

Surveying **news**



Stephen Liu

Message from the President

In this month's newsletter, I would like to congratulate two distinguished members of the Institute who have received an award for their outstanding achievement and contribution to community services.

The first one is Mr. Kenneth Pang, the Commissioner of Rating and Valuation. He is the winner of the outstanding PolyU Alumni 2001 Award. So far, there are only three members of the Institute who have received such an honour. The first one is the Hon C.Y Leung, the Convenor for the Executive Council of Hong Kong SAR in 1997. The second one is Mr. David C Lee in 1999.

Mr. Kenneth Pang got his recognition due to his outstanding career achievement as a surveyor, administrative ability and contribution to the society and the image of PolyU Alumni. A copy of Mr. Kenneth Pang's profile is reproduced for members' reference (see page 3).

The second one is Mr. Edwin Tsang. He is the winner of the "Best Rotary Image Award" by the Rotary International District 3450 in Hong Kong, Macau and Mongolia District. Mr. Tsang, being a member of the Institute, is also an active Rotarian and has spent a lot of effort in community services (see page 3).

I hope that members of the Institute would try to serve the community more by participating in similar activities, in addition to their involvement in the professional works.

HONG KONG REAL ESTATE SERVICES EXPO, BEIJING 2001



President, Mr. Stephen Liu (3rd from right) with GP Division Chairman, Mr. Tony Tse (1st from right) and speakers at the HKIS seminar in the Expo: Mr. Bernard Chan, Mr. Francis Ng, Mr. Alex Lam and Mr. K K Chiu (2nd, 4th, 5th & 6th from right)

The Real Estate Services Expo in Beijing, held between 15 to 17 March 2001, was a great success. In addition to the keynote speech given by the Hon C.Y Leung in the opening ceremony, four members i.e. Francis Ng, Bernard Chan, K.K. Chiu and Alex Lam, gave their talks during a half day conference in the exhibition hall. The Institute's delegates also took the chance to visit the Tsinghua University and Renmin University of China to discuss the possibility of conducting courses for surveying in China. The delegates also visited the China Real Estate Valuers Association, the China Institute of Real Estate Appraisers and the China Institute of the State-owned Property

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Surveying NEWS

SURVEYING is the newsletter of the HKIS. It is distributed to members, students and friends of the surveying profession free of charge. Anyone wishing to receive a copy may contact the office of the Institute.

HKIS EXECUTIVE COMMITTEE 2000/2001

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EDITORIAL CONTRIBUTIONS

Surveying encourages article queries and submissions. Article submissions should include both hard (printed) copy and a diskette in Word format. Contributions should reach the Hon. Editor at the office of the Institute before the 10th of each month.

Information & Contents

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Advertising

All advertisements and small ads are welcome. SURVEYING is reaching over 5,500 readers. For detailed information and advertising rates, please contact Ms Margaret Yung of the Secretariat office at 2526 3679.



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Office Hours:
Monday to Thursday 9:00am - 5:30pm
Friday 9:00am - 5:00pm
Saturday 9:30am - 12:30pm



President, Mr. Stephen Liu (3rd from left) with members and guests at the HKIS Booth in the Expo.



Group photo of HKIS delegates with the Deputy Director General of the Department of Housing & Real Estate Industry, MOC, Mr. LU Ke Hua (seated, 3rd from left) and Secretary-General of the China Institute of Real Estate Appraisers, Mr. CHAI Qiang (Back row, 5th from left) and other representatives.



Group photo of HKIS delegates with Secretary General of the China Institute of State-owned Property Administration Mr. WANG Bao Ku (6th from left) and others.



HKIS delegates visited the Department of Housing & Real Estate Industry, Ministry of Construction (MOC).

Administration to exchange views on training and possible recognition of professional qualification. There was no solid conclusion but it formed a step forward for further negotiation and discussion.

Some photos of the Expo and the visits are reproduced here for members' reference.

MANDATORY BASIC SAFETY TRAINING (GREEN CARD)

The Labour Department has granted approval to HKIS to issue the relevant certificate for the construction industry under section 6BA(4) of the Factories and Industrial Undertakings Ordinance. This will allow all corporate members of the Institute to get the "Green Card" without taking the relevant examination required by the Labour Department. Details of the arrangement are being sorted out with the Labour Department and will be announced to members later. Thanks to our member, Mr. Barnabas Chung, who is representing HKIS in the negotiations with the Labour Department on this issue.

VISIT TO SHANGHAI, 15-17 APRIL 2001

Ten professional bodies led by the Hon C.Y. Leung and P.C. Lau visited Shanghai on 15-17 April. The delegates met with the Government Officials, relevant Departments and professional organizations to explore the possibility and opportunity of Hong Kong professionals to work in the Mainland China especially in Shanghai.

HKIS was represented by the President, the Senior and Junior Vice Presidents and the Chairman of the General Practice Division. Details of the trip will be reported in next month's newsletter.

OTHERS

The success of any organization depends on the support and enthusiasm from members of the organization. HKIS needs more members, both senior and young members to participate in the Institute's affairs to help out the ever-increasing workload of the Institute and to further enhance the image of professional surveyors in the society.

In addition, there is a need to make some changes to the existing Constitution and Byelaws to cope with the current development and the new market vision. A working group has been formed to investigate and make suggestions to the revision. I hope that members would take a more liberal view on this proposal to support the future growth of the surveying profession in Hong Kong and in China.

Profiles

KENNETH T.W. PANG, JP, FHKIS, FRICS, MPA (HARVARD)

COMMISSIONER OF RATING AND VALUATION

Kenneth Pang was appointed the Commissioner of Rating and Valuation in February 1999 after completing a tour of duty as the Hong Kong Commissioner for Economic and Trade Affairs to the United States of America in Washington D.C. from 1996 to 1999 straddling Hong Kong's return to China. He was the Land Registrar from 1993 to 1996.

Having successfully established the Land Registry as a financially autonomous entity, Kenneth Pang moved on in 1996 to serve in the United States of America as the Hong Kong Commissioner for Economic and Trade Affairs. He was Hong Kong's most senior government representative in North America before and after the 1997 Handover. He directed all the Hong Kong Special Administrative Region Government's economic development, trade policy and constituency-building activities in the U.S., and supervised all the three Hong Kong Economic and Trade Offices in Washington D.C., New York and San Francisco.

Kenneth Pang was a graduate of the Hong Kong Technical College (now the Hong Kong Polytechnic University) in the Department of Building and Surveying in 1967. He passed the professional examinations and qualified in 1970 as a Chartered Surveyor. In 1984, he became a Fellow of the Royal Institution of Chartered Surveyors and a Fellow of the Hong Kong Institute of Surveyors.

Kenneth Pang had served as the Chairman of the General Practice Division and the Chairman of the Education Committee of the Royal Institution of Chartered Surveyors (Hong Kong Branch) and the Hong Kong Institute of Surveyors in the 1980s. He is currently a Member of the Disciplinary Panel of the Hong Kong Institute of Surveyors.

Since 1999, Kenneth Pang has been the Adviser to the MSc (International Real Estate) Programme, Department of Building and Real Estate, Hong Kong Polytechnic University.

On the housing front, Kenneth Pang has been a Member of the Hong Kong Housing Society since 1982. He served as a Member of the Executive Committee from 1982 to 1990 and was the Chairman of the Estate Management Sub-committee for many years.

EDWIN C. L. TSANG, B.ARCH, M.PHIL (LONDON), RIBA, MRTPI, MRICS, FHKIS, HKIP, HKIA

Edwin Tsang became a Fellow of the Hong Kong Institute of Surveyors in 1984 and is currently a member of the General Practice Division Council. He is also a Chartered Architect and Chartered Town Planner.



Mr. Edwin Tsang (on the right)

Building Surveying Division

On 29 March, a team of three senior members visited the University of Hong Kong and met with the students.

A group of members were lucky enough to join the informative and interesting site visit to the new Central Library, in Causeway Bay, on 7 April 2001.



Towards the end of April, we will have another CPD event on planning issues. Do watch out for details.

Last but not least, you are reminded to mark your diary for the BS Conference on 20 October 2001. The conference will be held at the JW Marriott Hotel, Pacific Place, 88 Queensway, Hong Kong.

UPCOMING EVENTS 2001

- | | |
|------------|---|
| 14 May | CPD Talk on Fire Engineering Approach to Building Design in Hong Kong |
| 31 May | CPD Talk on the Role of the Building Surveyor as an Authorised Person |
| 9 June | CPD Visit to a Paint Factory in China |
| 20 October | BS Conference 2001, at JW Marriott Hotel |

GENERAL PRACTICE DIVISION

Tony Tse, Chairman

HONG KONG REAL ESTATE SERVICES EXPO, BEIJING 2001

The Hong Kong Real Estate Services Expo, 2001 was held in Beijing on 15-17 March 2001. It has been concluded a success with an attendance of more than 8,000 trade visitors from all over the Mainland. On the first day, our mission leader, Hon. C. Y. Leung, in delivering the opening speech emphasised the importance of quality real estate services and how the Hong Kong professions could assist and contribute in enhancing the quality and scope of the real estate services in the Mainland. With the huge size and potential of the Mainland market and China's accession to the WTO there will no doubt be plenty of business opportunities open to the real estate professions.

On the second day, the HKIS hosted a half-day seminar "測量師於房地產服務專業之新觀點" which was well attended by over 500 people. In the afternoon, delegates of the Institute visited some organizations including the China Institute of Real Estate Appraisers and China Institute of the State-owned Property Administration. The delegation included our Past President, Mr. Francis Ng, President, Mr. Stephen Liu and other senior members. At the meeting with representatives of the China Institute of Real Estate Appraisers, it was agreed that there would have to be more co-operations between the two Institutes, and the possibility of mutual recognition of qualification was also discussed. With the rapid development of the real estate industry in the Mainland there are great demands for professional services, and some overseas professional organizations have already set up offices/branches in the PRC promoting their members services. Therefore, our Institute must act quickly. The GP Divisional Council will be considering the formation of a Steering Committee to look into the matter in the April meeting.

VOCATIONAL TRAINING COUNCIL (VTC) - REAL ESTATE SERVICES TRAINING BOARD

I was nominated by the HKIS as representative to the captioned Board early last year. During the past year, some courses, mainly relating to property management and agency field were organized by the VTC, which were well received. However, there were not many courses relating to surveying and valuation. I, therefore recommended, which was approved by the Board, the setting up of a Working Group for organizing courses relating to real estate development and valuation.

At the 1st meeting of the Working Group, held on 27 March 2001, it was in principle, agreed that a course with the main target participants being HKIS APC students, will be organized. The following course outlines are generally accepted: -

- (1) Compensation under various Ordinances (9 hours)
- (2) Urban Renewal Schemes (3 hours)
- (3) Valuation and Disposal of land and property (6 hours)
- (4) Change of land use zoning and market needs (9 hours)
- (5) Cross border development effect on property values (3 hours)
- (6) Rejuvenation of fallow agricultural land (3 hours)
- (7) Property Investment Management (7 hours)

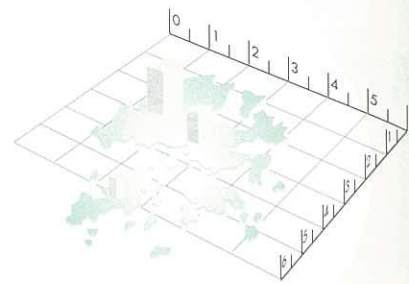
It is planned that the course will be conducted during the summer period and further details would be available soon. It is intended that the course would be accepted as a CPD event of the Institute.

MEETING WITH THE LANDS DEPARTMENT

In February, the GP Divisional Council organized a meeting with the Director of Lands and other senior officials of the Lands Department. At the meeting, we exchanged views on matters relating to, in particular, the practice of GP surveyors. It is generally felt that our Council should have more regular contacts with the Lands Department. In March, a meeting with the Lands Department was arranged at which matters relating to the following were discussed: -

- (1) Attendance at the District Lands Conference
- (2) Attendance at the Valuation Committee / Conference
- (3) Design, disposal and height approvals
- (4) Pre-sale consent subject to lease modification

The main purpose of the meeting was to enhance communications with the Lands Department. It was agreed that such meetings would be held on a more regular basis. Members who have any matters which they would like to raise with the Lands Department are welcome to contact me or Mr. K. L. Leung, Chairman of the Government Practice of Local Affairs Panel of the GP Division.



LAND SURVEYING DIVISION

WHAT'S HAPPENING IN MAY 2001

6th-11th	FIG Working Week 2001 in Seoul, Korea
14th	CPD Talk by J R Smith on Everest - "The Man & the Mountain"
17th-19th	CPD Technical Visit to Guangzhou
24th	Sit-in on the LegCo Panel on Planning, Lands and Works

SHARE YOUR VIEWS

LSD members have been notified about an email account set up by LSD Hon Secretary as a temporary arrangement to generate an electronic discussion forum before the EGM on 18 April. The idea was to facilitate exchange of views among LSD members before voting on the Resolution in the EGM, and the response has been good.

You may, for the time being, continue to share your views on LSD matters by sending your messages to lsdhonsec@hotmail.com for onward transmission to other LSD members who are in the Hon Secretary's address book for their reference.

NEW CONTRACTOR MANAGEMENT HANDBOOK

The Government's Works Bureau has recently released a consolidated handbook which contains the guidelines and procedures governing the conduct and performance of public works contractors and suppliers, which include the Approved Suppliers of Materials and Specialist Contractors for Public Works under the category of Land, Engineering and Hydrographic Survey Services.

This handbook sets out the entry requirements (to be on the Approved List) that includes having at least one experienced member of the profession present in the firm who must be a member of LSD, and having at least two technicians with post secondary qualifications, as well as the basic requirements of equipment etc.

This handbook also reinforces the penalties for employing illegal workers and addresses the integrity issue such that the firm will be held responsible for all those it employs including actions regarding

accepting or soliciting bribes.

Members are able to find the handbook posted at <http://www.wb.gov.hk/management>.

PROPOSED CORPORATISATION OF THE SURVEY AND MAPPING OFFICE (SMO), LANDS DEPARTMENT

OPEN FORUM

At the request of the President of HKIS, the HKIS Executive Committee at its meeting on 2 March 2001 agreed that an Open Forum for the proposed Corporatisation of SMO should be convened to collect more views from the LSD members.

The Open Forum was held on Monday, 2 April 2001 at the Joint Professional Centre. The panel members of the Open Forum were:

Mr WONG Chung Hang	Chairman of the Open Forum
Mr LAM Li Wah	LSD Vice-Chairman
Mr CHEUNG Wai Man	LSD Hon Secretary
Mr Ian WOOTTEN	LSD Council Member
Mr Henry CHAN	LSD Council Member
Mr Marvin CHAU	LSD Council Member

Mr Stephen LIU (HKIS President) and Mr Albert SO (HKIS Hon Secretary) were also in attendance. There were also 52 LSD members present including 10 Fellow members, 41 Associated members, and 1 Student member.



The following items were discussed at the Open Forum:

- (1) Briefing on the progress of the LSD Working Group on the Effects of Corporatisation of the SMO by the Chairman.
- (2) Views on the proposed Corporatisation of the SMO from the floor.
 - (a) Land Survey Authority
 - (b) Outstanding issues regarding the minutes of meetings with the SMO
 - (c) Review of the views expressed to the Government
 - (d) Sit-in on the LegCo Panel on Planning, Lands and Works
- (3) Comments on the "Proposal for Corporatisation of SMO" Report prepared by the Efficiency Unit/Lands Department (February 2001).

A tape recording was made at the Open Forum. A report on the details of the discussions will be produced and circulated to all LSD members for their reference.

EXTRAORDINARY GENERAL MEETING

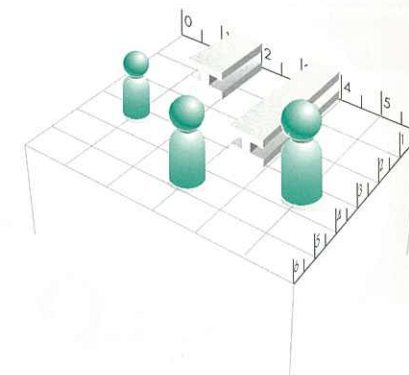
An EGM was convened upon a requisition in writing signed by 56 corporate members of LSD (more than 30% of the corporate members of LSD) to vote on the following Resolution:

"The Corporatisation of the Survey and Mapping Office (SMO) based on the Proposal being put forward by the Hong Kong SAR Government will have adverse impact on society as well as the development of the land surveying profession in Hong Kong. We are of the opinion that the Proposal should be held in abeyance and the Government should consider other alternatives."

It was held on Wednesday, 18 April 2001 at the Hong Kong Convention and Exhibition Centre, with 70 LSD corporate members in attendance. The voting forms (including proxy votes) were counted in the presence of Mr Gordon Ng, Mr Peter Hayes, Mr Tang Wing-lun and Mr Chueng Wai-man. The total number of valid votes was 110 (about 66% of the LSD corporate membership) with 32 voting AGAINST the Resolution and 78 voting FOR the Resolution. ■

QUANTITY SURVEYING DIVISION

Nelson Cheng, Chairman



WELCOMING DINNER FOR THE NEWLY QUALIFIED

A dinner was held on the 27 April to welcome all the members who passed the APC this year. The Associate Diplomas for the newly qualified were also presented by our President, Mr. Stephen Liu. This dinner has now become an annual event. The main purpose of the dinner is for new members, who after years of difficult tests, celebrate with the office bearers of the General Council and the Council Members of the QS Division, this milestone achievement in their professional development.

PAQS (PACIFIC ASSOCIATION OF QUANTITY SURVEYORS)

As mentioned in the past few issues of the newsletter, the annual PAQS Board Meeting will be held on 22 May in Hong Kong, at the Sheraton

Hotel, Kowloon. The current president is Mr. Peter Beddek from the New Zealand Institute of Quantity Surveyors. Our immediate Past QS Division Chairman, Mr. T T Cheung, is the incoming President and he will be elected as president in this 5th PAQS Board Meeting.

The PAQS is a confederation of national quantity surveying associations from the western Pacific region. Current members include the following:

The Hong Kong Institute of Surveyors
 The Australian Institute of Quantity Surveyors
 The Singapore Institute of Surveyors and Valuers
 The Institute of Surveyors, Malaysia
 The New Zealand Institute of Quantity Surveyors
 The Building Surveyors Institute of Japan

Associate members include:

The Institute of Quantity Surveyors of Sri Lanka
 The Fiji Institute of Quantity Surveyors

Observer members include:

The Association of South African Quantity Surveyors
 The China Engineering Cost Association

There will be a technical seminar held in the morning of 23 May. We will make use of the occasion to invite the presidents and representatives from the member countries to be the guest speakers, to talk about the development of the QS profession. Members who want to attend the seminar can download the registration form from the website at www.srb.org.hk/2001_conf/paqs.htm.

ICEC (INTERNATIONAL COST ENGINEERING COUNCIL)

The ICEC was founded in 1976, with the objective of promoting cooperation between national and multinational cost engineering,

quantity surveying and project management organizations worldwide. The Council holds and sponsors a lot of international congresses and symposia. Member countries are grouped geographically into 4 regions: Region I is Americas; Region II is Europe and Near East, Region III is Africa and Region IV is Asia-Pacific. The Regional IV meeting this year will be held on 22 May in Hong Kong, after the 5th PAQS meeting at the Sheraton Hotel. Members who are interested in knowing more about the ICEC can visit their website at www.lcoste.org.

THE 2001 INTERNATIONAL CONFERENCE ON PROJECT COST MANAGEMENT UPDATE

The conference will be held on 25-27 May. Registration forms have been sent to all members in the last newsletter. Members, who want to know more details, can visit the website at www.srb.org.hk/2001_conf.

CPD

The CPD event on "Recent legal developments in the Hong Kong Construction Industry" held on 29 March was well attended. Upcoming CPD events include:

- | | |
|----------|---|
| 21 April | Wind Tunnel Test Site visit to the University of Science and Technology |
| 26 April | Cost control/monitoring |
| 4 May | Pre-qualification in Tendering |
| 23 May | PAQS technical seminar |

TERM VISIT TO SURVEYING STUDENTS

The Junior Organization was invited to visit The Hong Kong Polytechnic University and The University of Hong Kong on 2 March and 29 March 2001 respectively. Thanks to the good arrangement by the students and the participation of senior members from our four professional divisions, both visits achieved its purpose to introduce the surveying profession to the surveying students.

The visit to The Hong Kong Polytechnic University was organized by their Building and Real Estate Students' Society. A topic "Surveyors of the 21st Century" was chosen for us to share the challenge of being a surveyor in the new millennium. The event began with an introduction of the new century surveyor from members representing the Building Surveying, General Practice, Land Surveying and Quantity Surveying divisions. Noting that Mr. Barnabas Chung, our chairman of Board of Education and the visiting professor of the University, was among the students, he was invited to give a talk to motivate the students to join the Institute. Of course, application forms had been prepared for the students.

Students from different departments were then split into small groups to have in-depth discussions with senior members. Being so immersed in the interesting exchange of minds between our members and the students, the session had to run overtime...We had to leave many unanswered questions for their mentors.

The Surveying Society of the University of Hong Kong (HKU) invited us to share our experiences with them on 29 March 2001. Following the sharing of experiences from the senior members of the different divisions, the news of the coming formation of the APC for the Planning and Development Division was

released to the students. The news aroused a lot of interest and questions from the students who were interested in General Practice.




As usual, the small group discussion had to run overtime. The group of quantity surveyors were most reluctant to leave as the senior members were sharing their life in HKU with them, as well as the little secrets and rumours of their professors. Finally, the evening ended with a dinner with the students and members. We were the last to leave the restaurant at 12.30 am!

AUCTION OF VEHICLE REGISTRATION MARKS

Following the announcement in March's newsletter, we were delighted to receive over 90 applications. The following members were selected and nominated to the Vehicle Registration Marks Auctions.

Date and Session	Nominations
17 March 2001 (2:30pm)	Cheung Yau Chuen, Ivan Sze Wan Chiu, Mark
21 April 2001 (2:30pm)	Chan Kai Pong, Albert Tsang Man Ching
28 April 2001 (9:30am)	Wong Ka Cheung, Marco -
28 April 2001 (2:30pm)	Chan Lit Hung Tsang Yuk Chung, Edwin
5 May 2001 (2:30pm)	Tam Chi Yan Chiu Sze Ming, Simon
12 May 2001 (2:30pm)	Yip Mo Ching, Jessica Lo Wai Ming, Agnes
19 May 2001 (2:30pm)	Kwong Yuk Wan Yu Siu Fai, Ivan
2 June 2001 (9:30am)	Ko Suet Ying Lee Hiu Kei
2 June 2001 (2:30pm)	Tang Chui Shan Man Chi Chuen
9 June 2001 (2:30pm)	Pang Wing Yan Yip Kin Shing

Thank you for your participation. We will announce the auction schedule for the latter half of the year soon. Those who were not selected, please remember to send in your application earlier next time! 

News from the Divisions

JUNIOR ORGANIZATION

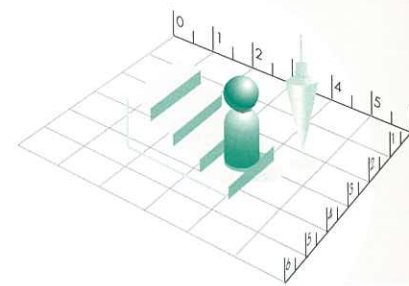
David Wan, Chairman

DRAGON BOAT COMPETITION 2001

Remember our Tuen Ng Festival Sale advertisement last month? We WANT YOU to wear our Dragon Boat Crew Uniform and become one of the members of our dragon boat team. This is the last chance for you to join and enjoy the experience.

Training will begin at the end of May on either Saturday or Sunday. I am sure it is worth spending your time to enjoy the fun, and to fight for the championship. All students, Associates or Fellow members are welcome.

Please contact our veterans, Mr Vincent MAN on 9650 8591 or Mr Justin WONG on 9255 1410 for further details and enrolment.



INTERNATIONAL COMMITTEE

The first meeting of the International Committee was held on 20 March 2001. Mr T.N. Wong was appointed as the Chairman of the committee, commencing from 1 January 2001, for a term of two years, and Mr. Siu Wai Ching, Dominic, was nominated as Honorary Secretary of the Committee. The aim of the committee is to maintain and further promote the image of "professional surveyors" in Hong Kong and overseas, which is one of the major objectives mentioned in the presidential address. The Mainland Committee will handle issues concerning Mainland China. Members of the international committee include the following:-

Mr. Simon Lai
Mr. K K Chiu
Ms. Ellen Lau
Mr. Kenneth Chan
Mr. Samson Wong
Mr. Esmond Mok
Mr. Stephen Chung
Mr. Cody Pang

Any international conference will take at least two years to organize. The Chairman has proposed to commence planning the international conferences in the coming few years.

The South East Asian Congress will be the first international conference to be hosted by HKIS in Year 2003. The next international event to follow has been planned to be held in year 2005, which can tie in with the opening of the Disney Theme Park. The proposed main theme of the conference in year 2005 will focus on the role of surveyors on planning, development and infrastructure associated with the construction of the Disney Theme Park. The idea is to organize a conference of international standard, with professional surveyors coming from different parts of the world, which every division can participate and who may have their own presentations/seminars/workshops, to be held in parallel, if necessary.

In the meantime, Mr.T N Wong will liaise with FIG and express the interest of HKIS to host the permanent committee meeting of FIG in year 2003 and year 2005, so as to attract more surveyors in joining the international conference. Mr. T N Wong and Mr. K K Chiu will also contact the Trade Development Council (TDC) and the Tourist Association (TA) to seek their support in promoting the image of HKIS.

The following is a list of international events for members' information.

CONFERENCES, SEMINARS, TECHNICAL VISITS 2001

Event	Venue	Date	Contact
FIG working week and XXIV General Assembly	Seoul, Korea	6-11 May	Email: juhkim@kscs.cokr
Society of Surveying and Mapping of China - 7th Annual Meeting	Hainan, China	8-14 May	Fax: 0898-5339738
Technical Visit to Guangzhou Province	Guangzhou, China	17-19 May	Email: lesleylam@netvigator.com
5th Pacific Association of Quantity Surveyors Seminar and Board Meeting	Hong Kong	22-23 May	Email: www.srb.org.hk/2001-conf/paqs.htm
International Conference on Project Cost Management (MOC, HKIS, CECA)	Beijing, China	25-27 May	Email: nelsoncheng@levettbailey.com Website: www.hkis.org.hk
FIG Commission 7 Annual Meeting and Seminar	Gavle, Sweden	11-16 June	Email: Tommy.osterberg@swedsurvey.se
42nd Australian Surveyors Congress 2001	Brisbane, Australia	25-28 September	Email: surveyors@icms.com.au Website: www.isaust.org.au/2001/

LIST OF HKIS MEMBERS EXPUNGED FOR NON-PAYMENT OF SUBSCRIPTIONS 2000/2001

Approval was given by the General Council to expunge the following members for non-payment of subscriptions for the year 2000/2001 with effect from 8 March 2001.

DIVISION	NAME	HKIS NO.	CLASS	DIVISION	NAME	HKIS NO.	CLASS
BS	CHAN SUET YING	82913	STUDENT B	GP	YEE CHI LAP, DEREK	81087	STUDENT B
BS	CHIU KWOK WA	82163	STUDENT B	GP	YIP FU KEUNG	82121	STUDENT B
BS	CHOW YUET FAI	82877	STUDENT B	GP	YIP PING CHING, JOHNSON	81645	STUDENT B
BS	FONG WAI YAN	83548	STUDENT B	GP	YIP WAI YIN	82657	STUDENT A
BS	HO FONG HON	82106	STUDENT B	LS	AU KAI CHIU	81062	STUDENT B
BS	HO PO SHAN	83084	STUDENT B	LS	AU KWONG HOI	82578	STUDENT B
BS	LAW CHI WAH	82919	STUDENT B	LS	CHAN CHI YUEN	82477	STUDENT B
BS	LEE YIU CHUNG	83552	STUDENT B	LS	CHAN HO CHIU, ELTON	82825	STUDENT B
BS	SO NGAI HUNG	81052	STUDENT B	LS	CULLUM, ALAN JAMES	1758	FELLOW
BS	TAI LUEN SHUN	81417	STUDENT B	LS	FUNG TSZ BUN	82517	STUDENT B
BS	WONG YAU FAT	81386	STUDENT B	LS	KWAN WING YIN	81623	STUDENT B
BS	YUNG CHI WAI	80384	STUDENT B	LS	LAI KIN MAN	81071	STUDENT B
GP	ALLAN, VICTORIA LOUISE	3001	ASSOCIATE	LS	LAM TSUN CHEUK, FELIX	82906	STUDENT B
GP	AUSTIN, NEIL STANLEY	2931	ASSOCIATE	LS	LAM YAT CHI	82399	STUDENT A
GP	CHAK KAM WING, DEREK	81616	STUDENT B	LS	LAU CHUNG TIM	0048	FELLOW
GP	CHAN CHI WAN	83110	STUDENT A	LS	TANG CHUN KIT	82440	STUDENT A
GP	CHAN WAI TING, TOMMY	82676	STUDENT B	LS	TONG SIU FOR	81622	STUDENT B
GP	CHEONG CHAN PONG	82876	STUDENT B	LS	TU TSUI YAN	80833	STUDENT B
GP	CHEUNG CHUN MING	82049	STUDENT B	QS	ASHTON, MICHAEL ANDREW	1204	FELLOW
GP	CHEUNG YUK YING, LORETTA	80958	STUDENT B	QS	ATTARD, PAUL JOSEPH	3040	ASSOCIATE
GP	CHIANG SZE MAN	82479	STUDENT B	QS	AU KAI HAR	82799	STUDENT B
GP	CHOW SHUK MAN	83383	STUDENT A	QS	AU TZE LEUNG	81300	STUDENT B
GP	HA CHAU MING	82660	STUDENT B	QS	CHAN FU KI	82727	STUDENT B
GP	HO HANG HING	81440	STUDENT B	QS	CHAN KWOK MING	82965	STUDENT B
GP	HO MAN FONG	82893	STUDENT B	QS	CHAN YIU KWAN	82274	STUDENT B
GP	HOLLINGTON, MICHAEL STUART	1216	FELLOW	QS	CHEUNG WAI YIU	82973	STUDENT B
GP	HOU CHING CHEN	82663	STUDENT A	QS	CHIU KAN KIN, KEN	82325	STUDENT B
GP	HUI YIN CHEUK	83118	STUDENT B	QS	CHUI FUNG YEE	83048	STUDENT B
GP	LAI KA LEI, PHYLLIS	81664	STUDENT B	QS	HO WING ON	83298	STUDENT B
GP	LAM FAI, EMERSON	82617	STUDENT B	QS	KUNG CHI MAN	80907	STUDENT B
GP	LAU YUK LING, RICCI*	83523	STUDENT A	QS	LEUNG SHUEN LUNG	81220	STUDENT B
GP	LAW YEUK TIM	80453	STUDENT B	QS	LI KWOK WAH	82169	STUDENT B
GP	LEE CHI PONG	83219	STUDENT B	QS	LIU CHANG MING	81879	STUDENT B
GP	LEE SO BIK	1778	ASSOCIATE	QS	MA YING HO, CLAUDE	82238	STUDENT B
GP	LOK CHE LEUNG, EDWARD	0196	FELLOW	QS	MAN KIN CHO	81988	STUDENT B
GP	MAUNDER TAYLOR, JAMES WILLIAM	2889	ASSOCIATE	QS	SHUM WING KIT	82132	STUDENT B
GP	NG YIM LING	82538	STUDENT B	QS	SIN YIU TUNG, ANTHONY	83012	STUDENT B
GP	RAYNER, JULIAN A. ST. JOHN	2935	ASSOCIATE	QS	TSANG CHI KAY	2021	ASSOCIATE
GP	SHIU PUI MAN	82070	STUDENT B	QS	YEUNG SUM WAH	82873	STUDENT B
GP	STEENS, MARTIN GREGORY	1584	ASSOCIATE	QS	YEUNG WAI HUNG, RAYMOND	80490	STUDENT B
GP	TAM YIK MAN	82123	STUDENT B				
GP	TSANG WA	82658	STUDENT A				
GP	TSUI KWOK KIN, KELVIN	82437	STUDENT B				
GP	WONG LIK KEUNG	81994	STUDENT B				
GP	WOO KIN MING, JAMES	82327	STUDENT B				

HKIS CONFERENCE 2001

David Faulkner, CPD Panel Convenor

This year's conference examined the theme "Innovation in Our Living and Working Environment". Members were welcomed by our President, Stephen Liu, and then heard a keynote address by The Hon. Sin Chung Kai, the Legislative Councillor for the Information Technology Functional Constituency, who reviewed the changes in information technology and how they might affect the property industry.

Mr. Sin predicted that the Internet would develop faster and faster as the possible cross-connections in a network grow as the square of the number of computers in the network, and the community value of a network will increase more rapidly than the growth in the number of users. This will lead to a need for greater processing power and even greater bandwidth. Broadband is expected to be the prevalent connection route through Digital Subscriber Lines (DSL), cable modems and fibre optics. Other types are under investigation such as electrical power lines, electromagnetic fields around those lines, Internet 2 and Next Generation Internet (NGI). Low Earth Orbit satellites are also expanding both broadband and narrowband options, especially for wireless applications.

Mr. Sin also predicted that software prices would fall as applications turn into services delivered through portals, and open source software becomes more popular. Hardware will need to be more compatible and more user-friendly applications will need to be developed for touch screen, voice activated and biometric authentication for example.

All this should lead to a revolution in e-commerce as value added services become more important than the product itself and innovation is more important than the technology itself. The wired home will allow appliances to go online with remote control through the Internet and the use of artificial intelligence to diagnose problems and replenish items.

The implications for the building sector are the need for flexibility in design and construction, use of smart construction materials to give warning under unfavourable conditions, development of Intelligent Transport Systems, and re-generation of old buildings to accommodate the new technologies.

Annie Tam, Deputy Secretary for Information and Broadcasting, then gave an entertaining presentation on the Cyberport project, which is under construction on a 24-acre site at Telegraph Bay. This comprises

several key components including 112,100 square metres of offices to be completed in phases between early 2002 and the end of 2003, a CyberCentre with recreational, entertainment and retail space to be completed by the end of 2002, a small hotel that is due to open in 2003, and serviced apartments and rental housing for completion between 2002 and 2004. In addition there is a residential portion for sale, which should be available in phases between 2005 and 2007.

Cyberport, when completed, will be able to accommodate about 150 to 200 companies of different sizes. The focus will be on the information technology and information services sector and companies that introduce new leading edge applications will be particularly favoured.

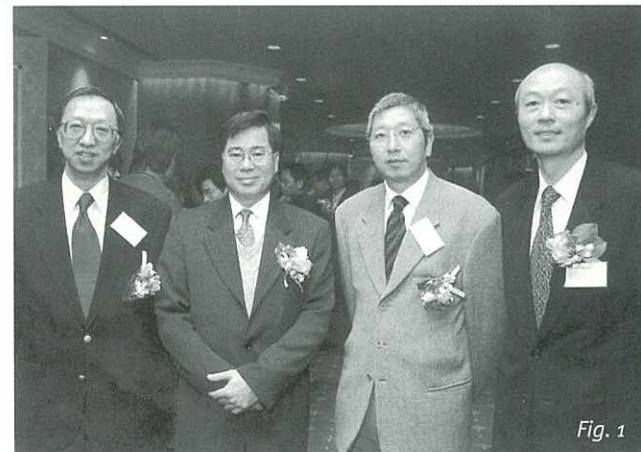


Fig. 1

So far the offices have been well received and the possibility of converting some 140 rental apartments into another 20,000 square metres of offices is being considered to accommodate an additional 20 to 25 companies.

Particular innovative features of the project include global broadband connectivity, a data exchange, studios, meeting/teleconferencing facilities, cyber library and a multimedia lab. Many of these facilities will be shared by the tenants. The CyberCentre will provide the interface with the public with an exhibition area, digital cinemas, IT retail, e-commerce showcases, entertainment and food outlets.

The next speaker was Joseph Ma, President, Internet Data Centers, PCCW, who explained the facilities provided by, and the operation of, data centres. Essentially the concept is that an individual company that buys a server needs to provide sufficient capacity to cover peak periods, which is then unused for the rest of the time. With a data centre, the user only needs to rent as much space as is required at a

particular time, with additional capacity on each server being leased to other parties. If more capacity is required at certain times, the user can then rent additional space for those periods.

Ideally data centres should be purpose-built as they are heavy users of power and require high volume communications systems. It is possible to convert older buildings for this use if the design and structure will enable the necessary equipment to be installed, but the critical component in locating a data centre is easy access to communications, and they are better located close to the junctions in the main data cable networks. Larger buildings may well include a small data centre as a service to tenants, but generally they are run from a central location to serve several buildings. Modern servers are very thin and are hung in vertical racks "juke-box style" which makes them very space efficient for large-scale operations. Most operators offer a variety of charging packages to suit different users, varying from simply renting space on a server right through to hosting and managing Internet sites.

Peter Lo, common CEO of the Hong Kong Industrial Estates Corporation, Hong Kong Industrial Technology Centre Corporation and the Provisional Hong Kong Science Park Company Ltd., then described the Hong Kong Science Park, which is located facing the Tolo Harbour, about mid-way between Shatin and Tai Po. The Science Park differs from the Cyberport in that it has four technology clusters only one of which is devoted to information technology and telecommunications. The others are electronics, biotechnology and precision engineering.

The project will be developed in three phases over 9 years in a park-like environment with an average plot ratio of 2.5. The total area of 22 hectares will provide a total GFA of 330,000 square metres. Phase 1 has an area of 8 hectares to provide a GFA of 120,000 square metres, and Phases 2 and 3 will each have an area of 7 hectares and a GFA of 105,000 square metres. The design emphasis is on high environmental standards with plentiful gardens and water features. All the underground building services will be housed in underground service tunnels to avoid residual ground settlement.



Fig. 2

The Science Park is divided into three zones with the campus nearest the Tolo Highway, the core in the middle and the corporate park facing the harbour. All the buildings will be low rise, between 6 and 8 storeys,

and will be stepped back with the lowest buildings facing the harbour.

Peter Lo then went on to explain the merger of the Tech Centre with the Industrial Estates Corporation. The benefits are to streamline the delivery structure, create synergy, achieve better use of resources and ensure consistency and complementarity in marketing and referrals.

This would provide a one-stop service unit providing a development path from incubation through maturation. The Tech Centre would run the incubation programme. Graduates could move to the Hong Kong Science Park's intensive applied R&D programme, while the Hong Kong Industrial Estates Corporation would



Fig. 3

provide full support in the establishment of production facilities. Further proposals currently being formulated include cooperation with universities, an Industrial Training Centre and an internship programme. This latter item excited considerable interest from members present with an extensive question and answer session.

The next speaker, Victor Chan, outlined the MTR Corporation's plans for Dream City, an innovative housing development to be built above the railway depot at Tseung Kwan O Area 86. Over the next 10 years this will provide Hong Kong's single largest planned residential estate, which in terms of floor area will be twice the size of Tai Koo Shing and in terms of scale will be three times the size of Central.

Key features of the design include full integration of the MTR station and depot with the housing development, with internal feeder shuttle services to minimize the use of motorcars. A pedestrian friendly environment with complete road and pedestrian segregation by running road transport below the landscaped pedestrian areas is planned. The environment and quality of life for residents are to be enhanced by providing ample open space and recreational facilities. Introduction of electric trolley buses and other non-polluting vehicles is also under consideration. Environmentally friendly design, construction and management practices are to be adopted for buildings.

Rodney Miles of Strawberry.com gave a lively presentation entitled "Retail/e-tail". This provided a retailer's view of the Hong Kong market and first hand experience of running an Internet based retail operation. The current market was still not running in the retailer's favour, with



JUMP ON THE CHINA BANDWAGON

Jim Yip, AHKIS, MRICS, JO Editorial Board Representative

Hong Kong Surveyors have long been exporting property and construction expertise to China. With China's imminent accession to WTO and the looming renewed influx of foreign investments, more job opportunities in the China market are beckoning to our surveyors. How can we make a bigger splash in this market? Jacob Lam and Stephen Lai, our men in China, have the answer.

When Christopher Columbus first landed in South America in 1492, he taught the local people how to ride a horse and make metal arrowheads - know-hows for more effective hunting and thus better living.

Back in the early 80s, we Hong Kong surveyors, the first explorers in the PRC's land market, did almost the similar thing. But we delivered our knowledge on land and construction.

We helped China on land reform - transition from a state where previously all land use functions and housing provisions were provided by the central government to the formation of a real estate market where property as a marketable asset can be freely traded and owned. We brought in the concept of freehold and leasehold on land tenure, land premium based on land use rights and various market mechanisms for land disposal.

"Hong Kong surveyors have earned a good reputation in China," says Jacob Lam, Director of ValueMark Management Consultants Ltd, a Beijing-based project and contract management firm, "because of the pioneering works of F.Y Kan, Francis Lau, C.Y. Leung, P.C. Lau and other prominent surveyors throughout the 80s when China opened up its economy. This is a tremendous advantage to our members working in China as our property experience is widely recognized there."

Having cut through the maze in the China's real estate and construction market, Jacob feels a much pressing need for China to modernize its construction practice, especially in areas

of tendering and contractual arrangement. He has organized and talked in various seminars to train up the local professionals. Recently his company also provided a formal project and contract management course for the members of the Beijing Construction Consultant Association (北京市建設監理協會).

Jacob also sits on board as the HKIS PRC Subcommittee chairman of the Quantity Surveying Division, which vigorously promotes HKIS's interest in the PRC real estate and construction market. In March this year, HKIS participated in the Real Estate Services Expo in Beijing. On 24-27 May, HKIS will team up with the Ministry of Construction to organize an International Conference on Project Cost Management. About 500 delegates from different parts of China and overseas countries will attend this conference in Beijing.

HKIS is also currently studying a proposal on a reciprocal agreement of surveying qualification with the relevant professional bodies in China. In this regard, Jacob believes that this goal can be achieved through programmed training or attendance in some professional courses.

"Through various seminars, visits and exchanges with our Chinese counterparts, this has opened more access to us for a wider exposure and bigger play in the PRC real estate and construction market," says Jacob. "The China market is a growing market. More and more surveyors are now working in China. We need a stronger presence of HKIS in the PRC market to tap the great potential there."

Perhaps no other person is better than Jacob in making this bold statement. Last month Jacob advised a developer, a client of municipal government background, on a construction dispute case. He had scrutinized all the terms of the building contract and believed they had a good argument against the local contractor. However, they were dealt a

rents still representing a comparatively high proportion of retail sales. Consequently it is unlikely that many retailers will be able to afford rental increases in the near future. Retailers were trying to improve returns by increasing productivity, remerchandising and more efficient space management. Opportunities existed with the growth of tourism and the development of new attractions such as Disneyland, but the overall level of service needs to improve to attract more shoppers.

In terms of Internet shopping, the most critical component is the delivery process. If sales cannot be supported by fast and efficient product distribution the site will fail. The Internet is a valuable tool to help existing retailers to sell products, but a pure Internet retailer must organize its delivery logistics very well. Generally it is only suitable for higher value low bulk products such as the cosmetics, books and dry goods. It is not suitable for perishable or time dependant goods. Strawberry.com sources and markets cosmetics all over the world and has found the Internet to be very cost efficient. The operation is run from a small office in Causeway Bay, with good international communication links, and has no retail shops or warehousing space of its own.



Fig.4

The conference ended with a panel session by Gordon Ongley, Swire Properties Ltd., and Nicholas Brooke, Insignia Brooke, with the theme "New housing for a Better Living Environment". Gordon Ongley outlined ways in which the planning process could be improved with reference to the South East Kowloon development on the old Kai Tak airport site. These included cutting back the reclamation to increase the coastline, opening the promenade to general public use, development of alfresco dining and restricting the use of motor vehicles within the development to allow narrower roads and longer set backs.

Nicholas Brooke addressed the macro issues involved in the planning process and proposed the establishment of a Housing Commission to coordinate all strategic planning of how and where Hong Kong will house its future population. This would require Government to withdraw from the production process except for the

provision of housing for the needy. The Buildings Ordinance needs to be substantially changed with innovation being rewarded. New developments need to be planned as communities, with communal facilities such as computer laboratories, cyber theatres and entertainment. Perhaps it becomes a lifestyle issue.

A lively debate followed with a wide variety of innovative ideas being put forward for the HKIS to consider in its representations to Government on the various issues involved.

Photos

Fig. 1 Mr Peter Lo, Mr Stephen Liu, HKIS President, Mr Joseph Ma and Mr Victor Chan

Fig. 2 Miss Annie Tam being presented with a souvenir by the President

Fig. 3 The President with the Hon. Sin Chung Kai, Mr David Faulkner and Ir Prof. C C Chan

Fig. 4 Mr Rodney Miles with the President

Fig. 5 Panel members, Mr Nicholas Brooke and Mr Gordon Ongley

SURVEYORS LUNCH

On 10 April 2001, Dr Albert So, chairman of the Asian Institute of Intelligent Buildings, was the Guest of Honour at a Surveyors Lunch held at the Hong Kong Convention and Exhibition Centre.

The presentation entitled "Definition of Intelligent Buildings and a newly developed Assessment Method for Intelligent Buildings" was well received from the participating members. A copy of the presentation is available upon request by email to hkisadm@hkis.org.hk.



Mr Chan Hak, Senior Vice-President, presents a souvenir to Dr Albert So.

We have Moved

REMOVAL NOTICE

The Hong Kong Institute of Surveyors
and
Surveyors Registration Board

has moved to

Suite 801, Jardine House
1 Connaught Place
Central, Hong Kong

Tel: 2526 3679 Fax: 2868 4612



Mr Jacob Lam

blow by the court, whose decision might have been fettered by the fact that the court still owed money to the same local contractor for the renovation work of the court building few years ago.

We may hear many tales like this in the PRC, as the rule of law there still has to be developed further. Jacob does not seem too perturbed by the outcome of this case. Instead, he sees a positive light from it - the fact that they were appointed as a building contract consultant by a 'municipal government' corporation, who basically could do whatever they want instead of opting for a court settlement in the dispute, speaks that mindsets in the PRC are changing and people are showing more respect for contracts and laws.

In China, it used to be a case that for a construction project, say a 300-room hotel in Beijing on a two-year time frame, the total number of correspondence in the project file seldom goes over 10. It cannot be imagined that this kind of thing would happen in Hong Kong, where the correspondence between vendors, consultants and contractors can easily escalate to over 10,000 letters.

Jacob sees the China market having an acute demand for experienced quantity surveyors and project managers. The reason being that the China construction practice in recent years has leaped. For example, building contracts from private and public sectors are increasingly awarded by tendering instead of negotiations behind closed doors and

"PAY FOR SAFETY" IN THE PRIVATE SECTOR

James B. Longbottom, Brian E. Rawling & Associates (BERA)

This is the second in a series of articles intended to provide consultants with some ideas for drafting alternative contractual provisions where experience shows that the usual contractual provisions often do not achieve their aims. This article is about safety.

Health, safety and welfare of all personnel working on a construction site and the general public should be of paramount importance to responsible employers, consultants and contractors alike. Nevertheless, Hong Kong construction sites have a reputation for being dangerous and for dirty work places.

In July 1996, the Government enacted the Buildings (Amendments) Ordinance 1996 (Cap 123), in which Section 39A required the Authorised Person, the Registered Structural Engineer, the Registered General Building Contractor or any Registered Specialist Contractors, as the case may be, to submit supervisory plans. The scope of Ordinance Cap 123 and the accompanying technical memorandum and codes of practice was significant and established a regime which, if followed, would undoubtedly improve safety and safety awareness.

Therefore, from a legal point of view, an Ordinance is in place which requires safety proposals, monitoring and reporting.

The question could be asked - what more has to be done to improve safety awareness and eliminate safety risks?

One answer is the pay for safety approach described in this article.

The safety officer (called the Authorised Signatory in Ordinance Cap 123) should be an

important member of a contractor's organisation, but all too often, he or she is not. All too often the safety officer has another role, he or she lacks training.

COMMON FAILURES TO BE ADDRESSED

Contractors have an obligation under all construction contracts to provide safety management and comply with statutory regulations. The safety obligations are usually stated in the preliminaries section of the bills of quantities or a safety schedule/specification appended to the contract. Normally, the provisions place most of the responsibility for safety management onto the contractor. Whilst there is often an option in the preliminaries section for contractors to identify and to price safety as a lump sum item, contractors may choose not to show such pricing separately. Accordingly, the amount and the sufficiency thereof which a contractor has priced and budgeted for safety management in his tender is often hidden within his overall tender price.

Alternatively, contractors may insert an amount that does not reflect the reality of their safety obligations under the contract and at law. Underpricing leads to skimping with contractors merely paying lip service to their obligations.

This leaves neither an employer nor a worker in a comfortable position in a competitive market if an unscrupulous contractor "cuts corners" on site safety or simply fails to implement adequate site safety management. Perhaps the real question to ask is can a price be put on a worker's life?

PUBLIC AND PRIVATE SECTOR

In 1993, in a bid to encourage contractors to implement efficient safety management systems and enhance their safety performance, the Government introduced a trial "pay for safety" scheme on three capital works projects. The bills of quantities included a "site safety" section that contained pre-priced items for key elements of a site safety management scheme. The idea was simple: contractors were to be paid when they complied with their obligations under the contract and a failure to comply would be penalised by no payment.

By 1996, the Government had introduced "pay for safety" for use on all non-airport core programme capital works projects that were based on traditional contracting. By 1998, the scheme had been extended to term contracts and by 2000 to design and build contracts.

In 1999, the Commissioner for Labour, encouraged by lower accident rates in the public sector than the industry average, wrote to all major developers in the private sector and urged them to seriously consider introducing similar "pay for safety" schemes into their existing and new contracts. In response to the Commissioner's suggestion, BERA were engaged by two major Hong Kong developers to assist in the implementation of "pay for safety" schemes in the private sector.

AIMS OF "PAY FOR SAFETY"

The philosophy of "pay for safety" is that safety and health at work begins with the one who pays. The intention is that each tenderer has the same safety items and pre-pricing, hence, it should not affect competitive

sophisticated building contracts are now widely adopted. As a result, they need more professionals to prepare the Bills of Quantities in construction projects, to submit or review the contracts for all the development and building works.

Hong Kong surveyors are well poised for the opportunity. "The change is now more geared towards adoption of the international construction practice which we Hong Kong surveyors have been practicing for years," explains Jacob. "Another advantage for us, although we do not speak Mandarin quite fluently, we still speak and write in Chinese, that means we have a competitive edge in language when compared with other foreign professionals."

According to the government statistics, from 1991 to 1999, China was at the top of the world in terms of construction volume. Every year it churns out gross floor area of 1.3 - 1.4 bn sq.m.. From January to September 2000, total property development investments amounted to RMB 286bn, representing a 25% rise compared with the same period a year ago.

The growth in the PRC construction market will also be fuelled by another positive factor - PRC's impending entry to WTO, probably later this year, which will spark a new wave of investments by foreign companies into China and throw in more development projects. Foreign investors will engage surveyors with strong China experience as their building consultants.

Besides foreign investment projects, Jacob's firm was recently appointed by a local developer as the project manager for the construction of a redevelopment and decoration project in Beijing.

Jacob's bullish view on the PRC market was echoed by Stephen Lai, Director of Levett & Bailey, an international quantity surveyor and head of its PRC division. Employing over 100 local staff and operating 4 offices in the PRC, the PRC's contribution in total profits has grown to over 40% for Levett & Bailey in the last year, according to Stephen who just returned from a topping-up ceremony of the

Forbidden City Garden Restoration Project in Beijing.

Levett & Bailey are the quantity surveyor for the 8mm sq.ft. Oriental Plaza in Beijing, which by far still holds the record of the largest foreign investment in China.

"We are seeing more deals flow from the local enterprises and even the state-owned companies," says Stephen. "They now run their businesses with a more stringent commercial doctrine and they are concerned about the cost and quality of work as much as we do."

Taking the Forbidden City Garden Restoration Project as an example, because of the unique paint treatment process on this historic site, only one contractor i.e. the Palace Museum's own maintenance team was suitable for selection and they have been doing it exclusively for the China Heritage Fund and the Palace Museum, the developers, for years.

In the old days, the work would be automatically carried out by the contractor without much negotiation. The China Heritage Fund and the Palace Museum now took a different approach. They hired Levett & Bailey as a cost consultant, and the contractor, though being the only contender in this tender, had to sign up a building bond, a guarantee on quality of work and indemnity against work delays - the standard clauses in most of the building contracts.

After more than twenty years' active development, China's property development and construction technique is catching up fast. However, Hong Kong surveyors still excel the locals on three fronts. "First, we have a more rigorous control on project costs; second, we are far more sensitive on time factor, because delay means lost of revenue for the vendor; and third, yet with the cost and time constraints, we do not trade off our demand on quality" Stephen says.

Stephen holds regular exchanges with the PRC construction professionals. Just a month ago

Levett & Bailey had arranged for the Shanghai Tendering Administrative Office to visit our Housing Department and Architectural Services Department. The PRC representatives, in preparing themselves for the WTO entry, are taking steps to revise their system for public bodies to award building contracts.

"It is important for them to understand what we do here, for them to grasp our construction process and control" says Stephen, "So far our efforts have yielded some good results. In major cities they have adopted the tender documents based on our Hong Kong version for international projects."

Stephen Lai holds seminars on quantity surveying with Shanghai Tongji University and Beijing Tsinghua University. He says every time he meets the PRC graduates, he is stunned by their motivation and

eagerness to learn. He urges Hong Kong surveying graduates to sharpen up their language skills, not only in English but also in Mandarin, and travel more to China and develop a passion for working in PRC market.

The PRC market is fast developing and provides new and exciting opportunities for Hong Kong surveyors, especially at a time when our home turf is looking stagnant. Most of the unpleasantness of working there as seen in the early 90s has gone. Living standards in major PRC cities can be as high as Hong Kong and it is now much easier for us to settle in.

Despite these, working in China nowadays still has some pains, particularly for those with families. Jacob spends almost half a year in Beijing and the rest with his family in Hong Kong. The IDD phone bills between him and his wife and 3 children, the youngest one only at 3 years old, sometimes can easily get out of hand. Several years ago, the record topped at HK\$12,000 in one month. Obviously, the recent price cutting wars in the IDD market may save him a lot of money.

Columbus in his exploring voyages didn't have his family on board either!



Mr Stephen Lai

A TESTING TIME FOR OFFICE LANDLORDS - BEATING THE NEGATIVE RENTAL REVERSION CYCLE?

Jim Yip, AHKIS, MRICS, Senior Research Analyst of Asia Financial (Securities) Ltd.

Year 2000 was a remarkable year for the office market. Demand rose, tenants were plentiful, occupancy rates went up, supply became tight again and rentals shot up, in some reported instances by 50% - a complete reversal of the pointers that had spelt a doom for this sector after the Asian Crisis in 1997.

Everything was looking well in the recovery drive, except for the landlords' book accounts. Hongkong Land, the dominant Central landlord, reported a 10% drop in total rentals turnover in 2000 as against 1999. Hysan, with its 4.35 mn sq.ft. investment portfolio in Causeway Bay, also suffered a 10% setback in rents. Swire and Great Eagle, both having sizeable quality office stocks in Admiralty, dipped by 2% and 3% respectively in 2000. Amoy, a property investor with a mixed portfolio, fell by 8%. Stripping out the additional incomes from the new projects, Wharf, a key landlord across the harbour, slid 4%.

It seemed that the office market's strong rebound last year had not brought in a particularly fruitful year for the office landlords. Why is there such a divergence in performance?

Property companies cited that their rental portfolios last year were still hurt by the negative rental reversion cycle, a term used to describe the timelag to register rental growth in their portfolios.

True, office rent indeed rose quite strongly in 2000, after a two year plunge. However, they were still lower than the 1997 level. Due to the conventional 3-year commercial lease structure, the landlord's could not raise rents for the tenancies until they were expired.

In 2000, most of the leases subject to renewal negotiations was signed in 1997 and relatively speaking they were still more expensive than the prevailing market rates. As a result, landlords inevitably reduced rents on renewal and this accounted for the decline in their rental incomes in last year.

Take Hongkong Land, which controls nearly 4 million sq.ft. grade A office space in Central, as an example. According to its company data, the vacancy level had shown a slight improvement, falling from 4.1% in 1999 to 2.8% in 2000. However, the average rent for the entire office portfolio in 2000 was HK\$46 p.s.f., compared with HK\$56 p.s.f. a year earlier, representing a 17% dash.

Amongst its peers, Hongkong Land was the worst hit. One reason for its large downfall was the lack in contribution from new properties to cushion off the impact of the negative rental reversion cycle. On the other hand, because the occupancy rate for its existing portfolio has been stretched to its full functional capacity, the growth impetus, without help from new properties, was actually quite limited.

The shortage of office supply in Central has partly explained the buoyant office market performance last year. Hongkong Land has yet to roll out the marketing program for its 500,000 sq.ft. office redevelopment at 11 Chater Road. It is scheduled to be completed in mid-2002, and it will be one of the few new office supplies in the Central area from now to year 2002.

Though no property investment companies in our survey avoided the rampage of negative reversion cycle, some appeared less wounded.

Swire Properties, the largest office landlord in Hong Kong with a 1.6mn sq.ft. One and Two Pacific Place and a 5.7mn sq.ft. Island East office portfolio, registered only a 2% fall in rental revenues. This was the best performance amongst all the property investment companies. Attributed to the new office projects such as Lincoln House and Oxford House coming onto stream in 1998 and 1999 respectively, Swire Properties seemingly had a better position to capitalize on last year's upswing opportunities in the office market, not only by signing at better rates but also filling up space.

In a rising market like last year, new rental projects held the key for landlords to break the deadlock in old tenancies and the additional revenues helped to minimize the loss on other rental properties. Wharf Holdings fell into this category. Though we have disregarded in our analysis any revenues from the new projects in 2000, Wharf still significantly benefited from the addition of 1.5mn sq.ft. office space in Gateway II which was completed in 1999.

Similar to Hongkong Land's case of the lack of contribution from new projects, Hysan was



Mr Jim Yip

tendering. In the words of the Commissioner for Labour, the purpose of "pay for safety" is clear:

"Safety and health requirements should not be buried or sacrificed in the costing exercise, and indeed, in the implementation of a project. At the same time site safety is also removed from the realm of competitive tendering"

METHODOLOGY

The sums set aside for safety should be realistic and reasonable estimates of an inducement to a contractor to carry out its safety obligations. The pre-priced rates should be reviewed for each different project with respect to type, complexity and size. The Government scheme recommends, as a general rule, that the total value of safety items be set at about 2% of the estimated contract sum. The attendance on the safety audit by the contractor is subject to competitive tender and the rate is inserted by the contractor. In the private sector, for schemes that BERA have helped implement, the developers have considered that between 0.5% and 1.0% of the contract sum is appropriate for safety inducements in a medium sized project of about HK\$500 million. All the items are pre-priced.

The following are suggested key features of a "pay for safety" scheme in the private sector:-

- The descriptions, items, quantities and rates used to calculate the amount of the pre-priced section in the bills of quantities are each set by the consultants to be commensurate with a project's size, duration and complexity and to comply with the safety ordinance, the technical

memorandum, the codes of practice and the factories and industrial undertakings regulations. The rates are deemed to allow for all of the contractor's obligations, liabilities, risks and profit involved in complying with his safety obligations under the contract and at law.

- The quantities for the items for general safety, induction training, specific induction training and tool box training are made on a per person basis and are measured as the works proceed.
- The quantities for items for the provision of safety plans, risk assessments, safety audits, safety reports, safety induction training and tool box training are measured on a monthly basis as the works proceed.
- The quantities for items for provision of a safety officer (either full or part-time), safety auditor, technically competent persons, safety meetings and reviews and updates of the safety plan are measured each month as the works proceed.
- The rules and criteria for measurement are defined in a safety preamble. For example, payment for weekly safety walks includes, not only arranging and attendance at the walk, but also the rectification of any deficiencies as well as implementation of all measures stipulated in the safety plan.
- The safety obligations are not measured and valued if the contractor fails to comply with its safety obligations.

Under the original trial schemes conducted by Government, the assessment team comprised two representatives of the employer, one of

the contractor and one independent member. However, for general use, this was found to be too demanding. Government replaced this with an independent safety auditing scheme, which runs in conjunction with the "pay for safety" scheme. In the private sector, an architect, as the contract administrator, should hold ultimate responsibility for deciding whether a contractor has fulfilled the safety obligations and whether payment for an item should be made. However, the architect is able to take advice in forming his opinion from any site safety management committee formed pursuant to the contract.

CONCLUSION

Safety and health on a construction site begins with the one who pays. Contractors only provide what is budgeted in their tender. That is, of course, unless the contractor is prepared to operate at a loss. "Pay for safety" is undoubtedly a step in the right direction. However, to work effectively, it also requires a positive commitment from the contractor. If the contractor merely churns out paperwork to generate payment this is clearly out with the spirit of the scheme. BERA are aware of complaints from employers that this has occurred, therefore, to be effective, such schemes need to be run properly. Moreover, the extent to which the "pay for safety" concept will help change the culture and attitude of workers and effectively propagate a safe working environment within the realms of multi-layered subcontracting remains to be seen.

For further information contact bera@netvigator.com.

Liquidated Damages - SOME GENERAL PRINCIPLES

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Liquidated damages are always an emotive topic for both contractors and employers alike. This is particularly the case in Hong Kong where in recent years the size and importance of projects has meant that huge sums of liquidated damages per day are included in the contract in the event of late completion by the contractor. Quite often these sums are of such magnitude that a two-month delay could threaten the very livelihood of many local contracting organisations.

But this is nothing new. Leading textbooks describe the case of *Fletcher v Dyche* where a contractor (a Mr Fletcher) entered into a contract (with a Mr Dyche) to carry out repairs to a church. The contract period was six weeks and the contract provided that should he fail to complete within this period liquidated damages of £10 per week would be applied until completion. Completion was delayed for four weeks and Mr Dyche applied liquidated damages at the agreed sum. Mr Fletcher argued that the wording of the damages clause showed that the sum of £10 was a penalty and not liquidated damages and that the clause was therefore invalid, and that if the employer was entitled to any damage it must be general damages that he could prove to have suffered. A familiar story which could have come from any contract that most of you are working upon. However this case was decided in 1878.

One hundred and twenty three years later contractors are still arguing such points and we seem to have progressed no further.

In light of this it seemed appropriate to set

down a few general principles about liquidated damages in order to dispel a few myths and provide a better understanding to avoid unnecessary dispute.

Firstly, a few points about damages in general. Damages are the remedy for breach of contract. They are normally assessed when breach occurs, and are designed to be compensatory in nature. Two principles important for assessment of damages are the principles of remoteness derived from the famous case of *Hadley v Baxendale (1854)* in which Baron Alderson said:

“Where two parties have made a contract which one of them has broken, the damages which the other party ought to receive in respect of such breach of contract should be such as may fairly and reasonably be considered either arising naturally, i.e. according to the usual course of things, from such breach of contract itself, or such as may reasonably be supposed to have been in the contemplation of both parties, at the time they made the contract, as the probable result of the breach of it”.

and measure of damages derived from the equally old case of *Robinson v Harman (1848)* where it was stated:

“The rule of common law is that where a party sustains a loss by reason of a breach of contract, he is, so far as money can do it, to be placed in the same situation, with respect to damages, as if the contract had been performed”.

Damages calculated from these principles are

normally assessed after the breach occurs and are known as general or unliquidated damages. However, there are disadvantages of such an approach. Firstly, they are difficult to assess, and secondly, parties to a contract like certainty.

This led parties to include within their contracts remedies for most common breaches. This was particularly so in construction contracts where breaches are very commonplace, particularly in the areas of delay to completion. For the employer, however, the most common breach suffered is late completion by the contractor and here it is possible to make a genuine pre-estimate of the loss and to incorporate the same into the contract as liquidated damages. This is how liquidated damages developed - good commercial practice.

The important features of liquidated damages can be summarized as follows:

- **Liquidated damages are a genuine covenanted pre-estimate of loss not a payment of money ‘in terrorem’ (threatening) the offending party.**

This was established in *Dunlop Tyre v New Garage (1915)* where Lord Dunedin set out the following guidelines:

- (a) It will be held to be a penalty if the sum stipulated is extravagant and unconscionable in amount in comparison with the greatest loss that could conceivably be proved to have followed from the breach.

also badly hit in the negative rental reversion cycle which saw its investment incomes in 2000 drop by 10%.

Despite this, Hysan Development, with 61% of its Causeway portfolio holding in the office sector (i.e. 272mn sq.ft.), had made a large progress in improving occupancy level, 97% in 2000 versus 92% in 1999. This was obvious evidence of the tight office supply in the prime location in year 2000.

Looking ahead, office landlords have all expressed that Year 2000 would be their last year in the negative rental reversion cycle. Betting on that the robust trend in the office sector would be maintained in 2001, their income growth would be, once again, returned

to the positive territory.

However, increasingly we are seeing some worrying signs that is darkening its prospect. Firstly, there have been more market concerns recently over the slowdown in the global economy and the negative impact on our export-dependent economy. Some banks have already scaled back their GDP growth rate forecast from 4% to 2.5% for 2001.

Secondly, the burst of dotcom bubbles have left many dotcom companies either gone bust or moving out from the central locations to reduce overheads, in either case this would inevitably increase the office supply this year.

Thirdly, the office landlords' inabilities to capitalize on the booming office market last

year could alternatively be viewed as if they were still under constraint to put up rents to the market level. As stipulated in some tenancy agreements, the landlord may be subject to a cap on rental increment on renewal or longer than a 3-year lease renewal period.

Starting from the first quarter of 2001, we began to see a slowdown in office take-up and office rents started to cool down.

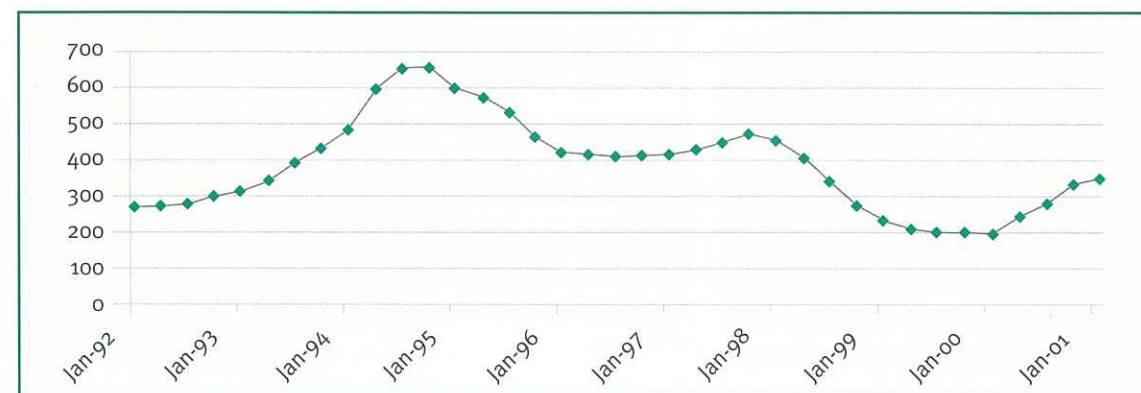
For 2001, this is a big testing time for office landlords. Should the global economy in 2001 become worse, the chances are that they might still be trapped into and unlikely pull themselves out of the negative reversion cycle in 2001.

PROPERTY COMPANIES' TOTAL RENTAL TURNOVER IN 1999 AND 2000

HK\$m	2000	1999	YoY	Major Office Holdings	Reported Occupancy Rate
Hysan	1,476	1,644	-10%	2.63 mn sq.ft. at Causeway Bay	97%
Swire	4,692	4,776	-2%	1.6 mn sq.ft. Pacific Place and 5.7mn sq.ft. in Quarry Bay	97% for Pacific Place
HK Land	2,555	2,845	-10%	3.9 mn sq.ft. in Central	97.2%
Great Eagle	609	629	-3%	1 mn sq.ft. Citibank Plaza and 286,000 sq.ft. Great Eagle Center in Wan Chai	96% for Citibank Plaza 98% for Great Eagle Center
Wharf	3,189	3,314	-4%	4.46 mn sq.ft. in Harbour City and 1 mn sq.ft. Times Square in Causeway Bay	90%
Amoy	867	943	-8%	Mixed rental portfolio	N/A

Source: Asia Financial (Research) Ltd.

CENTRAL OFFICE RENTAL INDEX



Source: Jones Lang Lasalle

中國建設工程施工合同管理面臨的問題及其對策 (一)

賴旭輝 (利比建築工料測量師有限公司香港)



Mr Stephen Lai

- (b) It will be held to be a penalty if the breach consists only in not paying a sum of money, and the sum stipulated is a sum greater than the sum, which ought to have been paid.
- (c) There is a presumption (but no more) that it is a penalty when a single sum is made payable by way of compensation, on the occurrence of one or more or all of several events, some of which may occasion serious and others but trifling damages.
- (d) It is no obstacle to the sum stipulated being a genuine pre-estimate of damage that the consequences of the breach are such as to make precise pre-estimation almost impossibility. On the contrary, that is just the situation when it is probable the pre-estimated damage was the true bargain between the parties.
- **Liquidated damages can be recovered without proof of loss and they can therefore also be recovered even when it is apparent there has been no loss.**
Provided that the liquidated damages are a genuine pre-estimate of loss at the time the contract is entered into, the employer is entitled to take such damages if the contractor is late in completing the works even if it is subsequently shown that the employer in fact suffers either less or indeed no loss. This was confirmed in the case of **Clydebank Eng & Shipping Co v Castaneda** where the courts threw out the shipbuilders ingenious argument that the Spanish Government suffered no loss in the late delivery of the warships because had they been delivered on time they would all have been sunk by the American Navy in a battle that had occurred during the delay.
 - **A party can challenge the validity of a liquidated damages sum after the contract has been signed**
Whilst in the case of **Philips v Attorney General of Hong Kong**, the court emphasizes that the fact that the parties were able to agree beforehand the damages recoverable for a breach of contract was to the advantage of both parties since they should be able to estimate with a reasonable degree of certainty the extent of their liability and the risks which they run, it is nonetheless clear that the parties to a contract can challenge terms, if for example, they are contrary to the law either in Statute - Control of Exemption Clauses Ordinance or in this case at common law where for example liquidated damages are a penalty.
 - **The Employer can take liquidated damages even if the architect or the engineer fails to grant a timely extension of time.**
Most forms of contract set down very rigid time limits for the contractor to serve notice of a claim for an extension of time but few are so strict on the time within which the contract administrator must act. A question often asked is if the contract

administrator does not grant an extension of time in a timely manner does this invalidate the liquidated damages provisions. The answer to this, much to the contractor's disappointment, appears to be no. In the case of **Temloc v Errill Properties** (a case concerning the JCT form of contract) the court said:

"In my view, even if the provision of clause 25.3.3 [requirement for the architect to review extension of time within 12 weeks of practical completion] is applicable, it is directory only as to time and is not something which would invalidate the calculation and payment of liquidated damages. The whole right of recovery of liquidated damages under clause 24 does not depend on whether the architect, over whom the contractor has no control, has given his certificate by the stipulated day".

In all of the above considerations it must be remembered that liquidated damages, whilst an emotive topic, are often to the benefit of both parties in giving certainty of liability and risk to a contract. This is particularly important for construction contracts.

建設工程施工合同是確立工程實施期間承發包雙方責任、權利、義務的法律文件，也是承發包雙方在工程實施過程中的最高行為準則。施工合同管理則是施工合同得以實施的重要保證，也是建立和維護良好的建築市場秩序的重要手段。然而由于目前改革措施的滯後及不配套、法規不健全以及管理手段落後等原因造成建設工程施工合同管理效果不甚理想，致使中國建築業的施工合同管理水平遠遠落後于其他發達國家，阻礙了中國建築業走向國際市場。

本文分為兩部分，第二部分將會在下期刊登。

1. 中國建築業施工合同及施工合同管理存在的主要問題

1.1 中國建築業計劃定價方式是束縛施工合同管理的主要原因

中國建築業並未完全擺“計劃經濟體制”的束縛，建築產品的價格仍然按定額加取費的計劃定價方式確定，其結果是：

- 深刻地影響着從業各方對施工合同管理的認識；
- 制約了施工合同發展及健全；
- 阻礙了中建築業市場經濟的發展及完善。

故筆者認為，計劃定價方式是影響中國建築業施工合同管理的主要因素之一。

1.2 人為地分割施工合同制訂及施工合同的管理

按中國建築業現行招投標的方式，招標文件及合同文件一般由招投標代理公司編制，而施工合同的管理則由業主方自行負責。這種做法

- 人為地將施工合同的編制及管理分割；
- 不能使招投標公司通過合同管理活動積累經驗，從而提高施工合同編制的質量；
- 由于中國的業主普遍不是從事合同管理的專業人員，這就給施工合同的管理質量帶來不利影響，也不利于其管理經驗的積累；
- 使得施工合同管理只能在低層次上重複。

1.3 現行的承發包方式不利于施工合同的管理

中國建築業市場的承發包方式主要是平行發包方式，即由業主方與土建、弱電、幕牆、精裝修、機電工程、材料供應單位等分別簽定承發包合同，土建單位則通過向其他工程施工單位收取管理費的方式提供其他工程施工單位協調配合服務。這種發包方式

- 將許多按施工規律本應由土建施工單位承擔的責職交由業主方承擔，使得業主方忙于日敘的協調工作而

- 疏忽于對合同的管理；
- 對業主方的合同管理提出了很高的要求，而事實是中國的業主方並不能適合這一要求。

1.4 沒有系統的施工合同文本，不利于施工合同的制訂及管理

1991年中國建築部及中國國家工商局聯合制訂了《建設工程施工合同示範文本》，然而很多的業主並沒有按照示範文本簽訂合同，大部分的業主仍采用自制的不規範的合同文本與施工單位訂立合同。究其原因主要是

- 承發包雙方對施工合同的重要性認識不夠；
- 該示範文本並未考慮項目的規模大小、差異、發包方式的選擇、項目的總包與分包的關係對示範文本的影響，影響了業主采用示範文本的積極性。

1.5 投標人與項目實施人分離，不利于施工合同的管理

在中國的施工企業內部，經營部門主要負責項目的投標及合同簽署前的談判活動。在項目中標後，企業再將該項目轉交給具體的項目班子實施。

- 由于項目班子沒有參加項目投標的全過程，對於項目本身的情況及企業的承諾並無完全的了解，致使實施過程中發生許多違反合同的行為，嚴重影響了施工企業的信譽；

- 不利于企業施工合同管理經驗的積累以及管理水平的提高。

1.6 企業內部沒有專門的施工合同管理部門，導致施工合同管理水平低下

中國施工企業不設置專門的合同管理部門，施工合同管理直接由項目班子承擔。

- 由于施工合同管理是一項非敘專業化的工作，按中國施工企業項目班子一般人員的素質來看，他們難以勝任；
- 不利于企業施工合同管理經驗的積累；
- 不利于提高企業整體合同管理的水平；
- 不利于企業與國際慣例接軌。

1.7 企業領導對合同的嚴肅性認識不夠

- 領導者的“人情觀念”、“長官意志”影響承發包雙方對合同條款的執行；
- 隨意改變合同內雙方的協議；
- 隨意修改合同、解釋合同；
- 領導者的這種行為給合同具體管理者帶來很大的負面影響，不利于合同管理工作的展開，也不利于企業形成依照合同辦事的氛圍。

待續



SURVEYOR'S SURF

Stephen Chung, Zeppelin, Real Estate Analysis Ltd

We have selected the following webpages / websites for members' interest. To new readers of this column, our aim is to introduce webpages / websites of intrigue and / or use to the surveying professional at large, and members are highly welcomed and encouraged to submit their choices for consideration. Comments and suggestions may be emailed to stephenchung@zeppelin.com.hk

<http://ipindex.dragonstar.net/index.html>

This site helps you with tracking your website visitors e.g. where they come from (or at least through which ISPs and their whereabouts). It is based on the unique numeric code of your visitor's address which may look something like this = 202.154.24.51 etc. Naturally, prior to using this website, you will need to subscribe to a website statistics service, in many instances these may be for free or involve just a small fee, for your website.

<http://www.soufun.com/>

This is a real estate trading, information and news website focused on Chinese cities and markets, and is mostly, if not, wholly written in simplified Chinese version. It claims to be expanding its operations and acquiring similar real estate websites, perhaps in particular focusing on cities which it has no presence yet. While it may not be ideal, the site is good for gauging the mass private housing sectors in China.

<http://smg.metro.seoul.kr/government/policies/statistics/>

For people with an interest in Seoul, this site offers some good snapshot type statistics and information. Collecting country statistics in Asia is already a tough enough task, yet collecting city statistics on Asian cities, perhaps with the exception of Hong Kong and Singapore, is even tougher. This site at least demonstrates that some (city) governments in Asia are trying to improve their services to businesses and the investment community at large.

<http://www.nso.go.kr/eindex.html>

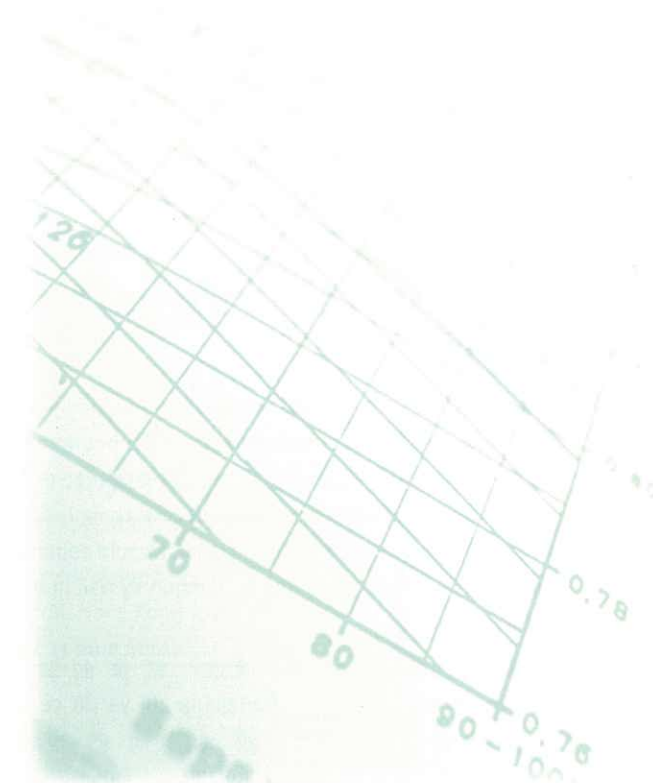
This site belongs to the National Statistical Office in (South) Korea. Again, it is very useful for gaining a first impression of the economic-social-administrative aspects of Korea, and simple graphics are widely used to enable easier comprehension. Even for investors who are only eyeing on Seoul, knowing something about the country is also quite important.

<http://www.aresnet.org/ARES.html>

This is the American Real Estate Society's website. It contains a lot of useful resources and links, especially those related to professional associations, academic institutions and professional research publications. Those members seeking intellectual challenges may find this site exciting. Also, for members with academic or research papers to submit (or to broaden your exposure), this site can be a first contact point.

<http://www.crbt.org/index.html>

CRBT stands for Center for Resourceful Building Technology (CRBT) and is a project of the National Center for Appropriate Technology (NCAT), according to the website. The latter involves participation from USA universities, government and businesses. Collectively, one of their focuses is on sustainable development and the use of environmentally friendly technologies related to building construction. While the technologies may not be 100% applicable to Hong Kong / China, knowing what is going on in other parts of the world helps.





PUTONGHUA - A BRIEF REVIEW (I)

Francis Ng, IPP

During the Beijing Real Estate Services Expo, held from 15 to 17 March 2001, kind remarks were received at the HKIS booth that there was a need for us to work harder to improve our language proficiency. This is very important if we wish to have effective communication with the people in the mainland. With this in mind, I would append below some passages, which we as surveyors commonly use in explaining our (HKIS) set up:-

- (i) 數十年前，在香港執業的測量師絕大部份從英國招聘，他們也是英國皇家測量師學會的會員。
- Shù shí nián qián, zài Xiānggǎng zhí yè de cè liáng shī jué dà bù fèn cóng Yīngguó zhāo pìn, tā men yě shì Yīngguó huáng jiā cè liáng shī xué huì de huì yuán。
- (ii) 現時香港有三間大學設有測量專業學位課程，就是香港大學、理工大學及城市大學。
- Xiàn shí Xiānggǎng yǒu sān jiàn dà xué shè yǒu cè liáng zhuān yè xué wèi kè chéng, jiù shì Xiānggǎng dà xué, Lǐgōng dà xué jí Chéngshì dà xué。
- (iii) 培訓範圍包括：建築、產業、土地及工料測量。內容：建築條例、圖則審批、房地產市場運作、土地管理、估價、物業管理、土地勘察、地界釐定、建築合約、材料估算等等。
- Péi xùn fàn wéi bāo kuò: jiàn zhù, chǎn yè, tǔ dì gōng liào cè liáng。 Nèi róng: jiàn zhù tiáo lì, tú zé shěn pī, fáng dì chǎn shì chǎng yùn zuò, tǔ dì guǎn lǐ, gū jià, wù yè guǎn lǐ, tǔ dì kān chá, dì jiè lí dīng, jiàn zhù hé yuē, cái liào gū suàn děng deng。
- (iv) 香港測量師學會於1984年成立，是唯代表香港測量師專業的團體，要成為香港測量師學會會員申請人首先必須完成修讀由香港測量師學會認可的大學測量
- Xiānggǎng cè liáng shī xué huì yú yījiǔbāsi nián chéng lì, shì wéi yī dài biǎo Xiānggǎng cè liáng shī zhuān yè de tuǎn tǐ, yào chéng wéi Xiānggǎng cè liáng shī xué huì huì yuán shēn qǐng rén shǒu xiān bì xū wán chéng xiū dú yóu Xiānggǎng cè liáng shī xué huì rèn kě de dà xué cè liáng

專業學位課程。
zhuān yè xué wèi kè chéng。

- (v) 畢業後，申請人可向學會提出要求成為學會的學生會員。同時，申請人也必須獲聘於適合的機構，在專業測量師指導下進行不少於兩至叁年在職專業工作實習。
- Bì yè hòu, shēn qǐng rén kě xiàng xué huì tí chū yāo qiú chéng wéi xué huì de xué shēng huì yuán。 Tóng shí, shēn qǐng rén yě bì xū huò pìn yú shì hé de jī gòu, zài zhuān yè cè liáng shī zhǐ dǎo xià jìn xíng bù shǎo yú liǎng zhì sān nián zài zhí zhuān yè gōng zuò shí xí。
- (vi) 實習目的，是給申請人機會，使他們可以：
- Shí xí mù dì, shì gěi shēn qǐng rén jī huì, shǐ tā men kě yǐ:
- (a) 把從學校所學的理论及知識在專業上運用。
- Bǎ cóng xué xiào suǒ xué de lǐ lùn jí zhī shì zài zhuān yè shàng yùn yòng。
- (b) 明瞭學會的專業守則要求，了解測量師對僱主、社會及服務對象的責任。
- Míng liǎo xué huì de zhuān yè shǒu zé yāo qiú, liǎo jiě cè liáng shī duì gù zhǔ, shè huì jí fú wù duì xiàng de zé rèn。
- (c) 保障僱主或僱客的權益，在提供服務時，特別注意準確性。
- Bǎo zhàng gù zhǔ huò gù kè de quán yì, zài tí gōng fú wù shí, tè bié zhù yì zhǔn què xìng。
- (d) 提供質量的服務，並能有效地在任何場合和別人溝通，表達意見。
- Tí gōng zhì liàng de fú wù, bìng néng yǒu xiào dì zài rēn hé chǎng hé hé bié rén gōu tōng, biǎo dá yì jiàn。
- (e) 了解市場運作，並熟悉最新法例及技術知識；及
- Liǎo jiě shì chǎng yùn zuò, bìng shú xī zuì xīn fǎ lì jí jì shù zhī shì; jí
- (f) 在無須監督的情況下，獨立工作。
- Zài wú xū jiān dù de qíng kuàng xià, dú lì gōng zuò。

To be continued in the next issue. ❶

QSD APC FINAL ASSESSMENT 2001

The Autumn 2001 session of the APC Final Assessment in the Quantity Surveying Division will take place on Friday, 14 & Saturday, 15 September 2001.

Application forms for the Final Assessment are available for collection from the HKIS office, Suite 801, Jardine House, 1 Connaught Place, Central, Hong Kong, and must be returned to the Institute no later than **5:00pm, Friday, 15 June 2001.**

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These courses start in September 2001. Applications should be received by 1st July 2001. Web based resources have now been developed to support our existing distance learning materials.

For further information, please contact: The British Council, Distance Learning Services, 3 Supreme Court Road, Admiralty, Hong Kong. Tel: 2913 5110 Fax: 2913 5115
E-mail: distance.learning@britishcouncil.org.hk Web: www.britishcouncil.org.hk/distancelearning
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