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From the Editor

編者話

In "Getting to Know the Council" (page 43) of this issue, we introduce the versatile Mr Edwin Tsang, Chairman of the Planning and Development Division. Readers will follow the wonderful careers of Mr Tsang: how he has started off as an architect, developed his special interests in surveying, and never stops his pursuit of all-round skills.

The surveying profession encompasses a wide diversity of skills, covering Building Surveying, General Practice, Land Surveying, Quantity Surveying as well as Planning and Development. Recently, we set up the new Property and Facility Management Division. With members' support, some Specialist Forums are in active operation, such as project management and dispute resolution. All these reflect the need to take care of the diversified interests and needs of our members. Whilst covering all the diversified skills, we also need to reinforce the representativeness and prominence of surveying as one united profession in construction and the built environment. It is against this background that the General Council has recommended the changes to the Constitution and Bye-Laws in order to facilitate continuous development of our diversified skills.

The boundaries between divisions and forums should be less accentuated. We should emphasize on the all-round skills of surveyors. Indeed it is around this theme that the Editorial Board is structuring the Institute's Annual Report, which is due to be published by December this year. Contributions from members, by way of photos, essays, reviews, etc. are most welcome.

Let thoughts come from every side. We will never hear enough from our members. From our experience of consultations and forums, we are often left in the unenviable position of being guided by the "silent majority". While the General Council is confident that the various resolutions for consideration at the EGM on 27 September 2005 properly represent the majority members' position, we do need a clear mandate by having as many votes in support as possible.

Francis Leung



Let thoughts come from every side



I have been emphasizing the importance of communication since last December. I am glad to see that there is marked improvement over the months. With an anticipated increase in membership, we need to plan to do better. Your Council has looked into the deficiencies of the current free web mail system for members. I am pleased to inform that an enhanced system will be launched free of charge to members soon. You will note that the new system is more users friendly, with address books and more importantly equipped with an up-to-date anti-virus protection to all HKIS account users. For those who are currently using the HKIS account, you would not be affected. Our IT engineer will do the rest for you. For those who have not yet activated the account, we would be happy to assist you to do so. You will soon be asked to confirm your current email address registered with HKIS and your preferred address again. I hope this exercise will help us to keep closer contact with the rest of you. The Council also plan to revamp the main website to allow more online services with members in the future.

The next major issue facing our institute is the operating structure. We have commissioned a major restructure of the Administrative Office earlier this year to better support the activities of the Institute. We have recruited more quality staff to serve the current needs. I have informed members that there will be a likely sharp increase in rent upon the expiry of the current lease in a year's time. The Council has appointed a Task Force to review the matter. The demand for an increase in membership fee is pressing. At Council

level, we would very much like to keep the fee level unchanged, but we need to face the reality that we do not have much reserve to support us in the years to come. During the depression a few years ago, the previous Councils had rebated free CPD coupons to members. I hope members would appreciate the problems ahead and support your institute to do a better job for you.

The EGM on 27 September 2005 is of particular importance as it not only tidies up the loose ends of the existing constitutions and byelaws, but is also aiming at strengthening our institute. I want to take this opportunity to explain two major misunderstanding that I have heard. (1) Resolution 6 – A fear that approval of direct membership would result in a lowering of professional standard of HKIS. I can hardly accede to such an accusation. When assessing applicants who apply through the direct membership route, the Board of Membership of HKIS would ensure that they meet the professional standard acceptable to the receiving divisions. (2) Resolution 9 – A wrong interpretation that approval means an increase in fee for multiple memberships. In fact, Resolution 9, if approved, would only give the Council a power to propose appropriate changes to membership fees, including increase in general membership fees, reduction in membership fees for non-Hong Kong residents. Any such proposal of change in membership fees shall be subject to another EGM. If the resolutions are not passed, we are not going to move forward to meet with current demand of the industry.

Lastly, I am pleased to report that the visits to universities arranged for this year have been successfully held. Council has a very open exchange with the universities on our expectation, users' requirements and the changes to university curriculum. The exchange would certainly benefit both the institute and the universities in the future.

TT Cheung President

謙和持守

從

從去年十二月開始，我一直強調要改善學會與會員之間的溝通管道，我很高興這件事情得到了很積極的回應。當會員人數不斷增加之際，我們更需要有一個良好的計劃去處理這課題。理事會積極地查察及了解現存免費電郵系統的問題，並同時去找出解決問題的方案。今天，我非常高興跟各位報告：學會很快就會推出一個改良過的免費電郵系統給會員提供服務。該免費電郵系統比以前的簡單、容易操作、而且附帶電郵通訊錄、防禦病毒功能等等。我們將盡力為各位提供一個優良的服務，以便達到大家通過電郵媒介溝通的目標。如果您的電郵帳號已經開啟，你毋須作任何改動，你可繼續使用你的免費電郵帳號。但如果你還沒有開啟你的帳戶，我們的工作人員是非常樂意協助你開啟。很快我們將向各位發出通訊，要求你們確認自己的電郵帳號。通過這一系列的工作，我們相信大家無阻的溝通管道應該是打通了。繼續下去的，就是理事會要進一步把學會的網頁改善，向各位提供更多的在線上服務。

我們所面對的另一個大問題是有關學會未來的營運。年初的時候，理事會同意了對秘書處架構做出適當的變更，以配合學會的工作方針和目標。秘書處又聘用更多員工來應付日益繁重的會務需求。此外，我也曾經提過秘書處辦公室及測量研習中心租約將快期滿，學會可能要面臨租金大幅度上漲的問題。在這方面，理事會已經成立一個工作小組跟進這問題。理事會當然希望會費不變，但整體看來會費調整是在所難免的。因為事實上，我們面對的景況是非常簡單：現有儲備不能應付學會未來各項發展的支出要求。在過去困難的年頭，理事會為會員提供持續專業發展課程的免費修讀贈券，這可花費了不少！我希望各位明白

學會一定要儘快把儲備短缺彌補，將差距縮小；並理解學會不可能無休止地用儲備去補貼日常營運的費用。在應付營運成本上漲的解決方案中，增加會費的爭議最大。但若然會員反對，學會的財政狀況將令人更擔心，所以我希望各位能理性地去看這問題及儘量的給與支持，使理事會從而可以把工作繼續好好的幹下去。

2005年9月27日舉行的特別會員大會是非常重要的。它不但能把學會現有規章中不足的地方處理好，更要進一步鞏固學會的基礎。在這，我希望澄清某一些誤解。(1) 提案六一直接會籍會不會把香港測量師學會的專業標準變相降低呢？對這憂慮，我實在不敢苟同。會籍委員會有非常嚴格的評審標準，嚴格按照學會所擬定的、所接受的規章及標準辦事，絕不輕易將標準作出任何變動。(2) 提案九—多重會籍代表會費相對增加。這理解其實不正確，因為若然提案九得到通過，這只給予理事會可以在將來提出增加會費的動議的基礎，或者對非香港居民會員的會費作出減免。其實會員毋須太擔心，因任何會費的增加必須要在另外一個特別會員大會提案動議，並獲得通過。如果九月份會員特別大會的提案不獲得通過，那我們確是寸步難移，更遑論與現實同步前進。

最後，我欣然向各位報告出訪大學院校的工作已經圓滿結束了。理事會跟院校作出積極溝通，務求測量本科所教授的內容與行業實際需求相吻合。這些造訪和會談的確把學會和院校工作變得更息息相關。

張達棠 會長

On Cap 545



The Institute released a paper, outlining the potential deficiencies of the Land (Compulsory Sale for

Redevelopment) Ordinance (Cap 545)(the Ordinance) and the recommended way forward in addressing these deficiencies on 17 August. A press conference was held that afternoon.

The President, TT Cheung, said that surveyors are active participants throughout the whole urban renewal process including, for example, feasibility study, negotiation on acquisition and resumption, building survey, valuation, and added that the Paper presented by HKIS has consolidated the experience and views of numerous professional surveyors, many of whom have been or are currently involved directly in cases where the Land (Compulsory Sale for Redevelopment) Ordinance has been adopted.

Yu Kam-hung, Chairman of the General Practice Council, added that since the introduction of the Land (Compulsory Sale for Redevelopment) Ordinance, only four cases have been granted the order for sale under the Ordinance. It is thus self-evident that the Ordinance has a number of potential deficiencies. The HKIS has therefore recommended possible solutions in addressing these deficiencies. Deficiencies of the Ordinance identified by HKIS include, amongst others, failure of the Ordinance to address those pre-war buildings which are normally not more than 6-storeys in height, given the restrictive definition of the "Lot" under the Ordinance.

Stephen Yip, coordinator of the Cap 545 Working Group of HKIS and past chairman of the General Practice Division, elaborated further at the press conference that pre-war buildings located in areas of urban decay are typically 3-5-storeys, some of which are sharing common staircases. Amongst these buildings, if one of the owners refuses to sell his premises, the whole project



cannot go ahead. Even more interesting is the Ordinance does not take into consideration the need for comprehensive developments in the urban renewal process. Given that each sub-division of a lot will constitute "a Lot" pursuant to the Ordinance, the Ordinance, in essence, is encouraging piecemeal developments.



For example, owner of one unit of a 4-storeys building in the middle of a site, all of which is already under single ownership, could be a powerful obstacle to the whole comprehensive development. In this case, as the particular owner holds more than 10% of the ownership of a particular building (or the lot), the Ordinance will not be applicable. This is definitely not in line with the principle of good town planning or efficient urban renewal.

HKIS therefore recommended Government to consider, amongst others, lowering the ownership threshold to, say, 80% or an even lower percentage, in the application of the Ordinance.

In order to encourage comprehensive development, a further proposal is to adopt a **Scheme** concept in the application of the Ordinance. The extent and the boundary of the Scheme could be proposed by the majority owner(s) and approved by the Lands Tribunal. Buildings within the Scheme could then be included in calculation of the ownership threshold under the Ordinance.

HKIS further suggested the need for clearer guidelines upon which the Lands Tribunal could follow in authorizing redevelopment under the Ordinance. It has been further added that the Lands Tribunal would tend to adopt **age or state of repair of the existing development** as the guiding principle in authorizing redevelopment. Further guiding principles, such as buildings which are over 40 years of age, planning merits, environmental improvement, economic and financial benefits, could be added.

The President concluded by saying all the proposals made by the HKIS are preliminary in nature and are not meant to be exhaustive, and has pledged further studies and investigations in connection with the actual implementation of them would be essential; the Institute is most prepared to contribute further in this process.

President has met the Chief Secretary for Administration



On 19 August, the President, TT Cheung, met the Chief Secretary for Administration, the Hon Rafael S Y Hui, GBS, JP in his office on Lower Albert Road. Other members present at the meeting were: the Hon Patrick Lau (Legislative Councillor of the Architectural, Surveying and Planning Functional Constituency), the Hon Abraham Razack (Legislative Councillor of the Real Estate and Construction Functional Constituency), Bernard Lim (HKIA), YY Pong (HKIP), Patrick H T Lau (HKILA), Patrick Chan (HKCA) and James Chiu (EMCA)

The President said that basically the meeting focused on the wish of creating more projects to improve the economy and representatives present have suggested Government to launch more projects within the next two years including the Government Headquarter at Tamar, reinstatement of the former Urban Council and Regional Council projects for community, KCR Shatin-Central Link, MTR South Island

Line, Harbour Enhancement projects, district improvement and greening projects and the moving forward of the West Kowloon Cultural District Development project.

In response, the CS acknowledged that Government understood the concern of the sector on the recorded high unemployment rate and has pledged do anything that can be of help. Members present listed out the various problems encountered at the implementation of these projects and the CS listened, apparently agreed to some of the views. At the meeting, the representatives also drew the CS's attention to the problem of the current **Two Envelope System** for consultancy fee tendering, the need for a clear urban renewal policy and a quicker pace on urban renewal process. The Councillors also suggested to have regular meetings with the CS in the future to enhance communication with the industry.

The President said he also informed the CS that approximately 30% of HKIS members are civil servants who look for more certainty in society. Furthermore, the Institute has been putting a lot of efforts on urban renewal, including the proposal on mandatory building inspection, formation of Building Affairs Tribunal, Cap 545, and so on; the Institute is prepared to commit further in the education of the general public on the importance of building maintenance at all times.

Membership Expansion Working Group in full gear

Pursuant to the directive of the Executive Committee on 26 May 2005, the Membership Expansion Working Group has been formed and members comprise: TT Cheung (Chairman, President of the HKIS), Kenneth Yun (BSD), Simon Wan (GPD), Sung Hon Kwong (LSD), Lam Kwok Wing (P&FMD), Francis Lau (P&DD) and Jervis Chan (QSD). Co-opt members include: Wong Bay (BOE), Barnabas Chung (BOPD), KK Chiu (BOM) and Anita Liu (QSD).

The terms of the reference of the working group are:

- Identify the various organizations locally and overseas where HKIS would like to open or further dialogue with;
- Study the membership requirements and professional qualification route of the various identified group;

- Evaluate the pros and cons of any suitable form of collaboration for HKIS Executive Committee / General Council to consider;
- Make recommendation(s) to HKIS Executive Committee / General Council where appropriate.

In its first meeting held on 25 July 2005, divisional representatives agreed to provide a list of target organizations currently in contact, study the membership requirements and background (both professional grade and technical grade) of target organizations, and provide the working group with initial views on the pros and cons to further any dialogue with these identified groups.

The meeting further agreed that membership of local organizations or institutions would be initial targets to be studied.

Hong Kong Coalition of Professional Services



Stephen Liu, the Institute's representative to the Board of the Hong Kong Coalition of Professional Services, said that a meeting has been held on 8 August and items discussed notably include:-

- 1 The visit to Beijing organized by the Liaison Office to meet with the Central Government officials would most likely be in either November or December 2005.
- 2 The other visit to Beijing to meet with Ministry of Construction relating to qualification recognition and practising problem for construction professionals is still not yet fixed pending confirmation from the Ministry of Construction.
- 3 The visit to Fujian is tentatively fixed for 19 to 21 October (originally planned for end September) due to crash with Xian conference organized by Works Bureau.
- 4 The meeting with the CE has been fixed on 16 August at 2:30 pm. This is the first meeting that the Coalition may have with the new CE after the election in July.
- 5 The Coalition's web site registration has been done and all institutes have been requested to give a brief write up of each professional institute in both English and Chinese.
- 6 The meeting agreed to form a Council of Advisors from

past Coalition directors so as to tap their talent and experience in working for the Coalition.

- 7 The Young Coalition Group organised a Soccer competition to take place on 28 August and all Presidents and Chairmen of the Institutes would be present as official guests together with Legco members and government officials.
- 8 The last PSDAS project would be held on 24 September with a potential visit to Futian Shenzhen Government, Hua Wei Production Centre and the Container Port.
- 9 The financial position of the Coalition is good with a balance of about \$800,000 fund available excluding the SARS fund.
- 10 The HKIS application for the SARS fund project has been approved.

Stephen also added that the Board heard an update from him on the HKIS / CECA examination to be held in November and the HKIS / CIREA / FIG conference in Xian in October. Meanwhile, the concern on lack of support on professional services in CEPA 3 is noted and it has been remarked at that meeting that upon the opening up of the market according to WTO requirement by end of 2005, Hong Kong professionals may have to face even tougher competition. Please visit www.hkprofessionals.org for more on the Hong Kong Coalition of Professional Services.

Building Management (Amendment) Bill 2005

The Bills Committee met on 30 June in the Chamber of the Legco Building. Representing the Institute were Dick Kwok and Michael Price, Chairman of The Property and Facility Management Forum. The deputations were:

The Hong Kong Institute of Housing
The Chartered Institute of Housing Asian Pacific Branch
The Hong Kong Institute of Real Estate Administration
The Hong Kong Institute of Surveyors
The Hong Kong Housing Society
The Housing Managers Registration Board
The Hong Kong Association of Property Management Companies Limited

The Hong Kong Institute of Architects
The Hong Kong Institute of Certified Public Accountants
The Law Society of Hong Kong

Dick Kwok said that he basically shares similar views amongst the deputations and welcomes in the main the proposed amendments which can be viewed as further improvement to clarify some technical grey areas in the BMO which have caused much confusion and even worst aroused much unnecessary litigation. Typical example is the appointment of proxy form and use of the common seal.

However major differences arose for the issues of

Protection of OC acting in good faith and the mandatory requirement on the procurement of goods and services. Both The Hong Kong Institute of Certified Public Accountants and The Law Society of Hong Kong support the HAD's amendments whilst most property management practitioners strongly opposed especially, The Hong Kong Institute of Surveyors, The Hong Kong Association of Property Management Companies Limited and The Hong Kong Institute of Housing.

Kwok further added that most of the attended Legco Members were taking a rather open approach during the hearing. Many of them urged the Bills Committee and HAD to further amend the proposed Bill by taking into account the opinions adduced. It seems that further consultation will be required before the proposed Bill proceeds to the final stage of legislation. Apparently, the attendees have been told that it is very likely to make further amendments and extend the consultation period.

When the second consultation paper is done, the Institute hopes that it shall be one of the professional institutes to be invited for views and opinions.

HKIS representative in EPD Sub-committee

Gary Yeung, council member of the Building Surveying Division, will be representing the Institute as a co-opt member in the Energy Efficiency and Conservation Sub-committee of the Energy Advisory Council, Environmental Protection Department until 14 July 2006.



HKIS representative attending IVSC AGM in Rio

KK Chiu, chairman of the Board of Membership, will be representing the Institute at the ISVC Annual General Meeting from 28 to 30 October in Rio de Janeiro, Brazil. The Institute is looking at application for Full Board Membership of the IVSC.

The International Valuation Standards Committee (IVSC) is founded in 1981 and is a Non-Government-Organization member of the United Nations and works cooperatively with member States, organizations such as the World Bank,

HKIS to promote property and facility management knowledge

On 30 June, the Institute has signed a memorandum of intent with the Research Centre for Construction and Real Estate Economics of the Hong Kong Polytechnic University, the Institute of Shopping Centre Management, the Royal Institution of Chartered Surveyors Hong Kong Chapter, the Hong Kong Institute of Facility Management and the Hong Kong Institute of Housing to jointly promote, develop and launch research studies and training programs to enhance the standards of professional property, facility and shopping centre management practitioners. The parties aim at carrying out all such activities that are beneficial to the property, facility and shopping centre management profession.



HKIS journal has new name

The Institute's peer-reviewed journal has now been renamed: **Surveying and Built Environment** and will be published twice a year in the English language. All articles submitted are subject to a double-blind review procedure.

The Journal Editorial Board comprises 27 academics from all over the world, Chairman and Editor-in-Chief, Professor Chau Kwong Wing, says that the objectives of the journal are: an international peer reviewed journal which aims to develop, elucidate and explore the knowledge of surveying and built environment research; to keep practitioners and researchers informed on current issues, best practices as well as serving as a platform for exchange of ideas, knowledge and opinions among surveyors and related disciplines.

For a copy of the Submission Guidelines, please call Linda Chan on (852) 2526 3679 or email: linda@hkis.org.hk

OECD, International Federation of Accountants, International Accounting Standards Board, and others including valuation societies throughout the world to harmonize and promote agreement and understanding of valuation standards. The IVSC international headquarters is in London, England. Its operational headquarters is customarily located in the offices of the IVSC Chairman. A new Chairman is elected each three years. The current chairman, John Edge, is from the UK.



HKIS Ex Com has met with surveyors in Architectural Services Department



On 26 August, the HKIS delegation headed by the President, T T Cheung, had a lunch assembly with representatives from the ArchSD of the HKSARG. Also in the delegation were the Honorary Secretary, Francis Leung; BSD Council Chairman, Edwin Tang; GPD Council Chairman, Yu Kam Hung; QSD Council Chairman, Sam Cheng; QSD Honorary Secretary, Spencer Kwan; LSD Council Chairman, Dominic Siu as well as the P&DD Council Chairman, Edwin Tsang.

The Ex Com felt it good opportunity to exchange views with the industry on topics which are of common interest and concerns to HKIS members. The Architectural Services Department was represented by KK Ng, Assistant Director and HY Chan, Chairman of the ArchSD Property Services Managers Association.

Forum on WKCD



A forum on the way forward for the West Kowloon Cultural District Development has been held in the Surveyors Learning Centre on 23

August; meanwhile, the Institute has made its 5th written submission to the Legco Subcommittee on WKCD for its Phase II Study. Please watch out for a detailed report on the submission in the next issue of the Surveyors Times.

HKIS newsletter offers preferential rates

The Ex Com has endorsed the revised rates for loose inserts and advertisement in the Institute's monthly newsletter, Surveyors Times which has a circulation of 6,800 copies, effective 1 September 2005. Preferential advertising rates are now offered to enterprises that may advertise on surveying related vacancies. For more information, please call Linda Chan on 2526 3679 or email: linda@hkis.org.hk

Task force looking into admin office lease renewal



The leader of the task force, Charles Chan of the General Practice Division, says that he will be looking into the matter in conjunction with Lau Chun Kong and Yu Kam Hung, both of the GPD. The current lease expires in 2006.

HKIS appoints auditor

The Executive Committee has endorsed and the General Council has approved the appointment of Fok Chan Leung Wan CPA Ltd as auditor.

ANNOUNCEMENT 廣東省專業資格考試網

In accordance with the Supplement to CEPA signed on 27 October 2004, the Mainland authority has agreed to allow eligible Hong Kong residents to take a number of Mainland professional examinations.

The Guangdong Provincial Government has indicated that applications by Hong Kong residents are now accepted on line via the

廣東省專業資格考試網

<http://www.gdkszx.com.cn>

Members may also wish to view information that may be posted from time to time in the Ministry of Personnel websites at

廣東省 <http://www.mop.gov.cn>

and

<http://www.cpta.com.cn>

HKIS visits another tertiary educational institute



On 6 September 2005, the HKIS delegation, headed by the President, TT Cheung, made a visit to the University of Hong Kong.

The HKIS delegation comprised Raymond Chan (Vice President), Francis Leung (Honorary Secretary), Edwin Tang

(BSD), Edwin Tsang (PDD), Sam Cheung (QSD), Serena Lau (GPD), Michael Price (PFMD) and Wong Bay (BOE).

The delegates have been received by Mr HF Leung (Head of Department); Professor KW Chau (Chair Professor of Department and Dean of Architecture); Dr Daniel CW Ho (Programme Director of Undergraduate Course); Dr SW Poon (Programme Director of Masters Courses (local)) and Dr LH Li (Programme Director of Masters Courses (China Network)).

The objective of such visits is to cultivate a relationship with the tertiary educational institutes and to satisfy that the academic contents of surveying undergraduate courses are compatible with current industry needs.

Extraordinary General Meeting to take place on 27 September 2005

The EGM on proposed amendments to the HKIS Constitution and Bye-Laws has been scheduled for Tuesday 27 September 2005 in the Surveyors Learning Centre. The Honorary Secretary, Francis Leung, said that in accordance with HKIS Bye-Law 5.4.1 for any General Meeting specially called for the amendment of the Constitution, or the Bye-Laws, relating to membership, one hundred Corporate Members personally present shall be a quorum.

Making reference to a booklet published for the EGM, the proposed resolutions are:

Resolution 1 – in respect of the Objects of the Institute, replace the existing provisions of Clause 2(k) of the Constitution with the provisions as set out under Proposed Amendments (please refer to page 6 of the booklet herefrom).

Resolution 2 – in respect of qualifications for fellowship, replace the existing provisions of Bye-Law 2.3.2 with the provisions as set out under Proposed Amendments (please refer to page 6 of the booklet herefrom).

Resolution 3 – in respect of qualifications for membership, replace the existing provisions of Bye-Law 2.3.6 with the provisions as set out under Proposed Amendments (please refer to page 7 of the booklet herefrom).

Resolution 4 – in respect of qualifications for Technical Associates, replace the existing provisions of Bye-Law 2.4.3

with the provisions as set out under Proposed Amendments (please refer to page 7 of the booklet herefrom).

Resolution 5 – in respect of direct fellowship, insert new Bye-Law 2.7A as set out under Proposed Amendments (please refer to page 8 of the booklet herefrom).

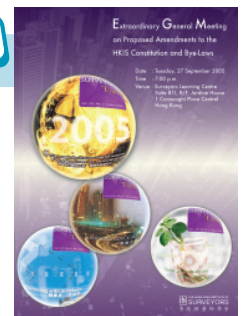
Resolution 6 – in respect of direct membership, insert new Bye-Law 2.8A as set out under Proposed Amendments (please refer to pages 9 to 10 of the booklet herefrom).

Resolution 7 – in respect of direct technical associateship, insert new Bye-Law 2.9A as set out under Proposed Amendments (please refer to pages 10 to 11 of the booklet herefrom).

Resolution 8 – in respect of specialist forums, rename heading under Part IV and insert new Bye-Law 4.4 as set out under Proposed Amendments (please refer to pages 12 to 13 of the booklet herefrom).

Resolution 9 – in respect of fees and subscriptions, replace the existing provisions of Bye-Law 9.1.3 and insert new Bye-Law 9.1.4, all as set out under Proposed Amendments (please refer to page 13 of the booklet herefrom).

For enquiries, please call the Secretariat on 2526 3679 or email: info@hkis.org.hk



招標資訊化管理與工程諮詢業務培訓班來訪學會



7月7日香港測量師學會會長張達棠，現任工料測量組主席鄭森興，前任工料測量組主席嚴汝江及郭靖華，義務秘書關天智，理事鍾維傑、孫茂馨及關健接待了招標資訊化管理與工程諮詢業務訪港培訓班一行34人。席上，鄭森興致歡迎詞，關天智則對**代建制**作出介紹。



簡單地說，**代建制**是委託一稱為**代建單位**來負責整個工程項目的管理，包括可行性研究、設計、採購、施工、竣工試運行等工作，但不承包工程費用。代建單位以業主名義開展工作，如有權自主選擇設計師和承包商，業主則對建設經理的一切行為負責。一般來說，代建單位精通管理、商務、法律、設計、施工等知識和技能，並具有豐富經驗和良好信譽。代建單位具有專案建設階段的法人地位，擁有法人權利（包括在業主監督下對建設資金的支配權），同時承擔相應的責任（包括投資保值責任）。

實行**代建制**，使用單位將前期工作委託代建單位通過選擇專業諮詢機構完成，而非自己決策，**可行性研究**等工作不僅需

達到國家規定的深度要求，更重要的是必須滿足專案後續工作的需要。前期決策階段所確定的建設內容、規模、標準及投資，一經確定，便不得隨意改動，使得前期工作的重要性和科學性得到切實體現。政府需根據合同約定，按照專案進度撥付工程款，因此，政府必須比以往更加重視專案資金的籌措和使用計畫，排出專案重要性順序，循序漸進，量力而為。這將改變當前因政府實施項目過多而產生的負債建設、拖欠工程款等不良現狀。

最後嚴汝江談到香港特區政府建築署之代建制模式其實與席間所討論的代建制非常相近。



Obituary

These members had dedicated their years on earth to the surveying discipline and are remembered for their devotion to the profession. It is with great regret to announce:

Mr CHENG Wei Dart, Fellow member, General Practice Division, Fellow since 1984, passed away on 17 August 2005.

Mr KWONG Siu Wah, Member, Quantity Surveying Division, Member since 1996, passed away on 18 August 2005.

Mr YAM Man Fook, Fellow member, General Practice Division, Fellow since 1984, passed away on 30 December 2003.

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

Surveyors Lunch

Thursday 6 October 2005

World Trade Centre Club Hong Kong

12:30 pm Cocktails 12:45 pm Lunch

Guest speaker :

The Hon Mrs Selina Chow Liang Shuk-ye GBS JP
Member of the Executive Council, HKSAR

For enquiries, please call the Secretariat on 2526 3679

Research Assistant / Senior Research Assistant (Appointment for 15 months)

- Project** : Promotion of Best Professional Practices for Public Private Partnerships (PPPs) Projects funded by the Professional Services Development Assistance Scheme of the HKSAR Government.
- Duties** : To carry out research and publication of a "Practical Guide to Public Private Partnership (PPP) Projects", organize seminars and workshops relating to PPPs, and undertake other duties assigned by the project coordinator from time to time.
- Requirements** : A good honours degree in surveying with good written communication skills. Applicants with higher degree, research experience or professional qualification may be considered for the post of senior research assistant.
- Salary** : Negotiable

Application:

Suitably qualified and interested applicants, please write direct in confidence with detailed CV to
The Hong Kong Institute of Surveyors, 801 Jardine House, 1 Connaught Place, Central, Hong Kong.
(please mark envelop: **Application – RA / SRA**)

2005河北·香港週

「2005 河北·香港週」是《CEPA 安排》實施後，香港在內地舉辦的第四個大型宣傳活動，目的是促進冀港之間在《CEPA 安排》的框架下的經貿合作和交流。「2005 河北·香港週」活動包括多個研討會、交流座談會及考察。介紹會主要推廣香港的眾多優勢，包括其國際商業和金融中心的地位、自由市場經濟和強大的融資能力，也鼓勵河北投資者，善用香港作為「走出去」的跳板。

內地企業在香港的投資今年顯著增幅，首3個月獲審批來港投資的內地企業共55家，涉及金額達2億8,000萬美元；去年全年則有160家，涉及金額9億5,700萬美元。

港資在冀 佔逾三成



律政司司長梁愛詩在6月22日出席開幕禮致辭時表示，隨著內地與香港關於建立更緊密經貿關係的安排的簽署

落實，香港在促進內地與其他經濟體系的經貿往來方面，可以發揮積極作用。



投資推廣署署長盧維思在介紹會上致辭時指出，香港是河北省最大的投資者，去年的投資金額佔河北省全年外來直接投資總額逾32%。

河北省發展和改革委員會官員在會上講解「走出去」的政策和法規，入境事務處人員和法律事務所代表，則分別介紹入境簽證和設立香港公司的相關事宜。

基建合作 創造雙贏

環境運輸及工務局常任秘書長盧耀楨致辭時指出，把河北省龐大的建設力量，特別是優越的專業人員和強大的施工隊伍，配合香港的國際市場經驗、先進的建造技術和融資及管理能力，共同探討和開發海外市場，創造雙贏的局面。他認為，面對全球經濟一體化大趨勢，冀港兩地企業可以在互惠互利和優勢互補的基礎上，建立更緊密的合作夥伴關係。盧耀楨又呼籲河北省有關單位，對香港企業在該地



成立公司和參與建設及房地產項目時，給予大量的支持，盡量簡化有關註冊手續，使香港企業可以更快開展業務。

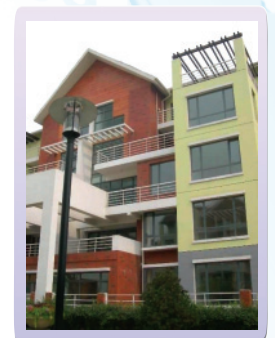
出席交流座談會及考察活動的代表團，成員主要由基建及房地產業界人士組成。

學會代表團於6月22至24日全程出席了在石家莊市舉行的「2005 河北·香港週」。22日代表團出席了河北省省政府的歡迎晚宴，與河北省不同界別的人士交流。

23日早上代表團出席開幕式及與河北省建設廳的領導會面，之後參加冀港基建房地產專業服務交流座談會，瞭解河北省的發展情況及招商專案的概況。



香港測量學會副會長陳旭明同時就如何協助外地資金投入內地發言。晚上，代表團又出席香港特別行政區政府的晚宴，再與河北省不同界別的人士交流。



24日早上代表團參觀及考察石家莊市康士特垃圾處理廠及國家示範住宅社區一天山水樹花都。

International Property Valuation Conference

Property Valuers Fronting
the Triple Bottom Lines of Economic,
Environment and Social Conflicts

16-22 October 2005

Xian, People's Republic of China

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中國資產評估協會第三次全國會員代表大會在京隆重舉行



朱志剛副部長在講話中強調，與會代表要充分認識開好這次會議的重要意義。他指出，開好這次會議

7月19日上午，中國資產評估協會第三次全國會員代表大會在人民大會堂隆重舉行。中共中央政治局常委、國務院副總理黃菊出席會議，並作重要講話。

黃菊副總理的講話，充分肯定了改革開放以來我國資產評估行業發展所取得的成績，指出了培育和發展資產評估等社會中介組織，對促進我國社會主義市場經濟發展的重要意義，對加強資產評估行業的管理，推動資產評估事業的發展，提升社會公信力，加快行業改革發展的步伐，為國家和人民做出新的貢獻。

黃菊強調，為了適應新形勢、新任務，更好地服務於改革開放和現代化建設，專業化市場中介行業及其從業人員應在五個方面不斷做出努力。



- (一) 在全面深化改革的新階段，專業化市場中介要廣泛參與社會經濟活動，拓展新的服務領域和業務範圍，積極支持各項改革，推進完善社會主義市場經濟體制，切實為改革發展提供服務保障和智力支援。
- (二) 充分發揮專業化市場中介行業的優勢，積極拓展涉外業務，力爭在“引進來”和“走出去”兩個方面有更大的作為，促進建立更加開放的經濟體系。
- (三) 積極參與經濟社會事務監督管理，推動政府職能轉變，促進依法行政，建立新的社會管理結構。
- (四) 切實加強資產評估法制建設，強化和完善行業監管，充分發揮行業協會的自律管理作用，規範市場中介組織執業行為。
- (五) 加強教育和培訓，提高執業隊伍的專業勝任能力，培育形成良好的職業道德，建設一支高素質的資產評估隊伍。



財政部部長金人慶出席會議並致開幕詞。財政部副部長朱志剛主持了當天的會。

有助於推動評估行業自律體制建設。有利於更好地發揮資產評估在經濟社會中的作用。有助於大力提升中國資產評估行業的行業地位。



中國資產評估協會是1993年經民政部批准成立的全國性資產評估行業自律性組織，現有團體會員3400多家，執業註冊資產評估師個人會員2.8萬多人。這次大會的主要任務是：堅持科學的發展觀，回顧和總結二屆理事會以來資產評估行業發展取得的成績和經驗，審議《中國資產評估協會章程修訂草案》、《中國資產評估協會行業2006—2010年發展規劃》，選舉產生中國資產評估協會新一屆理事會等。

國務院有關部門的負責人尤權、劉明康、李盛霖、李立國、何憲、李元、劉志峰、王勇、宋大涵、桂敏傑、魏迎甯、傅自應等應邀出席了會議。中國資產評估協會第三次全國會員代表大會代表近400人參加。

香港測量師學會理事暨產業測量組劉詩韻副主席代表學會赴京出席了開幕典禮。

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電郵 slcbooking@hkis.org.hk

良橋助學夢成真

A Bridge Too Far – A Dream Comes True

滔滔江水 水漫蒲河斷木橋
顆顆善心 心繫學子成棟樑

GIVING AND RECEIVING
– The Gansu Bridge Building Experience

這兩組詩句徹底地描繪了我們這批參加了是次建橋活動的感受和心聲。

本人感到非常榮幸，有機會參與是次極之有意義的行動，其中的意義有兩方面，即「施」和「受」。我願意利用以下的幾分鐘分享我一些感受。

首先，就接受的一方而言，即那些每天要多次涉水渡河的村民和學童，這工程的完全必然有著重大的意義，給他們日常的生活帶來了極大的方便和安全。但我企盼橋樑的完成，意義不止於有形的將河的兩岸連起來，而是莘莘學子們能洞悉障礙排除的意義，努力求學成棟樑。這條橋在建設工程進行的第二天，我親眼目睹那些孩童們，一手提著鞋子，另一隻手與同行的人，兩三個人拖搭著，一步一步小心翼翼，冒著滑倒的危險渡河的情境，激動了我要加把勁，忘卻了身體的疲累，盡力付出去完成橋樑。

同時，眼見來自香港的義工們同心合意，無分彼此，全力以赴，完成所委派他們的工作，他們平日嬌生慣養，勞動起來卻非常有勁，本人備受感動，在此再次向親愛的香港義工獻上衷心的感謝。

在整個築橋過程中，我最感到興奮，是當大夥兒將第一段橋板成功放置在以石堆築成的橋臺上的那一刻，這份由心而發的喜悅真是沒法形容，好像整座橋樑已經完成了一樣。

在此我僅代表環保建築專業議會，多謝香港中文大學和有份參與橋樑設計工作的同行，這次活動給予了大家嘗試落實環保及可持續設計發展的機會。

最後，我更希望其他參與是次活動的人士們，都好像我一樣，期盼著另一次服事付出的機會。因為，我深切體驗了透過為別人建設和建立別人，自己亦被建立起來的經歷。

陳佐堅
其中一名義工（環保建築專業議會主席）

I am very grateful for the opportunity of participating in this meaningful bridge building project in Gansu. Its meaning lies in both 'Giving' and 'Receiving'. I wish to share some of my precious experience.

First of all, it is most meaningful for the villagers and students on the receiving end to have this safe and sustainable bridge completed. Otherwise, they have to wade cautiously in danger of falling through the water and on the slippery river bed to their places of works or study. Without which, students cannot go to school during the flooding season. I hope that the true meaning of this project goes beyond the physical presence of the bridge in connecting the two banks to include the inspiration that no one difficulty or problem is insurmountable.

On the second day of site operation, I witnessed the river crossing scene without a proper bridge. Students had their sandals in one hand and were holding the hand of the other. They were in groups of 2 or 3 and one following the other in 'safe' distance. This reinforced my desire and determination to have the bridge completed as fast as we can.

I was deeply moved by the dedication of the Hong Kong students. They worked diligently under the scorching sun without any complaint. They worked closely together and willing to step in to replace the others who were becoming weary. It had been a challenge experience for our city boys and girls. Once again, I must thank the volunteers for their participation and dedication in completing the project

The most exciting moment came when the first bridge deck was placed on top of the stone gabions. This excitement was just like envisaging the completion of whole bridge.

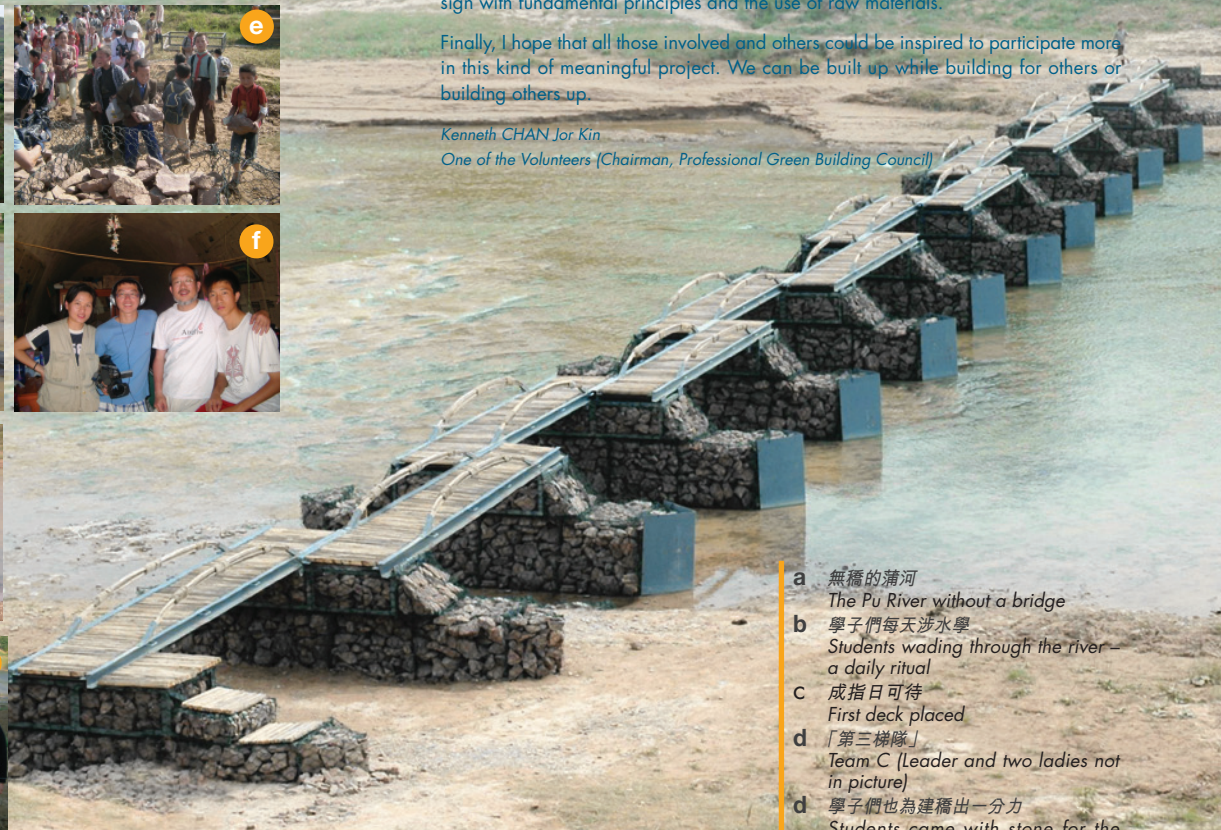
I must thank the Chinese University of Hong Kong and those involved in the planning and design of this project. This is a showcase of environmental and sustainable design with fundamental principles and the use of raw materials.

Finally, I hope that all those involved and others could be inspired to participate more in this kind of meaningful project. We can be built up while building for others or building others up.

Kenneth CHAN Jor Kin
One of the Volunteers (Chairman, Professional Green Building Council)



建橋現場唯一的機械工具
The only mechanical tool used on the site



- a 無橋的蒲河
The Pu River without a bridge
- b 學子們每天涉水水學
Students wading through the river – a daily ritual
- c 成指日可待
First deck placed
- d 「第三梯隊」
Team: C (Leader and two ladies not in picture)
- d 學子們也為建橋出一分力
Students came with stone for the bridge pier
- e 在窟洞內
Inside the living cave

詳情可瀏覽 www.bridge2far.info。
Please browse www.bridge2far.info for more details.

Study tour to Australia 2005



Rina Tsoi
Field Reporter JO (LS)



A three-day condensed study tour to Australia was held from 23 to 25 August 2005, led by Prof. CHUNG Hung Kwan Barnabas with 11 HKIS delegates who are representatives of Board of Education (BoE), Board of Membership (BoM), Board of Professional Development (BoPD) and Junior Organization (JO).

<u>Name</u>	<u>Division</u>	<u>From</u>
CHAN Ho Kai Claudia	GP(M)	BoE
POON Wing Cheung Lawrence	GP(F)	BoE
TANG Ki Cheung	QS(F)	BoE
CHIU Kam Kuen	GP(F)	BoM
KWOK Kim Sang Evenlyn	QS(F)	BoM
WONG Thien Nyen	LS(F)	BoM
CHUNG Hung Kwan Barnabas	BS(F)	BoPD
HO Chi Wing Daniel	BS(F)	BoPD
LAM Lik Shan Lesly	LS(M)	BoPD
CHENG Wai Yee Grace	BS(M)	JO
KONG Ka Huen Karen	QS(P)	JO
TSOI Rina	LS(M)	JO



Team members successfully achieved the objectives of understudying the vigorously advancing in Australia counterparts, viz.





- Australian Institute of Building Surveyors,
- Australian Property Institute,
- Australian Institute of Quantity Surveyors,
- Institution of Surveyors of Australia.

Important issues listed below have been widely discussed at the fruitful meetings among the above institutions.

Membership

- Membership grades: professional, technical, affiliate
- Admission, by assessment, by reciprocity, by experience, direct admission
- Fee structure, concessions

Education

- Qualifying system, syllabus, mode of assessments
- Assessors, qualifications and obligations
- Accreditation of academic institutions and programmes

Professional Development

- Continuing professional development and life long learning, incentives and penalties
- Ethics, disciplinary control
- Promotion of profession, society and statutory recognition of qualification

Office Administration

- Administrative structure and management
- Delegation from General Council, office bearers' duties and authority



- Communication with members, use of IT.

Meanwhile, the relationship between HKIS and these institutions is well and constructively maintained. We are looking forward to developing a mutually respectable relationship under this a harmonious atmosphere.

A report of the study tour is under preparation and will be published shortly for all members.

Past President is honourable guest of API

TN Wong

National President of API, Mr Barry Brakey, during our meeting with API had kindly extended his invitation to myself and my wife, Sue to the Annual Excellence Property Awarding Gala Dinner of the Australian Property Institute of the Victorian Division. The President of Victorian Division, Mr Grant Berry named me as an honourable guest of API.

There were many interesting awards ranging from property management and valuation practices to designing and running of property management and valuation course by esteemed universities to training of young professional. There was a prize for the youngest property management

of the year award to a young property management professional who is 30 years old. May be HKIS should consider and conduct the award for the youngest surveyor of the year or the best APC submitted.

It has indeed been a very professional, social and harmonious evening with the National Presidents, Divisional Presidents or their representatives as well practicing professionals and academia of QS, API, AIBS and LS attending the Award Dinner. The feeling is it was more of a national awarding event than a divisional matter judging from such large numbers of professionals attending. It was overbooked and the organizer had to turn people away.

Building Surveying Division Chairman's Message



Edwin Tang
BSD Council Chairman

Proposed Technical Specification for Maintenance Works

While the new Standard Form of Maintenance Contract is now being drafted, BSD and QSD would like to implement another related initiative – the drafting of a standard tender document comprising Technical Specification of Maintenance Works. We are going to form a Working Group to formulate the consultancy brief.

With that technical specification and possibly a model schedule of rates, practitioners may just extract the relevant items that are applicable in a particular project. We could then promote good practice in maintenance works as well as lower the overhead in preparing tender documents. The benefits are obvious.

To promote the use of proper tender document, a “light version” of the standard tender document may be prepared, targeting at minor maintenance works up to a certain contract sum. It will be sold at a very low price like the standard tenancy agreement available at stationery shops. We are of the opinion that, for maintenance projects at such a contract sum, owners might not engage our professional service anyway.

We are now looking for external financial support for the time being.

Reception of Supervision Engineers Delegates from Shenzhen



Shenzhen CAEC delegates have visited us on 25 and 26 August 2005. They came to learn more about the BS practice here and in particular on the project management aspects.

BS Conference

The Conference will take place on 15 October 2005 in the Harbour Plaza Hong Kong, Hunghom, Hong Kong SAR. For enquiries, please call the Secretariat on 2526 3679.

HKIS ExCom visited the ArchSD Maintenance Surveyors Association

After visiting the Building Surveyors Association in the Buildings Department (BD) and the Staff Associations of various surveying disciplines in the Housing Department, the ExCom continued its ambassador visit to the Maintenance Surveyors Association in the Architectural Services Department on 26 August 2005. Discussion covered various issues like the West Kowloon Cultural Development, communication with members in our web, the formation of the new PFM Division and the opening up of Assistant Director posts in BD.

Recruitment of Soccer Buddies for Friendly Soccer League

If you are still fit enough or even fat, join us!
If you are still eager enough or even lazy, join us!
If you are still a soccer buddy, definitively join us!

We will play with other teams almost every Sat morning, afternoon or evening depending on the booking. For more information, you may contact Horace Lam at 9322 4213 or e-mail horace@hongdau.com.hk

General Practice Division Chairman's Message



Yu Kam Hung
GPD Council Chairman

Press Conferences

A Press Conference was held on 17 August 2005 to introduce the HKIS's latest position paper on the Land (Compulsory Sale for Redevelopment) Ordinance (Chapter 545). Deficiencies in the current legislation were pointed out and some recommendations proposed in the paper were announced at the Conference. Interested members can read the full opinion paper on the HKIS website.



Another event was held on 18 August 2005 to announce the result



of the Council's recent Real Estate Manpower Survey.

Business Valuation

A Press Conference will be held soon to introduce the operation of Business Valuation. Meanwhile, Mr Lawrence Pang, Mr K K Chiu, Mr Charles Chan and Mr Joseph Ho have been nominated by the GPD Council as members of the Vetting Panel for Business Valuation. A representative from the Lands Department will also be nominated to the Panel, but his or her name is yet to be confirmed.

Membership

Regarding the recognition of members from RICS's faculties, other than General Practice Surveying, it has been agreed that applicants will be required to participate in the APC, with the exemption of the written examination. A professional interview will be offered to them free of charge.

Sales and Letting

All GPD Council members have been appointed onto the Judging Panel of the HKIS Property Marketing Award.

Valuation Practice

With the implementation of the new Valuation Standards and as requested by the Hong Kong Stock Exchange, we are now reviewing the current listing rule to see whether any amendments are required.

The appeal case in relation to the application for inclusion in the list of "the Valuers for Undertaking Valuations for Incorporation or Reference in Listing Particulars and Circulars and Valuations in Connection with Takeovers and Mergers" is still being processed.

Government Practices and Local Affairs

The working panel has exchanged views with the Lands Department on such issues as streamlining the lease modification process, the performance pledge for the processing time for land transactions and the assessment criteria of the notional seven-year-old flat in the Home Purchase Allowance calculation. Panel members are now taking follow-up action and you will be updated on the latest progress.

Valuation Standards

A working group comprising Mr Augustine Wong, Mr Lawrence Pang and Ms Eva Siu has been formed to clarify the definition of Saleable Area.

Good news for all members is that the Valuation Standards and Guidelines will be posted on the HKIS website and available free of charge.

Joint Conference of HKIS, HKIA and HKIE

The topic of this Joint Conference is "Opportunities for Hong Kong and Overseas Experts in Mainland China". We are delighted that Mr John Tsang and Mr C Y Leung have been invited to be the Guests of Honour at the Conference.

International Symposium organized jointly by the FIG Commission 9, CIREA and HKIS

Another symposium, which is being organized jointly by the International Federation of Surveyors Commission 9: Valuation and Management of Real Estate (FIG Commission 9), the China Institute of Real Estate Appraisers and Agents (CIREA) and the HKIS, will be held in Xian from 16 to 20 October 2005. The theme of the symposium will be "Property Valuers Fronting the Triple Bottom Lines of Economic, Environment and Social Conflicts". We strongly recommend that our members take part in this meaningful international conference and registration forms will be delivered to all members very soon.

Negotiation of HKIS's Office Rental with Hong Kong Land

The Council proposed that Mr C K Lau be responsible for the negotiation on the rental of the HKIS office.

Property and Facility Management (PFM) Division

By invitation of Mr Mike Price, the GPD council encourages our members to join this new division.

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

Annual General Meeting General Practice Division

6:30 pm Monday 21 November 2005

Surveyors Learning Centre

811 Jardine House, 1 Connaught Place, Central, Hong Kong

For enquiries, please call the Secretariat on 2526 3679

HKIA, HKIE, HKIS Joint Institute Conference

Opportunities for Hong Kong and Overseas Experts in Mainland China

22 November 2005

Hong Kong SAR

**For enquiries, please call the Secretariat
on 2526 3679 or email: info@hkis.org.hk**

Land Surveying Division

Chairman's Message



Dominic Siu
LSD Council Chairman

4th Beijing-Hong Kong Macau Geometric Conference

Mr TT Cheung, the President, Mr C H Wong the Senior Vice President and myself led a twenty strong HKIS delegation including 3 past presidents of HKIS, Mr S C Leung, Mr T N Wong and Mr Chan Hak to Macau to attend the Beijing Hong Kong and Macau Geomatic conference held from 7 to 9 September. It was a very successful conference with around 50 technical papers submitted. The conference was officially opened by Secretary of Public Works, Mr Ao Man-long followed by address of Mr Gary Cheong, Deputy Director, Direcção dos Serviços de Cartografia e Cadastro. I would like to express my heartfelt thanks to Mr Ronald Chan, Chairman of LSD Mainland Committee in who had been very devoted to liaising with the conference organizer in Macau on detailed arrangement of HKIS members participating the event including accommodation, transportation, souvenir photographs so on and so forth.

The conference is held every two years. The Organising Committee, in a meeting held on 8 September, decided that it would be the turn for Hong Kong to organise the conference in 2007. Professor SHI Wen-zhong of the Hong Kong Polytechnic University had kindly offered assistance to arrange the venue in HK Poly U to cut down the budget of the conference.

CPD event on bursting height of firework in Disney Park Hong Kong

The CPD event was attended by 40 HKIS members. Many LSD members were disappointed as the lucky draw of

Disney Land admission tickets all went to members of other divisions. Congratulations to the lucky ones.

Open discussion forum on proposed changes in Rules and Guide to APC of LSD

Proposed change in Rules and Guide was initiated by the Land Surveying Division Education Committee and was agreed unanimously in previous LSD council meeting. An open discussion forum was arranged on 12 September 2005 at 6:30 pm in the Surveyors Learning Centre of HKIS. The proposed change is to be in line with other divisions which only require one specialised area of work. The change is considered reasonable by the majority of LSD members because it is not practicable requiring probationers to quit their current job and work in another specialised field taking into account of recent economic climate. The proposed change in Rules and Guide will be voted on in the coming LSD AGM to be held on 17 November 2005.

Meeting with Hon Prof Patrick Lau

Five LSD members, Mr S C Leung (Ex-President), Mr T N Wong (Ex-President), Mr LamLi-wah, Hon Treasurer of HKIS, Mr Henry Chan LSD council member and myself had a meeting with the Hon Prof Patrick Lau on 13 September 2005 in his office in Central.

The issue on the amendment of revised Registration Ordinance concerning the inclusion of updating of boundary upon survey consequence to the enactment of land title bill was discussed and he kindly agreed to bring up the issue with Mr Michael Suen, Secretary of HPLB and to arrange a follow up meeting.

Annual General Meeting
Land Surveying Division

6:00 pm Thursday 17 November 2005

Surveyors Learning Centre

811 Jardine House, 1 Connaught Place, Central, Hong Kong

For enquiries, please call the Secretariat on 2526 3679

Quantity Surveying Division **Chairman's Message**



Sam Cheng
QSD Council Chairman

New Blood for the Profession

Over the last few months, QSD representatives have joined HKIS delegations to visit the Hong Kong Polytechnic University, the City University of Hong Kong and the Hong Kong University. It is almost a non-reversible trend that the tertiary education institutes are moving towards common surveying degree programmes with the aim of educating young surveyors to have a broad academic basis so that they can have a greater choice of specialization when they graduate. The current trend is students in surveying programme not only have an option to specialize in one of several surveying streams, viz Quantity Surveying, Building Surveying or General Practice, they can also "Top-Up" by studying two more years to have another degree in Law (CityU) or by taking extra credits to have a major or minor in Economics and Finance (HKU).

No doubt the variety of surveying programmes offered by the tertiary institutes attracts bright and intelligent young persons to these courses. They provide new blood to our quantity surveying profession. However, we are facing competition not only within the surveying profession for this new blood but a possible brain drain of the bright and intelligent to the legal and financial professions.

There have been complaints from the industry, notably from major quantities surveying practices that the universities are not training the quantity surveyors technical skills required for the practice and are not responsive to the requirements of the industry. To bridge the gap and enhance cooperation between the industry and the universities, QSD would take an active role in maintaining a constant dialogue with the academics and the practices to stop the bleeding and save the life of the quantity surveying profession.

New Standard Form of Building Contract

Daniel Ho has undertaken to organize training and promotion of the SFBC. A series of lecture is being arranged through HKU (SPACE). In addition, the student copy is available through the academic institutes.

Reciprocity with CECA

The assessors for implementing the reciprocity agreement have been notified individually. Applications to enroll in the selection scheme for membership of Registered Cost Engineer have been received. Our Hon Secretary and Chairman of the Mainland Committee would meet CECA representative in Beijing to finalize the details within this month.

Property and Facility Management Division Luncheon **Brief Update on Building Management Ordinance** **(Amendment) Bill**

World Trade Centre Club Friday, 14 October 2005

Speaker

Mrs Angelina Cheung, JP

Assistant Director of Home Affairs Department

For any further information, please contact Donna YU at 2526 3679.

Junior Organization Chairman's Message



Lesly Lam
JO Chairman

JO – 3 big events at Council Year-end (青年組本年終的三大重頭戲)

Study Tour to Beijing – Contemporary & Retrospective : Cross Over in our Nation



With the unprecedented opportunity in hosting the Olympic Games 2008 by our mother nation, the JO is arranging a 5-days study tour to Beijing in October when our counterparts, including public and private sectors and institutions, will be visited; naturally, the in-progress Olympic infrastructure construction items and newly developed residential complex and retail mall will also be covered. Don't miss the chance. 北京見! Special thanks must go to Jeffrey Wong who is now leading a group to work on the details.

JO Annual Dinner – Mr Surveyor and Ms Surveyor



In recent years, JO Annual Dinner participants would have been deeply impressed by the innovation, warmth and cohesion that the event brought. This year, our theme is "Mr Surveyor and Ms Surveyor Casting Show 史威夫與史威妻造型騷". Our target is simple:– **find the real Mr Surveyor and Ms Surveyor for us.** Again, don't miss this. There are plenty of gifts and fun waiting for us. See you on 19 November

(Saturday) at "BIG", G/F, Citicorp Centre, Whitfield Road, Tin Hau.

Corporate Videos for HKIS and HKIS JO – JO production crew

The production of a new corporate video for HKIS and one for the JO has commenced. Its Gala Premiere is scheduled on 14 November 2005 at the HKIS Annual Dinner. In the presence of our Guest of Honour, the Hon Donald TSANG Yam-kuen, GBM, JP, this video will create in our nearest and dearest Chief Executive an extremely good impression on the surveying profession. The JO promises that we shall try our best and provide the greatest effort in producing a superb and attractive video. Special thanks must be given to George Leung who is now leading a group to work on this.

Reminders :

- **Creative talents wanted New NAME & LOGO for JO** We are having a competition on re-designing the name and logo of JO with fabulous prizes. Now's your chance, don't hesitate to take this opportunity to create an innovative, meaningful and representative NAME and LOGO for us.
- **Revision of JO Age Limit to 40** I'm glad to let you know that the revision of JO age limit to 40 has been endorsed in the General Council meeting on 11 August 2005.

Throughout this council year, JO and young members keep showing enthusiasm and spirit in arranging / organizing / participating in JO activities. The most valuable is of course we are using our own time to work as volunteers for JO as well as the HKIS. The JO is proud of the tremendous number of PQSLs, CPDs, site visits and social events, as always. Thank you very much for your great support!

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

Creative talents wanted New Name & Logo for JO

**Your design may be adopted to replace
the existing 'Junior Organization'**
富有代表性的新名稱與組徽

An extension of the HKIS, **Junior Organization (JO)** has been and remains at the forefront providing solid training foundations for the best surveying professionals for over 20 years; as time goes by, JO members are no longer junior but experienced professionals.

To catch up with an ever-changing society, we need a new image in a new era..... So, we are having a competition on re-designing the name and logo of JO with fabulous prizes. Now's your chance, don't hesitate to take this opportunity to create an innovative, meaningful and representative NAME and LOGO for us.

香港測量師學會「青年組」在過去廿年，除作為學生及準備考取『專業測量師』會員的橋樑外，更為各年青會員提供專業培訓，使各會員獲得更全面發展。

時代不斷變遷，在這新世紀中「青年組」需要一個更有代表性的形象。因此，本組現舉行一個獎品豐富的『新名稱與組徽設計比賽』。請各會員把握良機，設計出你們認為最富有意義及代表性的「青年組」名稱與組徽。

Requirement 要求

- Chinese Name, English Name and Logo for JO
- Genuinely indicative of our young members
- Unlimited words but not more than 3 colors, in A4 size
- Submit the design on or before 30 September 2005
- 英文名，中文名及組徽各一
- 能夠代表年青會員
- 字數不限但不能多過三種顏色及A4大小
- 請於九月三十日前提交設計

Submission 提交設計

Please write down 'New NAME & LOGO for JO Competition', your name and contact number on the envelope and submit to HKIS Office.

請參賽者在信封封面注明『青年組新名稱與組徽設計比賽』、姓名及聯絡電話；提交到「香港測量師學會」辦事處。

Prize 獎項

The Chinese and English Name 中文及英文名:
Bookshop voucher HK\$2,000.00 for each
各得書卷價值港幣兩仟圓

Logo 組徽:
Bookshop voucher HK\$2,000.00
書卷價值港幣兩仟圓

** All participants will be awarded 2 free tickets for JO-CPD/PQSL event
** 各參賽者會獲得由「青年組」所舉辦的 CPD / PQSL 免費門券二張

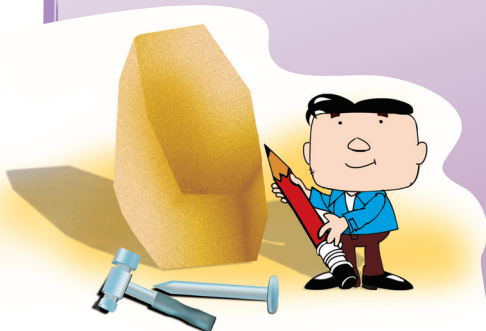
Your design may be adopted to replace the existing 'Junior Organization'
得獎設計有機會取代現在「青年組」的名字

Judges 評審委員

Past and present JO chairmen
現任及過往任職「青年組」主席

Remarks 其他

- * All members are cordially invited to participate the competition
- * For further information, please send an e-mail to jo6370@yahoo.com.hk
- * 誠邀所有會員參與
- * 如有任何疑問，可電郵至 jo6370@yahoo.com.hk



JO Annual Dinner cum

Mr and Ms Surveyor Casting Show

史威夫與史威妻造型騷

(a HKIS JO production)

6:30pm to 10:00pm

Saturday, 19 November 2005

BIG – Bar and Karaoke

Shop A, G/FI, Citicorp Centre

18 Whitfield Road, Tin Hau, Hong Kong

Cost per head: HK\$100 (including drinks and food)

Places : 150 persons on a first-come-first-served basis

Reservations : please use form below

Show synopsis :

Mr and Ms Surveyor Contest

Bachelor Auction

– By HKIS Professional Auctioneer

Games

Lucky Draw

Production crew:

Joseph Wong

Karen Kong

Jeffrey Wong

Jean Cheng

Lesly Lam

Casting : Everybody (props provided may become souvenirs)



JO Annual Dinner cum

Mr and Ms Surveyor Casting Show

史威夫與史威妻造型騷 (a HKIS JO production)

(20% discount on bookings for 10 or more made before 30 Oct 2005)

Admission for ticket holders only; tickets are exchangeable for a special door prize.

Member details

Name : _____ HKIS no. : _____ Reservation for () persons (including yourself)

Postal address : _____

Tel no. : _____ Fax no. : _____ E-mail : _____

Payment method

I enclose a cheque payable to **Surveyors Services Ltd.** 801 Jardine House, 1 Connaught Place, Central, Hong Kong

Cheque no. _____ Amount HK\$ _____

Enquiries, please call Secretariat on 2526 3679 or email: info@hkis.org.hk

Contemporary & Retrospective – Cross Over in our Nation 現代尖端與懷舊復古交替—龍的文化

Study Tour to Beijing 北京學術交流團

Date : 26 to 30 October 2005

Venue : Beijing, People's Republic of China

Fee : HK\$3,000 include air-flight ticket, 4-night accommodation
breakfast, lunch & dinner (Max 35 people)

Place to visit include :

Olympic Infrastructure; Government and Institution; Newly Developed Residential Complex & Retail Mall; Vestige Redevelopment and more...

Being part of a nation which has over 5,000 years culture & history as well as the opportunity hoisting the world's greatest event in 2008, it is undoubtedly an *unprecedented* event to explore New and Historical sites in one tour. Divisional knowledge and skill will be well covered in the tour.

Contact : Mr Jeffrey Wong, JO Committee Member
+852 93642270 or email: jwong@savills.com.hk

Noted: based on first-come first-serve basis
Subject to final confirmation

Building Surveyors Conference 2005 Anatomy of Licensed Premises and Professional Practice

15/10/2005 (Saturday)

Harbour Plaza Hong Kong, Hunghom

Although licensing does not appear to be a complicated issue, its varieties make it difficult for one to master it. Different proposals for introducing and implementing private certification in licensing control have been suggested by various parties in various venue. All these give rise to the need to have a Conference focusing on licensing control. Speakers at this Conference include clients and professionals from private sectors and relevant government departments, who have extensive and valuable experience in licensing. It is hoped that all participants in this Conference will find it valuable and useful. Please mark the day on your diary, the details of this Conference will be dispatched to members separately. For enquiries, please call the Secretariat on 2526 3679 or email: info@hkis.org.hk.



CPD/JO/2005064

書評「胡雪巖」— 論盡古今企業管人

講者 香樹輝先生

日期及地點 2005年10月13日星期四下午7時至8時半香港中環怡和大廈8樓測量師研習中心

內容 胡雪巖為清朝咸豐年間的商人。「胡雪巖」為一部商戰小說，作者為高陽，曾敘述此書為一本與中共官方打交道的「教科書」，亦有書評指其為“「商場戰爭的百科全書」，當今每位商人都必須一讀”。

香樹輝先生，是一位出色的投資銀行家，曾為他人作過無數投資項目。而現時則是新城財經台節目“香樹輝King King 傾”的主持人。與無數政府高官、企業的高層管理人員、財經界人仕在節目作中傾談及交流，閱人無數。香Sir會借「胡雪巖」一書為題，再加上他本人在商場多年的經驗和個人閱歷論盡古今企業主席及企管人員的管理之道及其成敗得失之根本因由。

香樹輝先生畢業於香港中文大學新亞書院經濟系，得美國洛克菲勒基金獎學金往泰國升學，七四年取得曼谷法政大學經濟學碩士學位。香Sir自一九七四年起先後任職於美國銀行，加拿大國民銀行，時喜運通有限公司 (Shearson American Express)，及創業基金投資公司 Arral & Partners，共十五年之久。一九九零年，香氏參與創辦《壹週刊》，開展了出版界新事業，九一年十月加入星島報業集團為總經理，九四年一月參與收購香港歷史悠久的中文報紙《華僑日報》。九五年五月，出任智才有限公司董事及明報執行董事。

香Sir於一九七七年獲選為倫敦銀行家公會會士，亦曾在不同時間為美國管理協會及美國經濟學會會員。現時為香港專業管理協會、工商管理研究社，中華總商會，香港新聞行政人員協會，香港外國記者會會員，等等。自一九八二年起，香氏的履歷已列入不同版本的世界名人錄，亞太區名人錄及亞太區銀行金融名人錄。香Sir 現為宙輝有限公司董事總經理，從事投資、財務及公關策略的顧問工作。

言語 廣東話

費用 港幣\$100

截止日期 2005年10月6日（先到先得）

CPD/JO/2005065

Risks and opportunities for HK property



Guest Speaker Mr Chi Lo

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

Details Mr Chi Lo, a former chief economist at HSBC and Standard Chartered Bank, is the author of two books: *When Asia Meets China in the New Millennium?* – published by Pearson Prentice Hall in 2003 and *he Misunderstood China?* – published by Pearson Prentice Hall, 2004.

Chi was enlisted in the International Who's Who Professionals in 2000. He has over 15 years of international research experience in economics, financial markets and public policy & standards development. His experience includes international research firms, investment banks, government treasury and securities regulatory bodies in America, England and Asia. He has published research work in international periodicals and newspapers, and appeared as commentator on international news agencies, and speaker at international seminars, including the Asian Development Bank and International Monetary Fund.

In this CPD talk, Chi is going to address:

- Risks facing HK property – interest rate hikes, oil price shocks, US economic shock
- Opportunities – which segments of the residential and office markets present opportunities in the long-term?
- How bad is interest rate risk in the property market?
- How much will oil price hikes hurt?
- What about if oil prices crash?
- What happens to HK property if the US market crash?
- What are the medium-term opportunities in HK property?

- Which segments of the market have better investment potentials?
- Where are we in the HK property cycle?

Language English

Deadline 10 October 2005

Fee HK\$100 per person

Priority Students and Probationers

CPD/QS/2005069

Frequent problems encountered by QS in E&M works



Guest Speaker Mr Raymond Kam, MSc MHKIS MRICS RPS (QS)

Date & Venue Wednesday 19 October 2005 (7:00 pm – 8:30 pm) SLC, HKIS

Details Mr Raymond Kam is the Director of a local QS Consultancy Practice and has over seventeen years of quantity surveying experience in building services installation contracting. He is also well conversant with the measurement of building services works and has provided lectures and seminars to the post-graduate and undergraduate students in a local university and the building services engineers in a local statutory authority.

The focus of the talk will be on the common problems usually encountered by the quantity surveyors in dealing with building services works, like measurement of works, packaging of works, works interfacing, programming of works, evaluation of design changes. Practical examples will be used to illustrate these areas.

Language Cantonese

Deadline 12 October 2005

Fee HK\$100 per person

Priority QS members

CPD/BSJ/2005073

APC Workshop 2005 Part III (For BS Candidates) – Strategy and techniques on identifying common defects & irregularities



Guest Speaker APC Assessors from private and government sectors

Date & Venue Saturday 22 October 2005 (2:00 pm – 4:00 pm) SLC, HKIS

Details Participants will be divided into groups. It is expected that members can make their attempt to give diagnosis of defects by referring to the provided pictures. Others in the group are encouraged to criticize the analysis given by member. Our APC assessors will serve as a facilitator in the whole exercise. The final part of this workshop will be a discussion on the techniques and strategy on the defect diagnosis and the interpretation of different syndromes as well as the defect rectification.

Language Cantonese supplemented by English

Deadline 20 October 2005

Fee HK\$100 per person

Priority Students and Probationers 60 (maximum)

CPD/BSJ/2005072

APC Workshop 2005 Part II (For BS Candidates) – Past Paper Review 2003-2004



Guest Speakers Mr Richard Cheung, Past Chairman of Building Surveying Division
Mr Alex Wong, Vice-chairman of Building Surveying Division

Date & Venue Tuesday 25 October 2005 (7:00 pm – 8:30 pm) SLC, HKIS

Details Mr Cheung and Mr Wong are senior members with extensive experience in the industry, both of them are experienced paper writers for the Practical Task, Assessment of Professional Competence of Building Surveying Division. By making reference to the past

papers of recent years (2002 to 2004), our guest speakers will guide members to assimilate the papers in order to extract the key elements, common mistakes made by candidates will be discussed by quoting relevant examples. It is expected that members will study the papers before joining this event to get the best gain.

Language Cantonese
Deadline 20 October 2005

Fee HK\$100 per person
Priority Students and Probationers

CPD/GP/2005070

Air Ventilation Design and Assessment of High Density Cities



Guest Speaker Professor Edward Ng, Department of Architecture, CUHK

Date & Venue Thursday 27 October 2005 (7:00 pm – 8:30 pm) SLC, HKIS

Details Hong Kong is the densest city in the world. Designing Hong Kong environmentally to provide health and comfort, as well as to optimize the use of resources and energy is an important and difficult task. The government of Hong Kong has since 1998 initiated a lot of programmes and policy investigations towards a sustainable future. In late 2003, after SARS in Hong Kong, the Planning Department initiated a study to promote better planning guidelines for wind and natural ventilation of our urban environment. Some results will be reported and discussed.

Edward is an Architect and a Professor at the Chinese University of Hong Kong. He is director of the MSc Sustainable and Environmental Design Programme. He obtained his PhD from Cambridge University. Since then he has been practicing as an architect and lecturing in various universities. Edward is a consultant to the Hong Kong Government and many private organizations in the region, the director of the International Daylight Monitoring Programme (IDMP) Station in Hong Kong, and a daylight and solar energy expert advisor to the Chinese Government. A visiting professor at Xian Jiaotong University, China, Edward is designing "prototype" ecological buildings for the region.

Language English
Deadline 20 October 2005

Fee HK\$100 per person
Priority GP members

CPD/JO/2005074

Half Day Technical Visit – Central Reclamation Phase III



Guest Speaker Mr Stephen Cheng, Senior Resident Engineer, Atkins China Ltd

Date & Venue Saturday 10 December 2005 (9:30 am – 12:30 pm)

Gathering Point 9:15 am SHARP at the Pier No. 6, Central

Abstract The Central Reclamation Phase III (CRIII) project is the 4th phase of Central and Wan Chi Reclamation. CRIII encompasses reclamation of about 18 hectares of the seabed in front of the Star Ferry Pier from Central Reclamation Phase I (Man Yiu Street) to Lung King Street. The Land reclaimed is for accommodating essential transport infrastructure including the Central-Wan Chai Bypass; Hong Kong Station extended overrun tunnel; North Hong Kong Island Line; and Road P2 network; together with the re-provision of cooling water pumping systems and piers.

The CRIII contract works commenced on 28 February 2003 and is currently anticipated to be completed by late 2008.

The visit will include a briefing on the construction of the CRIII project.

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

Language Cantonese supplemented with English
Deadline 20 October 2005

Fee HK\$100 per head (including insurance). Maximum 20 vacancies.
Priority First come first served

CPD/JO/2005067

History, growth and future of RMB (人民幣) Banking in Hong Kong



Guest Speaker Mr Li Siu-kei MBA, CFP, Assistant General Manager, Bank of Communications, Hong Kong Branch
交通銀行香港分行助理總經理李紹基先生

Date & Venue Friday 16 December 2005 (7:00 pm – 8:30 pm) SLC, HKIS

Details Mr Li is frequently interviewed by the mass media to give expert opinion on the RMB banking and implications of RMB to the local business. This talk intends to provide an opportunity for members to understand the latest trend of RMB banking in China and HK. Members are encouraged to join this event and take this golden chance to ask the expert questions face-to-face.

Language Cantonese
Deadline 10 December 2005

Fee HK\$100 per person
Priority Students and Probationers

SLC, HKIS = Surveyors Learning Centre, 811 Jardine House, 1 Connaught Place, Central, Hong Kong.
For enquiries, please call 2526 3679.

Entry Course



Hong Kong Institute of Arbitrators



Chartered Institute of Arbitrators
(East Asia Branch)

The Chartered Institute of Arbitrators (East Asia Branch) and the Hong Kong Institute of Arbitrators are accepting applications from suitably qualified professionals for a 2-day course leading to entry to the Institutes as an Associate (which is the first grade). Applicants should hold recognised professional or industry qualifications appropriate to their profession or trade.

Subjects covered include: **Powers & Jurisdiction of the Arbitrator; Preliminary Meetings; Submission to the Arbitrator; Procedure at a Hearing; Awards; Costs & Interest and International Arbitration.** The course will conclude with a written examination.

The examination consists of two elements:

- | | |
|--|-------------|
| • a pre-course assignment which must be handed in on the 1st day of the course | - 20% marks |
| • a 2-hour written paper | - 80% marks |

The course will be held at Hong Kong International Arbitration Centre on Saturday 12 and 19 November 2005 from 8:30am to 5:30pm followed by an examination on Saturday afternoon 2:15pm to 4:30pm 26 November 2005.

The cost of the full course will be HK\$3,200 including course materials, a VCD and the examination fee. **The closing date for receipt of applications is 5:00pm on Friday 14 October 2005.**

Please send your applications giving (1) name and ID No. (2) occupation, details of education and professional or industry qualifications (3) address, (4) email address and (5) day telephone number, along with a cheque for HK\$3,200.00 made payable to the "Chartered Institute of Arbitrators (East Asia Branch)", c/o Hong Kong International Arbitration Centre, 38/F Two Exchange Square, Central, Hong Kong.

Cheques will be returned for unsuccessful applications.

CPD points being applied for from the Law Society of Hong Kong

Website www.ciarbasia.org www.hkiarb.org.hk

Catch-all notices – Don't be caught out



James B Longbottom
LLB(Hons) Bsc(Hons) PgD(Law) MRICS
MHKIS FCI Arb RPS
Managing Director
Brian E Rawling & Associates Limited

The requirement to give notice followed by the provision of detailed particulars of claims for extensions of time and additional payment is a common feature of many building or civil engineering contracts. A notice means “no surprises” to employers and an advance warning of delays and cost increases. It is also an opportunity for employers to take positive actions to mitigate the effects of excusable or compensable events (for example, the instruction of delay recovery measures or changes to the design to reduce the potential effects of an excusable event).

Condition Precedent

However, there are a number of contracts in Hong Kong that unnecessarily complicate the notice provisions and the requirements for particulars and make compliance with such provisions a condition precedent to a contractor's entitlements to extensions of time and / or additional payment. The intention of such provisions appears to be to discourage claims and deny the contractor the right to claim or have any remedy for the claim if it fails to strictly comply with the relevant provisions of the clause. Typical provisions include compliance that the notice or particulars are:

- 1 in writing;
- 2 given within stringent timeframes, e.g. the giving of notice within 28 days of the start of an event and detailed particulars 28 days later or where the event has a continuing effect the submission of interim particulars at 28 day intervals;
- 3 served in a particular form or way, e.g.
 - details of the cause, effects and actual extent or likely extent of the delay;
 - details of the amount claimed;
 - details of the grounds for the claim;
 - details of the contract provisions relied upon;
 - details of supporting documents;
 - details of measures adopted to avoid or reduce the effects of the event;
- 4 and the like.

The Pitfalls

The response by some contractors is to submit notifications on a standard letter for every conceivable event in the hope that the mountain of paper has covered all events that are likely to give rise to extensions of time and / or additional payment. Unfortunately, it is a common occurrence for some events only to come to light under the detailed analysis of the delay analyst or claims researcher as the contractual and practical effects of an event were not fully appreciated by the contractor's site staff at the time.

Catch-all Notices

How then do contractors avoid falling foul of events that fall through the net? One approach is the use of 'catch-all' notices.

Catch-all notices are drafted sufficiently widely to encompass groups of events ie the “event” becomes a collection of events.

A Case Study

A few years ago, in writing the claims on a major infrastructure project that had gone awry, there were no major claimable events but lots of late changes that accumulated into considerable work growth and caused delays and disruption. Many of the changes had not been notified. However, the contractor had had the foresight to raise a notice on the poor quality of the contract drawings and the need to raise requests for information due to the immature and late development of the design.

The absence of properly detailed information had all sorts of repercussions in terms of coordination, the provision of builder's works and penetrations for building services in the structure and making submissions for materials and equipment. More importantly, the replies to the requests for information led to the contract administrator making many changes to the project which caused further delays and disruption to the works.

This one 'catch-all' notice became the lifeline for many of the contractor's claims.

Examples

Below are just a few ideas for catch-all notices with respect to common problems encountered on Hong Kong projects:–

- **The level of information contained on the contract drawings being insufficient to construct the Works** This example is considered in the case study. Whilst individual requests for information could be notified, a 'catch-all' notice eliminates the risk of any oversights.
- **The cumulative effect of variations and corresponding work growth** Contractors will usually have some flexibility in their resources and planning to absorb variations into the works. However, where there is a proliferation of instructions to vary the works there may also be a need for additional preparation and coordination, increased resources, delays and disruption. Unless the contractor adopted a policy of singularly issuing notices for every instruction, there could be a likelihood that the contractor might run foul of the notice provisions with respect to such effects.
- **Late instructions for extra work and variations** Late instructions towards the end of a contract are not an

uncommon occurrence in Hong Kong as final changes for FSD, tenants and the like are incorporated into the works. This catch-all notice could be drafted to cover delays, disruption, prolongation, deferred rundown of resources and the like.

- **Additional staff costs** This catch-all notice could cover the retention of staff for longer than originally anticipated together with additional staff as a result of identifying and resolving discrepancies in drawings, the management and implementation of variations, additional coordination arising from variations, requests for information, investigation and provision of information in connection with claimable events and the like.

Conclusions

Catch-all notices are a useful means of circumventing onerous notice provisions. Nevertheless, they should be drafted with care, be relevant and satisfy the contractual notice provisions. For example, there is no point in drafting a notice for the cumulative effect of variations if the particulars that follow cannot support work growth and / or delays and disruption.

The property market in a gaming city – part 1

Harry Chan
Director
CB Richard Ellis, Valuation & Advisory Services - Greater China

Macau may be among the world's smallest places, but that has never stopped the city from growing. This tiny market had not attracted many investors in the past, but the liberalization of the gaming industry has ushered in a new era of growth, and the city is now considered one of the world's fastest growing gaming and tourism markets, attracting global casino giants. The recent change in the economic structure has had a huge impact on Macau's property market.

Property Boom in the Early '90s

Prior to the 1990s, Macau's property market was relatively stable and served the small population well. Although Macau is a small city with limited land resources, there were not many high-rise buildings at that time and most

Economic Indicator (2004)

Land Area	: 27.5 km ₂
Population	465,333
GDP	: MOP82.7 billion
GDP per Capita	: MOP181,000
Real GDP Growth	: 21.7% (Qtr 3 2004)
Inflation	: 0.98%
Foreign Trade	: MOP50.5 billion
Visitor Arrival	: 16.67 million

developments were concentrated in Macau, with some in Taipa and less in Coloane.

At the beginning of the 1990s, Macau's property market expanded to keep up with the rapid development of the property market in Mainland China. Property prices surged substantially in the major cities of China and Guangdong Province. Speculation on land and the property market was rife in Guangdong Province, with many Mainland enterprises entering the Macau property market, along with capital that facilitated the growth of the local property market. While Mainland enterprises sought office space, immigrants and executives from the Mainland contributed to the increasing demand for housing.

Strong demand pushed up property prices

in Macau, with some new developments achieving record high prices. The Macau International Centre, a new large-scale residential estate near the new Macau Hong Kong Ferry Terminal, was sold at an average price of about HK\$1,500 per sq ft, while the pre-sale price of office space in the Macau Finance Centre at ZAPE reached HK\$2,500 per sq ft.

To cope with the increasing demand on housing and the flourishing property market, the Macau government carried out a series of land reclamation programmes to increase land supply, including the reclamation at NATAP in the northeast, and NAPE and Nam Van in the south of the Macau peninsula, as well as the area between Taipa and Coloane. In the meantime, the government developed new districts in NATAP, the north district and Taipa.

With the active involvement of both local developers and Mainland enterprises, market activities increased over those few years and property prices continued to rise. The property market flourished until 1995 when macro austerity measures in China were implemented. Mainland enterprises either withdrew their capital or faced financial problems due to the restrictions on banking finance in China, causing the local property market to contract quickly. Over-development in the early '90s generated an oversupply and high vacancy rates in both the residential and office sectors.

The property market was further affected by the Asian financial crisis and the weak global economy of the time. Property prices were slashed and vacancies remained high. Aggravated by the public order problem in the late 1990s, the tourism industry was adversely affected, adding to the adverse impact on the property market. At the worst time, the sale price of general residential and office space dropped to as low as HK\$300 and HK\$500 per sq ft, respectively. It was not until the opening-up of the gaming industry that the property market started to rebound.

Opening-up of the Gaming Industry

Gaming has been lawful in Macau since 1937 and the Macau government awarded the first exclusive casino gaming concession to one operator, STDm, in 1962.

In December 1999, the sovereignty of Macau was returned to China and the new Macau government recognized the gaming industry as a tool to promote tourism and boost the economy. Therefore, in December 2001, the Macau government decided to liberalize the gaming industry by amending the laws and regulations applicable to the

business. In February 2002, the government awarded three new gaming concessions to SJM, Wynn Resorts (Macau) Ltd and Galaxy Casino Company Ltd, ending the 40-year monopoly of casino magnate STDm. The new gaming licences allow the licensees to build and operate an unlimited number of casinos, with the latest concession expiring in mid-2022. The liberalization of the gaming industry has not only increased the Macau government's revenue, but also boosted tourism and related industries through the establishment of a number of high-quality resorts, casino and entertainment facilities, and the speeding-up of an upgrade of Macau's infrastructure.

Before the opening-up of the gaming industry, Macau was regarded as the world's second-largest gaming market, just behind the Las Vegas Strip. As shown in the table below, gaming revenue in Macau increased by 44% in 2004, more than double that of 2001, overtaking Atlantic City. It is expected that gaming revenue will continue to grow as more casinos open.

Gaming Revenue

(USD Billion)

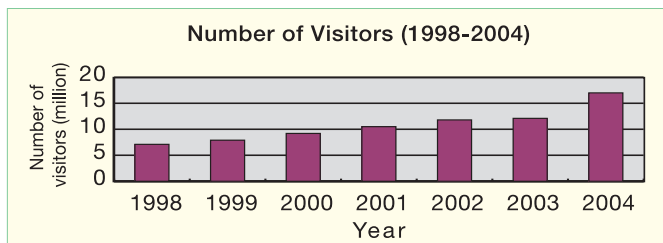
Year	Las Vegas Strip	Atlantic City	Macau
2001	4.70	4.30	2.26
2002	4.65	4.38	2.68
2003	4.76	4.49	3.47
2004	5.33	4.81	5.0

Source : Nevada Gaming Control Board, New Jersey Casino Control Commission

Macau is located in one of the world's largest pools of potential gaming patrons. Less than an hour away from Hong Kong and a 1.5-hour drive from Guangzhou, Macau is widely regarded as one of the largest and fastest-growing gaming markets in the world. The city also has the advantage of sharing a border with Guangdong Province, which has approximately 100 million residents and is one of the Mainland's most populous and prosperous regions.

According to the Macau Statistics and Census Service, the number of visitors to the enclave has been increasing since 1998. In 2004, there were about 16.7 million visitor arrivals, an increase of more than 40% over 2003. A large proportion of this increase is due to the influx of visitors from Mainland China, which contributed 9.5 million people in 2004. The recent removal of internal travel restrictions, allowing individual Mainland Chinese from major cities and economically developed regions to visit Macau, is one of the reasons for the expansion in visitor arrivals. It is expected that arrivals will continue to grow over the

coming years as the central government further removes restrictions on travel and the movement of currency.



Source : Macau Statistics and Census Service

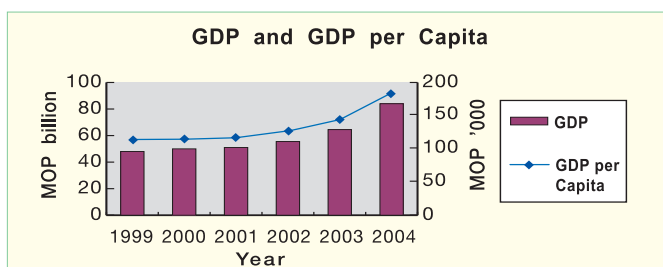
The rapidly developing gaming market is one of the contributing factors to the recent property boom in Macau. Moreover, the good prospects of the gaming industry will sustain the future growth of the local property market over the medium and long term.

Significant Impact of Opening-up the Gaming Industry on the Economy

The impact of the gaming business on the economy and the property market is critical and long-lasting. The gaming industry is one of the major contributors to GDP growth and the largest source of direct tax in Macau. The gaming business in Macau is subject to a gaming tax at an effective rate of 39% of total gaming revenue. Over the past two years, gaming revenue has recorded strong growth following the opening of new casinos. The new Las Vegas Sands Corporation casino unexpectedly paid back all the investment within one year of its opening.

The potential revenue from gaming in Macau is huge compared to casinos in the USA. For example, casinos on the Las Vegas Strip and in Atlantic City in the USA had an average daily win per table in 2004 of around US\$2,400, while in Macau that figure was US\$17,794 (MIP143,000), according to the Macau DICJ.

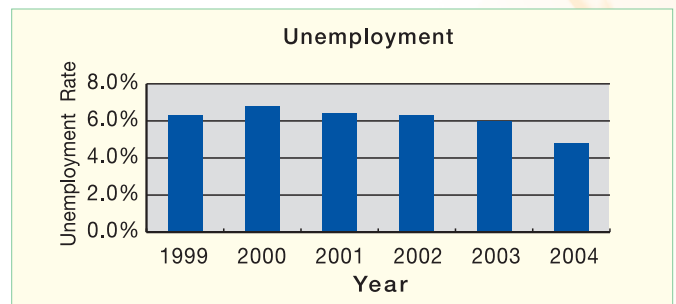
In 2004, Macau's GDP exceeded MOP82 billion, with GDP per capita at MOP181,000, or about 76% of that of Hong Kong. Real GDP growth per quarter was over 20% in 2004, with the highest figure reaching 47.5% in the second quarter of that year.



The impact of opening up the gaming industry is four-fold. Firstly, it attracts direct foreign investment. The investment in the casinos and resort centres is already huge, with the Las Vegas Sands Corporation having the most ambitious scheme as it plans to build a huge gaming village at a total investment of over USD12 billion. The village will comprise a resort, a shopping mall, and conference and entertainment facilities in the Taipa-Coloane Reclamation Area and is scheduled for completion in 2007. The SJM also plans to build a similar development, comprising a hotel, apartments, and a shopping and entertainment complex near the Macau Hong Kong Ferry Terminal, at a total investment of HK\$6.2 billion. This investment is in addition to the new Lisboa Casino and the "cultural village" already promised.

Secondly, investment in gaming and related businesses not only results in construction projects, but also upgrades the city infrastructure. Suspended works are being restarted; uncompleted buildings are being completed; and vacant office buildings are being converted into hotels.

Thirdly, the gaming industry creates jobs and reduces the unemployment rate. To build and operate new casinos and hotels requires labour. The expanding economy saw a substantial demand for labour and the unemployment rate at the end of 2004 dropped to 4.1%, the lowest since the handover. Macau's workforce has long been limited due to its small population and the lack of labour has forced employers to recruit from Hong Kong and Mainland China.



Fourthly, the gaming industry has changed the employment pattern in Macau. The workforce has shifted from a range of industries to gaming and tourism-related industries, which are higher paid and less manual work. A total of 28.8% of the employed population was engaged in the recreational and gaming industry (16.8%) and hospitality industry (12%) at the end of 2004. In recent years, the number of graduates from universities and colleges fails to meet the fast growing market demand. Expatriates from Hong Kong and overseas are required, particularly in professional and management fields, and in construction.

What will happen in the 3rd quarter

Thomas Li
Alvin Lam
Midland Surveyors Limited

There are certain issues that will drag the housing market into a period of consolidation in the 3rd quarter.

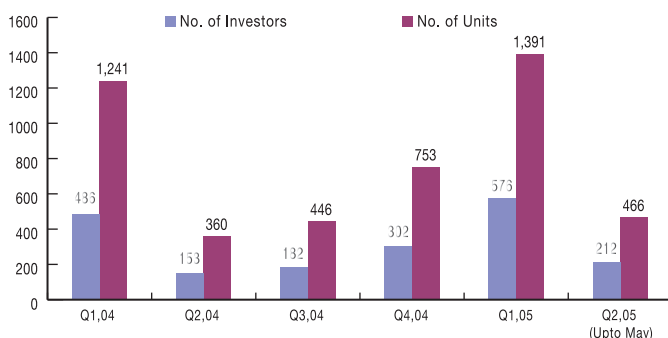
Rising Interest Rates

Since November 2001, mortgage rates have been standing at prime minus 2.5%. With interest rates rise almost a constant feature, the prime rate has risen from 5% to 6.25% in the first six months of 2005. This will certainly have a dampening effect on the property market.

Investors Losing Enthusiasm

Investors will be the hardest hit. On one hand, rising interest rates will increase their investment costs. They will refrain from their earlier enthusiasm. And they have already done ORealty has recorded only 212 multi-unit homebuyers doing purchase, a sharp fall from 576 in the 1st quarter. Similarly, the number of units taken up by non-owner-occupiers was only 466 in April and May, as compared with 1,391 in the 1st quarter (See Chart 1). With continuous rates hikes, investors' sentiment will likely be cooled further.

Chart 1 Quarterly Overview of Multi-unit Home-buying Activity and Number of Buyers



N.B. : The above data are derived from Midland Realty-brokered transactions in both the first hand and second hand markets.

Source : Midland Realty, Research Department

Investors Offloading Their Holdings

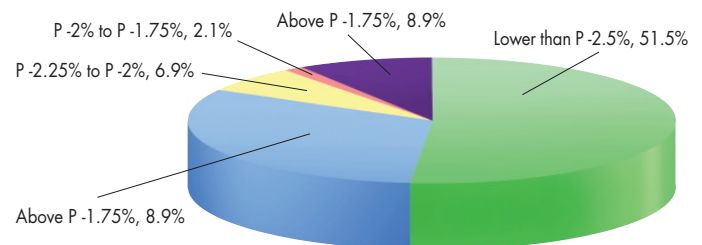
On the other hand, investors will need to offload some of their holdings to relieve their ever increasing burden. Records show that investors who invested in the 1st quarter have sold only 16% of their holdings during that period. Adding those accumulated also in the 2nd quarter a

considerable supply will be coming from investors / speculators in the 3rd quarter, further pressuring the already quiet second hand market.

Losing Desire to Upgrade

Rigorous investors activities and high demand from first time buyers apart, a vibrant property market is also fuelled by owner-occupiers' desire to upgrade their living. They upgrade because they want bigger, newer and better homes. And for another reason. Most of their original mortgages dated back before November 2001, at the then higher interest rates. Since then mortgages at a rate of 2.55 below prime have been the norm (See Chart 2).

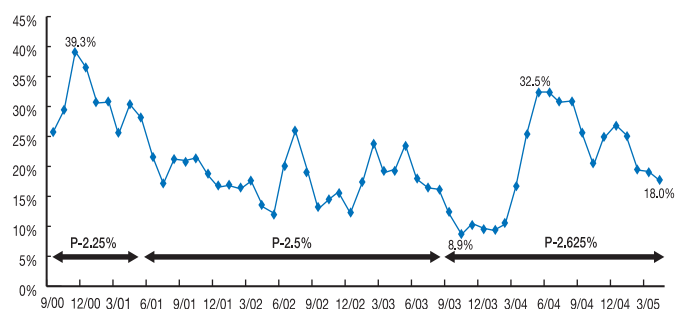
Chart 2 Breakdown of Newly Approved Home Loans by Mortgage Rates (November 2001 - June 2005)



Source : Hong Kong Monetary Authority

Many home-owners have, therefore, changed homes to take advantage of a new mortgage at lower rates (See Chart 3). Despite repetitious increases, the present interest rates are still relatively low and affordable to most. Further increases, as seem likely, will pose a psychological as well as actual effect on home-owners, dampening their interest to upgrade.

Chart 3 Monthly Overview of Mortgage Refinancing as a Percentage of Newly Approved Home Financing



Source : Hong Kong Monetary Authority

Controversy over Internal Sales

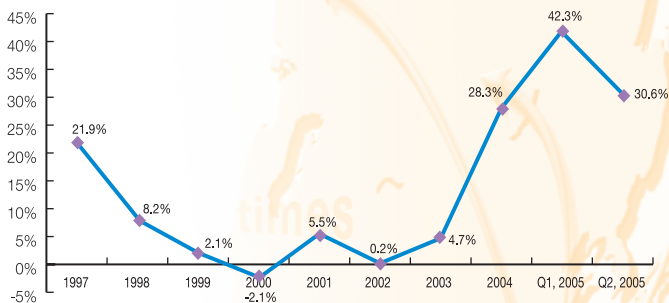
The recent controversy over the internal sales procedures adopted by developers does not help, either. Investors, facing any sort of uncertainty, will simply prefer a wait-and-see attitude, especially in a period when hefty price increases have passed. The housing market will be quieter without their frenzied activities.

All Is Not Lost

Despite some negative factors, it is somewhat unrealistic to paint a pessimistic picture over the property market in the near future. Since the recovery of the housing market in 2004, the price of first hand flats (those offered by developers) is 20% to 40% higher than that of second hand flats (See Chart 4).

The application system of government land sales has been working effectively, meaning that a housing supply glut is unlikely. Along these lines, developers are less inclined to lower their prices to boost sales, preventing further drop in the price levels. Also, barring unforeseen circumstances, the economy is not going to get any worse and people's confidence in the market is not going to fall, either.

Chart 4 Home Price Differentials between the First Hand and Second Hand Markets



Source: Midland Realty, Research Department

2005 Projection

In fact, an upturn in the 4th quarter is expected. Over all, it is forecasted that sale of first hand flats will rise from 6,000 in the 3rd quarter to 6,600 in the 4th quarter and the corresponding figures for second hand flats will rise from 18,000 to 22,500 (see Table 1).

Table 1 Projection of Home Sales Volume in Q3 and Q4 2005

	Q3	Q4	Increase (%)	Year Total
Primary Market	6,000	6,600	10	22,500 - 25,000
Secondary Market	18,000	22,500	25	85,000 - 90,000

Remarks: Figures in the Above Table are Estimated Figures
Source: Midland Realty, Research Department

SURVEYORS' ALLIANCE ASIA (SAA) LOGO DESIGN COMPETITION

THE HONG KONG INSTITUTE OF SURVEYORS
THE INSTITUTION OF SURVEYORS, MALAYSIA
SINGAPORE INSTITUTE OF SURVEYORS AND VALUERS

The Surveyors' Alliance Asia (SAA) was formed on 19 November 2004 with the Hong Kong Institute of Surveyors (HKIS), the Institution of Surveyors, Malaysia (ISM) and the Singapore Institute of Surveyors and Valuers (SISV) as Founding Partners. The Executive Council of SAA at its 1st Meeting on 23 June 2005 in Kuala Lumpur decided to have a regional Logo Competition amongst members and non-members of ISM / HKIS / SISV. It needs a simple but elegant logo to personify a dynamic and professional alliance. With this in mind, the SAA Executive Council is calling upon you to show us your creativity by giving us a logo to take us ahead and foster a closer working relationship amongst the Founding Partners and future partners in Asia. The winner will be presented with a grand prize of HK\$10,000.

For entry details and rules of competition, please visit the **HKIS website at www.hkis.org.hk**.
The closing date for entries is 12 noon on 30 September 2005.



QS consultancy practice sharing – interim payment

Rhea So
JO CPD/PQSL (QS) Working Group

Valuation of interim payment is one of the indispensable tasks to the consultant quantity surveyors during the post-contract stage of a construction project. It is not only a contractual requirement for the Employer or his representative to assess and honour the payments in accordance with the contract, but it also serves as the life blood of the Main Contractor to maintain his cash flow. In order to balance both the Employer's and Main contractor's rights and interests, a fair and reasonable valuation approach should be adopted. Then, what are the factors to be considered during the valuation?



It is our pleasure to have a PQSL event on "Interim Payment" on 21 July by Doris Wong, MHKIS, a Senior QS in Levett and Bailey. Doris began the seminar by introducing areas which require extra attention during assessment of payment application and they are summarized as follows:

- 1 Format of the first payment application
- 2 How to assess preliminaries? By time-related basis or workdone basis?
- 3 Period of interim certificate
- 4 What should be considered during site visit?
- 5 How to assess the values for materials on & off site?
- 6 How and When to assess the values for provisional quantities and provisional sums?
- 7 When to certify the values for architect's instructions and claims applied by the Contractor?
- 8 When to deduct liquidated damages, defective works?
- 9 How to do fluctuation adjustment?
- 10 When to release the retention money?
- 11 How to apply arithmetical error adjustment factor and discount factor to payment valuation?
- 12 When to make direct payment to sub-contractors?
- 13 Beware of the requirement of minimum payment
- 14 Criterion in assessing final payment

At the seminar, Doris clearly elaborated on each significant area, supplemented by Clauses of Government and private

standard form of building contract. For example, does the Period for Interim Certificate stated in the appendix still apply when the Practical Completion Certificate has been issued? Under the private standard form, once the Certificate of Practical Completion is issued, the stated period no longer applies. Furthermore, the period for the release of the retention monies under the private standard form is different from that under the Government form. Also, she illustrated different approaches for calculating fluctuation under the current building contracts with some practical examples. In short, the contract conditions are essential references, which all QS have to be familiar with in preparing payments for every project.

Regarding the techniques in valuation of on-site materials, she particularly advised that invoices are of paramount importance in determining the amount of materials being purchased by the Main Contractor, but they are by no means conclusive proof. Caution should be paid to the unit prices of materials against the BQ rates to ensure that the remaining costs are sufficient for the labour costs, profit and wastage. Besides, she reminded that discount factor should only be applied to the gross value of work-done excluding the Preliminaries, P.C. rate items, provisional sums and P.C sums (but not profit and attendance). In short, all these aspects should be considered prudently and handled properly during the valuation of payment.



We all have learnt a lot in this PQSL event which ended with a big applause. On behalf of the Junior Organization, Joseph Chong, JO Committee Member, presented a souvenir and expressed our sincere thanks to Doris for her invaluable time and effort in conducting this seminar for probationers.



Gaining an insight of contract administration to typical conditions of contract for civil projects



KK Yung
Jo Co-opt Member

In recent years, the contract value of civil engineering projects such as bridges, highways and railway projects, dominates the overall annual construction work in Hong Kong. Knowledge in contract administration for civil projects is becoming an important and crucial topic for QS practitioners, particularly for those who have always been working on building projects.



In the evening of 28 July, the JO organized a PQSL event titled **Gaining an insight of Contract Administration to typical Conditions of Contract for Civil Projects** at the Surveyors



Learning Centre. The guest speaker at this seminar was Michael Yu, a very experienced Chartered Quantity Surveyor and Deputy Director of Widnell Limited, who has extensive experience in contract administration in different civil engineering projects.

The CPD event was divided into two parts. In the first part, types of commonly-used civil contracts in Hong Kong were

introduced and Mr Yu explained the common pricing method for civil contracts, which were Lump-sum, Schedule of Rates, Cost-reimbursable and Turnkey Contract. He also examined the advantages and disadvantages of using each pricing method.

Mr Yu then moved to the second part in which quantity surveying practice in tender preparation, evaluation and contract administration for civil contracts were covered.



Mr Yu also explained some typical clauses in Government Condition of Contract, such as Variation, Disturbance to the Progress of the Works, Payment Statements, Final Certificates. As Mr Yu has very rich experience in civil engineering projects, he delivered this seminar with concrete examples. This led to a better understanding towards the topic. To show our appreciation, our JO committee member, Victor Lau, presented a souvenir to Mr Yu on behalf of the JO. All attendees gave a big applause to express their thankfulness to the speaker for his informative talk.

Site visit to Deep Bay Link – Northern Section between Tuen Mun and Ngau Hom Shek

Victor Lau
JO Committee Member

On 13 August, nearly twenty members from the JO joined this site visit to the HK\$1.7 billion Northern Section, covering a four-kilometre dual three-lane carriage-way linking the future Hong Kong – Shenzhen Western Corridor at its landing point in Ngau Hom Shek with the



Southern Section of the Link located in Yuen Long.

Mr Daniel Chow of

Gammon has explained the difficulties, particularly in coordinating with Light Rail



Transit and Petrol Station Company in building this Hong Kong – Shenzhen highway.

Planning law and practice in Hong Kong

Staff reporter

On 22 June, Fiona Lung, Honorary Secretary of Hong Kong Institute of Planners, spoke to a floor of over 130 surveyors on the plan-making process, planning application system, power and function of the Town Planning Board, enforcement against unauthorized development in rural New Territories since the commencement of the Town Planning (Amendment) Ordinance 2004 was published in the Gazette on 15 April 2005.



Edwin Tsang, Chairman of the Planning and Development Division, presented a souvenir to the speaker.

The talk focused on an overview of the planning law and practice in Hong Kong, particularly in the light of the recent changes.



2005年中國房地產(深圳)論壇

吳英奇
產業測量組



2005年中國房地產(深圳)論壇於五月二日於深圳展開。中國不少有名的學者，包括中國社會科學院金融研究所研究員易憲容先生均有出席。香港測量師學會前任會長謝偉銓獲邀於是次論壇中演講，題目關於香港房地產市場「調控」的經驗。

謝先生簡略說明香港政府在香港房地產市場裡所扮演的角色。香港政府崇尚自由市場經濟，以保障消費者、租客與業主的權益為大前提，對房地產市場作出有限的規管。香港政府在房屋供應上亦有一定的角色，為低收入人士提供公營房屋，又批出土地給私人發展商發展物業。雖然香港政府對房屋市場主要奉行不幹預政策，但是在非常時候，例如當住宅市場過度活躍的時期，政府亦會因時制宜，作出適當的幹預。以往香港政府亦曾試過以一些間直接的方法調控私人住宅的供應和需求。以下是政府曾用過的調控措施。



供應方面

- 一 控制土地及物業的供應及落成量
 - 以「勾地表」方式調節土地拍賣／招標數量
 - 協調公營機構土地招標數量，如兩鐵上蓋發展
 - 調控公營房屋建造數量，變更申請入住公營房屋的資格
- 二 通過行政手法調節私人房屋出售時間
 - 限制申請預售樓花時間
 - 調控樓花房屋出售數量
 - 制樓花物業落成前轉售
- 三 城市規劃及開發
 - 調節新市鎮開發規模及步伐
 - 制定不同基建及道路網等策略

購買方面

- 一 稅務政策
 - 徵收物業稅，調整釐印費，提供置業貸款利息扣稅優惠
- 二 物業按揭 / 貸款
 - 借用金融機構間接影響或限制按揭條件
- 三 資助貸款
 - 利用公營機構提供低息貸款予合資格的置業人士
- 四 人口政策
 - 推出投資移民政策，以刺激房地產市場

謝先生認為，香港政府過去穩定或刺激樓市措施之效果均未如理想。兩年前，香港政府改變房屋政策，減少干預，致力維持公平、自由和穩定的市場環境策。在這個情況下，房地產市場慢慢復蘇，市民對樓市亦重拾信心。謝先生認為，容



許物業／房地產市場自由發展，把人為影響因素減至最少是市場最大力量，而物業供求及價格亦可通過這種機制健康發展。

希望更多香港測量師能參與中國房地產專業及學術論壇，與國內房地產專業人士及學者併發出一些火花。

健康小貼士

三高! 高血糖、高血脂、高血壓

文：陸偉昌醫生
仁安醫院男士保健中心健康顧問
門診部主任醫生，保健中心副主任醫生



高血糖：血糖水準在一般情形下，都應保持在4-8度正常範圍內。血糖水準的穩定有賴胰島素和各種賀爾蒙之間的互相制衡；長期血糖偏高會導致血管受損或病變，有機會令器官缺血壞死而喪失功能。

找出三高和及早治療

在二零零三年三月，100名年齡三十至六十歲男士作身體檢查，受訪者均自認為健康良好，但卻發現當中有29%膽固醇過高，31%身體過重及20%有高血壓，情況尤以30至40歲的一群最為嚴重，由此看來，表面上看似健康的男士，亦有機會成為三高的一員。

一直以來，男士健康是被忽略的一環；過去二十年，人均壽命不斷延長，因此患上慢性疾病的人士也不斷增加。仁安醫院男士保健中心健康顧問陸偉昌醫生表示，根據2001至2003年的數據顯示，死於心臟病及腦血管病的人數高據前五名。

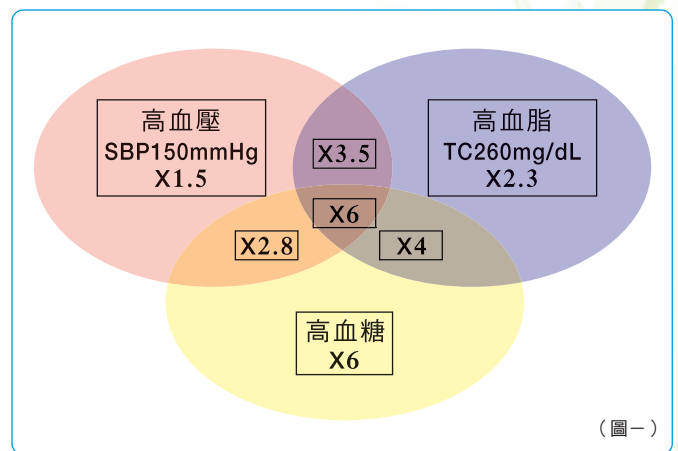
心臟病及腦血管病與三高有莫大的關係

心臟病及腦血管病與高血糖、高血脂、高血壓有莫大的關係，以一個四十歲非吸煙男士作例子（見圖一），患心腦血管病之危險會隨著高血壓、高血糖及高血脂而遞增。

什麼是三高

高血壓：血壓持續高於正常標準（世界衛生組及國際高血壓學會以收縮壓140mmhg舒張壓90mmhg為規範標準）。

高血脂：高血脂通常包括有膽固醇與三酸甘油酯，膽固醇又分為高密度及低密度，高密度膽固醇又稱為好的膽固醇，它可預防心血管、腦血管疾病，而低密度膽固醇又稱為壞的膽固醇，它會在血管內沉積，導致血管硬化、狹窄。



如何預防三高

三高是絕對可以預防，但必須持之以恆，貫徹執行下列各項：

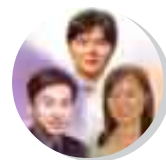
- 定期作身體檢查
- 不吸煙
- 多做運動
- 吃健康的食物
- 保持身心開朗

(本文由仁安醫院提供。文章內容、立場及意見並不代表香港測量師學會。)

Getting to know the council

理事專輯

Edwin Tsang – P&DD Council Chairman



Vincent Lim
JO Committee member
Lesly Lam
JO Chairman
Emily Ling
JO Editorial Board
Representative

Someone who enjoys singing, dancing, design and has read Architecture in the University of Hong Kong, here Edwin Tsang tells us about himself.

What drove you to pursue surveying and planning as your career?

Surveying is not my first profession. Design is one of my interests, naturally I read Architecture in the University of Hong Kong and worked in architectural firms after graduation in 1965 and became a qualified architect in 1969. During this period, I also completed a self teach surveying course and became qualified in 1971.



At the same time, I found “planning” another interesting area in the industry. It is like a magic stick which can change the value of land through a planning process and that impressed me a lot. I went on to do the M Phil (Town Planning) in the University of London in 1970 and have worked in planning field in the public and then in the private sector all these years.

What are the achievements that you are very proud of?

Apart from the several membership of different institutions and I am proud of having fruitful practices in handling various architectural and planning studies or projects for clients from public and private sectors. Some memorable ones:

- Statue Square Gardens, Master Plan, Science Building and Central Library of Chinese University of Hong Kong for W Szeto and Partners
- Fairview Park, Yuen Long for Simon Kwan/Wong Tso Tong, Architects;
- Tin Shui Wai Master Development Studies for Mighty City Company Limited;
- Tin Shui Wai Master Plan Development Studies for TDD, HKSAR;



- Tseung Kwan O New Town Development Studies for TDD, HKSAR;
- Rural Public Housing, Sha Tau Kok for Hong Kong Housing Society;
- Queen Street Redevelopment Studies for LDC; and
- Centre Street Redevelopment Studies for LDC.

Could you tell us the future plans of the Planning and Development Division?

The vital plan is to recruit more members. Actually since the mid 80s, quite a number of General Practice Surveyors have been specializing in town planning. However, promotion has not been enough. Therefore, what is important is:

to promote and attract students and current practitioners to join the Planning and Development Division

In other words, the missions of the coming year will be:

- To promote and organize some courses in the universities in order to encourage students to enter this field.
- To introduce Multiple Membership and Direct Membership in HKIS.

Firstly, a series of seminars will be organized in order to enhance the knowledge on town planning.

Secondly, for current practitioners, if they have been employed in an establishment principally engaged in town planning and development or in an organization

providing related services in planning and development, they can join us and for students, if they are involved in planning and development for three years, they would be eligible to take the APC of the Planning and Development Division. Professional Experience in other countries, such as mainland China and UK etc are all recognized.

I really recommend current students to join us. Planning and Development looks like a magic hand. If you can be a good planning and development surveyor, you would be able to handle large scale projects.

You just completed a course. Could you tell us about it?

I have taken the professional examination for Registered General Contractor and will be qualified as an AS of registered general building contractor.



Have you thought of running for the Legco?

I have been encouraged to have a go. But I decided not to simply because I have been participating in many government boards, committees and community services such as Rotary, Scouts, Environmental Campaign Committee, Drainage Assessment Board, Planners Registration Board and HKIS. These have already helped me attaining my purpose in supporting the industry. Besides, the tremendous workload in Legco may jeopardize my support in the voluntary work which I do not want to sacrifice. Once I devote myself in community work, I want to do it well since I feel responsible for the members and the public; let me stay focused on my on-going voluntary services.

How do you spend your leisure time? Can you share with us the fun?

Basically I spent most of my time on institutional matters. I used to be council members of RTPI(HKBranch), HKIA, GPD of HKIS. Now I am more involved in activities on P & DD, HKIS. Apart of these, I like badminton, table tennis, singing and dancing when I have free time.

火灾科学与消防工程
第二届 **消防性能化规范发展研讨会**

FIRE SCIENCE AND ENGINEERING
THE 2ND CONFERENCE ON THE
DEVELOPMENT OF PERFORMANCE-BASED FIRE CODE

消防性能化规范发展研讨会致力推动世界各地性能化防火设计的发展与应用，探讨有关性能化设计规范和审批的框架和理念。于去年举办的第一届消防性能化规范发展研讨会，成功地世界各地消防工程的专家学者提供了经验交流的平台。为了进一步促进火灾安全科学的推广与应用，此次举办的第二届消防性能化规范发展研讨会，旨在综合世界各地消防工程领域的研究现状，探索性能化防火规范发展的新趋势，解决性能化防火设计在实际应用中所面临的问题。

The purpose of the Conference on the Development of Performance-based Fire Code is to promote the advancement and implementation of performance-based fire safety design throughout the world, to discuss on performance-based design and the limitations and concepts for authorization. The 1st Conference on the Development of Performance-based Fire Code held last year, successfully established a platform for fire engineering experts around the world to exchange their experience on this subject. Follow from last year's success, we would like to further facilitate fire safety science's application. The aims of the 2nd Conference on the Development of Performance-based Fire Code are to summarize the current establishment of fire safety researchers, to explore the trend of performance-based fire code development and to resolve problems that may arise when applying such techniques in fire safety design.

Date: 24/11/2005 ~28/11/2005 (Thursday to Monday)
Venue: Hong Kong Disneyland Hotel Conference Room
 日期：二零零五年十一月二十四日至二十八日（星期四至星期一）
 地点：香港迪士尼乐园—迪士尼酒店会议厅

联系方式：
香港：香港城市大学建筑系防火减灾研究组
联系人：李伟明 博士 (筹委会秘书)
电话：(852)2194 2307, (852)2194 2382
传真：(852)2788 7612
电邮：encllee@cityu.edu.hk

Enquires：
HK：Fire Safety and Disaster Prevention Research Group,
Department of Building and Construction of
City University of Hong Kong
Contact：Dr. Eric LEE (Secretary of organizing committee)
Tel：(852)2194 2307, (852)2194 2382
Fax：(852)2788 7612
Email：encllee@cityu.edu.hk

主办单位：
香港城市大学建筑系
中国科学技术大学火灾科学国家重点实验室
清华大学公共安全研究中心
中国消防协会

Organisers:
Department of Building and Construction,
City University of Hong Kong
State Key Laboratory of Fire Science,
University of Science and Technology, China
Center of Public Security, Tsinghua University
China Association of Fire Protection

会议费用：HKD2000
付款方式：支票或银行汇票，抬头请写“香港城市大学”，连同册请表一起邮寄至“香港城市大学B6322室，吴小姐收”

Registration Fee: HKD2000
Payment: Please make the cheque/bankdraft payable to "City University of Hong Kong" and mail the registration form together with the cheque/bankdraft to Miss Ng, B6322, Department of Building and Construction, City University of Hong Kong.

主办单位 Organisers:

是次会议得到公安消防部四川消防研究所协助

<http://www.bc.cityu.edu.hk/research/fire/index.htm>

Women in Surveying**測量半邊天**Kelvin Ng
JO Committee**Carol Choy – tiding over difficulties****How did you get started with the surveying career?**

After graduated from the Hong Kong Polytechnic University with a degree in Real Estate, I joined the Rating and Valuation Department (RVD) as a Valuation Surveying Graduate and was then posted to various divisions to undertake a comprehensive training program.



Many people would imagine that valuation is very boring by nature, but this is not necessarily the case. When you have a chance to deal with the valuation of special properties, you will understand what one means. During my training in the Special Properties Division of RVD, I came across the valuation of a wide range of special properties such as cinemas, piers, cargo terminal, theme parks and even funeral parlors. The valuation methods applied are very fresh to a new comer.

What is your career path?

Apart from the training in RVD, I was posted to the Acquisition, Allocation & Disposal Division of the Government Property Agency and dealt with leasing projects for various Government departments. After obtaining the professional qualification, I then joined a private consultant firm as a surveyor. Now, I am working for a developer and, besides handling valuations, I am also responsible for the feasibility studies, tendering, marketing and property sales in respect of property development.

How different is life in a public body (Rating and Valuation Department) & in the private sector?

Working in RVD is in fact a stepping-stone for me to attain the professional qualification. As a graduate as well as a probationer of HKIS, the time spent in RVD is really rewarding as plenty of resources are available which enabled me to gain much invaluable experiences from

within. Apart from the daily valuation practice, many on-job training, seminars and workshops are provided. Among which, the sharing of precious experience with predecessors is most valuable. On the contrary, practicing in the private sector is challenging. I have to put my professional knowledge into practice and work independently. Tight schedule, difficult tasks and heavy workload are not unfamiliar to me.

How do you feel about your current job?

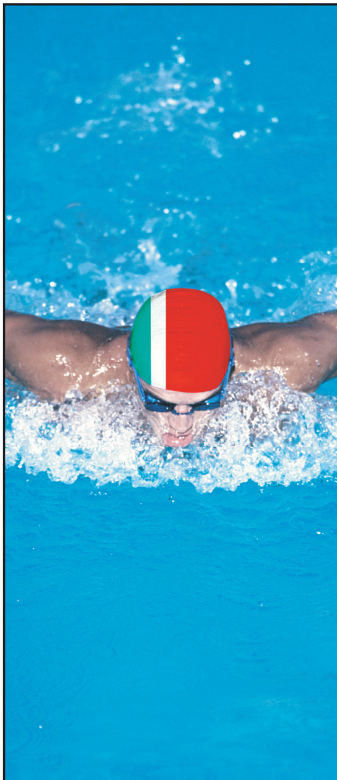
My current job with a developer is very challenging, which involve the launching of property sales. As a member of the sales team, I came to realize that the time of launching is crucial to the success of a sales operation. Any abrupt change in market sentiments may lead to a corresponding adjustment of sales strategies. I have to react swiftly to the unexpected changes. Sometimes, I need to work over-night in the sales office. Nevertheless, the hard time is compensated by the sense of satisfaction resulted from a successful sale.

After several years in the industry, what are the key attributes that you see as important?

Having worked in the industry for four years, as a young surveyor, I believe that eagerness to learn and adaptability to changes are very important. The market is ever changing with rising expectations from clients and evolutionary policies and laws from market regulators. In order to keep abreast with the market, we have to learn unceasingly and be ready for changes.

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

Most of you may recall the time when the property market experienced an unprecedented downturn and that was the time I made up my mind to enroll in the field of surveying – year 1998. After seven years of tough time, the property market has recovered. My advice to new comers to the profession is: be prepared for the “ups” and “downs” in the property market to which our profession is closely associated with. Tiding over difficulties and turning adversity to opportunity are what we, surveyors, do.



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- Valuation experience in Mainland China is essential
- Station in BEIJING

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Date	Event	Organiser	Location	
2005				
October	5	Workshop on Pay-For-Safety Scheme in the Private Sector	HKCA & REDA	Hong Kong SAR
	6	Surveyors Luncheon	HKIS	Hong Kong SAR
	8	HKIS Singing Contest 2005 – Preliminary Round	HKIS	SLC, Hong Kong SAR
	15	BSD Annual Conference	HKIS BSD	Hong Kong SAR
	16 – 22	International Property Valuation Conference	HKIS/CIREA/FIG Commission 9	Xian, PRC
	28	LSD Annual Dinner	HKIS LSD	Hong Kong SAR
	28	Members' Happy Hour	HKIS	HKIS, Hong Kong SAR
	30	IVSC Annual General Meeting	IVSC	Brazil
November	2 – 3	IFMA Hong Kong Conference 2005 – Transform	International Facility Management Association	Hong Kong SAR
	14	HKIS Annual Dinner 2005	HKIS	Hong Kong SAR
	14	HKIS Singing Contest 2005 – Finals	HKIS	Hong Kong SAR
	17	LSD Annual General Meeting	HKIS LSD	SLC, Hong Kong SAR
	19	JO Annual Dinner 2005	HKIS JO	Hong Kong SAR
	19	WOBO Joint Seminar 2005	World Organization of Building Officials / HKIS BSD	Hong Kong SAR
	21	GPD Annual General Meeting	HKIS GPD	SLC, Hong Kong SAR
	22	HKIA, HKIE and HKIS Joint Conference	HKIA, HKIE & HKIS	Hong Kong SAR
	25	Members' Happy Hour	HKIS	HKIS, Hong Kong SAR
	28	第八屆兩岸城市地理資訊系統學術論壇會議	CUHK/HKIS (LSD)	Hong Kong SAR
	30	CII-HK Conference 2005 on Healthy Building	Construction Industry Institute – Hong Kong	Hong Kong SAR
	December	3	HKIS Annual Conference	HKIS
12		HKIS Annual General Meeting	HKIS	Hong Kong SAR
2006				
July	14	Quality Building Award 2006 – Award Presentation Banquet	HKIS	Hong Kong SAR
October	15 – 20	FIG XXIII Congress and XXIX General Assembly	FIG	Munich, Germany
2007				
May	12 – 17	FIG Working Week 2007 and XXX General Assembly	FIG/HKIS	Hong Kong SAR

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

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

Pool side party

A picture tells a thousand words!

Splash, splash, splash – in the summer time when you wanna stay cool... that's where we were.

We hope the Editor won't classify any of these photos as they are all pretty decent.

