受國家法律保護，任何單位、個人不得干涉。

除了加強對律師人身權的保障，1996年通過的《律師法》於第三十二條明文規定：律師在執業活動中的人身權利不受侵犯。這規定雖然確認律師人身權的保障，但在實踐方面卻沒有提出具體的方法。

律師的調查取證權

律師受訴訟或非訴訟法律事務當事人委託提供法律服務，經紱需要到政府機關、法人團體及事業單位調查取證，或者向公民個人瞭解情況，收取證據。這對律師能夠正確執行職務，依據事實和法律向委託人提供法律幫助，保護委託人的合法權益，起着重要的作用。

《刑事訴訟法》修改後，律師的閱卷權大為收窄，使律師的調查取證權更為重要。但很可惜，我國立法對律師調查取證權利的支援並不足夠。

《民事訴訟法》第六十一條和《行政訴訟法》第三十條雖然都有確認律師的調查取證權，但並沒有規定證人向律師做證是應盡的義務。當有單位、個人拒絕合作時，律師會變得束手無策。《刑事訴訟法》第三十七條和《律師法》第三十一條限制律師調查取證時須經有關單位或者個人同意；《刑事訴訟法》第三十七條還規定律師向被害人或親屬及其提供的證人調查時，要經過法院、檢察院與被調查人的雙重同意。這都增加了律師取證的難度。當然，律師可以根據《刑事訴訟法》第三十七條的進一步規定將證據、證人線索告知法院、檢察院，由法院、檢察院決定是否取證。

閱卷權

律師參加訴訟活動，到法院查閱本案有關案卷，是律師全

面、詳細瞭解案情的必要做法，否則就無法發表有效的辯護詞或代理詞。我國立法對此權利亦有所確認。

《律師法》第三十條規定，律師參加訴訟活動，依照訴訟法律的規定，可以收集、查閱與本案有關的材料；而《民事訴訟法》第六十一條規定，代理訴訟的律師，可以查閱本案有關材料；《行政訴訟法》第三十條規定，代理訴訟的律師，可以依照規定查閱有關材料；又《刑事訴訟法》第三十六條規定，辯護律師自人民檢察院對案件審查起訴之日起，可以查閱、摘抄、複製本案的訴訟文書、技術性鑒定材料及辯護律師自人民法院受理案件之日起，可以查閱、摘抄、複製本案所指控的犯罪事實的材料。

律師的閱卷權雖然得到確認，但仍存在問題。從上述的《刑事訴訟法》規定可以看到，律師閱卷的範圍受到很大的限制。在《刑事訴訟法》未作出修改前，律師可以看到全部案件材料包括法院審判人員所收集的材料。但根據現時的規定，律師只可以接觸到本案的訴訟文書、技術性鑒定材料及所指控的犯罪事實的材料。由於律師行使調查取證權時困難重重，閱卷權的限制更令律師難於掌握案情的全部，影響律師辯護職能的發揮。

與在押犯罪嫌疑人或被告人會見及通信的權利

與在押犯罪嫌疑人或被告人會見及通信是辯護律師對案件情況進行調查的重要方式，也是當事人與律師達成互相交流合作，進行良好辯護的必要保證。對此，《律師法》第三十條有所確認，規定律師參加訴訟活動，依照訴訟法律的規定，可以同被限制人身自由的人員會見和通信。

《刑事訴訟法》第九十六條進一步規定犯罪嫌疑人在被偵查機關第一次訊問後或者採取強制措施之日起，可以聘請律師代其提供法律諮詢、代理申訴、控告及申請取保候審等，而受委託的律師可以會見在押的犯罪嫌疑人，向犯罪嫌疑人瞭解案件情況；涉及國家秘密的案件，律師會見在押的犯罪嫌疑人，應當經偵查機關批准。又《刑事訴訟法》第三十六條亦規定自檢察院審查起訴或法院受理案後，辯護律師可以同在押的犯罪嫌疑人或被告人會見和通信。

律師的刑事辯護豁免權

律師在訴訟中的發言，尤其是辯護意見應當享受豁免權，即不受法律追究的權利。這種豁免權是必需的，因為律師的發言不可能百分之百正確，而且對於一件案件的定性量刑，每個人都有自己的看法。尤其是律師從無罪和刑輕的角度出發，他的意見更可能與檢察和審判機關的認識不相同。如果律師的發言稍有錯誤或與檢察和審判機關的看法不符就予追究，那時就沒有律師肯擔起刑事辯護的職責。所以確立律師刑事辯護豁免權對於促進律師參與刑事辯護的積極性與主動性是重要的。《律師法》第三十條第二款規定，律師擔任訴訟代理人或辯護人的辯論或者辯護的權利應當依法保障。雖

然這規定對律師的發言已有保障，但如果能修改“律師在法庭上的言論不受追究，”這樣對律師有更大的保護。

律師的拒絕辯護、代理權

根據《律師法》第二十九條第二款的規定，律師接受委託後，無正當理由的，不得拒絕辯護或者代理。但這規定亦賦予律師在特定的情況下有權拒絕辯護或者代理，其中包括：(一)委託事項違法，例如要求律師草擬規避法律的合同；(二)委託人利用律師提供的服務從事違法活動，例如以

逃稅目的，要求律師提供我國稅務方面的意見書；(三)委託人隱瞞事實。前兩種情況比較容易理解，因且維護法紀是每個公民的責任，律師更不應利用法律從事違法的行為。第三種情況亦有其道理，因為委託人隱瞞事實會令律師在訴訟活動中容易陷於被動、尷尬的境地，而且會破壞委託人與律師之間互相信任的基礎。

辯護制度的設立旨在保護被告人的辯護權，而律師辯護在這方面起着重要的作用。

健康小貼士

前列腺肥大的診斷和治療 (第二部)

文：仁安醫院泌尿中心總監及男士保健中心
陳龍威醫生
www.union.org

良性前列腺增生的治療

專科醫生面對患上良性前列腺增生的病人，他計劃的治療策略有以下的考慮：病徵對病人生活影響的嚴重性有多大；客觀的檢查報告指出病情有多差；病人本身要求治療的成效如何；這一切都要仔細思量 and 顧及。治療良性前列腺增生的金標準仍然是「經尿道前列腺切除術」(TURP)，始終手術治療較為徹底；然而近年來的藥物發展令得藥物治療越來越安全。

藥物治療

藥物治療前列腺肥大是一種有效和安全的方法。病徵和小便速率的進步沒有手術治療的徹底，創傷卻比較少。大致上良性前列腺增生的藥物可分兩大類： α -AR阻斷劑和5 α -reductase 抑制劑。

在前列腺的組織裡有著豐富的平滑肌肉細胞，平時跟著身體的內分泌變化收縮或放鬆。在前列腺收緊的時候病人會有排尿困難的現象；反之，排尿則會較輕鬆。 α -AR 阻斷劑的功能就是放鬆平滑肌肉細胞，進而減輕前列腺增生的病徵。經由醫生處方，在本港市面上藥房有售賣的包括Doxazosin、Terazosin、Alfuzosin、和Tamsulosin。與安慰劑比較的研究指出，在使用 α -AR 阻斷劑後前列腺增生的病徵可減輕百分之40至60，而小便速率可增加百分之30至50。它另外的特點是起效快，病人開始服藥不久便感到病徵減輕。它主要的副作用包括容易疲倦，頭昏和血壓低。



▲ 前列腺電切後沖洗出來的碎片，每一片都應在顯微鏡下檢查。

研究發現前列腺的生長倚靠身體的內分泌「睪丸酮」(testosterone) 轉化成DHT。5 α -reductase 抑制劑的作用就是抑制這種轉化，從而將前列腺縮小。經由醫生處方，在本港市面上藥房有售賣的，現

時只有Finasteride一種；另外的一種藥Dutasteride在2004年在美国開始發售，相信不久香港也可買得到。與安慰劑比較的研究指出，在使用5 α -reductase 抑制劑後前列腺增生的病徵可減輕百分之15，而小便速率可增加1，5ml/s。需要手術治療的人也從百分之6，5減到4，2。這種藥的特色是併發症相對較輕，包括性慾減退和精液減少；而最有趣的就是男性禿頭脫髮的情況竟然會改善！

手術治療

病人在有些情況下必需要接受前列腺手術，包括：服用藥物治療後病情沒有改善依然造成困擾、排尿功能持續喪失、復發性膀胱炎、持續性血尿、膀胱結石、和前列腺肥大併發腎功能衰退。最早期的內視鏡前列腺手術開始於1930年代，當時因為儀器和技術問題，手術死亡率竟達25%。其後科技不斷發展，到現在因為前列腺手術而死亡已極罕有。「經尿道前列腺切除術」(TURP) 是手術治療的金標準，然而科技的進步已帶來新的治療方法，如微波、激光、高強度超聲波、前列腺氣化等。

「經尿道前列腺切除術」(TURP)，又名「電切」，是運用一條帶電的半圓金屬線，經由內視鏡，將前列腺肥大的部份一片一片地割除。手術約需六十至九十分鐘，病人可用全身或半身麻醉。由於新的藥物療效良好，現在只有大約20%的前列腺肥大阻塞尿路的病人必需要接受「電切」手術。在手術後病徵可以減輕八成，尿流速率約增加125%。「經尿道前列腺切除術」的併發症包括尿路梗阻、術後出血、細菌感染等。後期併發症有逆行射精、膀胱頸狹窄、小便失禁等。如治療得宜，五年之內復發的機會少于百分之十。

「開放式前列腺切除術」由於侵略性高，在近年來已很少用來治療前列腺肥大；然而在治療超過100克的前列腺時，開放式切除仍是最徹底的。

其他的微創療法有「膀胱頸切開術」、「前列腺微波療法」、「激光前列腺切除術」、「前列腺氣化術」等。微創療法風險較低，流血較少，但治療成效未能証實比「電切」優越。

Getting to know the council

理事專輯

Emily Ling
 Editorial Board – JO Representative
 Lesly Lam
 Chairman, JO Committee

Yu Kam Hung – GPD Council Chairman

An unintentional start that lands as Chairman of the General Practice Division

The GPD Council Chairman is by any standard a big-built guy always wearing a broad smile on his face. Here, he tells us how he started off as a freshman in J Wilburn & Associates, one of the most sizeable surveying firm in the territory and continued to pursue a full exemption course organized by the CEM, UK for 5 years after which he directly entered the Assessment of Professional Competence of RICS. His first landing – becoming a Chartered Surveyor – and moved up his career path within a few organizations all related to the General Practice industry, he became a specialized GP Surveyor.



Can you share with us your route to such a senior position in the GP profession? What forces drive you to work so hard?

As a GP Surveyor, one should be an all-round professional. These can only be attained through various means such as education, training and invaluable experience. I can put forward two critical personal traits that are important in one's path; they are **diligent** and **open-minded**. These are simple words but, ironically, difficult to realize. Definitely, proactive thinking and concrete actions are necessary.

It is easy to tell when you really enjoy a career because you will find yourself being driven and submerged into your responsibilities without any complaint, just like the way we are devoted to our life and our family.

What are the GPD achievements that you are very proud of?

The GPD Council comprises 14 specialties of diverse expertise and background. The coalition can truly reflect various points of view from different organizations such as developer, consultant and educational organizations. Apart

from this, we have formed 16 specialized panels to cope with different concerns of the GP professional. Over the years, it has proved that the various panels work effectively. As Chairman of the GPD Council, I am very proud of individual Council member contributions throughout. The recently released **The Business Valuation Standards** and **The HKIS Valuation Standards on Properties**, the continuing concerns and comments on Government practices and Local Affairs, the intensive PR functions, which we spent a lot of time on, are some of the major achievements of the GPD Council.

We heard that you like yachting and navigate to far-away spots, like Vietnam, Macau, can you share with us the fun?

Sailing on yacht is my hobby. One of the most unforgettable experiences that I can remember is the racing to Vietnam last year. The journey was long and risky but it trained my mind intensively as I had to face the unknown as well as adverse conditions in the wild sea. The way of handling difficulties and coordinating with different people is also good experience. Yachting is a demanding sport; it is all about stamina, team work, communication, efficiency,

PERSONALITY

人物掠影

effectiveness, co-operation just like in our everyday business life

You have a very good relationship with junior members, sponsoring JO functions many times. Any recommendations for our junior members?

Junior members are our future and I like to listen to and support them. Nowadays, the economy is different from that a decade or more ago. A young member simply passes the APC and becomes a Chartered Surveyor is not enough. As I have mentioned previously and will emphasize here again, the two important personal characters **diligent** and **open-minded** will lay the foundation of one's career.

Any comments on the future prospect of young GP Surveyors?

The way forward for a GP Surveyor is to position oneself as an integrated professional. **General Practice** includes several specialized areas. Each area is equally important. You can be a specialist in one area or two but definitely will not be the best in this fast changing dynamic world.



From your point of view, are there any opportunities for a GP Surveyor in China?

China is a hot topic today, it has always been, upon the opening of the mainland market under CEPA. There are opportunities in providing services by GP Surveying as we have signed the reciprocal agreement with the CIREA. Nevertheless, to work best, you may need to move your base from Hong Kong to the mainland. This is a point that a prospective mainland-job-seeking GP Surveyor should be aware of.

Similar to other professions, we are also facing the challenges of competition from the North. It may not be enough if you could only be a professional by yourself. You need to be different. One of the ways is to learn the skill of managing a group of professionals. Management of professionals is an area to prove your capability and your unique worthiness. Therefore, continuously personal advancement and exposure is a must.

Finally, how can the HKIS advance to become the leading surveying professional institution in HK? How can we make people know more about surveyors?



It is in the GPD Council commitment – we shall exert our every effort to strengthen our industry's position and make contributions to both the surveying industry and the community. We shall play a consultative role in Government policy making and on issues affecting the profession. Our vision is to expose our profession as a whole further into Asia and the international market. We shall put increasingly more efforts on the fundamentals of our profession so that the goal matches with the direction of GP members.

The Hong Kong Surveyor Call for Paper

The Hong Kong Surveyor is an international peer reviewed journal that aims to develop, elucidate and explore

the knowledge on surveying research.

The journal tackles central issues to keep surveying practitioners informed on current thinking and developments.

For instructions to authors,
please call Linda Chan
on (852) 2526 3679 or
email: linda@hkis.org.hk

Women in Surveying**測量半邊天****Theresa Chan – Surveying With No Boundary 測量無疆界**Kelvin Ng
JO Committee

I came across Theresa Chan in the Guangzhou Railway Station whilst on a business trip in May. It seems that numerous Hong Kong surveyors have taken up new career opportunities by entering into China's surveying market. Here, Theresa tells us a bit about herself.

How did you get started with surveying ?

I graduated from the Hong Kong Polytechnic University with a Bachelor of Science in Real Estate and later obtained my MBA from the University of London. The property market was booming then and so I decided to start a career in surveying.

How can surveying attract more women?

Does a glass ceiling exist in the Construction and Surveying industry in Hong Kong? This was the topic of my MBA thesis as I have always been interested in this phenomenon. It is undoubtedly that a glass exists for women to climb up the ladder as it used to be a male dominated industry, but there is no reason why women should not enter the profession. Chartered Surveyors these days are involved in all aspects of land, property and construction. As the skills required by both sexes are similar, I believe when more and more female surveyors enter the industry, the glass ceiling will be removed.

Describe a typical work order day?

I am responsible for the preparation of valuation reports covering properties in Hong Kong, China and Asia Pacific



Region for listing, merger and acquisition and financing purposes. Focusing on IPO valuation, you never know what a typical day will hold. Sometimes I have to spend a whole day in answering the queries from the stock exchange and sometimes you have to spend nearly a whole week outside Hong Kong and meeting with clients.

How did you get to this stage of your career?

I joined First Pacific Davies as a graduate trainee and was then given the opportunities to work in different departments to acquire a broad range of experience from property investment, valuation, commercial leasing to hotel consultancy. I was then moved to Jones Lang LaSalle to explore more on residential leasing, marketing and tenancy management. I am going to join a surveying firm that provides advice on clients' real estate requirements; preparing valuation for various purposes mainly the Initial Public Offering (IPO); merger and acquisition and financing.

What is the most demanding part of your job and key attributes that you see as important in career?

I have to travel to mainland China and some AP countries at very short notice and it is frequently traveling on my own. Frequent meetings with clients, solicitors, financial advisors and auditors are required. It is very crucial to have a clear mind when answering queries from clients and all professional parties. Ability to reach an equitable solution to problems acceptable to clients is also the most demanding part of my job. This job certainly requires an out-going personality and a lot of commitment.

Apart from professional skills, good communication skills and commitment to your work are very critical to the success in career.

What is your advice to young people thinking of entering the surveying profession?

I consider the future is bright providing that we equip

拼單黑AD
BC
120 x 8.8cm

ourselves better through self-learning and able to grasp the opportunities as the PRC market is yet to further explore. We still have many opportunities ahead of us. Be prepared to work hard to become qualified. There maybe opportunities to work all over the world.

What are your predictions for the property industry in 2005?

With the improvement in the economy and the market sentiment, new developments generally received a good feedback. The property industry in the 2nd half of 2005 will continue to look good.

What do you do in your spare time?

I love traveling and home decoration; whenever I can, I spend time with my family particularly my 2-year-old son and home decorating.

What is your favorite building in Hong Kong?

I like No 1 Peking Road as its yacht shape design is very inviting and tempting. It makes me think of the Burj Al Arab Hotel in Dubai.

Nominations for the Outstanding Disabled Employees Award 2005

The Selective Placement Division of the Labour Department has been organising the Outstanding Disabled Employees Award (ODEA) since 1989 aiming to give recognition and appreciation to disabled employees who have demonstrated outstanding performance in employment, to enhance public understanding of the working abilities of people with disabilities and to provide an incentive to disabled employees to seek further advancement in work performance.

ODEA 2005 is now open for nomination from all employers who have engaged people with disabilities. The deadline for nomination is **31 August 2005**.

The Presentation Ceremony of the ODEA 2005 will take place in November 2005. During the Ceremony, the Enlightened Employers Award will also be presented to employers who have been offering equal employment

opportunities to disabled persons to give recognition to their open policy in human resources management.

If you are interested in getting more information on our service, please contact the Publicity & Promotion Unit of the Selective Placement Division (Tel: 2852 4803, Fax: 2542 4823 & email: spd-p@labour.gov.hk.) You can also download the nomination form by visiting the website of Interactive Selective Placement Service (iSPS) of Labour Department at <http://www.jobs.gov.hk/iSPS>.



Please take this chance to give recognition and appreciation to your disabled employees.

A community service of the HKIS

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

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



Beige silk scarf with single HKIS embroidered logo.

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



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

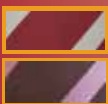
- Member Price: HK\$30
- Non-Member Price: HK\$50

Patten style

Blue, Glod



Crimson+line

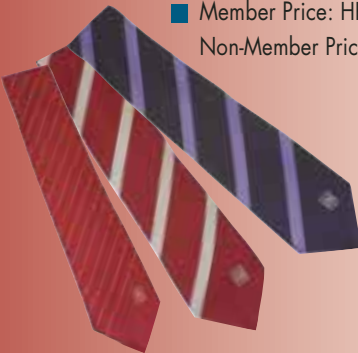


Crimson



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

- Member Price: HK\$80
- Non-Member Price: HK\$120



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

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

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

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



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

Cosmos Bookstore 天地圖書

– 15% discount on books and 10% on stationery purchases (except fix priced and special priced items) in the Cosmos Bookstore on 32 Johnston Road, Wanchai and 96 Nathan Road, Tsimshatsui from 1 August 2004 to 31 December 2005. Inquiries please call **2866 1677**.

i-Control Ltd

– NEC Plasma 42VP4 at HK\$26,500 (include pair of side mount speaker, wall mount or table top stand installation, one year warranty); LG Plasma TR-42PX10 at HK\$24,800 (include build-in speaker, tuner, wall mount or table top stand installation, one year warranty) and NEC VT460K Projector at HK\$9,800 (two years warranty) from 1 August 2004 to 31 July 2005. Inquiries, please call **2590 0299** or visit **www.i-control.com.hk**

Caltex StarCard

A special discount of HK\$1.00 per litre for all successful application for the Caltex StarCard. For more details, please contact Eric Law of Ming Xing Investment Co., Ltd, telephone **2851-3297**. (Members who have registered their Vehicle Registration Numbers with Caltex for the StarCard and have made transactions within six months are not eligible for application. The HKIS will not be privy to any contracts between the HKIS members and the agency concerned. We will not be responsible for the administration of or the consequences arising from these contracts, including any personal data that the HKIS members may agree to provide to the agency.)

Towngas Avenue

A free cheese cake worth HK\$120 upon spending of over HK\$500 at Towngas Avenue (merchandise, food and beverages but exclude gas appliances) until 31 December 2005. For inquiries, please call **23672710 or 23672713**.

Date	Event	Organiser	Location
2005			
July	29 Members' Happy Hour	HKIS	HKIS, Hong Kong SAR
August	22 – 26 Joint Study Tour to Australia	HKIS	Australia
	26 Members' Happy Hour	HKIS	HKIS, Hong Kong SAR
September	7 – 9 第四屆京港澳測繪技術交流會	HKIS LSD	Macau SAR
	20 – 22 MOC Conference – Construction Economics, Real Estate and Urban Disaster Prevention	ETWB & MOC	Xian, PRC
	27 – 29 2005 World Sustainable Building Conference	Japanese Ministry of Land, Infrastructure and Transport (MLIT)	Tokyo, Japan
	30 Members' Happy Hour	HKIS	HKIS, Hong Kong SAR
	(tentative) Surveyors Luncheon	HKIS	Hong Kong SAR
October	8 HKIS Singing Contest 2005 – Preliminary Round	HKIS	HKIS SLC
	15 BSD Annual Conference	HKIS BSD	Hong Kong SAR
	16 – 22 International Property Valuation Conference & FIG Commission 9 Working Week	HKIS/CIREA/FIG	Beijing, PRC
	28 LSD Annual Dinner	HKIS LSD	Hong Kong SAR
	28 Members' Happy Hour	HKIS	HKIS, Hong Kong SAR
	30 IVSC Annual General Meeting	IVSC	Brazil
November	(tentative) HKIA, HKIE and HKIS Joint Conference	HKIA, HKIE & HKIS	Hong Kong SAR
	18 HKIS Annual Dinner 2005	HKIS	Hong Kong SAR
	18 HKIS Singing Contest 2005 – Finals	HKIS	Hong Kong SAR
	19 WOBO Joint Seminar 2005	World Organization of Building Officials / HKIS BSD	Hong Kong SAR
	25 Members' Happy Hour	HKIS	HKIS, Hong Kong SAR
	(tentative) 第八屆兩岸城市地理資訊系統學術論壇會議	CUHK/HKIS (LSD)	Hong Kong SAR
December	3 HKIS Annual Conference	HKIS	Hong Kong SAR
	HKIS Annual General Meeting	HKIS	Hong Kong SAR
2006			
July	(tentative) Quality Building Award 2006	HKIS	Hong Kong SAR
October	15 – 20 FIG XXIII Congress and XXIX General Assembly	FIG	Munich, Germany
2007			
May	12 – 17 FIG Working Week 2007 and XXX General Assembly	FIG/HKIS	Hong Kong SAR

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

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

Visit to Deep Bay Link

Deep Bay Link is a strategic highway linking to the proposed Hong Kong-Shenzhen Western Corridor. On 28 May 2005, members of the Institute experienced a great moment at the construction site of this 5.4km dual three-lane elevated expressway. The visit gave us an invaluable chance to have a closer look at the site during the right time of the construction period.



George C Y Leung
B.Surv. (Hons), UNSW
MIS.Aust, MNZIS, MHKIS,
MRICS, RPS(LS)
Authorized Land Surveyor
LSD Council Member

