

SURVEYING

測量師導報 VOLUME 6 ISSUE 1, FEBRUARY 1997

LAU PING-CHEUNG LEADS SURVEYORS INTO 1997



Born in Chiu Chow, Guangdong, China, P. C. Lau (劉炳章) sneaked into the Hong Kong waters as an illegal immigrant in 1960. P. C. Lau said he had never dreamed

of becoming a surveyor, as the prime concern then was to fill up his stomach, let alone picking up the Cantonese dialect and later the English language.

It was not until 1971, when P. C. Lau was admitted as a surveying student to the then Hong Kong Polytechnic (now the Polytechnic University), where he had the first encounter with a surveying theodolite. Since then he has never looked back.

Over the past 23 years, since completing

quantity surveying study in 1974, P. C. Lau has gained wide experience in many aspects of the property development and construction industry. Starting off as an assistant Quantity Surveyor in a consultancy firm, Lau moved onto project management for property developer, then to construction companies before settling down in his current consultancy work in quantity surveying. He is now a Director of WT Partnership, Quantity Surveyors and Construction Cost Consultants where he was instrumental in establishing a China operation which now accounts for some 15% of the firm's commission.

Notwithstanding that surveyors are widely and deeply involved in the property and construction industry which is understood to account for some 30% of Hong Kong's GDP, P. C. Lau said the surveying profession still suffers from having a blurred image in the eyes of the public. This is due to the fact that,

unlike other major professions such as the Architects or Accountants, the surveying profession is multi faceted and comprises of more than one discipline and that non surveyor imposters are posing as surveyors.



C. Y. Leung hands over presidency /chairmanship to P. C. Lau

Elected to succeed C. Y. Leung as President of the HKIS in December 1996, P. C. Lau said "1997 is of particular historical interest for Hong Kong and I am honoured to be elected President of HKIS". As Hong Kong is





SURVEYING is the newsletter of the HKIS & the RICS, HK branch. It is distributed to members, students and friends of the surveying profession free of charge. Anyone wishing to receive a copy may contact the Joint office of the Institutes.

HKIS/RICS (HKB) EXECUTIVE COMMITTEE 1996/97

President/Chairman	P C Lau MSc, FHKIS, FRICS, ACIArb, AP, RPS(QS)
Senior Vice-President/ Senior-Vice Chairman	T N Wong FHKIS, FRICS, RPS(LS)
Junior Vice-President/ Junior Vice-Chairman	Samson Wong FHKIS, FRICS, ACIArb, AP
Honorary Secretary	S W Fong AHKIS, ARICS
Honorary Treasurer	Graham Heath FHKIS, FRICS
Education and Membership	Adrian Smith MEd, FHKIS, FRICS, RPS(QS)
Building Surveying Division	Wong Bay, Peter FHKIS, FRICS, RPS(BS)
General Practice Division	Stephen M W Yip FHKIS, FRICS, RPS(GP)
Land Surveying Division	Andrew Lau FHKIS, FRICS, MSISV, RPS(LS), ALS
Quantity Surveying Division	Tommy Yim BA(Arch Studies) (Hons), B Building, FHKIS, FRICS, LicIQA
Junior Organisation	Kempis Lam BSc(Hons), AHKIS, ARICS
Immediate Past President/ Past Chairman	C Y Leung BSc, FHKIS, FRICS, RPS(GP)

SECRETARIAT
Secretary-General Eddie S K Lai BSc, AHKIS, ARICS

Editorial Contributions

Surveying encourages article queries and submissions. Article submissions should include both hard (printed) copy and a diskette in Word format. Contributions should reach the editor Mr. S W Fong at the Joint office of the Institutes one month before the publication date.

Information & Contents

No part of this newsletter may be reproduced without the permission of the Institutes. Contents of the newsletter do not necessarily reflect the views or opinions of the Hong Kong Institute of Surveyors & the Royal Institution of Chartered Surveyors (HK branch) and no liability is accepted in relation thereto.

Advertising

All advertisements and small ads are welcome. SURVEYING is reaching over 4,500 readers. For detailed information & advertising rates, please contact Ms Margaret Yung of the Secretariat office at 25263679 OR Mr. Charles Yiu of Corporate Culture at 2802 6949.

The Joint office of the The Hong Kong Institute of Surveyors and The Royal Institution of Chartered Surveyors, Hong Kong Branch.

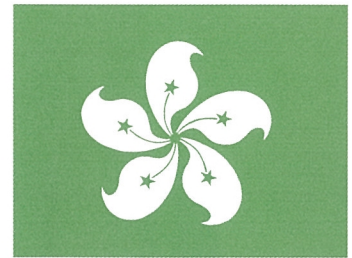
1934 Swire House, Chater Road, Central, Hong Kong.
Tel: 2526 3679 Fax: 2868 4612
<http://www.hkis.org.hk>



entering into a new era and another millennium is fast approaching the President believes that the surveying profession must adequately equip itself by continuously upgrading professional standards and lifting public image in order to capture and capitalise on the ever expanding property and construction markets, not only in Hong Kong but also in China and in Asia.

Locally, the aim is to be pro-active in putting surveyors in front of the media as often as possible to help consumers differentiate genuine surveyors from imposters as well as responding to calls of our society on issues of public interest e.g. housing, property prices etc. For housekeeping the HKIS will soon introduce its own compulsory CPD (Continuation of Professional Development) to ensure that surveyors keep themselves abreast with latest market development.

Externally, HKIS shall continue to enhance its international involvement through its membership in International Federation of Surveyors (FIG), Pacific Association of Quantity Surveyors (PAQS), International Cost Engineering Council (ICEC) etc., apart from maintaining our ongoing relationship with the RICS (Royal Institution of Chartered



Surveyors) in London. Negotiation is also underway with Singapore Institute of Surveyors and Valuers (SISV) for possible reciprocal recognition between HKIS and SISV, following mutual visits in May and October 1996.

On the China front, as most major GP and QS firms from Hong Kong are already operating in China, P. C. Lau reckons that the future of the surveying profession in China depends very much on how the surveying related professions in China will develop which in turn may depend on how receptive our mainland colleagues are to our system. Ever since the formal establishment of HKIS in 1984, we have always had very close relationship with our PRC counterparts in the State Land Administration (國土局), Ministry of Construction (建設部), State Asset Administration (國有資產管理局) etc. with whom we shall look forward to much more contacts under the "One Country Two Systems" concept in 1997 and the years beyond.

P. C. Lau is particularly pleased with the contribution made by the HKIS to the society, being able to have recommend, among other things, to both the British and Chinese Governments during the Sino British talks in the early eighties on two very important issues:

- a) that the present Hong Kong Government be allowed to grant leases and commit the future SAR Government to terms well beyond 1997 up to 2047; and
- b) to share the net proceeds from the sale of land.

The President pledges that HKIS shall continue to take an active role in advising the present and future SAR Governments and the general public on issues relating to the property and construction industry.



NEWS FROM THE SECRETARIAT

Shanghai - Hong Kong Housing Conference 8th - 10th January 1997

Led by the Chairman of the Housing Authority, the Hon. Dame Rosanna Wong, and the Secretary for Housing Mr. Dominic Wong Shing-Wah, over 120 Hong Kong delegates and some 80 Shanghai delegates, attended the 3 day conference in Shanghai where the theme was entitled "Housing For The New Era 安居新紀元". Hosted jointly by the Hong Kong Housing Authority and the Shanghai Housing Authority (上海市住房委員會) the conference was also co-hosted by the following bodies :

Hong Kong

Hong Kong Construction Association Ltd.
Hong Kong Institute of Architects
Hong Kong Institute of Engineers
Hong Kong Institute of Housing
Hong Kong Institute of Planners
Hong Kong Institute of Surveyors

Shanghai

上海市房屋土地管理局 (上海市住房制度改革辦公室) Shanghai Housing & Land Administration
上海市住宅發展局 Shanghai Housing Development Bureau
上海市城市規劃管理局 Shanghai City Planning Administrative Bureau
上海市公積金管理中心 Shanghai Provident Fund Management Centre
中國建設銀行上海市分行 Shanghai Branch of China Construction Bank

The HKIS was represented by the President, Mr. P. C. Lau who delivered a discussion paper on the differences between the tendering and contracting systems for construction works in China and Hong Kong. Besides promoting the Institute's profile on a exhibition stand throughout the conference period, the President also took the opportunity to deliver HKIS promotion pamphlets to our Shanghainese friends.

Members who are interested in reading the various conference papers and in finding out the delegates names are welcome to contact the HKIS Secretariat.



THE 1997 MANPOWER SURVEY OF THE BUILDING AND CIVIL ENGINEERING INDUSTRY

The Building and Civil Engineering Industry Training Board (of the Vocational Training Board) has been appointed by His Excellency the Governor to be responsible for all matters pertaining to the planning and training of manpower in the building and civil engineering industry. In order to determine manpower training needs of the industry and to formulate future training plans, the Training Board seeks co-operation from employers to provide up-to-date information on the manpower situation of the industry.

With the assistance of the Census and Statistics Department (C & SD), the survey will be conducted between 27th February 1997 and 4th April 1997 to collect the following information:

- (i) the number of employees at date of survey;
- (ii) the number of vacancies at date of survey;
and
- (iii) the number of trainees at date of survey.

The information collected will be handled in strict confidence and will be published only in the form of statistical summaries without reference to any individual establishment and person.

Should any member have queries concerning the survey, please contact Mr K W Shek, Secretary of the Building and Civil Engineering Industry Training Board at tel. no. 2836 1700.

NEWS FROM THE SECRETARIAT

MAINLAND - HONG KONG ENGINEERING & CONSTRUCTION STANDARDS EXCHANGE SEMINAR 1997

Beijing, 14th-15th April 1997

The above event is jointly organised by the Ministry of Construction (MOC) and the Hong Kong Institute of Engineers (HKIE). The main object of the seminar is to provide an opportunity for exchange on the standards and norms which are currently employed in the engineering and construction industries in the two regions. The President will be leading a delegation, comprising several senior QS and BS members, to attend the two-day conference. The delegation proposes to present a selection of technical papers at the seminar. A full report will be published in future issues of *Surveying*.

SURVEYORS REGISTRATION BOARD

The Surveyors Registration Board (SRB), whose administrative support is provided by the Secretariat, has a revised composition for the year 1996-97. The Board now comprises :

Chairman	T N Wong
Vice-Chairman	Samson Wong
Members	Stephen Yip Lyll Alexander-Webber NG Hang Kwong, Francis Tommy Yim W T Law David Brechin P C Lau Andrew Lau SO Wai Chiu Henry Chan Kenneth Chan Daniel Lam CHAN Ming Wai Dr Anita Liu Adrian Smith
Government Representative	Gordon Cho

THE HKIS AND RICS (HONG KONG BRANCH) ANNUAL GENERAL MEETINGS

The AGMs were held at the Hong Kong Convention and Exhibition Centre on 18th December 1996. During the meetings, reports from the then President/Chairman and the Hon. Treasurer were presented and approved by some 170 members in attendance. A new Executive Committee for the year 1996-97 was also elected. The Office Bearers and principal post holders include :

President/Chairman	P C Lau 劉炳章	WT Partnership
Senior Vice President/Chairman	T N Wong 黃天元	Maunsell Consultants Asia Ltd.
Junior Vice President/Chairman	Samson Wong 黃山	Samson Wong & Associates
Hon. Secretary	S W Fong 方少偉	Architectural Services Dept.
Hon. Treasurer	Graham Heath 許富賢	Rating & Valuation Dept.
Chairman-Education & Membership	Adrian Smith 施雅俊	City University of Hong Kong
BSD Chairman	Wong Bay, Peter 黃比	Housing Authority
GPD Chairman	Stephen Yip 葉滿華	LandElite Surveyors Ltd.
LSD Chairman	Andrew Lau 劉仕友	Andrew Lau & Associates
QSD Chairman	Tommy Yim 嚴汝江	Works Branch, Govt. Secretariat
JO Chairman	Kempis Lam 林志明	Lands Dept.

THE PACIFIC ASSOCIATION OF QUANTITY SURVEYORS FIRST CONGRESS 12th -16th May 1997 THE 64th FIG PC MEETING AND INTERNATIONAL SYMPOSIUM 11th - 16th May 1997

The above events, hosted by the Singapore Institute of Surveyors and Valuers (SISV), are to be held at the Westin Stamford and Westin Plaza Hotel, in the heart of Singapore. The theme for both functions is 'New Thrusts for Surveyors'. The working language will be English.

Registration Fees :

<u>PAQS Congress</u>		<u>FIG Permanent Committee Symposium</u>	
Symposium	: SGD \$700	PC Meeting	:SGD\$500
Accompanying person	: SGD \$425	Symposium	:SGD\$550
		Both of above	:SGD\$650
		Accompanying person	:SGD\$350

For further details and registration forms, please contact the Secretariat.

HKIS TPC

The following fees for HKIS TPC will take effect immediately.

Resit Fees

<u>BS Division</u>		<u>LS Division</u>	
All components	\$1,500	All components	\$1,500
Practical Task only	\$1,000	Practical Task only	\$1,000
Interview & SOE	\$1,000	Professional Interview only	\$500
Interview only	\$500	Diary only	\$500
SOE only	\$500		

THE LAND REGISTRY

The following circulars have been issued by the Land Registry and *are available for reference only from the Joint Office*:

Memorandum No. 15/96 - Land Registration (Amendment) (No. 2) Regulation 1996

Memorandum No. 16/96 - Memorial Number

THE LEGAL ADVISORY AND CONVEYANCING OFFICE

The Legal Advisory and Conveyancing Office, Lands Department has issued the following circular:

Memorandum No.1B - Revised Checklist for Lands Department Consent Scheme.

Copy available for reference only from the Joint Office

ELECTRICAL & MECHANICAL SERVICES DEPARTMENT

A Code of Practice - "Avoiding Danger from Gas Pipes", came into effect on 27th December 1996. The Government Printer will be publishing the code which will be on sale at Government Publication Centres in the near future.

A copy of the Code of Practice in English and Chinese is available for reference from the Joint Office for anyone interested in the subject matter.

LANDS DEPARTMENT - CONTRACTING OUT OF LAND SURVEYING & LEGAL WORK IN CONNECTION WITH THE PROCESSING OF SMALL HOUSE APPLICATIONS

The Lands Department is planning to improve its services to New Territories indigenous villagers by contracting out some of the land surveying and legal work involved in the processing of small house applications. It is expected that qualified parties will be invited by means of tender to provide such services in early 1997.

A copy of the Information Paper on the proposed contracting out scheme is available from the Joint Office. Should you have any queries regarding this Information Paper, please feel free to contact Mr. T M Tong at tel. no. 2511 1474.

ENVIRONMENTAL PROTECTION DEPARTMENT

A new Practice Note No. 3/96 has been issued by the Environmental Protection Department in December 1996 relating to "Landfill Gas Hazard Assessment for Development adjacent to Landfills".

Limited copies of the Practice Note are available from the Joint Office

LEGISLATION SECTION, SURVEY & MAPPING OFFICE

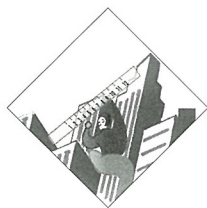
The Legislation Section, Survey & Mapping Office, Lands Department have issued the following circulars:

LSA Circular 12/96 - Fee under section 30(5) of the Land Survey Ordinance (Cap. 473)

LSA Circular 13/96 - Registration/Renewal of Registration as ALS

LSA Circular 14/96 - Land Boundary Plans for Registration

Copies of the circulars are available for reference from the Joint Office



QUANTITY SURVEYING

News from the Quantity Surveying Division

By Tommy YIM, Chairman

You may be interested to know what the Divisional Councils have been doing for the profession/members. Below is an update of the main issues being dealt with by us.

ACCOUNTS

As at end of December 1996, there was approximately \$200,000 in the QSD Account kept under Surveyors Services Ltd. The two main sources of income are the APC and the CPD. Mr T T Cheung, our Honorary Treasurer, welcomes your suggestions of how to spend the money for the profession/members. Better still, your suggestions to make it grow faster.

APC

The results of the APC 1996 were available in mid January 1997, except for those candidates who were required to be interviewed. The slight delay in issuing the results this year was due to the large number of candidates taking the APC. Detailed statistics will be published in the next issue.

The Divisional Councils are looking at means to improve the passing rate. A special discussion forum will be organised as soon as practicable to let members (especially candidates):

- a) know the common inadequacies found in candidates' submissions for the APC 1996; and
- b) give the Divisional Councils their feedback/comments on the APC 1996.

However, individual cases will not be discussed. We shall ensure a sufficiently large venue is arranged for the forum.

CPD

We aim at one CPD event a month. A talk entitled 'Logistics Warehouse Development in China' was held on 30 January at the Hong Kong Convention and Exhibition Centre. A visit to the new airport site is being arranged for February. Talks on other topics are in line, subject to confirmation of the exact dates.

If you have sites/topics/speakers in mind, please let Mr Fung know.

PRC

A 15 person delegation from Beijing and other PRC cities visited the Divisional Councils on 30 November 1996. Members of the delegation are involved in cost engineering work in China. Mr. Stephen Liu and other members of the Councils briefed the delegation on HKIS and quantity surveying practice in Hong Kong. One interesting question asked was whether the lowest tenderer always turned out to be a good contractor.

Mr Alex Ho, the Honorary Secretary, and myself attended the 4th Construction Cost Engineering Conference of the PRC Economic Zones held at Zhuhai on 17-18 December 1996. I gave a brief introduction of the HKIS and the role of quantity surveyors in construction projects. Details of the Conference can be obtained from Mr Ho.



Photo taken at the Joint Office on 30 November 1996 with the delegation from China

PAQS AND ICEC

The Pacific Association of Quantity Surveyors (PAQS), of which HKIS is a member, will hold its first Congress in Singapore in May 1997. HKIS will participate and present technical papers at the Congress. The Annual General Meeting will also be held at the same time.

The International Cost Engineering Council (ICEC), of which HKIS is also a member, has set up a home page in the Internet and information about HKIS is included.

The participation in PAQS and ICEC activities enables the Councils to promote Hong Kong QS to other countries and strengthen the link with our counterparts in such countries.

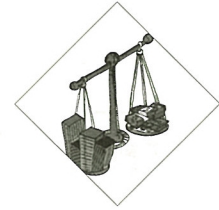
SMM

The Working Group for the preparation of the new edition of the Hong Kong SMM is working on the final draft of the first five trades. The Group comprises experienced members from government, consultant firms and contracting organisations. Bearing in mind that these members are not working full time on this work, we cannot expect that a new edition will be ready within a short period. Mr Eric Au, Chairman 1994/95, will be happy to give you details if required. He may tell you that it is more difficult to determine the rules than just measure according to the rules.

Works Branch Quality Management Committee (WBQMC)

The WBQMC holds meetings every three months, with the objectives to review the impact and development of quality management in the public and the private sectors and to report on the findings and make recommendations to the Construction Advisory Board. It is chaired by the Deputy

GENERAL PRACTICE



Secretary (Works Policy) of the Works Branch and comprises representatives from the Architectural Services Department, the Buildings Department, the Housing Department, and various professional institutes and trade associations. As at 27 December 1996, twelve QS consultant firms have been certified to ISO 9000 Standards. The Works Branch is currently processing applications for recognition from some certifying bodies operating in Hong Kong. By the time this Newsletter reaches you, certifying bodies other than the Hong Kong Quality Assurance Agency may have already been recognised.

Please contact Mr David Brechin, our representative at the Committee, if you want further information or to contribute your suggestions to the Committee.

Inclusion of Safety Clauses in construction contracts.

The Construction Industry Safety & Health Committee (CISHC) of the Occupational Safety & Health Council wrote to HKIS on 4 December 1996, to ask the Institute to consider incorporating Safety Clauses in construction contracts in order to assist all parties concerned in construction projects to better understand their safety obligations, thereby helping reduce the occurrence of industrial accidents. CISHC has also sent a copy of its sample Safety Clauses to HKIS for reference. The Institute fully supports the promotion of site safety and has referred the matter to the QSD Council. However, as incorporation of such Clauses into the standard HKIS General Conditions of Contract will take time, I would like to ask all members who are responsible for preparing contract documents to consider incorporating such Clauses into the documents. The sample Clauses from CISHC can be obtained from the Joint Office.

NEWS FROM THE GENERAL PRACTICE DIVISION

BY C K LAU

LAND REGISTRY NEWS

The Land Registration (Amendment) (No.2) Regulation 1996 came into operation on 9th December 1996. This Regulation provides, inter alia, that (1) all instruments submitted for registration shall be in A4 size (no more foolscap size papers), and (2) instruments should be written or printed in black ink on one side only of white paper or azure ledger paper (unless the Land Registrar permits). A Land Registry Circular has been issued to remind solicitors on these requirements. Members who are practising estate agency are urged to follow the same practice so as to avoid unnecessary delays for registration of documents like provisional sale and purchase agreements.

RENT CONTROL

Rent controls imposed under Parts I & II of the Landlord and Tenant (Consolidation) Ordinance was originally scheduled to

expire by 31st December 1996.

The Institute had written to the Housing Panel of the Legislative Council advocating for the phasing out of rent control.

Though by two resolutions of the Legislative Council on 11th December 1996, the controls have been extended for another two years until midnight on 31st December 1998. The rental increase for Part II premises has also been reduced from 30% to 20% subject to a minimum of 80% (instead of 90% in 1996) of the prevailing market rent.

Rent control is an involuntary subsidy made by the private sector landlords to their tenants. In a free economy and a community looking for fairness and justice, this kind of subsidy should not be encouraged.

This rental subsidy is indiscriminately awarded to the tenants irrespective of their social status and income level. Those protected tenants under Parts I & II have been enjoying the rental subsidy for a long time.

Over the years, rent control in Hong Kong has appropriately developed into a system of conferring security of tenure to domestic tenants and determining market rent through the Lands Tribunal.

As for the lowest income group, housing subsidy is already offered by the Government in the form of public housing and monetary assistance through the Comprehensive Social Security Assistance Scheme.

