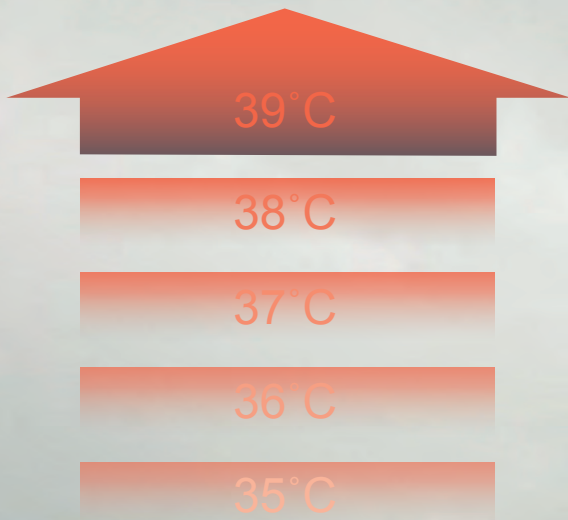


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HK Climate Change Strategy

New PNAPS

NEC 3的保險事宜

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

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On 30 September, the General Council approved the amendment of Clause 4.1 (a) (ii) of the LSD's Regulations for increasing the number of Vice-Chairman from one to two. LSD Annual Dinner was held on 6 October with more than 90 participants.

On 9 October, BSD, PFMD and QSD Chairmen were invited to attend a briefing session on surveying degree programme held at the City University for 200 secondary school students.

GPD representatives attended the 25th Pan Pacific Congress held in Indonesia on 27-30 September. The theme of this Congress was on financial crisis, global uncertainty and borderless Competition - the profession's challenges in the next decade. Director General (Research and Study Division) of the Japan Real Estate Institute visited the HKIS Office on 5 October and was greeted by GPD Council members.

PFMD Vice-President co-officiated the "Launching Ceremony of a Building Management Toolkit" on 17 October with ICAC and other professional institutions. The Toolkit aims at assisting owners' corporations to deal with broad property management issues.

On 12 and 13 October, the QSD Council arranged a two-day training and assessment workshop for HKIS members who would like to become registered cost engineers in the Mainland. There were total six trainers and assessors from the CECA. An APC Assessors' Briefing was organized on 6 October to brief assessors on the intention of APC questions and the standard levels of answers expected from candidates.

PDD representative took part in the discussion between the HKIS CEPA Committee and the Development Bureau of the HKSAR Government on possible reciprocal arrangement with Mainland counterparts.

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理事會於九月三十日通過土地測量組規則 4.1(a) (ii) 的修訂，使副主席人數增至二人。組別周年晚宴於十月六日舉行，逾 90 人參加。

建築測量組、物業設施管理組及工料測量組主席獲邀參加城大測量學位課程聚會，與 200 位中學生交流。

產業測量組代表於九月廿七至三十日出席印尼第 25 屆泛太平洋會議，主題為金融危機、環球不確定及無國界競爭等未來 10 年業界面對的挑戰。日本不動產研究院研究及學習組總監於十月五日到訪學會，與組別代表會面。

物業設施管理組副主席於十月十七日與廉署及其他專業組織，主持「樓宇管理實務指南」的啟動儀式，以助法團處理物業管理。

工料測量組理事會於十月十二及十三日，為希望成為內地造價工程師的學會會員安排一連兩天的訓練及評估工作坊，邀得六位中國建設工程造價管理協會 (CEPA) 作為代表及評核員。APC 評核員簡報會於十月六日舉行，助其了解題目的意思及考生的水平。

規劃及發展組代表參與學會 CEPA 委員會與發展局，就內地可能的資格互認機構進行討論。

何學強博士
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Professor Chau Kwong Wing

2010 HKIS Annual Dinner (Speech)

The Honorable John Tsang, distinguished guests, ladies and gentlemen, welcome to the 2010 HKIS Annual Dinner. The Annual Dinner is one of the most important events of our institute. I think it is a good tradition for this important event to be organized towards the end of the term of its president. First, it is a convenient time for me to report to members the work that has been accomplished over the term of my presidency in a relaxed environment with good food and drink. Second, it is also an excellent occasion for me to share with you how I have survived throughout my tenure.

First, I must thank my colleagues in the HKIS, in particular the office bearers, Executive and General Council members, and the administrative office for their unfailing support and assistance in helping me to discharge my duties as the president of the HKIS. In particular, I would like to thank our Honorary Secretary, Edwin Tang, who has dealt with many administrative issues in a very efficient manner and given us guidance to deal with numerous issues that conform with the constitution and bylaws of our institute.

There is limited space here for me to mention the names of

all the people who have helped me to survive over the last 12 months. The number is so large that it is impossible to list them all here. I hope you can forgive me if your name is not specifically mentioned in the rest of this speech.

The first event that I organized after being elected as president was a retreat. A retreat is particularly useful for us, as we are essentially part-time volunteers and often too busy to deal with immediate problems. Seldom do we have the opportunity to stand back and offer a critical review of what we are doing, why we are doing it, how we have done it, and to where we are heading in the future. The retreat was well-attended and proved to be very successful. Many excellent ideas came up during the retreat. These ideas helped the General Council draw up a preliminary master plan (though it is still in very sketchy shape) for the future development of our institute. Much of our work in the months following the retreat stemmed directly or indirectly from its outcomes. To ensure continuity and facilitate the implementation and continuous review of these outcomes, we established a Strategic Planning Committee led by the SVP Peter Wong. The work of the Strategic Planning Committee is very important, as it allows us to deal with the longer term



The Retreat

strategic issues that can only materialize over multiple terms of office, such as the appointment of a CEO/ Secretary General, the relocation of offices, and so on.

There were ideas from the retreats, which involved more immediate issues, such as a rationalization of the structure of the administrative office, human resource policies, rules and guides for the appointment of committees or working group chairmen, and the appointment of an HKIS representative to sit on various government committees. These tasks have been carried out competently by our VP, Serena Lau, and various committees that she has led.

Improving communications with members and the community have been identified as one of the Institute's short and medium term objectives. One of the means to achieve this is to revamp our website. It is potentially the most frequently used means of communication between the HKIS and its members, as well as the first point of contact between our institute and the community. Our Honorary Treasurer, Lesly Lam, has taken on the task of supervising the overhaul of the website, and has been working closely with our IT manager and consultants. Members will find a new look to our institute on the internet in the near future. Our new website will have more functions and a larger capacity. However, we need you to help enrich its content.

As a caring organization, we have not forgotten the needs of the community while serving our members. This can be demonstrated by our volunteer and charity works, advice and responses to government policies, and the subsequent provision of voluntary services to the general public. There are many examples of our volunteer and charity activities, such as the voluntary services organized by our building surveyors after the tragic collapse of the building on Ma Tau Wai Road and charitable CPD events after the Qinghai earthquake. Our responses to government policies and subsequent provisions of services are numerous. These responses have either been given by the relevant Divisions, Committees, Working Groups, Task Forces, and Panels. I would like to take this opportunity to commend the Chairmen and members of these units who have unselfishly contributed their time and efforts for a better living environment in Hong Kong.

Although we are a local organization by name, our vision has always been global. Over the last 11 months, we have continued to collaborate with relevant professional organizations outside of Hong Kong. These activities have raised the international profile of our Institute and will certainly benefit our members, who are increasingly mobile geographically in this era of globalization.

Time flies. A year ago, I still had not decided if I wanted to run for the HKIS presidency. Now I am about to step down from it. I still cannot imagine that I have fulfilled my term of office. It has certainly been an unforgettable experience in my life. After all, it is my honor to have the opportunity to serve you. I am proud to be a member of the HKIS and will continue to serve our Institute in other capacities after stepping down as president next month.

Thank you.

KW Chau

2010周年晚宴致辭

尊敬的曾俊華司長、各位來賓，歡迎撥冗光臨2010香港測量師學會周年晚宴，這是學會每年的重頭活動。周年晚宴按傳統在會長卸任前舉行，讓我在美酒佳餚的愜意氛圍中，向會員報告任內會務，並分享當中的感受。

首先，我必須向學會委員致謝，特別是執行理事、執委會、理事會及學會秘書處的鼎力支持，助我履行會長職務，尤其要感謝義務秘書鄧海坤處理行政事務的高效，及確保我們恪守學會會章及則例而提出的引導。

過去一年幫助我履行職務的股肱眾多，在此難以一一盡錄，下文若有遺漏，還請見諒。

上任後我籌辦的首個活動為退修，這對我們這群私務繁忙，欠缺時間反思現時及未來路向的兼職義工相當重要。退修活動大受歡迎，收穫豐盛，為理事會草擬學會未來發展大計提供富饒養份，奠定任期內工作的大方向。為確保退修活動的建議能夠持續執行及檢討，學會成立由高級副會長黃比領導的策略計劃委員會，研究跨任期的策略事務，如委任秘書長及秘書處遷址等。

退修活動內也涉獵一些急切的議題，如秘書處架構的重整、人力資源政策、委任委員會或工作小組主席，以至政府委員會代表任命的規範。上述任務在副會長劉詩韻及其領導的委員會通力協作下，喜見理想成果。

學會其中一個中短期的目標，為加強會員與社會的溝通，網站改良乃要務之一。網站是學會與會員及社區溝通的重要渠道，義務司庫林力山與資訊科技經理及顧問正著手升級的工作，會員未來當可享用耳目一新及功能強化的網站，各位的參與還可進一步充實網站的內容。

服務會員之餘，學會也時刻關心社會，由參加義務工作、回應當局政策，以至為市民提供無償服務，在在顯示學會克盡社會責任，這可見諸馬頭圍道塌樓事件後建築測量組提供的



免費驗樓服務及青海地震的籌款CPD活動。學會亦積極就政府政策及隨後的服務作出回應。我在此向各組別、委員會及工作小組對建構更美好香港所付出的無私貢獻致以謝意。

學會立足香港，放眼全球，過去11個月我們與海外專業機構緊密合作，有效提升學會國際地位，讓於世界各地活動日益頻繁的會員受惠。

光陰似箭，一年前還躊躇參選會長的我，轉眼間已近離任，至今仍難以置信能擔此大任。這段經歷刻骨銘心，畢竟能服務大家是我的榮幸，我對香港測量師學會的會員身份感到自豪，縱使下月卸任，我仍會盡每分綿力，推動學會發展。

謝謝各位。 🍷

DTZ Postgraduate Scholarship 2011 Entry

A scholarship scheme has been set up to encourage and sponsor talented qualified surveyors of the HKIS to pursue further studies overseas, and upon completion of studies to pursue his/her career in Hong Kong and contribute to the Hong Kong surveying profession. The first recipient of the scholarship was Ms Winnie Yu, a member of the GP Division. The second recipient of the scholarship was Ms Candy Cheung, a member of the GP Division.

Corporate members of the HKIS are now invited to apply for the 2011 scholarship. Deadline for application is 31 December 2010.

For more details, please contact Ms Judy Shiu of the Education Department at 2526 3679 or via email at edudept@hkis.org.hk.

Public Consultation on Hong Kong's Climate Change Strategy and Action Agenda

Some of the proposed action agenda related to the construction field are as follows:

1. It is considered that substantial GHG emissions reduction can be realised in buildings and electrical appliances in the next decade through various measures by –
 - (a) expanding the scope and tightening the requirements of the Building Energy Codes, such that by 2020 major electrical equipments in all new commercial buildings will be up to 50% more energy efficient as compared with 2005 building stock;
 - (b) expanding the use of district cooling or water-cooled air conditioning, such that by 2020 up to 20% of all commercial buildings will be up to 50% better in refrigeration performance compared with buildings using regular air conditioners;
 - (c) reducing energy demand in new buildings by various means such as tightening the overall thermal transfer value (OTTV) standards and promoting wider adoption of green roofing, such that by 2020 all new commercial buildings will reduce their energy demand by up to 50% as compared with new buildings in 2005;
 - (d) improving energy efficiency in commercial buildings through good housekeeping, information technology products and intelligent building environmental management system, such that by 2020, 25% of existing commercial buildings can be 15% more energy efficient compared with 2005; and
 - (e) expanding the scope and tightening the energy efficient electrical appliance standards for domestic use, such that by 2020 all appliances sold in the market will be 25% more energy efficient compared with 2005.
2. In addition, the Government has been looking into the issue of energy wastage of external lighting as well as how to promote more efficient lighting systems, such as progressively restricting sale of incandescent light bulbs, with a view to formulating detailed proposals for public engagement at a later stage.
3. The substantial amount of waste generated as a result of urban life in Hong Kong can be used for power generation. It is recommended that the construction and operation of waste-to-energy facilities and better utilization of landfill gas as an energy source before 2020 can help reduce GHG emissions. The specific measures are as follows –
 - (a) development and full operation of one integrated waste management facility (IWMF), two organic waste treatment facilities (OWTFs), and one sludge treatment facility; and
 - (b) full utilisation of the recovered landfill gas and gas generated from waste water treatment.

The Government believes that the direction to suppress coal-fired power and increase the shares of clean and non-fossil fuels in our electricity generation mix would serve Hong Kong's needs by 2020 and beyond. The proposal will provide a low carbon formula for our fuel mix in 2020. It is reasonable and practicable, having balanced the various objectives of our energy policy.

Carbon intensity reduction target

To reduce Hong Kong’s GHG emissions and transform our city to become low-carbon and green, the community has to act collectively towards a common goal. The Government proposes to adopt a voluntary carbon intensity reduction target of 50% - 60% by 2020 as compared with 2005 level (the Proposed Target). The Government believes that this is an attainable target for Hong Kong.

GHG emissions reduction

If the Proposed Target is achieved, the Government expects an absolute reduction in our total GHG emissions, from 42 million tonnes in 2005 to 28 - 34 million tonnes in 2020, representing a 19 - 33% reduction. Per capita emission is also expected to reduce from 6.2 tonnes to 3.6 - 4.5 tonnes.

Deadline of consultation: 10 December 2010

New PNAPs from the Buildings Department

APP-150 Wholesale Conversion of Industrial Buildings

The Government has implemented a package of measures to encourage the revitalisation of existing industrial buildings through wholesale conversion of vacant or under-utilised industrial buildings. Details of the measures are promulgated in the Practice Note Issue No.1/2010 issued by the Lands Administration Office of the Lands Department. The measures are only valid for three years from 1 April 2010, and the conversion works related to revitalisation are to be completed within three years after issue of the waivers by the Lands Department.

Green Building Designs in Wholesale Conversion of Industrial Buildings

2. Compared with building redevelopment, wholesale conversion of vacant or under-utilised industrial

buildings is in itself a sustainable way to reduce waste and conserve natural resources. Greater environmental benefits can be obtained if the owners adopt green building designs and practices when carrying out the conversion works.

3. In handling alteration and addition (A&A) proposals for the wholesale conversion of existing industrial buildings, the Building Authority would adopt a pragmatic approach when considering applications for modification of or exemption from various building regulations in view of the constraints posed by the original design of the existing building. To encourage green building designs and practices, provision of green and/or energy efficient features to revitalised industrial buildings will be a relevant factor in support of the granting of modification of or exemption from certain specific regulations. Examples relating to applications for such modification /exemption are as follows:

- (i) If a refuge floor is required to be provided in accordance with the Code of Practice for the Provision of Means of Escape in Case of Fire (MOE Code) for the proposed conversion but there is difficulty or site constraint to comply with the technical requirements of the MOE Code, proposal for the provision of a refuge floor with greenery design and enhanced fire service installations will be favourably considered subject to no adverse comments from the Director of Fire Services. PNAP APP-122 is relevant.
- (ii) In the case of conversion to office use, if there are difficulties in providing the required natural lighting and ventilation due to constraints posed by the original design as industrial building, application for modification of Regulations 30 and 31 of the Building (Planning) Regulations will be favourably considered if adequate artificial lighting and mechanical ventilation and energy efficient design that could achieve 40% in the categories of Energy Use (EU) and Indoor Environmental Quality (IEQ) under the BEAM Plus certification with provisional assessment reports conferred by the Hong Kong Green Building Council are incorporated in the proposal. PNAP APP-130 is relevant.
- (iii) For individual air-conditioning boxes/platforms attached to the external walls with projection

larger than the usually accepted size and/or projection over street, application for modification / exemption will be favourably considered if the proposal is incorporated with the use of energy efficient/environmentally friendly air-conditioning units. PNAP APP-19 is relevant.

- (iv) For the provision of curtain walls to existing building facades, exemption from section 31(1) of the Buildings Ordinance to allow the curtain walls to project over streets will be favourably considered if low-energy absorbent type glazing/energy efficient materials with energy efficient design of the curtain walls that could achieve 40% in the categories of EU and IEQ under the BEAM Plus certification with provisional assessment reports conferred by the Hong Kong Green Building Council are incorporated in the proposal. PNAP APP-2 is relevant.

Other Measures to Facilitate the Wholesale Conversion of Industrial Buildings

- 4. To dovetail with the new policy measures, the Buildings Department has reviewed the relevant requirements under the Building (Planning) Regulations for setting up places of public entertainment (PPE) in non-domestic buildings, and PNAP APP-14 has been revised as follows:-
 - (i) Provided that the safety requirements are met, each wholly converted building can accommodate PPE with a total capacity of not more than 500 persons, and the site of such PPE premises may be permitted to abut on one thoroughfare only, if the said thoroughfare is an acceptable Emergency Vehicular Access and the Director of Fire Services does not have any adverse comment on the arrangement.
 - (ii) If the total capacity for all PPE premises in each wholly converted building does not exceed 150 persons with each premises having a capacity not exceeding 50 persons, the requirements stipulated in PNAP APP-14 and Part III of the MOE code would not be applicable to such premises, provided that the conditions stipulated in paragraph 18 of the said PNAP are complied with.

PNAP APP-2 - Revised: Calculation of Gross Floor Area and Non-accountable Gross Floor Area Building (Planning) Regulation 23(3)(a) and (b)

Calculation of Gross Floor Area

1. Building (Planning) Regulation (B(P)R) 23(3)(a) stipulates that gross floor area (GFA) is the area contained within the outer surface of external walls of a building measured at each floor level. Any portions of this area not floored over must be included in the plot ratio calculations.
2. However where large voids occur, a modification of B(P)R 23(3)(a) may be granted on application in the following circumstances :
 - (a) in front of cinema and theatre balconies;
 - (b) in banking halls and shopping arcades;
 - (c) in single-staircase buildings in which cockloft floors are provided in the ground storey;
 - (d) in auditoria, sporting halls (including squash courts), school halls and religious institutions; and
 - (e) in main common entrance lobbies.
3. In the case of "split level" designs where the difference in level between adjoining floors is less than 1 m, the floor may be regarded as being level for the purposes of this regulation. For greater differences in level, the authorized person should clarify with the Buildings Department before embarking on the project.
4. Subject to the special circumstances of each case, the Building Authority (BA) is in general prepared to consider favourably application for modification in respect of :
 - (a) chimney shafts forming an integral part of a new building;
 - (b) refuge areas which observe the stated criteria (see Code of Practice for the Provision of Means of Escape in Case of Fire);
 - (c) covered areas clearly intended for and designed as playgrounds (see Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers PNAP APP- 42);

- (d) swimming pool filtration plant rooms; and
 - (e) genuine and properly designed pipe-ducts with adequate access for inspection and maintenance.
5. Where a curtain wall system forms the external face of a building, the BA is prepared to accept the outer face of the structural elements, e.g. beams, columns and floor slabs, as the external wall for the purpose of measurement of GFA and site coverage (SC) where :
 - The curtain wall system itself does not form part of the structural system of the parent building;
 - The system does not result in any additional floor area at a floor level; and
 - The projection of the system from the outer face of the structural elements does not exceed 300 mm.
 6. For the provision of curtain walls to existing facades in the case of wholesale conversion or refurbishment of industrial buildings or other types of buildings, exemption from section 31(1) of the Buildings Ordinance (BO) to allow the curtain walls to project over streets will be favourably considered if low-energy absorbent type glazing/energy efficient materials with energy efficient design of the curtain walls that could achieve 40% in the categories of Energy Use (EU) and Indoor Environmental Quality (IEQ) under the BEAM Plus certification with provisional assessment reports conferred by the Hong Kong Green Building Council are incorporated in the proposal. As a condition for the granting of the exemption, supporting documents to demonstrate achievement of 40% in the categories of EU and IEQ in the Final Assessment of the BEAM Plus certification are required to be submitted within 3 months of BA's letter of acknowledgement of the Form BA 14 for the project. For partial conversion or refurbishment of industrial or other types of buildings, application for exemption from section 31(1) of the BO to allow the curtain walls to project over streets should be accompanied with justification to demonstrate that low-energy absorbent type glazing/energy efficient materials with energy efficient design will be incorporated in the design and construction of the curtain walls. Curtain walls system projecting over streets, if permitted, will not be accountable for GFA and SC under the B(P)R.
 7. Cladding may take a variety of forms and as a general rule, should be considered individually for the purpose

of measuring GFA. In the case, however, of a form of cladding which may be equated in its design to a curtain wall system, the method of measure of GFA and site coverage given in paragraph 5 above may be adopted as indicated in the sketches illustrating the above principle for the measurement of GFA and site coverage at Appendix A.

8. External wall finishes may be disregarded for the purpose of measurement of dimensions under B(P)R 23(3). However, no part of any wall finishes should project beyond the site boundaries.

Non-accountable Gross Floor Area

9. Under B(P)R 23(3)(b), the BA may exclude from GFA calculation floor space occupied solely by machinery or equipment for lift, air-conditioning, heating system or any similar service. The phrase "any similar service" may generally be interpreted to include water tanks, boiler rooms, electrical switch rooms, meter rooms, transformer rooms, generator rooms, pump rooms, telephone equipment rooms, cable riser duct room, CO2 rooms, hose reel closets, sewage treatment plant rooms and ducts for central ventilation or smoke extraction system. In each case, both the premises for and the size of any such feature should be justified. To guard against possible abuse, the BA will take the following into consideration when considering exclusion of the above features from GFA calculation for single-family residence or house type developments:
 - (a) There should not be any duplication in the provision of services when GFA exclusions are also being separately applied for; and
 - (b) Only the minimum amount of GFA necessary for accommodating and maintaining the services and commensurate with the development would be allowed to be excluded. The authorized person may be required to demonstrate why it is not possible to consolidate the provision of all related services into multi-purposes or centralised rooms such that the area which is excluded from GFA could be used for efficiently.
10. For plant rooms and other features that are excluded from GFA calculation, the enclosing walls/columns and the associated protected lobby, if any, solely serving the said rooms or features and do not serve

any other function in accordance with paragraph 12, may also be excluded from GFA calculation.

11. Air-conditioning plant rooms to be excluded from GFA calculation should as a rule be located outside the individual residential units. For an air-conditioning plant room proposed with access within an individual residential unit, the authorized person should justify why access to such room cannot be located outside the unit. In any event, the provision and size of such rooms need to be justified before consideration for exclusion from GFA will be given. In the event that such room is permitted to be provided with access within the individual unit, such plant room should meet the following criteria before it can be considered for exclusion from GFA calculation under B(P)R 23(3)(b) :-
 - (a) The floor of the plant room should have a level difference of a minimum of 500 mm with the floor of the main accommodation;
 - (b) The plant room should have at least one side open, but railing, open grille and louvre on the open side to parapet level are acceptable. Enclosure above parapet level may be allowed where there is a need to separate the intake air and exhaust air. Enclosure for the purpose of compliance with paragraph 12.3 of the Code of Practice for Fire Resisting Construction may also be allowed on the open side; and
 - (c) The open side should face into open air.

Where an air-conditioning plant room is not proposed, air-conditioning platforms, complying with the requirements set out in PNAP APP-19, provided on the external elevations of the building are not accountable for GFA calculation under regulation 23(3) of the B(P)R.

12. The horizontal area of staircases and lift shafts should normally be measured for GFA together with the floor through which they pass. However, where these features pass through a floor accepted as not being accountable for GFA (by reason of the captioned regulation), the area of the features may also be discounted, with one exception. The exception is that entrance lobbies, lifts, staircases and exit corridors, other than those solely serving the non-accountable floors, at the level(s) of main access to a building from the street(s) should always be included in the measurement for GFA. In such locations, these

features have a local function and do not merely pass through a floor. For the features passing through a floor that is partly accountable and partly non-accountable for GFA, their exclusion from GFA either in its entirety or parts thereof will be considered on a case-by-case basis taking into account their locations and functions. The principle is that such features on a particular floor should be counted for GFA if the area they serve at that floor is accountable for GFA calculation.

Carparking and Loading and Unloading Areas

13. Under B(P)R 23(3)(b), the BA has the discretionary power to disregard from GFA calculations any floor space that he is satisfied constructed and intended to be used solely for, inter alia, parking motor vehicles and loading and unloading of motor vehicles. The BA generally accepts that public and private car-parks, and public transport termini provided in buildings are space for parking or loading and unloading of motor vehicles falling within the meaning of B(P)R 23(3)(b). In exercising his discretionary power under B(P)R 23(3)(b) to disregard or not to disregard such area or any part thereof from GFA calculation, the BA will determine each case on its merits and take into account all relevant considerations including the design of the car-park and the effect on public interest such as impact on infrastructure, density and building bulk. In general, the BA will follow the following lines in his exercise of discretion :-
 - (a) Carparking spaces
 - (i) When a lot is subject to lease/grant conditions requiring the provision or incorporation of a public carpark within a building or buildings, all the required facilities and associated works, including service core areas of such public carpark should be accountable for GFA calculation.
 - (ii) For private carparking spaces which are intended for the use of the occupants and their bona fide visitors of the parent building, the BA may allow their exclusion from GFA calculation under B(P)R 23(3)(b). In deciding on the number of car-parking spaces that could be excluded, the BA will make reference to the standards set out in the Hong Kong Planning Standards and Guidelines (HKPSG), the design and layout of the car-park as

well as the advice of the Commissioner for Transport. For the avoidance of doubt, associated ramps and facilities passing through floors accountable for GFA may be excluded from GFA calculation if they are physically separated from and do not provide access to the accommodation on the floors they pass through.

(iii) Where both private and public carparking spaces are proposed in the same building and upon being satisfied with the design of the carpark, the BA will assess the accountability of GFA on the following basis:

- Where private and public carparking spaces are provided on separate floors, the floor space exclusively provided for private carparking purposes on that floor will not be accountable for GFA and the floor(s) provided exclusively for public carparking purposes would be accountable for GFA under B(P)R 23(3)(a).
- Where both private and public carparking spaces are provided on the same floor, only the areas, including carparking spaces, driveways, ramps, lift halls and staircases solely serving the private carpark would be considered for exclusion from GFA calculation under B(P)R 23(3)(b). Those public parking spaces, associated driveways, lift halls, staircases, ramps which serve either the public carpark or both the public and the private carparks will not be excluded from GFA calculation. Moreover the areas used by the public carpark and its associated facilities should be delineated on plans.

(iv) The area of driveways, ramps, staircases and lift halls at the level(s) providing access to/from a building for use by both private and public carparks should be included in the GFA calculation.

(v) For the avoidance of doubt, any parking provision on open areas of a site, or on an open podium roof, need not be measured for GFA.

(b) Public Transport Terminus (PTT)

The BA would take the advice of the Planning Department in determining the effect of excluding PTT from GFA calculation on the infrastructure,

density and building bulk. As Planning Department has advised that the town planning intention is that all PTT should count for GFA calculation unless otherwise provided for in the relevant town plan, hence as a general rule, unless otherwise specified in the relevant town plan or any specific planning approval for the site, all PTT should be accountable for GFA.

(c) Loading and Unloading Areas

Areas for loading/unloading purposes would only qualify for exclusion from measurement of GFA if they are directly associated with spaces specifically earmarked for parking of motor vehicles for loading and unloading purposes and in accordance with the minimum requirements as specified in lease conditions or the HKPSG, whichever is the less. For instance, areas set aside for loading/unloading detached container boxes in a container yard should be measured for GFA.

Media coverage in October

With the announcement of the Policy Address in October, HKIS spokespersons received great interest from the media. There are more than 30 news reports about the HKIS in October, from both press and electronic media. All mass media in Hong Kong in fact carried comments from the Institute on various issues in the month. Interested members can check the news clippings in the HKIS Library.

October News Flash

Oct 6

- Agreements for Sale and Purchase of Building Units in September dropped 18.9% from August, records of the Land Registry showed.

Oct 7

- The effective date of Chief Executive's order to expand Tseung Kwan O Landfill was pushed back by 14 months to 2012.

Oct 8

- 15 developers submitted their interest in Urban Renewal Authority's Fuk Tsun Street redevelopment project.
- 60% of people interviewed by a HKU survey said they could not afford to buy a flat within the next 10 years.

Oct 12

- The Jockey Club unveiled new design plans for the Central Police Station Revitalisation Project.

Oct 14

- The Chief Executive announced the Policy Address 2010-11. (Related stories please refer to Surveyors Times September issue)

Oct 16

- The Housing Authority announced it would enhance enforcement against under-occupation in its public rental housing.

Oct 22

- The Buildings Department would hire consultants to set up a database for Unauthorised Building Works.
- Savannah College of Art And Design Hong Kong, formerly the North Kowloon Magistracy in Sham Shui Po, opened.

Oct 23

- Private house construction volume and the amount of construction completed in the third quarter increased 104% and 95% respectively from the second quarter.

Oct 26

- The second round of Operation Building Bright started.

Oct 27

- The average mortgage loan tenor reached new high since 1997, figures from Centaline showed.

Oct 28

- The MTR would assign consultants to investigate the cracks on its West Rail structures.
- A sludge treatment facility would be constructed by the Environmental Protection Department in Tuen Mun

Oct 30

- The MTR expected that the inauguration of Shatin to Central Link would be in 2017, two years later than the original estimation.

Council members reaching out

1 October

Flag Raising Ceremony cum Reception to celebrate the 13th Anniversary of the Establishment of the Hong Kong Special Administrative Region of the People's Republic of China organised by Home Affairs Department

Prof Chau Kwong Wing

4 October

Joint Institutes Dinner organised by the Hong Kong Institute of Planners and Hong Kong Institute of Landscape Architects

Prof Chau Kwong Wing, Mr Wong Bay, Mr Lesly Lam

14 October

Monthly Thursday Luncheon organised by Executive Council Secretariat

Prof Chau Kwong Wing

14-16 October

第六屆海峽兩岸測繪發展研討會

郭志和先生、古德明先生、宋漢光先生、鄧康偉先生、陳漢錕先生、林力山先生、鄧志浩先生、沈寶輝先生

16-19 October

Australian Institute of Building Surveyors 2010 International Conference

Mr Wong Bay, Mr Edwin Tang

17 October

「優質管理 誠信專業」啟動典禮暨綜合表演由民政事務總署、廉政公署及香港房屋協會合辦

Ms Serena Lau, Mr Gary Yeung, Mr Nelson Ho, Mr Ray Ng

19 October

BPF Dinner with Dr the Hon York Chow

Prof Chau Kwong Wing 

Building Surveying Division Chairman's Message



Kenneth Yun BSD Council Chairman

Policy Address 2010-11

The Chief Executive announced his Policy Address 2010-11 on 13 October. Sustainable Built Environment, Controlling “Inflated Buildings” and Building Safety are major topics closely related to Building Surveyors. We have prepared a press release to respond to the first two topics and members could view the press release through the following link: http://www.hkis.org.hk/hkis/html/upload/NewsPressRelease/nwpr169_0.pdf.

There are committees/working groups under the Institute to take care of Sustainable Built Environment and Controlling “Inflated Buildings” while there is also a working group under the BSD to take care of Building Safety issues. If you have further views regarding the proposals from the Government, you can convey them to me through kenyun@hkis.org.hk and through any of our Council Members.

Last but not the least, we will closely liaise with the PFMD to respond to the paragraphs covering Building Management and Licensing Regime for the Property Management Industry as there are quite a number of Building Surveyors working in the Property Management Industry.

Experience sharing of the WBO Annual Conference 2010 and First Asia/Pacific Symposium of Building Officials

The above CPD Event has been deferred from July to September and subsequently cancelled owing to

unsatisfactory subscription. The presentation materials have been uploaded to our website and you can gain access through the following link:

http://www.hkis.org.hk/hkis/html_bsd/professional_cpd_detail.jsp?id=755

Updating of Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment

The Fire Services Department (FSD) informed the Institute that there has been planning to update the above Codes of Practice. Subsequent to our submission of comments on the current Codes of Practice, Mr Vincent Ho and Mr Kenny Tse represented the Institute to meet representatives from the FSD on 6 October for elaboration of our comments. We hope our comments will be properly reflected in the coming update.

Climate Policy Forum cum Workshops

The Institute was invited to join the above event held on 30 September organized by the WWF-Hong Kong, Arup and Hong Kong Green Building Council which aimed to consolidate a response to the Public Consultation on Hong Kong Climate Change Strategy and Action Agenda (Climate Consultancy Study) recently released by the Government of Hong Kong SAR (related link: http://www.epd.gov.hk/epd/english/climate_change/consult.html). The public consultation focused on reduction of green house gas/reducing carbon footprint. Most of the publicity concentrated on topics like revamping fuel mix

for electricity generation and its implications to electricity tariff, the green road transport. I have represented the Institute to join the above mentioned Forum. Being a building professional, members should notice that buildings in Hong Kong consume 90% of the electricity generated. Therefore maximizing energy efficiency by improving energy efficiency at buildings which includes reducing energy demand of air conditioning and other major electrical equipment will form a vital part in reduction of green house gas. Apparently, the Government will gradually tighten up the requirements in buildings through the proposed Building Energy Codes and by reducing the OTTV values and energy efficiency standards for electrical appliances. We should bear this in mind and keep ourselves update when we plan for renovation projects or take up the upcoming of energy retrofiting projects in existing buildings.

City University Information Day 2010



Chairman of the QSD, PFMD and I were invited to attend a briefing session on Surveying Programme for more than 120 secondary school students together with their parents held in the City University on 9 October. During the session, the Institute's corporate video has been shown and job natures of surveyors of different divisions

were elaborated. Besides, our Vice-Chairman, Mr Vincent Ho and I illustrated our specialties and job references of our profession and listed out major organizations whom building surveyors are being employed. We believe our briefing could raise interest of the secondary school students to join the Surveying degree courses.

Steering Committee for Consultancy Study on Design and Construction Requirements for Residential Buildings for Energy Efficiency

The Buildings Department has commissioned Messrs Ronald Lu and Partners (HK) Ltd. to conduct a consultancy study with a view to draw up mandatory design and construction requirements under the Building Ordinance for improvements on energy efficiency in residential buildings. The consultancy study was commenced in August 2010 and is expected to be completed within nine months. Our Vice-Chairman, Mr Vincent Ho, will represent the Institute to join the Steering Committee to guide the study and monitor the progress. ■

BSD Annual General Meeting 2010

6:30pm, 3 December 2010

Annual Dinner

7:30 pm, 3 December 2010

World Trade Centre Club Hong Kong

38th Floor

World Trade Centre

Causeway Bay, Hong Kong

General Practice Division Chairman's Message



Francis Ng GPD Council Chairman

Pan Pacific Congress

The 25th Congress was held in Bali, Indonesia from 27 to 30 September. As much as 542 delegates from the region (including China and Taiwan) attended. HKIS representatives were Edward Au and Francis Ng.



The theme of the Congress was on 'Financial Crisis, Global Uncertainty and Bordless Competition - the Profession's Challenges in the Next Decade'. This was the first time the HKIS took part in the event. Although we were not in a position to present a paper and deliver a talk at the Congress, we did raise questions on property transactions/speculation/investment, building design etc. and exchanged views with delegates.

The Congress focused on the examination of the current state of the global property market, property valuation in

uncertain economic condition, the trends and issues in the aftermath of the crisis. A number of breakout session discussions around the topics like financial instrument valuation, intangible asset valuation, detrimental asset valuation, green building valuation and capital markets took place. Papers of these topical issues are placed in the HKIS library for members' reference.

Visit by The Japan Real Estate Institute

Its Director General (Research and Study Division) together with staff came to the HKIS Office on 5 October. They were greeted by Lawrence Poon, Tony Wan and Francis Ng.

The Institute was established some 20 years ago and its major business are on :(i) appraising valuation procedures (ii) research projects in property development and (iii) consulting services. It is a non-profit making organisation and maintains contacts with practitioners in Japan and overseas.

CPD Event

To curb the soaring property prices, the government has recently imposed progressive measures regulating the sale of uncompleted residential units. A CPD seminar on topic "The Implementation and Impact of New Measures for Sale of Uncompleted Residential Units in Hong Kong" was presented by Mr Andrew Yu on 1 September. Views and experiences on how to comply with the 9 principles and 12 measures for the sale of uncompleted domestic units as well as the impacts, limitations and ambiguities of these measures were shared.

Forthcoming CPD events will include:

- Workshop of Property Valuation Report Writing for Public Circular Purpose in Hong Kong;
- The Role of a Professional Land Surveyor in Development Projects;
- The Role of Surveyor as Expert

Please watch out for announcements. 



Summary of HKIS CPD / PQSL Events

1 Nov 2010 - 14 Apr 2011

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKERS	RUN BY
01. 08, 15, 22, 29 Nov	2010097	Training Course on Standard Form of Building Contract 2005 Edition	2 per lecture	Bernard Wu	QSD
30 Nov	2010112	The Role of Surveyor as Expert	1.5	Kan Fook Yee	GPD
01 Dec	2010110	In the Middle of the Road – Challenges and Difficulties in running Projects in PRC	1.5	Johnson So, Brenda Mok	YSG
07 Dec	2010115	Building Surveyor's Role in Sichuan Reconstruction Projects	1.5	Daniel C. Lam	BSD
09 Dec	2010113	New Railway Development in Hong Kong	1.5	Steve Yiu, Jason Wong	GPD
13 Dec	2010109	Important Factors affecting Final Account Settlement	1.5	Dr Enmale Kwok	QSD
15 Dec	2010108	Being an Expert Witness: the Dos and the Don'ts (originally scheduled on Monday 11 October 2010)	1.5	Abigail Wong	YSG
16 Dec	2010117	Integrity and Quality Building Management	2	Lawrence TseKin-kuen and representative from Law Society of Hong Kong	PFMD
05 Jan	2011004	(1) A Multi-Disciplinary Approach in Reviewing Professional Codes of Conducts (2) Costing of "Green" Home Initiatives in Urban Renewal Projects	1.5	(1) Dr Ellen Lau (2) Daniel Ho	QSD
13 Jan	2011005	Hong Kong Property: Bubbles Up Under QE2	1.5	Chi Lo	GPD
23 Feb	2011003	Latest Shopping Mall Developments in Hong Kong and China and Prospects for Growth	1.5	Maureen Fung	GPD
17 Mar	2011001	How Surveyors can use Simple Financial Models in Asset Valuation and Analyze the Property and Stock Markets like an Investment Bank Analyst?	1.5	Phemey Pon	GPD
14 Apr	2011002	Valuation Practice in the PRC	1.5	Gary Man	GPD

Details of individual CPD/PQSL events are provided in the Surveyors Times and/or HKIS Website www.hkis.org.hk. Please use the STANDARD REGISTRATION FORM overleaf for registration. For enquiries, please email cpd@hkis.org.hk or call the Secretariat on 2526 3679.

CPD/QSD/2010097

Training Course on Standard Form of Building Contract 2005 Edition

Speaker Mr Bernard Wu, BSc, LLB, FHKIS, FRICS, MCI Arb

Mr Wu is a practicing barrister specialized in construction law. He has given lectures on Standard Form of Building Contract 2005 Edition for several intakes at the HKU SPACE and lectures on Construction Law for Professional Diploma Course in 2008 and 2009. He is appointed to be Adjunct Lecturer of HKU SPACE from 1 January 2009 to 31 December 2010.

Mr Wu was invited to be a Guest Speaker for M Sc course of Polytechnic University on construction law subjects from 2008 to 2010. Mr Wu completed his B.Sc. (Building Studies) and B. Building at the University of Hong Kong in 1982 and 1983 respectively, awarded with Hong Kong University Alumni Prize 1983 and obtained his LLB as external student of University of London in 1999. He was awarded Certificate of Mediation by the Accord Group in 2004.

Mr Wu started his career as a quantity surveyor and specialized in claims preparation and settlement of construction disputes. Mr Wu is conversant with drafting contract documents for both main contracts and subcontracts.

Mr Wu has started his legal practice since 2005 and has acted for various clients in resolving construction disputes by means of litigation and arbitration. He is nominated by the Hong Kong Institute of Surveyors to be a member of the Hong Kong International Arbitration Centre Appointment Advisory Board from 1 January 2008 to 31 December 2010. He was appointed to be the Voluntary Legal Consultant of the Hong Kong Construction Sub-Contractors Association for 2007-2009, and Honorary Legal Advisor of the Hong Kong Institute of Project Managers for 2009 and 2010.

Mr Wu serves as a member of the Panel of Experts under the Board of Education, HKIS, for accreditation of university courses in Hong Kong from 1 January 2006 to 31 December 2011. He is one of the members of the Disciplinary Panel of the HKIS and is an arbitrator listed in the HKIS/HKIA Joint Panel of Arbitrators. He is also included in the List of Dispute Resolution Advisers for Architectural Services Department and Housing Authority Projects. He acts as Dispute Resolution Adviser and Arbitrator, apart from acting as counsel in litigation.

Date & Venue 7:00 pm - 9:00 pm Monday 1, 8, 15, 22 and 29 November 2010 SLC, HKIS

Details

	Date	Topic
1	1 November 2010 <i>(Lecture Conducted)</i>	Overview of the Old and New Form - Comments on the Old Form with reference to the Grove's Report and the Tang Report - Loopholes of the Old Form - Brief introduction of the New Form
2	8 November 2010 <i>(Lecture Conducted)</i>	Dispute Resolution - Clause 41 Settlement of Disputes - Mediation Procedures - Arbitration Ordinance - Appeals - Arbitration compared with litigation - Comparison of Alternative Dispute Resolution Techniques
3	15 November 2010	Certificates and Payments - Pay when paid/ Pay if paid - Temporary finality of interim certificate - Nominated Subcontractors - Conclusive Evidence of Final Certificate
4	22 November 2010	Extension of time - Acts of Prevention - Condition Precedent - Delay recovery measures - Delay caused by NSC - Penalty/LD - Concurrent Delay
5	29 November 2010	Direct Loss and/or Expenses - Constructive acceleration - Global claims - Notice of claim - Remoteness rule - Items of claim - Concurrent delay

Language English

Fees

Members are welcome to join 1 / 2 / 3 / 4 / 5 lecture(s).
 Members pay \$500 / \$900 / \$1300 / \$1700 / \$2000 for joining 1 / 2 / 3 / 4 / 5 lecture(s) respectively.
 Non HKIS Members pay \$630 / \$1130 / \$1630 / \$2130 / \$2500 for joining 1 / 2 / 3 / 4 / 5 lecture(s) respectively
 * HK\$50 walk-in surcharge each lecture

Deadline	2 weeks prior to the event date	Priority	First Priority to Corporate Members (MHKIS and FHKIS); Corporate Members from the other Professional Institutes are welcomed.
Remark	1) In case of less than 20 applicants, the particular lecture will be cancelled. We will notice the applicants 3 days prior to the event; 2) Certificate of attendance would be issued; and 3) Refreshment would be provided.		

CPD/GPD/2010112

The Role of Surveyor as Expert



Speaker	Mr F. Y. Kan, FHKIS, FCIArb, FHKI Arb, Barrister-at-law		
Date & Venue	7:00 pm - 8:30 pm Tuesday 30 November 2010 SLC, HKIS		
Details	<p>F. Y. Kan has more than 30 years experience in real estate valuation and development consultancy before he moved onto the field of legal practice in 2001. As a surveyor and a barrister, Mr. Kan has a lot of experience in acting as an expert or handling expert in litigation.</p> <p>In this seminar, the speaker will focus on:</p> <ul style="list-style-type: none">- Duty of the expert to the Court- Duty to the client- Proof of Evidence- Examination of Evidence in chief and cross-examination- Different role in mediation		
Language	English	Fee	HK\$120 for member; HK\$150 for non-member (HK\$30 walk in surcharge for all pricings listed)
Deadline	23 November 2010	Priority	First-come-first-served

CPD/YSG/2010110

In the Middle of the Road – Challenges and Difficulties in running Projects in PRC

Speakers	Mr Johnson So (BSC, MBA, FHKIS, FRICS) Sun Hung Kai Properties (Special Projects)		
	Ms Brenda Mok (BSC, MHKIS, MRICS) Davis Langdon and Seah Hong Kong Ltd (DLS)		
Date & Venue	7:00 pm – 8:30 pm Wednesday 1 December 2010 SLC, HKIS		
Details	<p>Running projects in China nowadays is inevitable and becomes norm. Apart from the tremendous changes of PRC policies, systems, rules and regulations, etc. over last ten years or more in the construction industry, numerous conflicting interactions / interests are emerging between Developers / Local Contractors during the course of the contract.</p> <p>We as QS professional, are facing tons of difficulties to date beyond normal practices and doubt in contract / cost administration, whether we are in the position of Developers, Consultants or HK based Subcontractors / Suppliers. Coupled with diverse variance in interpretation of contracts, pricing philosophies, sense of profit margin, cultural / regional factors (1 Country, Two Systems), local practices etc., many local contractors are creating their boundaries over us in a far more difficult manner than before.</p>		

We are in the middle of the road and yet to reach out to complete the projects, not only by our QS technique, but also by changing our mindset and dynamic management skills.

Johnson So / Brenda Mok will jointly share their experience in this conflicting business, using a current on going project "Shanghai ICC" as a work example, and try to turn these threats / risks into opportunities as to accomplish this hardship, yet it remains as challenging duties to perform. The speakers will review several practical cases to realize the picture of todays challenges facing us.

About the Speakers

Mr Johnson So is an experienced Fellow presently working with Sun Hung Kai Properties in many mega international projects in Hong Kong, China & Singapore.

Ms Brenda Mok is an experienced Practitioner overseeing many well known projects in Hong Kong and China in DLS.

Language	Cantonese supplemented by English	Fee	HK\$100 for member; HK\$150 for non-member; (HK\$20 walk-in surcharge for all pricings listed)
Deadline	17 November 2010	Priority	First-come-first-served

CPD/BS/2010115

Building Surveyor's Role in Sichuan Reconstruction Projects



Speaker Mr Daniel C. Lam
BBS, JP, FRICS, FHKIS, FHKI Arb, FCIArb, AP, RPS

Mr Lam was the President of the Hong Kong Institute of Surveyors in 1986-1987. He is an expert in property development and construction, and is a practicing arbitrator. He was the Director-Property of Hong Kong's Kowloon-Canton Railway Corporation (2000-2007). He has been elected as a Chartered Arbitrator and listed on the London Panel of Arbitrators of the Chartered Institute of Arbitrators. He is also listed on similar panels in Hong Kong and Vancouver, and is appointed as Arbitrator to the China International Economic Trade Arbitration Commission and the Beijing Arbitration Commission. Mr. Lam has held a number of professional and public service positions in Hong Kong, such as member of the Land & Building Advisory Committee (1986-1990), Hong Kong Housing Authority (1993-2001) and Chairman of its Building Committee (1996-2001), and member of the Construction Industry Review Committee. In 1995 Mr. Lam was appointed as Non-official Justice of Peace and in 2001 awarded the Bronze Bauhinia Star.

Date & Venue 7:00 pm - 8:30 pm Tuesday 7 December 2010 SLC, HKIS

Details In the seminar, Mr. Lam is going to talk about his experience of working as a volunteer for HKIS for completion inspection of Sichuan 2008 Disaster Relief Reconstruction Projects.

Language Cantonese supplement with English **Fee** HK\$100 for member, HK\$150 for non-member (HK\$20 walk-in surcharge for all pricings listed)

Deadline 30 November 2010 **Priority** First-come-first-served

CPD/GPD/2010113

New Railway Development in Hong Kong

Speakers Mr Steve Yiu, Head of Town Planning, MTR Corporation

Mr Steve Yiu joined MTR Corporation 14 years ago, after having worked in the Planning Department of the Hong Kong Government for 11 years. As Head of Town Planning, he takes a leading role in initiating and managing the Corporation's property development planning for railway-related development sites under the "rail plus property model" for building new railway lines.

Mr Jason Wong, Design Manager-SCL (EWL), MTR Corporation

Mr Jason Wong joined MTR Corporation in 1995 and has worked on the Lantau and Airport Railway Project and the Disneyland Resort Line etc. He also had extensive involvement in putting into practice the merger between MTR Corporation and KCRC in 2007. Jason is now a Design Manager and leads a team of multi-disciplinary professionals to implement the Shatin to Central Link project.

Date & Venue 7:00 pm - 8:30 pm Thursday 9 December 2010 SLC, HKIS

Details The speakers will give an introduction to the new railway projects in Hong Kong, namely the South Island Line (East), the Kwun Tong Line Extension as well as the Shatin to Central Link. The talk will also cover the Rail Plus Property Model which MTR Corporation has adopted for years in developing new rail lines.

Language Cantonese supplemented by English **Fee** HK\$120 for member; HK\$150 for non-member (HK\$30 walk in surcharge for all pricings listed)

Deadline 23 November 2010 **Priority** First-come-first-served

CPD/QSD/2010109

Important Factors affecting Final Account Settlement

Speaker Dr. Enmale Kwok, EngD, LL.M, MA(Arb), FCI Arb, FRICS, MHKIS, RPS(QS)

Date & Venue 7:00 pm - 8:30 pm Monday 13 December 2010 SLC, HKIS

Details Dr. Enmale Kwok is a Chartered Quantity Surveyor who has had extensive experience over 20 years in the management of projects, commercial, contracts, claims and dispute resolution. Most of his practical experiences in construction industry have been spent with contractors on civil engineering projects.

Enmale is a Fellow of the Chartered Institute of Arbitrators, Fellow of the Royal Institution of Chartered Surveyors, a Member of the Hong Kong Institute of Surveyors and holds a Professional Doctorate in Engineering (Building and Construction). He is now the Head of Commercial Department of Leader/Build King Group.

Most project participants and contracting parties usually put more serious efforts and resources into the highly demanding construction stage than the less pressing final account stage. The undue protracted inaction of various subjects in relation to final account frequently gives rise to unnecessary delay or even dispute and eventually causes dissatisfaction to the concerned parties. Thus, the talk will concern about the backlogs and causes of delay in settlement of final account in construction contracts and will highlight the most important factors that are considered as having significant influence to the settlement of final account in particular under civil engineering contracts. The speaker will also share his views on the important factors which he has founded from his research completed last year.

Language Cantonese with English PTT **Fee** HK\$120 for member; HK\$150 for non-member; free of charge for full time university student (HK\$20 walk-in surcharge for all pricings listed)

Deadline 29 November 2010 **Priority** QSD Members; first-come-first-served

CPD/YSG/2010108

Being an Expert Witness: the Dos and the Don'ts

Speaker Ms. Abigail Wong, Barrister, Parkside Chambers

Date & Venue 7:00 pm – 8:30 pm Wednesday 15 December 2010 (originally scheduled on Monday 11 October 2010) SLC, HKIS

Details This talk aims to highlight matters worthy of attention (and caution!) for Surveyor who has been or will be instructed to act as Expert Witness for the purposes of litigation in the Hong Kong Courts, starting from his appointment, ascertaining the scope of investigation, conducting the site visit, working with lawyers, producing the opinion report to giving evidence at Court.

Case-based scenarios may be used for the purposes of illustration and reference will be made to the relevant procedural requirements in the post-Civil Justice Reform regime.

Abigail started practice as a barrister-at-law in February 2005 and is a tenant at Parkside Chambers. Her practice is predominantly civil, with personal injuries / employees compensation litigation being an area of current focus. Her general civil practice also involves cases concerning contract, negligence and trespass (particularly with regards to water leakage cases, land law, landlord and tenant law, breach of statutory duty etc.

Language	Cantonese supplemented by English	Fee	HK\$100 for member; HK\$150 for non-member; (HK\$20 walk-in surcharge for all pricings listed)
Deadline	1 December 2010	Priority	First-come-first-served

CPD/PFMD/2010117

Integrity and Quality Building Management



Speakers Mr Lawrence TSE Kin-kuen and representative from Law Society of Hong Kong

He was graduated from the Science Faculty of HKU in 1974 and obtained the Master of Public Administration of HKU in 1985. He also attended management training in Cambridge University in UK and Tsinghua University in Peking.

Mr. TSE joined the ICAC Community Relations Department as a Commission Against Corruption Officer in 1974 and progressed throughout the years to head the Publicity Office in Headquarters and various regional offices. He is now Head of the ICAC Building Management Task Force.

Date & Venue 7:00 pm – 9:00 pm Thursday 16 December 2010 SLC, HKIS

Details The Seminar aims to:

- enhance the awareness of problems with illustrative cases relating to surveyors in building management;
- enhance their knowledge on laws and regulations relating to building management and HKIS' Rules of Conduct; and
- introduce corruption preventive measures and ICAC services.

In this two-hour seminar, representative from the ICAC will introduce the corruption problems in building management in Hong Kong, illustrate the common problems surveyors would encounter through a video/case study and explain ICAC-related strategies and services regarding building management, while the speaker from the Law Society of Hong Kong will explain the Building Management Ordinance and its application.

With the question-and-answer session at the end of the seminar, participants could well interact and share with the speakers and other participants on practical matters encountered in their daily work.

Language	Cantonese	Fee	HK\$50 per person
Deadline	9 December 2010	Priority	First-come-first-served

CPD/QSD/2011004

(1) A Multi-Disciplinary Approach in Reviewing Professional Codes of Conducts **(2) Costing of “Green” Home Initiatives in Urban Renewal Projects**



Speakers (1) Dr Ellen Lau, BSc, MSc, PhD, FHKIS, FRICS, RPS

Dr. Ellen Lau was trained as a quantity surveyor with a first degree in Quantity Surveying. She practiced with consultant quantity surveying firms and an international contractor before she started her academic career. She presently teaches quantity surveying related subjects in City University of Hong Kong, and conducts research in management, procurement and surveying.

(2) Mr Daniel Ho, FHKIS, AAIQS, BBUS, LLB, MBA, LLM, MA, PCLL

Mr. Daniel Ho has over 28 years of experience in the construction industry. He is a fellow member of the Hong Kong Institute of Surveyors and is also the Chairman of the Quantity Surveying Division from year 2008 to 2010. He is working in Urban Renewal Authority (URA) as General Manager. One of his main duties in URA is responsible for setting the requirements on building quality and standards, environmentally-friendly and sustainable design of re-development projects.

Date & Venue 7:00 pm – 8:30 pm Wednesday 5 January 2011 SLC, HKIS

Details (1) Codes of conducts are usually set by professional institutions to maintain quality of work to clients and to the general public. The codes of conduct for the design, construction and cost functions of USA, UK and HK are reviewed to answer two questions: one, whether intelligence and competence would be differentiated among the different job functions; two, whether the related ethical issues in the different codes of conduct of the different construction professionals permit an integrative view such that it is feasible to have one selected code for the different disciplines.

(2) Mr. Daniel Ho participated in the 14th Pacific Association of Quantity Surveyors Congress in Singapore in July this year and presented a paper titled “Costing of ‘green’ home initiatives in urban renewal projects. He would like to share the content of the paper with HKIS members again in a CPD event. The abstract of the paper is as follows:
“Environmental construction is becoming a trend in the Hong Kong Special Administrative Region (HKSAR). Quantity surveyors should definitely have to know how to make allowances in cost estimates for environmental construction. The Urban Renewal Authority (URA) in the HKSAR has promoted environmental construction in its projects in the past nine years since its establishment in 2001. Its projects have incorporated various ‘green’ provisions and also obtained, if appropriate, certification of the highest ‘platinum’ standard by the Building Environmental Assessment Method Society (HK-BEAM), which is a well-known independent environmental assessment certification body in the HKSAR. In May last year, the URA launched its corporate environmental policy and introduced advanced ‘green’ provisions in its projects. Looking to the future, HK-BEAM launched a set of new enhanced certification standards as from April this year. In addition, the HKSAR government is going to make it mandatory to adopt the energy efficiency design guidelines issued by the government in future projects. In order to prepare realistic cost estimates for urban renewal projects, quantity surveying consultants in the HKSAR should get themselves familiar with the ‘green’ provisions adopted by URA and other environmental construction requirements in the HKSAR.”

Language	English	Fee	HK\$120 per member; HK\$150 for non-member (HK\$20 walk in surcharge for all pricings listed); Free of charge for full time university student (subject to availability)
Deadline	22 December 2010	Priority	QSD Member; First-come-first-served

CPD/GPD/2011005

Hong Kong Property : Bubbles Up Under QE2



Speaker Mr Chi Lo, CEO, HFT Investment Management (HK) Ltd

Date & Venue 7:00 pm – 8:30 pm Thursday 13 January 2011 SLC, HKIS

Details Mr. Lo is currently a CEO of HFT Investment Management (HK) Limited. Before joining HFT, Chi Lo was Head of Overseas Investment and Chief Economist at Ping An of China Asset Management (Hong Kong) Company Limited.

He is the author of six books and has published research work in international periodicals and newspapers, and appeared as commentator on international media and speaker at international seminars by the Asian Development Bank and International Monetary Fund.

Before working in Asia, Mr. Lo was an economic advisor to the Canadian Treasury in Canada. His other experience includes international research firms in North America, regulatory bodies for securities trading in Toronto and London, and blue-chip international investment banks in America, England and Asia.

Language Cantonese supplemented by English **Fee** HK\$120 for member; HK\$150 for non-member
HK\$30 walk in surcharge for all pricings listed)

Deadline 30 December 2010 **Priority** First-come-first-served

CPD/GPD/2011003

Latest Shopping Mall Developments in Hong Kong and China and Prospects for Growth



Speaker Ms. Maureen Fung, BSc, MSc, MBA, MHKIS, MRICS, MHIREA, FISCAM, General Manager (Leasing), Sun Hung Kai Real Estate Agency Limited

Date & Venue 7:00 pm – 8:30 pm Wednesday 23 February 2011 SLC, HKIS

Details Ms Fung is the founding chairman of the Institute of Shopping Centre Management in Hong Kong and is also a member of several professional organizations, namely, the Hong Kong Institute of Surveyors, the Royal Institution of Chartered Surveyors, the International Institute of Management and the Hong Kong Institute of Real Estate Administration. She is an active contributor to the society by serving charitable organizations and has earned a Hong Kong outstanding women volunteer award.

With more than 20 years of shopping mall industry experience under her belt, Maureen Fung is an acknowledged expert in her profession. She is currently general manager (Leasing) of Sun Hung Kai Properties Group and is responsible for the strategic planning, development and implementation of leasing, marketing and renovation for more than 5 million square feet of shopping malls in Hong Kong and mainland China.

Benefit from the robust growth of China's economy and well-traveled, well-off Chinese Tourists, both China and Hong Kong's Shopping Centers rebounded from the weary global economy and outer-performed other countries in Asia. To stay competitive and sustain the Mainland big spenders, shopping mall developers inevitably must meet their demands and needs.

In this seminar, Ms. Fung will share her views on the latest shopping mall developments in Hong Kong and China as well as its challenges ahead.

Language Cantonese supplemented with English **Fee** HK\$120 for member; HK\$150 for non-member
(HK\$30 walk in surcharge for all pricings listed)

Deadline 9 February 2011 **Priority** First-come-first-served

CPD/GPD/2011001

How Surveyors can use Simple Financial Models in Asset Valuation and Analyze the Property and Stock Markets like an Investment Bank Analyst?



Speaker Mr Phemey Pon

He is the founder and managing director of Centaway Property Asset Management Limited. He is a qualified general practice surveyor and has a master degree in finance from Chinese University of Hong Kong. He is an experienced stock investor well-versed in fundamental and technical analysis. He has been a speaker of CPD events for the past 4 years.

Date & Venue 7:00 pm – 8:30 pm Thursday 17 March 2011 SLC, HKIS

Details Based on the speaker's experiences and researches, he will speak on the following areas:

1. How to do fundamental and technical analysis on the property market and stock market?
2. How to select the right economic indicators to predict the property and stock market?
3. How to use a simple and yet powerful valuation methods to predict the stock price of listed major property developers ?

Language Cantonese supplement with English **Fee** HK\$120 for member; HK\$150 for non-member
(HK\$30 walk in surcharge for all pricings listed)

Deadline 3 March 2011 **Priority** First-come-first-served

CPD/GPD/2011002

Valuation Practice in the PRC



Speaker Mr Gary Man, FHKIoD, FRICS, MHKIS, RPS(GP), MCIREA

"Currently, he is the board member of the RICS Hong Kong Board and the Chairman of the Professional Valuation Committee of RICS (HK). In the academic field, he has been the visiting lecturer of the Hong Kong Polytechnic University (PolyU) on the subject of Business and Intangible Assets Valuation and others. Apart from lecturing, he was also invited to be the External Examiner for the MSc programme in International Real Estate (ZheJiang) for the PolyU."

Date & Venue 7:00 pm – 8:30 pm Thursday 14 April 2011 SLC, HKIS

Details The seminar will mainly cover the following areas :

- 1) History of the PRC valuation practice development
- 2) Property titles issues
- 3) Common valuation methods adopted in The PRC
- 4) The difficulties that valuers are facing in working in The PRC market
- 5) Challenges and Opportunities coming in the future

Language Cantonese **Fee** HK\$120 for member; HK\$150 for non-member
(HK\$30 walk in surcharge for all pricings listed)

Deadline 31 March 2011 **Priority** First-come-first-served

Land Surveying Division Chairman's Message



Simon Kwok LSD Council Chairman

Amendments to the Regulations for Land Surveying Division

On 30 September, the HKIS General Council approved the amendment of Clause 4.1 (a) (ii) of the Regulations for Land Surveying Division so as to increase the number of Vice-Chairman of the LSD from one to two. The change will take effect from the date of the next LSD Annual General Meeting which is scheduled to be held on 18 November 2010. The addition of one more Vice-Chairman will strengthen the capacity of the LSD Council to serve our profession and members.

Surveyors' role on building adaptation and revitalization

Our President presented a talk at the HKIS Annual Conference on the Surveyors' role on Building Adaptation and Revitalization. He highlighted how the surveyors of various divisions of the HKIS contribute to the process of building adaptation and revitalization. I would like to share with you the section of his paper which described the role of land surveyors: "Land Surveyors are experts in the physical measurement of land and buildings. In the legal aspect, the land surveyors verify the boundaries of the property against the lease which is important for protecting the rights and interests of the land owners and to clarify responsibility, for example, for maintenance of the slope adjacent to the building. Land Surveyors prepare plans which are attached in the legal document for the agreement between the land owner and the Government to modify the use of the land or portion of a building in respect of the land lease. For building alterations and vitalization projects, land surveyors prepare plan of the existing site and building for designing the new works to be carried out. Land Surveyors are experts in measurement, they use advanced technologies, such as laser scanning to measure historical building for re-constructing the building plans and creating 3-D models of the building for visualizing the difference of the site before and after the adaption / alternation works. Land Surveyors also carried out precise measures for monitoring the movement and stability of old building which is important for building maintenance and safety."

LSD Annual Dinner



LSD Annual Dinner was held on 6 October. We are very honoured to have the presence of the LegCo member Mr Lau Sau Shing Patrick; Representative of the Liaison Office of the Central People's Government in the HKSAR, Mr Cao Guoying 副巡視員; Deputy Director / Surveying and Mapping of the Lands Department, Mr Wong Chung Hang; Chair Professor and Head of Department of the Land Surveying and Geo-informatics of the Hong Kong Polytechnic University, Professor Ding Xiaoli; our President Mr Chau Kwong Wing and Chairmen of various HKIS Divisions and Boards. It was a very successful event with lots of fun and great friendship. We have more than 90 participants whom are surveyors and guests from the public sector, private surveying firms, academia, consultants, and equipment and software companies. 🍷

Planning & Development Division Chairman's Message



Francis Lam PDD Council Chairman

CEPA Arrangement

In previous articles I have reported that our Vice-Chairman, Dr Tony Leung, has taken part in the discussion between the HKIS CEPA Committee and the Development Bureau of the HKSAR Government on possible reciprocal arrangement with the Mainland counterparts. Tony is actively pursuing the matter and studying the existing mechanism of planning and development professionals in the Mainland. Let keep in view his findings.

CPD

Our Vice-Chairman, Mr Albert So, who is also a co-opted member of the Development Committee of the Chinese Permanent Cemeteries Board of Management, successfully delivered a CPD talk on "Columbarium – Land Use and Planning" on the evening of 26 October. The event was organized with the RICS Hong Kong as the supporting organization and it attracted more than 100

surveyors and non-surveyors. I do hope that more joint events with the Planning and Development Professional Group of the RICS will be organized in the coming future.

The PDD Council is actively considering organizing more interesting CPD events in future. The next topic will be about property development in Mainland China. Please watch out the news from the HKIS.

New Member

I wish to take this opportunity to welcome Mr Kenny Tse of Raymond Chan Surveyors Limited as a new member of the PDD under the route of Membership of Multiple Division. For your information, a professional member of the HKIS with appropriate working experience in the field of planning and development may be eligible to apply for registration as a member of the PDD, in addition to his own Division, under the Membership of Multiple Division (more details at www.hkis.org.hk).



Surveyors Times

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Thank you very much!

Property & Facility Management Division Chairman's Message



Gary Yeung PFMD Council Chairman

Licensing of Property Management Industry

I have reported in the July Issue of Surveyors Times that the Home Affairs Department (HAD) had submitted a paper, in connection with a consultancy study, to the Legislative Council in respect of a proposed licensing regime to regulate property management industry. On one occasion, I joined the Happy Hour Gathering of Hon Prof Patrick Lau, which was held on 27 September, and took the opportunity to speak with the Under Secretary for Home Affairs, Ms Florence Hui, and Deputy Director of Home Affairs, Mr David Leung of the captioned subject. The Council's concern of the proposed regulatory system was voiced out and a lengthy discussion was remarked with the Deputy Director.

With the kind arrangement of the Deputy Director, a follow-up meeting was held in his office on 13 October. It was noted that the government intends to step up enforcement action to require building owners or owners' corporation to hire property management company. As there are currently no territory-wide standard of property management services, a statutory licensing regime for regulating property management companies becomes a compelling need of the public in order to protect the interest of private building owners.

The HAD is now working out a consultation paper and public consultation intends to commence later this year. Aiming at finalizing the consultation stage early next year, it is hoped that a position paper can be put forward to the Legislative Council for discussion not later than 2012. Such statutory intention was indeed published in the Policy Address of the Chief Executive. Members are reminded to read the Policy Address, especially paragraphs 45 to 48 for more details of the intention. If members have any comments or suggestions of this proposed regulatory direction, please feel free to email to me at garymkyeung@hkis.org.hk.

Building Management Toolkit

The Independent Commission Against Corruption (ICAC) jointly developed a Building Management Toolkit with the HAD, the Hong Kong Housing Society (HKHS), the Law Society of Hong Kong, the Hong Kong Institute of Housing, the Housing Manager Registration Board, the

Chartered Institute of Housing Asian Pacific Branch, the Hong Kong Association of Property Management Companies and our Institute. Our Vice President co-officiated its Launching Ceremony which was held on 17 October at the Olympian City.

The Building Management Toolkit aims at assisting owners' corporations to deal with broad property management issues and its content comprises the following Chapters.

- Chapter 1 : Getting Started
- Chapter 2 : Owners' Corporation and Management Committee
- Chapter 3 : Manager
- Chapter 4 : Procurement of Goods
- Chapter 5 : Selection of Service Providers
- Chapter 6 : Monitoring of Cleaning Service
- Chapter 7 : Monitoring of Security Service
- Chapter 8 : Staff Administration
- Chapter 9 : Handling of Complaints
- Chapter 10 : Assistance Enquiry

I was one of the members of the working group preparing the Toolkit and noted that the successful publication of it had been the spending of months of tremendous effort of various government departments, professional institutes and participating organizations. I strongly urge members who are providing property management service shall equip with a full set of the Toolkit. Apart from a bound hard copy document, a soft copy stored in CD-Rom and a Video on Integrity and Quality Building Management were also produced. Members may obtain the Toolkit from



any ICAC Regional Offices or the Property Management Advisory Centres of the HKHS. For further details of the Toolkit, members may also visit websites : www.bm.icac.hk, www.bmms.hkhs.com and www.buildingmgt.gov.hk.

Information Day 2010, City University

The Department of Building and Construction of the CityU invited our Institute to meet secondary school students in its Information Day which was held on 9 October. This function aims to introduce various university programmes offered by the CityU to F7 secondary students who are going to graduate in 2011. There were exhibitions showcasing the programme details as well as individual briefing session of each programme. As the BSc(Hon) Degree in Surveying was also accredited by our Division, I have such that conducted a short presentation in a lecture hall housing more than 150 potential candidates attending the briefing of the Surveying Degree. The presentation started with a brief outline of our Institute, followed with the establishment of the Property and Facility Management Division. A brief introduction of membership application procedures and experience sharing as a property manager were also discussed. I was caught by a student and surprisingly also by a parent after the briefing ended who requested for further information of qualifying as a PFM Surveyor. Fortunately I managed to let all participants to have a copy of our Division Brochure.



CPD Event Update



A CPD event was held on 27 September on the topic "Energy Saving Facilities - Some Effective Approaches." Mr Sunny So and his colleagues illustrated the current energy savings facilities, such as lighting and air-conditioners. Although the initial costs for replacement of the traditional facilities will be substantial, it is proven that the pay back period will be as short as 1 - 2 years. On one hand, all the clients can save expenditure on energy consumption. On the other hand, we can protect the earth by reducing power consumption.



Another interesting CPD event was held on 5 October which was delivered by Professor C Y Jim on the topic "Application of Tree Hazard Assessment to Property Management." Professor Jim described how to assess the trees' condition through one of his study report at Oi Man Estate. Within the Estate, there are many different species of trees and with different physical condition and environmental problems that affected the growth of the trees. Professor Jim introduced the tools and methods to assess the conditions of the trees and the remedial and follow-up measures that should be taken. The CPD event was very informative and all the audience found it useful. All the knowledge acquired can be adopted in our daily property management practice.

PFM Annual General Meeting 2010

7:15pm, 26 November 2010
Annual Dinner 2010
8:00pm, 26 November 2010
World Trade Centre Club Hong Kong
38th Floor
World Trade Centre
Causeway Bay, Hong Kong

Quantity Surveying Division Chairman's Message



Daniel Ho QSD Council Chairman

CECA Reciprocity Assessment

On 12 and 13 October 2010, the Mainland Sub-committee arranged a two-day training and assessment workshop for the HKIS members, who would like to become registered cost engineers in the Mainland. Such arrangement was made subsequent to the extension of the Reciprocity Agreement between the China Engineering Cost Association (CECA) and the HKIS by way of a supplemental agreement signed in June 2009.

There were totally six trainers and assessors from the CECA. They included Professor Yin Yi Lin, Tianjin Polytechnic University, Mr Xie Hong Xue, Vice-President of the CECA and President of Sichuan Cost Engineers Association, Professor Wu Zuo Min, Vice Secretary of the CECA, Ms Kong Xian Zhen, Director, Division of Qualification Registration of the CECA, Mr Sue Yu Deputy Director, Division of R&D of the CECA and Mdm Ma Gui Zhi, Vice-President and Secretary-General of the CECA.

The workshop started with a simple but serious opening ceremony led by Mdm Ma Gui Zhi and Professor KW Chau, the President of the HKIS. Throughout the two days, the trainers gave an overall view of the practices and regulations adopted in the Mainland for cost engineering. It was a good start for members who would like to continue their professional development in the Mainland.

A total of 167 HKIS members attended the workshop. A few of them have to re-submit outstanding information for compliance with the Reciprocity Agreement by the end of October 2010 before their applications will be considered. A similar workshop for the members of the CECA will be held at Shenzhen on 9 and 10 November.

It was a hard job for arranging such events. I would like to thank the members of the Mainland Sub-committee chaired by Mr Stephen Lai, particularly Mr Antony Man, Vice-Chairman of the QSD, for their tremendous time and effort in making the events a success.



HKIS President Professor KW Chau presented souvenir to Vice-President of the CECA Ms Ma Gui Zhi.



HKIS President Professor KW Chau, Vice-President of the CECA Ms Ma Gui Zhi, trainers from the CECA and representatives from the HKIS taking a group photo at the Opening Ceremony.



Speeches by HKIS President Professor KW Chau and Vice-President of the CECA Ms Ma Gui Zhi at the Opening Ceremony.



HKIS QSD members attending the RA training



QSD Chairman Mr Daniel Ho presented souvenir to Vice-President of the CECA Ms Ma Gui Zhi.

City University Information Day 2010

One of the key factors for the sustainability of the quantity surveying profession is the continuous influx of new blood. Introduction of quantity surveying to school leavers is one of the key promotion activities to attract the young generation.

The information days give us golden opportunities for our promotion. The school leavers will have the chance to know about quantity surveying before they make up their mind to apply for their favorite courses in the universities.

On 9 October, I had the opportunity to give a brief introduction of quantity surveying to the school leavers during the information day held at the City University. There were about 200 audience. They were briefed about quantity surveying services, job opportunities and qualifying process. Their response showed their preliminary interest in the profession.



Full house of potential university entrants

APC Assessors' Briefing

The divisional education committee (DEC) chaired by Mr Raymond Kam is one of the important committees of the quantity surveying division (QSD). It is responsible for the assessment of the professional competence (APC) of the candidates, who would like to become the members of the QSD. The members of the DEC have to work throughout the whole year. They have to prepare the assessment papers and ensure that the assessment is fair and equitable.

After the candidates finished their hard work in the APC held in September 2010, it is time for the assessors. It started with a gathering for the assessors (APC Assessors'

Briefing) organized by the DEC on 6 October. The key purpose of the APC Assessors' Briefing was to brief the assessors on the intention of the APC questions and the standard levels of the answers expected from the candidates. It was also a good opportunity for the assessors to give their views and feedbacks on the same. All views and feedbacks will definitely assist the DEC in the review and modulation of the assessment.



About 100 assessors paying attention to the briefing



It is a tremendous task to be a member of the DEC or an assessor. They help in nurturing the new blood for the profession. I would like to take this opportunity to express my sincere thanks for their hard work. ■

QSD

Annual General Meeting 2010

Thursday, 2 December 2010

6:30pm

World Trade Centre Club Hong Kong

38th Floor

World Trade Centre

Causeway Bay, Hong Kong

Young Surveyors Group Chairman's Message



Jeffrey Wong YSG Committee Chairman

Time to move forward

The Annual General Meeting (AGM) 2010 of the HKIS-YSG will be held on 19 November 2010 (Friday) at 7:00pm in Suites 811-812, HKIS Surveyors Learning Centre, 8/F, Jardine House, 1 Connaught Place, Central, Hong Kong. The Office Bearers and Committees of HKIS-YSG for the 2010-2011 session will be elected at the AGM. We welcome you all to be part of us. If you are interested to be one of our committee members or co-opt members, please contact me at jeffrey@hkis.org.hk or Arthur Cheung at arthursyg@gmail.com.

CPD

The YSG conducted a CPD regarding "Rent Review for Public Housing" on 21 September. Our speaker, Ms Joey Yuen who is a Barrister, discussed the market hot topic and put up the latest case law related to the issue. There were approximately 60 members attending the CPD.

Our forthcoming CPD event will be a site visit namely "深圳福田住宅樓盤考察團及參觀當地城市規劃" on 20 November, and "In middle of the road - Challenges in running projects in PRC" which will be conducted by Mr Johnson So and speaker from DLS.

YSG Annual Dinner

YSG annual dinner 2010 will be held on 27 November at Pool Side Restaurant (維多利亞公園泳池餐廳) with the theme of "A night in Alaska - 阿拉斯加之夜". The food to be served is delicious and it will surely be a great party for all of us!! For details, please refer to our separate advertisement or contact Kason Cheung at kason_cheung@hotmail.com. What a night it is going to be when 維多利亞遇上阿拉斯加!!

The Master of Ceremony in HKIS Annual Dinner 2010

It's been our honour to have Angela So, our YSG committee member, to be the Master of Ceremony for HKIS Annual Dinner 2010 which was held on 2 November at Grand Hyatt Hotel.

HKU Information Day

The University of Hong Kong organized their annual

Information day on 30 October. Members from the YSG fully supported the event. Also, we are going to conduct several career talks to students sharing the life in surveying.

HKU Alumni Annual Dinner

YSG committee member Angela So, who is also the alumni of the HKU, and myself were grateful to be invited to HKU Alumni Annual Dinner which was held on 13 October at Star Seafood Restaurant. Our President of the HKIS, Professor KW Chau, was invited in the event.



Joint Professional Party in pipeline

YSG is organizing a joint party with other professional bodies in celebrating the year-end and the forthcoming Christmas. Details are to be confirmed. 🇺🇸



兩地建設工程合同法律事務專欄

NEC 3 的保險事宜

Gilbert Kwok, FHKIS, FRICS

前兩期提及測量師學會標準合同及內地標準合同的保險條款。這一期將會簡單探討香港政府將會全力推行的 NEC 合同的保險事宜。

新工程合同 (“NEC”) 是一套由英國土木工程師學會 (“Institution of Civil Engineers”) 所制定適用於國際工程採購和對承建領域影響比較廣泛的標準系列合同。它共有三個版本：第一版早在 1993 年制定，第二版在 1995 年，而最新的第三版 (“NEC 3”) 則在 2005 年面世。NEC 3 制定了業主與承建商之間的不同權責，但本文只簡單論述有關風險與保險的條款。

雖然 NEC 3 主要根據傳統建築合約原則分配風險及制定承保範圍，有關的條款與傳統的建築合同相關條款還是有些基本上的分別。

例如，NEC 3 並沒有直接定義承建商所須承擔的風險，而是把業主所須承擔的風險先作出定義，然後把承建商所須承擔的風險指為任何不被列作由業主所須承擔的風險。這跟測量師學會標準合同第 20 至 22 條不同，該些條款先說明承建商要保障業主的一些風險，然後指出承建商要投保的內容。

NEC 3 第 80.1 條以六個組別列出業主所須承擔的風險：-

- 1) 一般風險：因進行工程而使用或佔據工地，並且產生無法避免的損失或損害，或業主之過失；
- 2) 業主所提供之物品，在承建商接管前的損失或損害；
- 3) 戰爭、爆亂及其他相類似不受保的事件；
- 4) 業主接管工程後的損失或損害；
- 5) 工程終止後的損失或損害；及
- 6) 其他在合同資料 (contract data) 內所列明的額外風險。

以上第 4 點對於業主來說是一項非常重要的風險，因為 NEC 3 中的第 35.2 條規定，當業主開始使用部分工程時即當作為接管該部分的工程。換言之，第 4 點所提及的業主風險包括工程全部完成之前業主已使用的該部分工程的風險。

另外，雖然在全部工程完成前，部分工程風險可能已轉移給業主，但按 NEC 3 第 82.1 條的規定，直至缺陷證書發出

為止，承建商需要承擔工程的保修責任。

上文已提到，與傳統建築合約的做法有些不同的是，NEC 3 並沒有直接定義承建商所須承擔的風險，而只是簡單地把它歸納為自開工日起至缺陷證書發出時，任何不被列作由業主所須承擔的風險。

由于 NEC 3 規定，風險是直至缺陷證書發出，而不是一般的直至完工證書為止，這無疑是增加了承建商所須承擔的風險的時間。另外，在這個定義之下，若我們想知道承建商所須承擔的風險有否因業主接管了全部或部分工程或是工程完成後而有所減低的話，我們只能先分析業主所須承擔的風險有否因此而增加，從而確定承建商所須承擔的風險的範圍。

關於投保的時間，NEC 3 第 84.2 條也規定是由開工日起至缺陷證書發出為止，而測量師學會 2005 年的標準合同第 22 條規定，承建商的所有險的投保期是從開工之日起直至完工後 14 天為止。

對於承建商需要提供的保險，NEC 3 亦有一些一般建築合同的規定，例如：-

- 承建商的保險須聯名持有
- 有關保險應覆蓋任何須由承建商承擔風險的事件

由於承建商的保險只須覆蓋其自身的風險，任何由於業主的原因所導致的工程的損失並不在該保險受保範圍之內。

最後值得一提的是，除非合同資料 (contract data) 有規定，NEC 3 的主要條款並沒有要求業主就其所須承擔的風險進行投保。但如果合同資料有這規定，而業主沒有按照其合同資料內的規定投保的話，承建商是有權代替其進行投保，而業主亦須向承建商支付有關的投保費用。 ■

English Translation

In this article, we will briefly discuss provisions under NEC 3 covering project risks and insurance.



“Contra Proferentem” – When To Be Applied and When Not To Be Applied By the Court?

Hon Chi Yi, Ludwig

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“*Contra proferentem*” is a rule of contractual interpretation which provides that an ambiguous term will be construed against the party that imposed its inclusion in the contract – or, more accurately, against (the interests of) the party who imposed it.¹ It is commonly adopted in exclusion clauses.² A provision is ambiguous if it is capable of two or more meanings, as defined under the contracts.

The interpretation will favour the party that did not insist on the inclusion of such clause(s). However, the rule applies only if, and to the extent that, the clause was included at the unilateral insistence of one party without having been subject to negotiation by the counter-party.

Additionally, this rule only applies if a court determines the term to be ambiguous, which often forms the substance of a contractual dispute.

“*Contra porferentem*” translates from the Latin literally to mean “against (*contra*) the one bringing forth (*the preferens*).” The reasoning behind this rule is that encourages the drafter of a contract to be as clear and explicit as possible and to take into consideration as many foreseeable situations as it can.

Further, the rule manifests the court’s inherent dislike of standard form of contracts. The court perceives such contracts as displaying an unfair or uneven bargaining position – the balance of power lying with the drafter of the contract. To compensate for this, the court applies “*contra proferentem*” to take a strict approach and striking down the terms to favour of the other party.

Now, under what circumstances that the court shall adopt and shall not adopt this rule? The simple answer to this

question is trying to look at several recent court cases, as follows:

Case 1 – Horne Coupar v Velletta & Company (2010)

Facts

- This case involves a dispute between Patrice Newman (“Newman”) of the law firm Horne Coupar, and her former law firm, Velletta & Company (“Velletta”) with respect to the entitlement of the parties to legal fees
- Newman was employed by Velletta following her call to the British Columbia Bar in 2003, via monthly salary
- Around January 2007, Newman approached Velletta about ceasing to be a salaried employee and instead becoming an “associate” with the firm
- Newman discussed this with Mr Michael Velletta (“Mr Velletta”) by way of a meeting
- An association agreement was signed between Mr Velletta and Newman – this agreement stipulated that the payment Newman would receive as an associate of the firm
- Remuneration was to be paid by percentage of fees collected by Newman
- Not long after the agreement was signed, Newman left Velletta and immediately joined Horne Coupar
- As a result, dispute arose as to what files and clients Newman would take with her and how Velletta would be reimbursed for any loss of those files
- During the short leave to the Supreme Court of British Columbia by Newman, she prepared a consent order that was granted by the Judge. That consent

¹ Wikipedia, the free encyclopedia

² StateMaster - Encyclopedia

order contained reference to specific clients and files coupled with the direction that:

“.....Horne Coupar to pay over professional fees to Velletta & Company, on a proportionate basis for those hours which had accrued while the matter was under Velletta & Company’s conduct.....”

- The order was entered
- Subsequently, Newman deducted 50% from the payments made by Horne Coupar to Velletta
- Velletta disputed the basis for such a deduction and any rights to time spent on files had be relinquished when Newman left Velletta and asking for compliance with the court order requiring her to remit the entire amount
- Further, it was Velletta’s position that Newman no longer has any further entitlement to remuneration

Analysis and Held

- Before carrying out the analysis by the Judge Romilly J., he said,

“.....That there is ambiguity in the contract is a requisite of the application of this rule, however, once ambiguity is established, the rule is fairly straightforward in application.”

- In Romilly J.’s view, the contra proferentem rule clearly applies in this case since it was Newman who prepared the consent order signed by herself and Velletta
- Romilly J. continued,

“This provision provides only for payment, not for deduction of ‘fees’ to which Newman feels she is entitled (and has since deducted). Newman’s failure to include a provision for deduction of her own fees has resulted in an ambiguity which is to be construed against her by application of the rule of contra proferentem.....”

Conclusion

Rule of “contra proferentem” has been applied by the Court.

Case 2 – Timeless Software Limited v Glorious Limited (2009)

Facts

- The plaintiff Timeless Software Limited (“TSL”) is a Hong Kong company
- The defendant is a Hong Kong company owned and controlled by Francis Law Sau Fai (“Francis Law”)
- This action concerns the premises known as 79th, The Center, 99 Queen’s Road Central, Hong Kong (“the premises”)
- By a tenancy agreement in 2005 (“the tenancy agreement”) the premises were let by the defendant as landlord to TSL as tenant for business purposes for a term of 12 months, at a rent of HK\$528,520 per month
- On signing the tenancy agreement, TSL deposited with the defendant the sum of HK\$1,789,872, being 3 months’ rent, rates, management fees and air-conditioning charges
- The deposit was to be retained by the defendant throughout the term and in the event of any breach or non-performance by TSL, the defendant was entitled to deduct from the deposit any such monetary loss
- Pursuant to the tenancy agreement, TSL has the right to early termination of the tenancy agreement
- By a notice from TSL to the defendant in March 2006, TSL gave notice to the defendant to early terminate the tenancy agreement
- On 30 June 2006, on TSL’s case, vacant possession of the premises was handed over to the defendant. The defendant accepts that physical possession of the premises was handed over on 30 June 2006 but disputes that vacant possession was handed over
- On TSL’s case, the defendant was liable to return the deposit of HK\$1,789,872 to TSL without deduction
- Despite demands, the defendant failed or refused to return the deposit to TSL
- On 22 January 2007, TSL brought this action against the defendant to recover the deposit in the said sum with interest
- The defendant’s case was that by a letter dated 18 May 2006 from the defendant’s solicitors Gallant Y T Ho (“GH”) to TSL, TSL was requested to reinstate the premises “to the original handover condition given by Cheung Kong Group to you”



- The defendant’s case was that TSL failed to reinstate the premises as directed by GH and the defendant carried out the reinstatement works which was completed on 13 November 2006.
- The defendant’s case was that by reason of TSL’s failure in reinstating the premises as directed, the defendant has suffered loss and damage
- The defendant claimed that it suffered loss and damage being costs for the reinstatement works, loss of rental profit and payment of management fees from 1 July 2006 to 13 November 2006 in the total sum of HK\$2,171,972.30, as the counterclaim against TSL

Analysis and Held

- The defendant correctly submitted the genesis of the tenancy agreement was the provisional agreement.
- The vendor of the premises was TLL and not TSL.
- TLL as the owner of the premises agreed to sell the same to the defendant under the provisional agreement made on 17 July 2005. Completion was agreed to take place on 30 December 2005 over 5 months later
- It was not envisaged that vacant possession of the premises would be given at the time of the completion. Instead, it was agreed that vacant possession would not be delivered up on completion but that TLL would procure TSL to enter into a tenancy agreement with the defendant. This was the reason of Clause 7 of the provisional agreement.
- Clause 7 of the provisional agreement provided:

“11.1 It is hereby agreed that upon completion of this transaction, vacant possession of the [premises] will not be delivered to the Purchaser and the Vendor shall procure {TSL} (as Tenant) to enter into a Tenancy Agreement with the Purchaser whereby the Purchaser (as Landlord) shall lease the [premises] to the Tenant on the following terms:

- Term : Twelve (12) months commencing from the Completion Date*
- Rent : HK\$528,520.00 per month exclusive of rates, management fees, air-conditioning charges and outgoings of a recurring nature*
-*
- Rental deposit : equivalent to 3 months’ rent,*

rates, management fees and air-conditioning charges

-*
-*
-*
-*
- The Landlord shall be responsible for the maintenance of the structure and main conduit pipes and wirings of the [premises]*
- Upon the expiry or early termination of the Tenancy Agreement, the Tenant shall deliver the [premises] to the Landlord in good and tenantable repair and condition with fair wear and tear expected. The Tenant shall if required by the Landlord leave behind such fittings fixtures alterations and additions of the Tenant as the Landlord shall direct in writing and the Tenant shall also demolish and / or reinstate such fittings fixtures alterations or additions of the Tenant as the Landlord direct in writing”*

- TSL’s case was that the words “*such fittings fixtures alterations and additions of the Tenant*” in the second sentence of clause 7(j) of the provisional agreement and clause 11(j) of the formal agreement means all fittings fixtures alterations and additions put in by TSL as tenant after the commencement of the tenancy granted by the defendant as landlord
- The defendant’s case was that those words mean all the existing fittings fixtures alterations and additions that were already in the premises at the time of the provisional agreement
- Judge A H Sakhrani said (underlined and bold add):

*“In my judgment what TLL and the defendant were intending to do by clause 7(j) of the provisional agreement was to agree what should happen to the ‘fittings fixtures alterations and additions’ in the premises at the determination of the future tenancy. The word ‘such fittings fixtures alterations and additions of the Tenant’ at clause 7(j) of the provisional agreement and clause 11(1) of the formal agreement were, in my judgment, **clearly intended to mean the fixtures, fittings, alterations and additions that TSL as tenant would put into the premises. That is the ordinary meaning of the words**”*



- Mr Li, the defendant’s counsel, submitted that assuming that there was an ambiguity caused by the phrase “such fittings fixtures alterations and additions of the Tenant” at clause 7(j) of the provisional agreement, clause 11(j) of the formal agreement, it should be construed against TSL under the “*contra proferentem*” rule
- The judge was unable to accept Mr Li’s submission and according to the judge, there was no ambiguity in the phrase “such fittings fixtures alterations and additions of the Tenant” and in his view, that mean the fittings fixtures alterations and additions of the future tenant when the phrase first appeared in the provisional agreement on 17 July 2005 to deal with the situation on completion when vacant possession would not be delivered up and a tenancy was to be granted by the future landlord, the defendant to the future tenant, TSL
- The judge continued to stress that, according to Lewison’s “*The Interpretation of Contracts*” on the *contra proferentem* rule at page 267,

“...the principle was ‘usually a rule of it, if not last, very late resort...’³

“In Court of Appeal, it went further and declared that the presumption is to be used only as a last resort.....”⁴

In another court case, Judge Kirby J said,

“Courts now generally regard the *contra proferentem* rule (as it is called) as one of the last resort because it is widely accepted that it is preferable that judges should struggle with the words actually used as applied to the unique circumstances of the case and reach their own conclusions by reference to the logic of the matter, rather than by using mechanical formulae.”⁵

- Sakhrani continued that in any event, he was not persuaded that the “*contra proferentem*” rule applies in this case. Francis Law of the defendant was an experienced property investor in Hong Kong unlike TLL and TSL. There was no evidence that either TLL or TSL were experienced property investors.
- More importantly, Sakhrani stressed that there was no evidence that the phrase “such fitting, fixtures,

alterations and additions or the Tenant” was put forward by TLL

Conclusion

Rule of “*contra proferentem*” has not been applied by the Court.

The key reason was that the judge believed that the phrase in claiming of ambiguity was “**clearly intended to mean the fixtures, fittings, alterations and additions that TSL as tenant would put into the premises, which is the ordinary meaning of the words**”.

Case 3 – Tai-Ao Aluminium (Taishan) Co. Ltd. v Maze Aluminium Engineering Co. Ltd. (2006) [1st defendant]; Yuen Chi Sang [2nd defendant]

Facts

- The plaintiff brought this action against the 1st defendant for payment of aluminium materials that were supplied by the plaintiff to the 1st defendant under various contracts and invoices over the period of March to November 2004, with a total sum of US\$560,461.41
- This case was an application by the 1st defendant to stay the part of this action as against it pursuant to section 6 of the Arbitration Ordinance, or alternatively, to stay such part of the action in favour of the courts in Taishan City, Guangdong, or in the final alternative, to stay such part of the action because the High Court has no jurisdiction over it
- The relevant contracts are all in Chinese and they contain two clauses which read:

“合約未盡事宜按《中華人民共和國合同法》之規定執行” (“*Clause 1*”);

and

“本合約的仲裁權屬賣方所在地方法院” (“*Clause 2*”)

³ Eveleigh L. J, “The Olympic Brilliance”

⁴ Macey v Qzai

⁵ McCann v Switzerland Insurance Australia Ltd.

(translation)

“Matters in contract that are not provided for exhaustively shall be implemented in accordance with the contract law of the People’s Republic of China” (“Clause 1”);

and

“The arbitration power of this contract belongs to the court(s) of the place where the seller is situated” (“Clause 2”)

- The 1st defendant said that clause 2 was an arbitration clause and the judge should thus stay the action in favour of arbitration
- The plaintiff believed that clause 2 was void and unenforceable for uncertainty.
- The counsel for the plaintiff said that arbitration was done privately and not in the courts so that requiring arbitration to be done in courts at the place where the seller was situated made clause 2 unintelligible and meaningless. Thus, the plaintiff asked the court to excise clause 2 from the contract
- However, counsel for the defendant argued that the drafter in fact should have meant arbitration at an institution in Guangdong Province where the plaintiff was situated
- If as defendant’s counsel claimed, the judge should apply the “contra proferentem” rule as clauses 1 and 2 were drafted by the plaintiff

Analysis and Held

- However, the judge did not agree with the defendant’s submissions as the judge did not think “*the place where the seller is situated*” should mean the large area of Guangdong Province. Instead, the judge firmly believed that the place should be Taishan City of Guangdong Province as that was a distinct and well-known city having its own local government
- The judge added that if the drafter should have meant the arbitration commission of Guangdong Province, he should have said so rather than stating simply “*the courts at the place where the seller is situated*”
- Further, the judge pointed out that there was no evidence that there was any arbitration commission in

Taishan City. Arbitration commissions only exist in the capital of Beijing and the major commercial cities like Shanghai and Guangzhou

- The judge finally stated that he could not apply the “*contra proferentem*” rule since he simply could not tell whether clause 2 required the parties to settle their differences by private arbitration in the Taishan courts (which could not be done), or arbitration at certain arbitration institute in Taishan or litigation in the Taishan courts.
- Hence, the judge agreed with the plaintiff that the clause was so uncertain that he could not enforce it in any way and he could only ignore it

Conclusion

Rule of “*contra proferentem*” has not been applied by the Court.

The key reason was that the judge believed that the judge agreed with the plaintiff that “**the clause was so uncertain that he could not enforce it in any way and he could only ignore it.**”

Summary

From the above three recent court cases, it clearly indicated that when should be adopted and when should not be adopted the “*contra proferentem*” rule.

In short, if the judge believes the key issue in dispute contains ambiguity(ies), the rule may be applied straight-forward (as Case 1 above). On the contrary, if the key issue in dispute contains no ambiguity(ies) and it refers clearly to one precise meaning but not the other, in the opinion of the judge (as Case 2 above), there is no application of the rule thus.

However, there may be still “grey area” among Case 1 and Case 2 above – as in Case 3 above, that the issue in dispute is so uncertain that the judge cannot enforce it in any way and hence the judge decided ignoring it at all. 🟡



The Hong Kong Institute of Surveyors Sports Team / Interest Group



Chairman: Lesly LAM, leslylam@hkis.org.hk

For those members who have interest to participate in various sports and HKIS Sports Night 2010, please contact Chairman or Donna YU at cpd@hkis.org.hk / 2526 3679 for registration.

HKIS Sports Night 2010 – All members are welcomed!

Another big gathering event for all members – HKIS Sports Night 2010 will be held on 4 December 2010 (Sat) from 6pm to 10pm at Manchester United Restaurant Bar (Address: G/F, 32-34 Lock Road, Tsim Sha Tsui, Kowloon).

Many of our members have been working hard for the glory of the Institute in the various Joint Professional Sports Tournaments. Results will be announced in this event. Moreover, different sports teams will give presentations and take this opportunity to recruit more team members. Tickets are \$250 per persons including food, drinks, sports game and lucky draw. All members are welcomed to join the dinner.



won the second runners-up in the Joint Professional Table Tennis Tournament on 26 September (Sunday) at Cornwall Squash and Table-Tennis Centre. It is a wonderful moment for the HKIS Table Tennis teammates competing with the other six professional bodies including accountants, architects, barristers, dentists, doctors and lawyers.

Let's congratulate the HKIS Table-Tennis Team together.



Table Tennis

HKIS Table-Tennis Team – Joint Professional Table-tennis Tournament 2010

Team Captain: Mr CY JIM

It is pleased to inform that the HKIS Table Tennis Team



Sailing

HKIS Sailing Team – Hebe Heaven Yacht Club International 24 Hours Charity Aquathon 2010
Team Captain and Coach: Mr Christopher WONG / Mr Alain CHOI

The HKIS Sailing team joined the Hebe Haven Yacht Club International 24 Hours Charity Aquathon 2010 held on 9-10 Oct 2010, which is an event to raise funds for the Children's Cancer Foundation and some other charity organizations. The HKIS is the first professional body to participate in this meaningful and challenging event.

With tough training, the HKIS Sailing Teammates successfully completed the 24 hours round-the-clock sailing on Dinghy. Sincere thanks are given to Alain Choi, Anita Ng, Christopher Wong, Ben Chong, Anthony Lau, Vienna Pang, Lesly Lam, Simon Cheung, Joseph Wong, Doris Tse, Franz Lee, Jay Tung and other friends of surveyors.

The HKIS Sailing Team will arrange a series of sailing and dinghy courses for members. Please stay tune to the announcement.



Swimming

HKIS Swimming Team – HKMA 90th Anniversary Inter-professional Invitation Cup - HKMA Swimming Gala 2010
Team Captain: Mr William LAI / Mr CY WAN

The HKIS Swimming Team joined the HKMA Inter-professional 4x50M Free Style Relay on 10 October. Our team won the first runners-up and broke the team's best timing and results again. Sincere thanks are given to the teammates Eric Ho, William Lai, Calvin Li and Margaret Szeto.



Mr CY Wan and Mr Ronnie Fung of the HKIS Swimming Team joined the HKASA Swim in Tolo Harbour on 10 October under rough sea situation.



More swimming teammates are wanted for various short and long distance competitions in the coming few months.



Photography

HKIS Photography Interest Group – Interested Members are invited !

**Group Leaders: Mr Arthur CHEUNG /
Mr Kim TSUI**

The group leaders of the photography interest group would like to appeal more interested members to join and share the beautiful photos & photographic knowledge. Tentatively, a few photo-taking sessions and trips are proposed. Models will be provided if required. In the future, the group members will be invited to take photos in various important functions of the Institute..

Cooking

HKIS Cooking Team – Interested Members are invited !

Group Leaders: Ms Jo LAU / Mr Lesly LAM

The group leaders of the cooking team would like to appeal more interested members to join and participate in the Joint Professional Cooking Competition to be held in January 2011. Practices and sharing sessions will be arranged prior to the competitions.

Tennis

Joint Professional Tennis Tournament 2010 – Teammates in Full Gear

Team Captain: Mr Harry JAN


The Joint Professional Tennis Tournament will be held on 7 November 2010 from 6pm to 10pm at South China Athletics Association - King's Park Tennis Courts. All teammates have confidence to have a much promising result in the tournament this year. Members are welcomed to come to provide sincere support to the teammates.



Dance

HKIS Dance Interest Group – More Interested Members are welcomed.

Jazz Group Leader: Miss Hazel TEE

Jazz interest group was formed and Jazz course was arranged in the past two months. The skills of the group members were upgraded and could perform the dance in the future event. 

Date	Event	Organiser	Location	
2010				
Nov	2	HKIS Annual Dinner 2010	HKIS	Grand Hyatt Hong Kong
	10	Board of Membership meeting	HKIS	Board Room, HKIS
	18	GPD AGM	HKIS	Room 812, HKIS
	18	LSD AGM	HKIS	Room 811, HKIS
	19	YSG AGM	HKIS	SLC, HKIS
	25	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
	25	HKIS General Council meeting	HKIS	Board Room, HKIS
	26	PFMD AGM, Annual Dinner	HKIS	World Trade Centre Club
	27	YSG Annual Dinner	HKIS	泳池餐廳
Dec	2	QSD AGM	HKIS	World Trade Centre Club
	3	BSD AGM, Annual Dinner	HKIS	World Trade Centre Club
	4	HKIS Sports Night	HKIS	Manchester United Restaurant Bar
	10	HKIS AGM	HKIS	SLC, HKIS

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

YSG Annual Dinner A Night in Alaska



Date : 27-11-2010 (Sat)

銅鑼灣興發街維多利亞公園泳池側 (港鐵天后站A2出口步行3分鐘)

Time : 7:00pm - 10:30pm

Fee: \$160(Member) \$120(Student)

Venue : 泳池餐廳

Deadline : 13-1-2010 Quota: 120

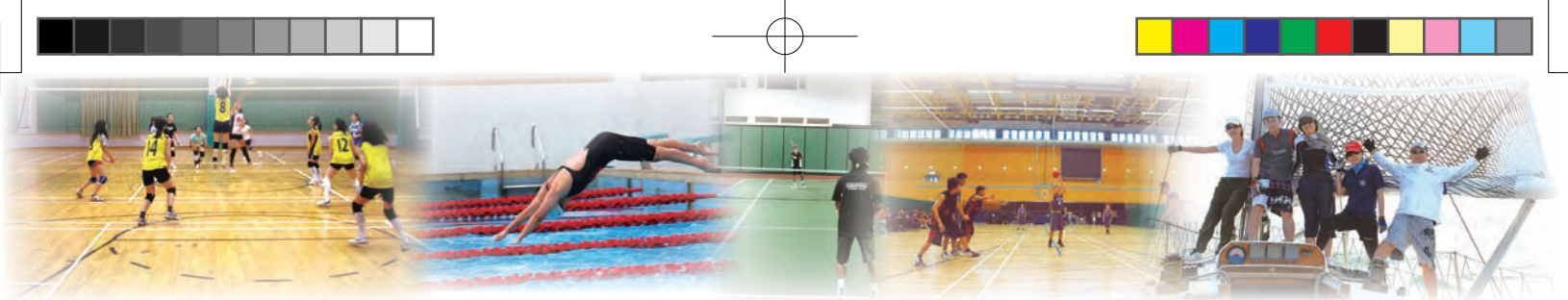
For registration, please complete the Standard Registration Form together with the payment and send to HKIS office.

Any enquiry please contact Ms. Donna Yu at cpd@hkis.org.hk



恒基兆業地產集團
HENDERSON LAND GROUP

CBRE
CB RICHARD ELLIS
世邦魏理仕



**The Hong Kong Institute of Surveyors - Sports Night 2010 organized by
Sports and Recreation Committee (S/201010)**

Theme: Let's Get Red
Date: 4 December 2010 (Saturday)
Time: 6:00pm – 7:00pm (Registration and Refreshment)
 7:00pm – 10:00pm (Dinner)
Venue: Manchester United Restaurant Bar
 (Address: G/F, 32-34 Lock Road, Tsim Sha Tsui, Kowloon)
Cost: \$250 per person (including buffet dinner and drinks)
Dress Code: Red



Surname: _____ Other names: _____
 HKIS No.: _____ E-mail: _____
 Tel no.: _____ Fax no.: _____ No. of Tickets: _____

Payment method

- I enclose a cheque payable to "Surveyors Services Ltd". Cheque no. _____ Amount HK\$ _____
- Please charge my HKIS Visa Platinum/Gold MasterCard as follows:

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

To: Shanghai Commercial Bank Limited – Credit Card Service Department

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

Cardholder Name: _____ HKIS No. _____
 Card Number: _____ Expiry Date: _____ / _____

Cardholder's Signatute: _____ Date: _____

For Bank Use Only	Approved by: _____	Date: _____
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Fantastic night with Prizes Presentation, Team Videos, Live Band Performance and Lucky Draw!
Don't miss it!!

To register, please fill in the registration form and return together with payment to the HKIS Office.
 Should you have queries, please email us at cpd@hkis.org.hk or contact Ms Donna Yu of HKIS office (Tel. 2526 3679).

