



SURVEYORS

測量師時代
Times

Vol. 14 • No. 10 • October 2005

Tomorrow in our hands
- from West Kowloon to Political Reforms
共創明天 - 從西九文娛藝術到政制發展

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Hosting Surveyors Luncheons is one of the good traditions of our Institute. In a relaxed setting, members come to meet old and new friends, chat on topical issues, and hear what the guest speakers will have to say on topics from a different, non-surveyor perspective. We always have excellent speakers. For the most recent Surveyors Luncheon on 6 October, we have had the honour of the Hon Selina Chow, member of the HKSAR Executive Council. It was no surprise that the topic Selina talked about, and we all found extremely inspiring and entertaining, was "Politics and the Professionals".

It was of course easy enough for Selina, being an experienced and successful politician, to talk about balancing politics and professionalism. In our upbringing as professionals, we did not get taught about how to embrace politics, if not asked to stay away from it. Politics and professionalism, in our old days, did not live too happily together. Not any more. We can now hardly shun politics, individually as practising surveyors and collectively as a professional institute.

With the development of an adversary culture in society, the Government finds itself more necessary, and is more ready, to hear the views of various "interest groups" or "pressure groups" before making policy decisions. For real estates and construction related issues, the Institute assumes a very important position, representing the interests of an influential group of elites, and possessing the necessary expert knowledge to identify the pros and cons and prompt the do's and don'ts.

Representing our members, the Institute has taken up a positive role in our communication with the Government on many important subjects such as urban renewal, the Land Application List, West Kowloon Cultural District, mandatory building inspection, and CEPA implementation.

By contributing our expert knowledge to society, we are rewarded by way of reciprocal recognition and elevation of our professional status. The alternative of not responding is that we will soon lose our relevance and ultimately our professional status. That said, the General Council owes to the Government, and to all members, a solemn duty of faithfully and accurately reflecting the majority members' views or views that best represent the interest of the profession and society.

While we may be familiar and indeed comfortable with the technical side of various issues, to properly communicate our position and earn the trust of others is an entirely different ball game. For better or for worse, we are in the game. As Selina put it, the question was not yes or no, it was only how. How well we have been playing the game is a matter for members' judgment, and as novices in politics, we remain guided by all.

Francis Leung



Tomorrow in our hands

This is the second time that I am writing the President's message outside Hong Kong. The last one was on the train from London to Sale, visiting the ICES. This time I am on the plane from Xian to Hong Kong after officiating the ever first "International Property Valuation Conference" jointly organized by CIREA, FIG Commission 9 and the HKIS. The President's diary has been fully occupied since last December. With only two months left for my term, I thought I should be slowing down to plan ahead the strategic handover to the next Council. However, in most cases, life is not as what you prefer it to be. My diary is still fully booked for the next two months. There are many issues yet to be satisfactorily dealt with. I am confident that the operation of the Institute would not be affected by the change of presidency as the system is now safely installed within the HKIS office.

The EGM scheduled in September 2005 for the important changes to the Constitution and Bye-laws was adjourned due to insufficient quorum. This is exactly the problem of our institute – the lack of concern on institutional affairs of members. We would not feel frustrated as we have committed our time to the Institute and the surveying profession. We held an open members' forum on the proposed changes on top of the document we sent to members earlier to allow members to express their views on a face-to-face basis. What we hope to see is a little care from our members to appreciate our effort and show their support by attending the adjourned EGM on 27 October 2005 or to deposit their proxies to the meeting.

The Institute has responded to three government announcement in October 2005: (1) the way forward for the West Kowloon Cultural Development ("WKCD") project; (2) the Policy Address of the Chief Executive, and (3) the proposed mandatory inspection scheme for buildings over 30 years old. On the

issue of the WKCD, the current proposal from the government is close to what HKIS have previously suggested in many occasions. We are pleased to support the early implementation of the project. What we concern more at this stage is (a) The transparency of the government on the financial arrangement and re-structuring of the tendering procedure to ensure that there is no perceived favouritism to any project proponent, (b) A clear mechanism for the disposal of the land not occupied by the successful bidder by public auction, (c) A clear mandate and scope of authority of the proposed statutory board to be responsible for the operation and maintenance of the WKCD.

For the Policy Address, we are pleased to see that the CE has acknowledged our concerns to create more job opportunities in the building industry by announcing the implementation of a number of building projects, including the new Central Government Offices and Legislative Council Building at the Tamar and the over 120 Rural Public Works and Urban Minor Works projects. The other infrastructure commitment including the KCRC South Kowloon Line, the Sha Tin to Central Link and the West Hong Kong Island Line are as important as the proposed building projects as they would create a number of job opportunities for our members.

What we feel disappointed in the CE Address is the lack of thrust on the area of Urban Renewal. The Report only says "We are considering the expansion of this effort with the Hong Kong Housing Society and the Urban Renewal Authority (paragraph 56)" and "In order to encourage property owners to undertake small scale construction projects including building maintenance, we will introduce legislation in the 2005-06 legislative year to put in place a minor works supervision system to streamline related procedures and assure the safety of these

projects (paragraph 58)". There is no commitment as to the amount of resources to be allocated to this important part of the city. We have earlier submitted our comment to the Government on the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545), which pointed out the apparent unsuccessful urban renewal process may stem from as early as the inflexible land resumption ordinance. It is therefore important for the Government to have a thorough urban renewal policy to implement the 4Rs. Letting alone the important task of Urban Renewal to the hands of URA and the HKHS without proper support from the government is proved to be unsatisfactorily. In the medical field, we are fully aware and accept the preventive medicine concept. In a similar analogy, we should treat buildings as we treat

human beings. We should take care of them by installing a throughout proper maintenance scheme to keep them healthy, rather than to consult the building doctors when they get "sick". It would be too costly to recover from the "sickness" and too high a price for the community to afford if public safety is endangered. We have repeatedly warned the government to raise their awareness in this area as Hong Kong people can stand no more on chain action syndrome like SARS, birds flu, falling windows, and alike. We need to have the right mind set on preventive measures.

TT Cheung President

共創明天

這是我第二份在香港以外寫的會長報告。今年四月份的報告是我從倫敦前往柴郡拜訪 ICES 途中完稿。本月的也是同出一轍，報告是在西安回港的航班上執筆的，我剛出席完了由《中國房地產估價師與房地產經紀人學會》，《FIG（國際測量師聯合會）第9委員會》和《香港測量師學會》合辦的第一屆「國際房地產評估論壇」。從去年十二月開始，我的日程表總是滿滿的。我原以為未來的兩個月，應該可以好好地吧步乏放慢，思考如何把交接工作做好。但是願望歸願望，卸任前這兩個月是出乎意料地繁忙，必須要處理的事情還有很多。但會員們請放心，隨著學會與秘書處營運架構的整合，我相信學會未來運作是不會受轉屆而影響的。

九月的會員特別大會因為人數不夠而休會。這大概就是學會面對一個令人頭疼的問題：會員們對會務不大熱衷。可是，我們並沒有因此而感到沮喪；我們已經對學會甚至到整個測量行業盡了我們的義務。除了發出文件以外，還舉辦了一次公開會員集會，邀請大家面對面地討論不同的觀點。但願大家會明白理事會的苦心和努力；在十月二十七日出席會員特別大會或投放填好的委託投票書。

在十月學會向特區政府做出三項建議：（1）西九龍文娛藝術發展區，（2）特區行政長官的第一份施政報告，（3）立法強制逾30年樓齡的樓宇定期驗樓。在西九龍文娛藝術發展區而言，政府現在的看法跟學會的立場是接近的。我們一方面支持西九項目儘快上馬，但現階段卻擔心：（a）招標過程如何提高透明度？否則，政府將會再次面對像去年被社會所指：官商勾結，（b）中標者沒有選上的土地如何分拆及拍賣，方法必須要明確制定，及（c）西九龍文娛藝術發展區未來營運及管理機構的權限及職責。

我們欣然看見特首的施政報告對我們要求為建造業創造就業職位作出正面回應。在添馬艦與建政府總部及立法會大樓、超過一百二十項鄉郊小工程和市區小工程的施工、其他大型基建項目例如九廣鐵路的南九龍線、沙中線、香港島西區線都會不斷改善和擴大就業機會。

但施政報告對市區重建的力度略欠不足，只說：《我們會與房協與市建局研究擴大協助範圍》（第56段）及《為了促進業主合法地進行包括樓宇維修的小規模建築工程，我們會在二零零五至二零零六的立法年度提交修訂法案，訂出小型工程的監管制度，簡化相關程式，確保小型工程的安全。》（第58段）；完全沒有對資源的投放做出任何承諾。九月的時候，我們就《土地（為重新發展而強制售賣）條例》（第545章）向政府呈上建議書，明確指出市區重建的成敗在於收購階段的靈活性。政府應該透徹的思考和整合市區重建的思路及理念，制訂市區重建政策，從而有效地實行4R。在政府沒有清晰的措施以前，而單單把工作交給市區重建局和香港房屋協會的做法已證明是不理想的。在醫護界，我們充分理解並同意預防醫療的概念；樓宇其實與人體同樣，我們應該按時為樓宇做出全面的體檢，而並非病倒才找“樓宇醫生”。治病總比防病要昂貴；特別是當第三者的安危受到威脅時，代價實在太高了。我們三番四次向政府提出嚴厲的警告，必須要提高警覺性，因為社會再不能承受種種大型不安的事故：如非典、禽流感、或是高空飛墮鋁窗等；唯獨防範於未然是上策。

張達棠 會長

HKIS

Annual Dinner 2005

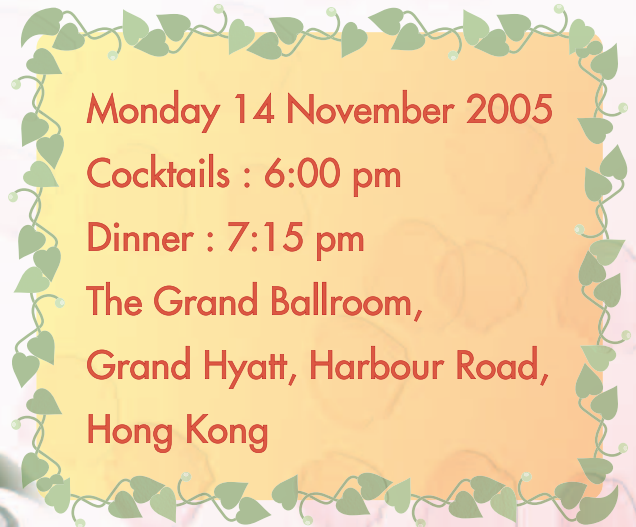


Guest of Honour

The Hon Donald TSANG Yam-kuen, GBM

Chief Executive

the Government of the Hong Kong Special Administrative Region



Monday 14 November 2005
Cocktails : 6:00 pm
Dinner : 7:15 pm
The Grand Ballroom,
Grand Hyatt, Harbour Road,
Hong Kong

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



From the Council Table

Technical membership

The Council has asked the Executive Committee to discuss issues and allocation of resources on the marketing strategy for promotion of technical membership.

Regulations of the Property and Facility Management Division

The Council has endorsed the Regulations of the Property and Facility Management Division, the objects of which are:-

- To promote excellence in the practice of Property and Facility Management with focus on:
 - a) Strategic Facilities Planning and Asset Management
 - b) Space Planning and Management
 - c) Real Estate Design and Project Management
 - d) Operation and Maintenance, and Property Management
 - e) Corporate Real Estate.
- To advance the study of Property and Facility Management and of all kindred matters, arts and sciences.
- To encourage friendly exchange between members on knowledge of practical, technical and ethical subjects.
- To ensure proper training and support is available for members working in Property and Facility Management.
- To uphold the dignity of the profession of Property and Facility Management, and the status of the Institute.

Age limit of Junior Organization

The Council has endorsed the age limit of JO be extended from 35 to 40.

Renaming of peer-reviewed journal

The Council has endorsed the renaming of the Institute's peer-reviewed journal to SURVEYING AND BUILT ENVIRONMENT.

From the Board of Education

The Council has endorsed the following organizations as recognized national professional surveying bodies for the purposes of automatic accreditation of overseas university courses:

- For GP Division
 - Royal Institution of Chartered Surveyor (RICS), UK;
 - Australian Property Institute (API), Australia;
 - Singapore Institute of Surveyors and Valuers (SISV), Singapore;
- For QS Division
 - Australian Institute of Quantity Surveyors (AIQS), Australia.

The Council also noted that The Rules and Guides to the ATC of QSD were endorsed on 26 July 2005 .

Visits to local Universities

The Council heard that the President has led delegations and made official visits to HK Poly U and City University on 6 June and 13 July respectively. During the visits, representatives from the universities and Institute exchanged views on education and training of professional surveyors and technicians. They found the dialogue useful and constructive and concurred that there was scope for future co-operation in education and research activities. The organizations would like to institutionalize the visit in future.

To cater for the needs of the industry and assuring quality of potential surveyors, the Board of Education would plan further visits to the Universities together with divisional education committees to strengthen student liaison. The Institute supported the proposal of the City U in setting up a mentorship scheme and would involve all divisional representatives to work on the proposal.

Policy and Procedures for Course Approval, Maintenance and Review

The Policy and Procedures for Course Approval, Maintenance and Review were last updated in 1999. In its meeting held on 26 July 2005, the Board of Education took the initiative in appointing a working group comprising members from the Panel of Experts to review and update the policy and procedures as necessary.

Joint Study Tour to Australia

KC Tang, Lawrence Poon and Claudia Chan have been nominated to represent the Board of Education to understudy the vigorously advancing counterparts in Australia, viz.

AIBS, API, ISA and AIQS in areas of education, membership and professional development.

Approval of External Examiners

In its meeting held on 17 May 2005, the Board of Education endorsed the appointment of Robert Wong Yau Chung as the External Examiner for the MSc (Real Estate) course – Full time and Part time, China Network, The University of Hong Kong.

Accreditation of BSc (Hons) Surveying – Full Time and Part time programmes offered by the Hong Kong Polytechnic University

The Board of Education endorsed the recommendation from the accreditation working group led by Raymond Chan to grant accreditation to the BSc programmes in July.

The Council also heard elaborations on:

- The City University of Hong Kong suggested organizing a mentorship scheme and the Board of Education had asked for support from divisions; in the long run, the Scheme should include technical grade students.
- The Hong Kong Polytechnic University would work out details of sandwich courses on surveying. The matter would be followed up by the Board of Education.

From the Board of Membership

The Council has read a report from the Board of Membership and noted that 28 applications for Technical Associate (LSD) and 3 Technical Trainees (LSD) were considered not able to satisfy the minimum requirement by LSD. The Council agreed the rejection of membership as suggested by the Board of Membership.

The Council further heard from the LSD Honorary Secretary that there were 3 Technical Trainees (LSD) who had not met the ATC requirement of LSD, as they were not studying surveying courses under LSD list of recognized courses.

From the Board of Professional Development

The Council heard that:

- The Joint Board Study Tour to Australia would take place from 22 to 26 August 2005 with high ranking officials to receive the delegates.
- Draft guidelines had been circulated to Divisional Chairmen

for comment and it is hoped that mandatory CPD to be implemented from 1 January 2006.

- A forum had been held and constructive views had been received from members on the proposed Certified Surveyor Scheme, the revised proposal would be circulated to members for comments.

Report from Legislative Councillor, the Hon Patrick Lau

Meeting with Chief Secretary

A meeting had been scheduled with the HKSAR Chief Secretary on 17 August 2005 for HKIS, HKCA and REDA. Topics to be covered would include West Kowloon Cultural District and Constitutional Reform.

Forum for Policy Address

The Chief Executive would present his Policy Address to Legco on 12 October 2005. A forum would be arranged to gather the views from the industry.

Legco Works Annual Report

Copies of the report update of Legco committees and various activities would be distributed to members in late October.

Constitutional Affairs

- The 5th report of the Constitutional Development Task Force would be published in October or November.
- The Hon Patrick Lau opined that the report would be difficult to pass the Legco as it needs two-third of Legco members to endorse.
- Government intended to let estate agents to join the ASP FC, which would definitely lead to an adverse effect on the functional constituency. It was noted that the estate agents had contacted the Hon Patrick Lau for assistance.
- a HKIS Working Group on Constitutional Reform, chaired by Stephen Yip, has been set up to study the issue.

Repositioning of Secretary-General

The Council noted that the role of Secretary-General would be reviewed and discussed in the coming Executive Committee Meetings. Conclusion would be made and submitted to the Council for endorsement when it would next meet in November 2005.

Signing of Memorandum of Agreement between ICES and HKIS

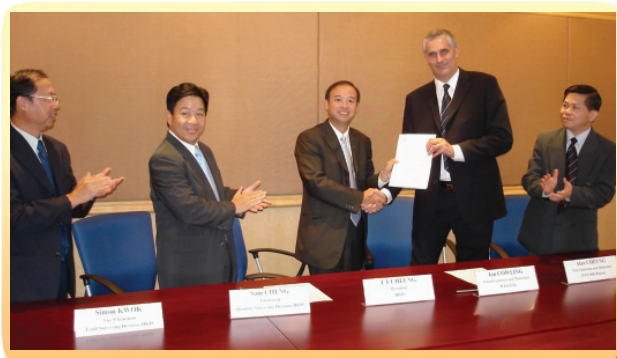


Currently the ICES has two groups of membership specializing in commercial management and geospatial management. Whilst the respective memberships of the two institutes might not be identical in terms of academic backgrounds, experience and

The HKIS has signed a Memorandum of Agreement with the Institution of Civil Engineering Surveyors (ICES), UK on 3 October 2005. The aim of the agreement is to promote the development of a closer relationship between the ICES and HKIS.

expertise, both see scope for collaboration, particularly in areas where the two institutes' specialization could be complementary to each other.

After the signing ceremony, the HKIS hosted a lunch reception for the ICES delegates.




The signing ceremony took place on 3 October 2005 in the HKIS Board Room. Representatives of ICES attending the ceremony included Ian Cowling, Chief Examiner and Moderator of ICES; Alan Cheung, Vice Chairman and Moderator of ICES (HK Branch); Steve Lam, Honorary Secretary of ICES (HK) and Fred Lee, Examiner of ICES (HK). Attendees of HKIS included T T Cheung, President; Francis Leung, Honorary Secretary; Sam Cheng, QSD Chairman; Spencer Kwan, QSD Honorary Secretary; Gilbert Kwok, QSD Immediate Past Chairman; Simon Kwok, LSD Vice Chairman; Stephen Lai, Franki Yeung, Evelyn Kwok, Stephen Chung, QSD Council Members; and Bernard Wu, Wong Chung Fat, Mickey Wong, QSD Co-opt Members.




MEMORANDUM OF AGREEMENT



- 1 The aim of this agreement is to promote the development of a closer relationship between the Institution of Civil Engineering Surveyors (ICES) which has its headquarters in Cheshire, United Kingdom and The Hong Kong Institute of Surveyors (HKIS) which has its headquarters in Hong Kong, China.
- 2 This agreement anticipates
 - (i) Mutual recognition of qualifications and future reciprocity of membership.
 - (ii) A programme of joint meetings to support the continuing professional development activities of both professional bodies.
 - (iii) Provision of the regular exchange of literature, technical information and news on the development of each organisation.
- 3 This agreement also provides for joint initiatives to consider ways and means of providing the development of the profession for the international pursuit of excellence.
- 4 The agreement shall be subject to formal review three years after the date of signature or at an earlier date if agreed between both parties.


Signed on behalf of the Institution of
Civil Engineering Surveyors

Date: 27 September 2005


Signed on behalf of the Hong Kong
Institute of Surveyors

Date: 3rd October 2005

HKIS Property Marketing Award 2005 gets ready



Convenor of the working group, Ronald Cheung, says that, after some seven rounds of meetings, the assessment exercise has just been completed by the Assessment Panel which comprises the President, T T Cheung (Chairman of Assessment Panel), Professor Chau Kwong Wing, Professor Eddie Hui, CK Chan, Charles Chan, Daniel Mak, Edmund Ho, Elaine Chow, Ellen Lo, Ian Wong, Jade Lam, Liu King Tong, Lawrence Poon, Louie Kwan, Ronald Cheung, Serena Lau, Simon Poon, Vincent Sung, William Yip and Yu Kam Hung.



each category. For enquiries, please call the Secretariat on 2526 3679.



According to Ronald, the working group has held a final assessment on 5 October

when the final three contenders of the Property Marketing Award were invited to do a presentation to the assessors with a view to selecting the grand award winner; apart from this, he is now on the promotion side of the event which has been scheduled for 6 December 2005.



The HKIS Property Marketing Award 2005 covers the Top Ten Best Project Marketing Award, the Top Ten Best



Brochure Award and Top Ten Best Layout Award; there will be a grand winning award within



Quality Building Management Competition 2005/2006

Lam Kwok Wing of the Building Surveying Division has been nominated to represent the Institute as one of the adjudicators in the assessment panel of the 2005 / 2006 Yuen Long District Quality Building Competition (2005 / 2006年度元朗區優質樓宇管理比賽).

Research Committee links industry with academic

Chairman of the Research Committee, Professor Chau Kwong-wing, Chair Professor of the Department of Real Estate and Construction, University of Hong Kong, says that the Committee comprises Dr Daniel Ho and Grace Cheng from the BSD, SK Pang and Jim Lam from the GPD, Mo Sun Yuen and Chiu Kam Hon from the LSD as well as Dr Paul Ho and Sandy Tang from the QSD and has added that the committee is a link between the industry and academic fields of the profession in its meeting on 6 October.

Apart from this, the Committee is to initiate and devise research projects and submit to the General Council for consideration; to disseminate research results in HKIS publications and to advise the General Council on strategic research directions for the surveying discipline.

More on the FIABCI



The International Real Estate Federation: your route to a global marketplace

Discussions among senior members of HKIS took place after the meeting with FIABCI World President and its delegation on a visit to the Institute in July 2005.

Meanwhile, the Senior Vice President, Wong Chung Hang, has prepared a report to the Executive Committee and highlighted areas for consideration and the way forward on whether or not the formation of a FIABCI Hong Kong Chapter is necessary.

What is FIABCI

In English, FIABCI means "The International Real Estate Federation". The objectives of FIABCI are:

- Study of any general solutions to major problems with real estate development
- Pooling of general and technical information to facilitate action
- Protection of members' interest in real estate development
- Vocational training and extension of knowledge
- Guidance of efforts of the profession to promote the unification and development of real estate policy.

There are 50 FIABCI Chapters throughout the world. A number of Asian countries have already formed their national or local chapters, including Japan and Malaysia.

In keeping with the aim of FIABCI International, membership of the local chapter should be opened to all persons or bodies associated with real estate development. This means that almost all land and construction related bodies, including lawyers and accountants, could join the local chapters.

Types of FIABCI Memberships

- Group Membership which is open to corporations, government bodies and relevant institutions practicing in the real estate sector
- Individual Membership which is for persons belonging to any of the Group Members
- Honorary Membership which is by invitation to those who have distinguished themselves in real estate

Should HKIS be a founder member of FIABCI Hong Kong Chapter

Pros

- It is an opportunity to strengthen the synergy between HKIS and FIABCI
- The formation of FIABCI under the leadership of HKIS will boost HKIS standing as a more predominant real estate professional body in Hong Kong and internationally

Cons

- Being the founder member, HKIS has to spend resources in running the FIABCI local chapter
- There will be a great diversity of interests when more bodies and individuals joined the local chapter
- FIABCI local chapter will overlap with some of HKIS current participation in international affairs concerning building, valuation and construction

Action required to form FIABCI Hong Kong Chapter

- Draft the Constitution and Rules
- Define what types of local bodies can join
- Registration as a non-profit making body
- Announcement and publicity
- Invitation for new group and individual members

Questions likely to be raised by HKIS members

- What are the financial implication and liability to HKIS if it takes the lead to form the FIABCI Hong Kong Chapter?
- Are HKIS members enthusiastic about having such a FIABCI local chapter in Hong Kong?
- Are HKIS members willing to share the pie with other bodies and individuals under the control of a FIABCI local chapter?
- What should HKIS do if some other bodies in Hong Kong have taken the initiative to form a FIABCI local chapter?
- Is it suitable for Hong Kong branches of some overseas professional bodies to join the FIABCI Hong Kong Chapter?

The way forward

The formation of a FIABCI Hong Kong Chapter has immense impact on the long-term development of professional services in Hong Kong. It has been suggested that all divisions should fully deliberate the benefits and consequences of forming the FIABCI Hong Kong Chapter, particularly under the management of HKIS. It is rather a policy making process even at its conception stage. It is important to pool more experiences to deal with the issue.

The SVP said that some questions remain to be answered in a more collective manner and would suggest that divisional chairmen should put the formation of FIABCI Hong Kong Chapter as an agenda item for discussion in their divisional council meetings. It is in the interests of the HKIS to discuss the formation of FIABCI Hong Kong Chapter in a more open manner, according to Mr Wong.

According to FIABCI, here is how FIABCI can benefit its members

- Have instant access to a global network of professionals in 70 countries, and instant international credibility through the prestigious FIABCI reputation.
- Receive your free listing in and copy of the annual FIABCI Members' Directory which is distributed free to all members and which contains the contact details and professional expertise of all members. This 'Who's Who of Real Estate'

- Be able to use the prestigious FIABCI name and logo on your marketing and business materials to ensure recognition as belonging to the premier international real estate network.
- Be automatically listed for free on the online membership searchable database at www.fiabci.com including links to your email and website, raising the visibility of your company and services to the thousands of potential clients who visit the site each month.
- Be able to attend national FIABCI events in your country and you can attend international FIABCI events at preferential rates, including the annual FIABCI World Congress and the regional meetings (Europe, Southern zone and Asia-Pacific).
- Will be able use the members' only part of www.fiabci.com to send broadcast emails to other members and receive referrals from potential customers.
- Will receive free copies of FIABCI-Press, the international real estate newsletter published several times a year
- Will be able to participate in trade missions to learn about real estate markets and practices abroad
- Will be able to use the FIABCI Professional & Educational Exchange program to shadow real estate professionals in the country of your choice.
- Will benefit from referrals received by the FIABCI Secretariat, or by real estate journalists wishing to research articles on your market or speciality.

HKIES application for FIG membership

The President has written to Professor Dr Ing Holger Magel, President of the FIG subsequent to their meeting in Cairo during the FIG Working Week 2005 in late April on the application of HKIES for FIG membership.

Both parties had the mutual understanding that FIG would put a stop to the application of HKIES for FIG membership; FIG shall make an administrative decision as soon as possible since the issue cropped up in April 2002, this had caused concern if not embarrassment to the Institute as a staunch supporting member association of FIG.

According to the letter, the Institute has been playing a key role for FIG in the promotion of interests and activities of FIG in the Asia Pacific region by way of having senior

members namely TN Wong being elected to the office of Vice President of FIG and Stephen YIP to the Chairmanship of Commission 9. The Institute has also taken up the organization and hosting of the **FIG Working Week 2007** in Hong Kong.

More importantly, during the FIG Congress in Washington on 26 April 2002, the FIG had proposed and the HKIS had agreed to establishing an FIG Forum in accordance with the Terms of Reference set out by the then FIG Council. Since then, the Institute has been a steadfast supporting member association of FIG by convening very successfully five FIG Forums in Hong Kong in accordance with the format, manner and requirement as set out in the Terms of Reference.

The Institute is asking the FIG Council to deliberate on the matter when its General Assembly will next in Munich in 2006 since the FIG Forum is the logical and final solution to the issue and a second membership such as HKIES, is not in the interest of both the FIG and the HKIS and, even more importantly, not in the public interest of Hong Kong where the Hong Kong Institute of Surveyors is the **de facto** and leading professional institution in surveying and is, at the same time, a membership association of FIG.

Best Greening Award for Private Property Development



Daniel Hui of the Property and Facility Management Forum has been nominated to represent the Institute in the Committee of the Best Greening Award for Private Property Development organized by the Leisure and Cultural Services Department. The Award is to encourage greening and environment-conscious development in private properties. Private developers and companies may nominate entries for the Award; the nominated site should be common area of the property development that is open to and accessible by local residents or the public. The Prize Presentation Ceremony has been scheduled for May 2006.

Launching of the SMM4



Sam Cheng, Chairman of the QSD says that the SMM4 is the result of tremendous efforts in integrating the SMMs in order to provide a common contractual language. Other QS divisional members including Vice Chairman, Dr Paul Ho; Hon Secretary, Spencer Kwan; QSD members Antony Man and Sunny Chan are working very diligently on the launching, which has been scheduled for 25 November 2005.

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

On the Hong Kong Coalition of Professional Services

Stephen Liu, past president and HKIS representative to the Hong Kong Coalition of Professional Services attended another Board meeting on 12 September. The notable items are:

- The Chairman of the HKCPS, CY Leung, presented a letter from Shelley Lee on turning the San Po Kong Old Factory building into a creative art centre for the youth. It has been suggested to leave it to the relevant professional institutes to handle and follow up.
- Raymond Chan, Vice President of the HKIS, is going to represent the Institute in a visit to Fujian Province from 18 to 20 October.
- The proposed visit to Beijing in early December is not yet confirmed, pending further information from the Liaison Office of Central Government.
- The Institute would keep the Coalition updated on its views on CEPA III.
- The soccer competition among the ten professions had been a success and the Coalition would start charging all institutes participating in the event a registration fee.
- The HKIS application for the SARS fund had been missed out in the previous notification and the committee would recheck the files.
- The Board confirmed the proposal of inviting the past directors as a panel of advisors to the Coalition subject to certain criteria.
- The Board discussed further and confirmed the basic idea of opening up Coalition membership by creating Founding members (the existing 10 professions) and Ordinary members with no voting right and Board representation. The secretary would be preparing a draft paper for the Board to approve in the next Board meeting before members take it back to their relevant Institutes for discussion and approval.
- The Board decided on a new Coalition brochure and the web site design for uploading.
- The proposed Young Coalition Organization Chart has been tabled for endorsement; young members join by referral (not by nomination) and are on a personal basis as the Young Coalition is not a formal separate organization but a group of volunteers to act as bridge between the Main Coalition and the young members.

Respondents find membership card satisfactory

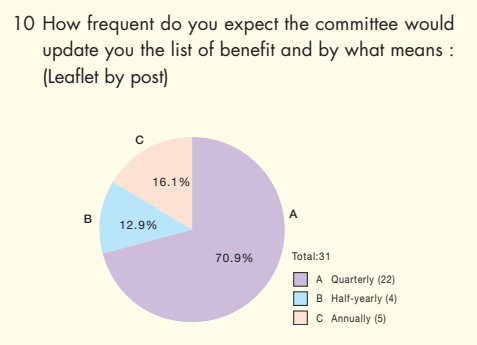
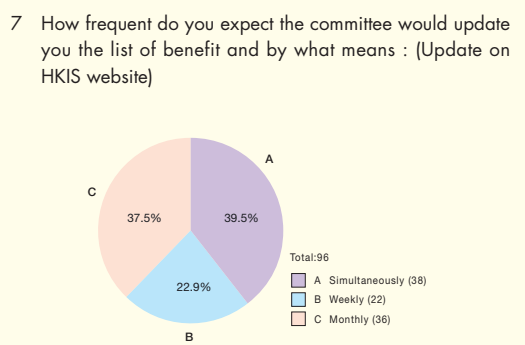
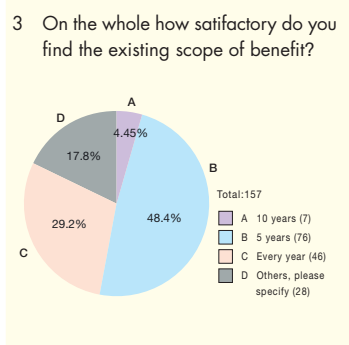
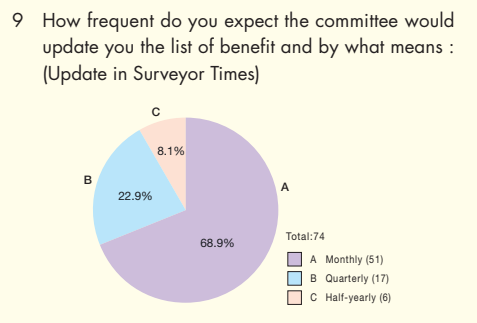
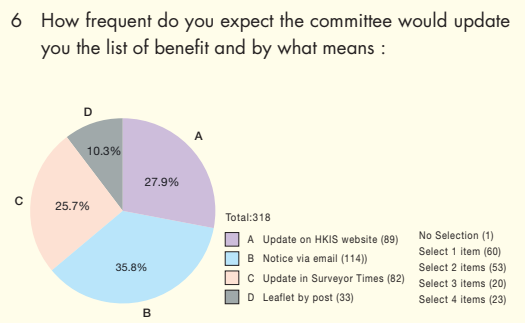
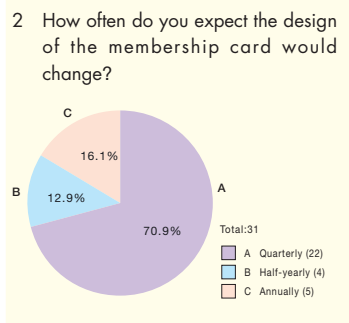
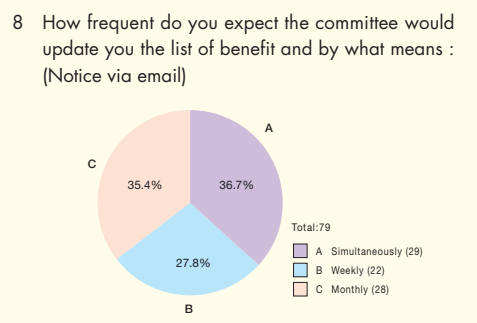
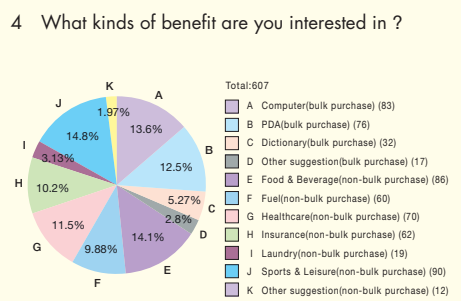
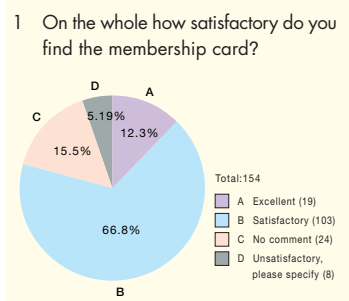


80% of the respondents find the membership card satisfactory, says Convenor of the Members Welfare Committee, Lam Li Wah, who has been busy analyzing the results of a survey which tries to find out members' views on welfare matters.

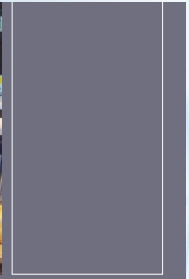
Based on the 200+ replies received as at the end of August 2005, 80 % find the current membership card satisfactory and 50% of the respondents feel the design of the membership card should change every 5 years. On preference for benefits, 58.4%, 55.8% and 53.9% of the respondents ask for benefits in sports & leisure, food &

beverages, computer respectively; reflecting how closely surveyors link their daily lives to their profession.

According to Mr Lam, the Committee has successfully concluded benefit deals covering retail discounts on books and stationery, medical check up service, oil products, computer products as well as newspaper subscriptions. His committee is studying into insurance policies that may be of attraction to members. The Convenor has further added that the insurance market is highly competitive and the quality of service must be balanced against the low premium that a company may offer; he also said that the President and himself have had a meeting with an insurance company which proposes to provide a link for immediate access by HKIS members, the scope may include: car, home policies and he is working on that right now. The 2nd generation membership card will allow e-functions and the HKIS Shop is expanding its merchandize, pledges the Convenor.



Not in the footage



Shooting for the HKIS corporate video started on 4 October and the Admin Office has seen equipment of this scale never in before. The director, David (nicknamed Spielberg), like all directors do, gives his command and when you see the camera rolling – we have had a library turned into a studio.

The Gala Premiere is at 7:15 pm on 14 November 2005 in the Grand Ballroom, Grand Hyatt, Harbour Road, Hong Kong.



Surveyors happy hour



T.G.I.F. – the theme has been: golf

Apparently, members are looking at setting up a golf society and an inauguration date of 1 November; anyhow, first tee-off 0833, Kau Sai Chau South Course.

HKIS Golf Society was formed on 30 September 2005

The HKIS Golf Society was formed on 30 September 2005 with the unanimous support of the golfing members of the HKIS and the blessing of the HKIS General Council. HKIS has been organizing annual golf competition for members for the past 3 years. The response was very encouraging. There are greater demands from members to organize more golf outings and in a more structured approach. The formation of the HKISGS met this requirement. If you are interested in the HKISGS golf activities, you are cordially invited to enroll as member. Please visit the HKISGS website (<http://www.hkisgs.hk>) for details.

The HKISGS is pleased to announce the Annual HKIS Golf Tournament cum inauguration of HKISGS is scheduled on 1 November in Kau Sai Chau, South Course, Sai Kung. The event is fully booked. Besides the HKIS Divisional Cup, there are many prizes for the participants to compete.

The HKISGS Inaugural Committee members are:

Chairman	: TT Cheung
Vice-Chairman	: Raymond Chan
Hon Secretary	: Bernard Wu
Hon Treasurer	: Henry Chan
Handicap Secretary	: Denny Tam
Event Organizer	: Lesly Lam
Webmaster	: Joseph Chong
Members	: Nelson Cheng Jonathan Li Dominic Siu



深圳市監理工程師協會來訪學會



8月25日深圳市監理工程師協會一行11人來訪學會。代表團由深圳市監理工程師協會會長王景德率領；團員包括該會五位副會長朱寶新、楊滿朝、劉德義、梁躍東、付曉明；常務理事翁志忠、馬傑、楊偉、陳春生及副秘書長鄧望俊。學會會長張達棠、副會長陳旭明、建築測量組主席鄧海坤、義務司庫梁志添作出了接待。



會上，會長張達棠向代表團詳細介紹了香港測量師學會和建築測量組的工作。

雙方就學會的基本情況、管理及運作和它在社會上所發揮的作用作出了詳細交流。此外，雙方又就工程委託或招標如何進行、項目管理發展歷史與現狀、工程招標代理發展歷史與現狀、招標代理與項目管理取費、履行擔保和執業責任保險作出很更深入的探討。



當天晚上，學會設宴款待客人，進一步相互瞭解並增進友誼。



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:
Linda Chan, HKIS, 801 Jardine House, 1 Connaught Place, Central, Hong Kong.
(please mark envelop: **Application – RA / SRA**)*



Hong Kong Red Cross Humanity Diary 2006

available now



The **Humanity Diary** is an initiative to advocate the core values of humanity in respecting human life, treating others with dignity, and helping sick and needy people in the community.

The Hong Kong Red Cross Humanity Diary 2006 is available at a unit cost of just HK\$68.

All profits from the sale of the diary will go directly to support the Red Cross' humanitarian services, both locally and regionally.

You can support the **Hong Kong Red Cross Humanity Diary 2006** by contacting Anthony Chiu, Communications & Resource Development Department of **Hong Kong Red Cross**, 33 Harcourt Road, Wanchai, Hong Kong or via email: anthony.chiu@redcross.org.hk or call (852) 2802 0021 extension 210.

(a community service of the HKIS)

第四屆京港澳測繪技術交流會

陳志端



息細聽，尤其是中國的月球航太探測規劃，真是令任何炎黃子孫興奮萬分。澳門雖是彈丸之地，但發表的文章也不少，而且水準很高。廣東省代表共有八人，由廣東省國土資源廳張新民副廳長率領，介紹了他們的一些

第四屆京港澳測繪技術交流會剛於九月七日至九日在澳門舉行，場面非常熱鬧和溫馨，如非親歷其境，很難相信交流會安排的緊密、內容的豐富、氣氛的和諧及會議的成功。第一屆交流會於一九九九年在北京舉行，第二屆於二零零一年在香港理工大學舉行，第三屆則因沙士（非典型肺炎）影響，延至二零零四年一月在首都北京舉行，這次第四屆是首次由澳門主辦。澳門地圖繪製暨地籍局主辦這個交流會，協辦的有北京測繪學會，香港理工大學，香港工程測量師學會和香港測量師學會。大會組織委員會包括顧問團、主席團和各委員，分別由三地知名人士擔任，澳門地圖繪製暨地籍局地圖繪製廳陳漢平廳長擔任秘書。

交流會於九月八日上午十時在澳門世界貿易中心五樓蓮花廳舉行舉行開幕儀式，主禮嘉賓包括澳門運輸工務司歐文龍司長、澳門地圖繪製暨地籍局張紹基局長、北京市科協學會部龐志其副部長、北京測繪學會洪立波理事長、香港理工大學土地測量與地理資訊學系系主任陳永奇教授、香港工程測量師學會餘偉榮會長及香港測量師學會張達棠會長。

澳門地圖繪製暨地籍局張紹基局長首先致歡迎詞，熱烈歡迎北京、香港和廣東省的百多名代表，洪立波理事長代表北京市發言講及交流會的歷史、目標和過往的成就，最後張達棠會長代表香港發言，他不但指出交流會的重要，香港代表們反應的熱烈，還特別感謝北京代表團於交流會開幕前特別抽空訪問香港測量師學會的辦事處、圖書館、會議室和培訓中心等。

交流會共分五節，每節大概二小時、



約有四、五人發言，所以大會雖然收到差不多五十多篇論文，只能選擇其中二十多篇在會上發表，還好每一代表均收到精裝論文集全套，有興趣讀者可到香港測量師學會圖書館借閱。本屆交流會的主題是「現代空間訊息技術發展與應用」，論文內容豐富，涵蓋各個領域，具有理論性、方向性、指導性和實用性。

北京是我國的首都，全國政治、文化、交通、科研及文教等的中心，所以北京代表們不但談及北京地鐵、國家大劇院和天安門等建造和維修，也談到三峽庫區植被的變化、全國的航空攝影新技術和地理資訊等。前國家測繪局局長陳俊勇院士講述月球航太探測和月球測繪的時刻，每一個與會者都屏

最新的測繪技術。香港理工大學的教授們發表很多科研文章，有些是他們和國內學者合作的，內容包括GPS、GIS、測繪管理、地籍問題和利用時空數據分析流行病傳播等。

北京代表的論文最多，其次便是香港測量師學會，內容涵蓋多方面，文章標題如下：

- 測繪在城市空間資訊化的角色（陳克）
- 測繪事業與區域發展的關係（陳志端）
- 香港的城市互聯網地圖（蕭慧儀）
- 香港土地界線測量的相關法例（鄧康偉）
- GPS 技術在港澳海洋陸地定位中的應用（馬家俊）
- 香港衛星定位參考站網 - 系統結構、應用技術與提供的服務（陳少彬、陳健國）
- 鐳射掃描在城市測繪的應用（馮永康）
- 香港特別行政區政府之製圖技術（梁婉玲）
- 科技要精 實踐求成（梁守肫）
- 香港緊急服務的地理資訊系統（何秀文）
- 香港西部的一片彩虹（沈寶輝）

最可惜的是交流會時間短促，當各地代表互相認識、交談、切磋和瞭解時，大會便結束了。在閉幕禮上澳門代表再三感謝各地代表，並指出交流會的論文及學術報告水準不斷提升，洪立波理事長語重心長，感謝澳門籌辦這個交流會的努力，並指出這次交流會內容豐富外，還認識了很多新知舊雨；黃仲衡高級副會長代表香港致辭，他指出交流會增加了個人對個人及地區對地區的溝通，最後他除了讚賞主辦當局外，還保證我們一定會辦好二零零七年在港舉行的第五屆京港澳測繪技術交流會，並希望洪立波理事長退任後繼續幫助京港澳三地的測繪技術交流。

直得一提的是澳門當局主辦這個交流會有聲有色，還請了珠海電視臺的播音員擔任



▲ 香港測量師學會代表團包括現任會長張達棠、高級副會長黃仲衡、現任土地測量組主席邵偉清、現任土地測量組副主席郭志和、兩位前任會長陳克和梁守肫等一行17人。

司儀，所以香港代表除了認識各地同業和增加測繪知識外，還可享受到那字正腔圓的國家級普通話，這對我們主辦下屆交流會，壓力可說不言而喻。會議結束後大會特舉辦澳門考察和觀光，鬆弛一下與會者這幾天的緊張，對這個東方拉斯維加斯留下一個永不磨滅和美好的回憶。

2005年內地與香港「建築經濟房地產與城市防災研討會」



本年9月20至22日建設部與特區環境及運輸工務局在西安市舉行了2005年的兩地大型建築業研討會。今年大會的主題為「**建築經濟、房地產與城市防災**」。除大會主題研討及分組專題探討交流外，同時安排了香港代表考察當地的基建及房地產發展項目，讓香港業界更瞭解當地建築業的情況。今年的研討會一如過往，獲得業界及有關政府單位的支持和參與，成為兩地業界的交流及



國家建設部和香港特區環境及運輸工務局向來積極推動兩地建築企業在專業技術和管理交流及促進雙方聯繫和合作，以配合內地經濟的迅速發展及市場的不斷開放。早於1997年建設部與該局合作共同舉辦了首個內地與香港的大型建築業研討會。自此，該研討會就成為兩地建築業每年的盛事，為兩地業界提供一個合適的交流平臺。透過研討會及有關考察活動，不單可以促進專業知識的交流，並且可以讓兩地企業共同探討市場商機、合作機會及建立聯繫網絡。這些活動一直以

探討合作的一個良好平臺。今年共約有兩百多名來自大專院校、專業團體、承建商、顧問公司、發展商、房地產界、財經界、法律界及政府的高層行政與專業人員參加。香港測量師學會會長張達榮率領代表團參加了今年的研討會；其他成員包括土地測量組代表馮永康、工料測量組主席鄭森興及理事郭劍生和陳少康。



來都深受兩地業界的支持和積極參與。去年的研討會於8月16日至18日在大連市舉行。主題為「**建築與房地產及專業服務發展**」。



Building Surveying Division Chairman's Message



Edwin Tang
BSD Council Chairman

WOBO Governors Meeting and Conference 2005

You should have received a flyer on the above enclosed in the September issue of Surveyors Times. I would like to highlight two events for your information:

- Conference on 19 November 2005 (afternoon only) will cover "Design of Buildings Against Natural Disasters".
- Shenzhen and Guangzhou Visit on 20-21 November 2005 will cover a site visit to Guangzhou Higher Education Mega center (廣州大學城). Phases 1 and 2 of the "city" have been completed on an island having an area 18 sq km. There are 10 higher education institutes with an aggregate floor area of more than 5.6 million sq m. and are designed for 150, 000 students.

BS Conference 2005 – Anatomy of Licensed Premises and Professional Practice

The conference has just been successfully held on 15 October 2005. More than 200 delegates attended and speakers from various fields delivered informative and interesting speeches. In his keynote speech, the Hon Patrick LAU advocated a single authority in handling various license applications. He opined that current planning, lease, building and licensing approval systems did overlap to some extent in terms of technical considerations.



Subsequent to the World Bank's report in late September this year, the Government had agreed early this month to streamline and simplify the licensing procedures in six



streamlining their licensing procedures. Our division would look for opportunities to submit the views and suggestions collected during the conference to the Government.

areas. This could illustrate that, although various licensing authorities have their own interests and jurisdictions, there should still be room for improvement in term of



BS APC Review Working Group

In response to the low attempt rate in the submission of Critical Analysis (CA) and the application for Final Assessment, we have formed an APC Review Working Group to review the situation. The Working Group members have drawn comments from various channels and reviewed the rules and guide. A preliminary proposal with the following new arrangements for APC was suggested:

- For candidates who first attempt the APC, their applications for assessment of Practical Task (PT) and CA should be submitted at the same time.
- For candidates who had passed the PT but not yet submitted their CA, their applications for assessment of CA should be made within 2 years from the date of passing the PT. Otherwise, they may have to take the PT again.
- If those who then failed the CA, applications for reassessment should be made within the period as assigned by the assessment panel. Otherwise, the candidate should apply in writing for deferral of resubmission within 14 days.

- Applications for Final Assessment should be made within 6 months upon passing PT or CA, whichever is later.
- The Summary of Experience and the Synopsis of Structural Learning should be limited to approx. 1000 – 1500 words respectively.
- Guide on CA could be provided.

Please note that all the above are suggestions from the Working Group. We will work closely with the Divisional Education Committee and organize a discussion forum before finalizing any proposed amendments. Meanwhile, written comments from BS members, probationers and students are most welcome.

Annual General Meeting & Annual Dinner Building Surveying Division

6:30 pm Friday 2 December 2005

World Trade Centre Club
Causeway Bay, Hong Kong

For details, please refer to the notice of AGM 2005 which will be sent in due course, or for enquiries, please call the Secretariat on 2526 3679.

General Practice Division Chairman's Message



Yu Kam Hung
GPD Council Chairman

Time flies, almost a year has passed since the current GPD Council was elected. The HKIS is now inviting nomination of a new GPD Council for the year 2005-2006. All members of the General Practice Division are welcome to submit nominations before 3 November. The election will take place during the Annual General Meeting of the GPD, which is scheduled for 21 November 2005. Nomination Forms are available from the HKIS office.

I would also like to take this chance to thank all Council members and all members of the General Practice Division for their warmest support within the year.

Assessment of Professional Competence

A written assessment was held on 4 October 2005 and the result is expected to be announced in November.

Business Valuation

A Memorandum of Understanding (**MOU**) among the HKIS, the RICS and the Hong Kong Society of Financial Analysts



(the HKSFSA) was signed on 29 September 2005, to record the mutual understanding and agreement between the member institutes on the formation of the Hong Kong Business Valuation Forum.



Sales and Letting

The Assessment Panel has investigated the works of the competitors for the HKIS Property Marketing Award 2005 on 5 October. The ceremony has been scheduled for 6 December 2005.

Valuation Practice

Two appeal cases 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" were decided by the Appeal Panel. One was upheld while another was overruled.

Government Practice and Local Affairs

We have written to the Lands Department, giving the Panel's view on the Streamlining of the Lease Modification Process. In the letter, we proposed deletion of the DD & H clause, and requested an imposition of timeframe for the Lease Modification process.

Valuation Standards

The Business Valuation Standards will be reviewed based on the comments from the Hong Kong Institute of Certified Public Accountants (HKICPA), KPMG and PWC.

Mainland Affairs

We are grateful that a group of professionals from Liaoning (遼寧) will come to Hong Kong and visit us on 19 October 2005.

International Affairs

KK Chiu will represent the HKIS at the Annual General Meeting of International Valuation Standards Committee at the end of October in Rio.

Joint Conference of HKIS, HKIA and HKIE

The Conference will be held on 22 November 2005 in the Langham Place Hotel, Kowloon, Hong Kong. All members are encouraged to participate in this meaningful event.

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 comments and suggestions on our work and practice.

Opportunities for Hong Kong and Overseas Experts in Mainland China
香港及海外專家在內地的發展機遇

Date : 22 November 2005 (Tuesday)
Venue : 7/F Ballroom, Langham Place Hotel, 555 Shanghai Street, Mongkok, Kowloon

Jointly Organized by: HKIS, HKIA, HKIE, HKIE (UK)

Co-organized by: HKIS, HKIA, HKIE, HKIE (UK)

Tentative Program

Time	Topics of Speech	Speakers
0830 - 0900	Registration	
0900 - 0905	Opening Speech	Mr. Yu Kam Hung Chairman, Organizing Committee
0905 - 0925	Welcome Speech Exploring Professional Services	The Hon. Leung Chun Ying, GBM, JP Chairman, The Hong Kong Coalition of Professional Services & Non-official Member, Executive Council, HKSAR
Morning Session Moderator: Ir K. K. Choy Chairman, HRIE - Structural Division		
0925 - 1000	主題演講 香港及海外專家在內地的發展機遇 (Mandarin / 普通話)	中國房地產管理學會 會長 梁春輝先生
1000 - 1035	Practising as a Planner in the Mainland - A SWOT Analysis	Mr. Stanley Yip President, Hong Kong Institute of Planners
1035 - 1055	Break	
1055 - 1130	Local, Regional or International Focus? - Key Challenges Facing International Real Estate Service Providers in China	Mr. Chris Brooke Greater China Managing Director CB Richard Ellis Limited, Beijing Office
1130 - 1205	地產專業服務 如何在國內立足 (Cantonese / 粵語)	中國地產專家 梁永貴先生
1205 - 1225	Question & Answer	
1225 - 1340	Lunch	

Time	Topics of Speech	Speakers
Afternoon Session Moderator: Mr. T. T. Cheung President, Hong Kong Institute of Surveyors		
1340 - 1415	The Prospect of Cooperation Between Mainland and HK in the Construction Industry	Ir Prof. Lau Ching Kwong Past President Hong Kong Institution of Engineers
1415 - 1450	Adding Value through Creativity and Technology - Beijing Olympic Venues and other Engineering Tales	Ir Dr. Andrew Chan Chairman Ove Arup & Partners (HK) Limited
1450 - 1510	Break	
1510 - 1545	Sweet and Sour Market Prospects in China	Ir Thomas O. S. Ho Chief Executive Garmon Construction Limited
1545 - 1620	Past, Present & Future, Opportunities for HK's Building Professionals	Mr. Bosco Ho Director Ho & Partners Architects, Engineers & Development Consultants Limited
1620 - 1640	Concluding Keynote Speech	Prof. K. W. Chau Dean, Faculty of Architecture, The University of Hong Kong
1640 - 1700	Question & Answer	
1700 - 1705	Closing Remarks	Mr. T. T. Cheung President Hong Kong Institute of Surveyors
1710	End of Conference	

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.

Land Surveying Division Chairman's Message



Dominic Siu
LSD Council Chairman

I have taken up the post of LSD chairman for almost one year, and another two months will see the expiry of my term in year 2004-2005. The last LSD council meeting was chaired by me on 10 October 2005, but the work of LSD council did not stop then. There is still a lot of forthcoming LSD functions and activities such as the Annual Dinner, conference, AGM, EGM. The coming two months certainly will be the busiest time of the year.

I must take this opportunity to thank my divisional council members, namely Victor NG, Rina TSOI and Maris LO who did all the preparation work for the important functions in the coming two months, while I was away to UK on family business for two weeks at the end of September. Please show your support by simply turning up on these occasions. Details of LSD functions are listed as below:

Date	Function	Venue
29 Oct 2005	LSD Annual Dinner	Jockey Club
17 Nov 2005	LSD AGM	HKIS

Overseas and local conferences

Date	Conference	Venue	Remarks
21-25 Nov	The 8th South East Asia Surveyors Congress	Brunei	Organiser of the last SEASC in 2003
28-29 Nov	The 8th Urban GIS Forum	HKCU	Co-organiser
3 Dec	HKIS Annual Conference	HK	Organiser
8-10 Dec	The International Symposium on GPS / GNSS	HKPU	Co-organiser

Other than HKIS Annual Conference to be held on 3 December, there are three more land surveying related conferences which will take place within the next two months. Members are strongly encouraged to participate in these coming events too.

Proposed meeting with MOC in Beijing on Reciprocal Agreement

Tentatively, there will be another meeting with MOC in Beijing on 9 Nov 2005. Further to the exchange of dialogue with Zhang Wenhui, Chief of Division of Education Department of Personnel Surveying and Mapping Bureau of China in January this year, I will follow up on the development of the legislation of professional qualification for land surveying practitioners in China and explore the way forward on reciprocal agreement with our mainland counterparts.

Signing of Memorandum of Agreement with ICES

The President, TT Cheung signed a MOA with ICES on 3 October 2005. The present agreement merely anticipates the mutual recognition of qualifications and future reciprocity of memberships, it does not have any binding effect to both Institutes for the time being. It was quite a surprise to LSD council members as the document had not been circulated to LSD for comment beforehand and the signing ceremony was only announced at very short notice.

Annual General Meeting Land Surveying Division

6:30 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

or visit: http://www.hkis.org.hk/hkis/html/_lsd/index.jsp



Property & Facility Management Forum Chairman's Message

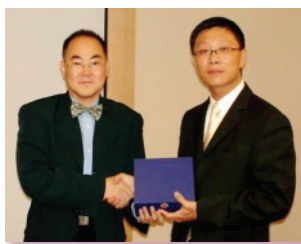


Michael Price
P&FM Forum Chairman

The past few weeks have been the busiest time for the PFM Forum. Members have dedicated much of their leisure time in order to take care of a tight schedule and heavy influx of events. I would like to share with all members some major activities which were undertaken recently.

Membership Registration

You may recall my invitation earlier to invite HKIS members to register as members of the PFMD. The PFM Forum has set up an "Internal Membership Working Group" led by Gary Yeung to review applications. As at the end of September, there were 669 applications received and more were flowing in during October. Some members may have already received a reply requesting for additional information for further assessment. For those who are eligible for registration, they will soon receive notification possibly in November after the meetings of Board of Membership and General Council. I would like to take this opportunity to thank those members who are interested to join the PFMD. I also encourage the many of you who are still eligible to join us now, before our first AGM.



CPD Events

The CPD Panel lead by Alan Wong has organized a CPD event on health and safety on 22 September 2005 which was well

received. Experienced practitioner, Daniel Yeung, kindly offered a speech and advised that top management should establish a "Safety Committee" to address the formulation and implementation of safety policy in private practice for ensuring the compliance of general duties).

Another upcoming event has been confirmed and scheduled on 16 November 2005. Alan has invited two experienced speakers to offer a speech on the "Management of Stratified Multi-storeys Buildings – Hong Kong and China Experience". Please watch out for more details and registration form in this newsletter.

The PFM Forum / Division intends to organize structured CPD events with programmed subject areas such as

business management, accounting, law and other PFM expertise. Alan, Gary and I have initially approached the Hong Kong Polytechnic University to consider possible collaboration in this respect.



Luncheon Event

We had the honour to have invited Angelina Cheung, Assistant Director of Home Affairs Department to present a luncheon speech on 14 October 2005. Mrs Cheung updated us on the progress of the Building Management(Amendment) Bill 2005, and has kindly addressed our concerns on the Bill, especially the right of owners corporations to renew contracts under certain conditions. Special thanks to Alan Wong and Dick Kwok for arrangement of the event.



To strengthen communication between PFM practicing surveyors and the Institute, one of our Forum members Angel Kam has arranged a luncheon to let members to meet and discuss with the President on 12 October 2005.



The Forum has also met with HKIS Administration Office staff in an informal luncheon gathering on 13 October 2005.

The purpose was to let Forum members to understand who should be contacted on various membership, education, administration aspects. Individual working group and panel conveners were also introduced to the Administration Office.

Besides, Kenneth Chan has been helping us to prepare PFM information for uploading to the new PFMD column of the HKIS website. We expect this will be publicized very soon.

Hope you enjoy reading the updates of PFM Division. We also look forward for contribution and assistance from new members.

First PFMD Annual General Meeting

The Internal Membership Working Group with the aid by JO is now planning for the first AGM of PFMD. PFM

members will be invited to submit nominations for election as new PFMD Council Members. Please mark on your diary and watch out for notification to be sent out in early November 2005.

Annual General Meeting

Property and Facility
Management Division

6:30 pm Monday 28 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

Senior council members of the QSD including Francis Leung, Evelyn Kwok, Hornby Chan and myself joined the ETWB and MOC annual conference held in Xian from 21 to 22 September; Xian has changed a lot.

SMM4

The launching ceremony will take place in the Pacific Place Convention Centre on 25 November. We are pleased to have the support of the Hong Kong Construction Association, which kindly accepted our invitation to coorganize the launching ceremony. Details would be announced in due course.

Reciprocity Agreement with CECA

Despite all the difficulties, the Hon Sec, Spencer Kwan, has eventually had verbal confirmation from the CECA that the joint assessment exercise would take place in Guangzhou from 28 November to 4 December. Assessors and candidates will be notified the details individually.

Reciprocity with RICS

Currently, the HKIS and the RICS has a reciprocity agreement on the mutual recognition of memberships between the two institutions and this agreement was made on the basis of equal status of members in terms of educational and professional training. In the past few years when the RICS adopted the aggressive globalization plan, this has tilted the balance temporarily. Due to this swirl in terms of both the focus on training and practices at work, council members are concerned of and have the opinion that, if we should allow the agreement to achieve its meaning, we have to take it with our eyes open. This is aimed at maintaining the status quo and would have long term consequences to the well being of members. Measures discussed in the Council Meeting so far include requiring those candidates who qualified through the RICS routes within these few years to attend an interview when they apply for HKIS membership.

Annual General Meeting

Quantity Surveying Division

6:30 pm Tuesday 6 December 2005

World Trade Centre Club

Gloucester Road, Hong Kong

For enquiries, please call the Secretariat on 2526 3679.

Junior Organization Chairman's Message



Lesly Lam
JO Council Chairman

2005 Council Year-ended by Annual Dinner and Annual General Meeting

Time flies, the current JO Council has been striving to serve for almost a year. The HKIS will soon begin to invite nomination of a new JO Council for the year 2005-2006. I would like to take this opportunity to invite all members under 40 to join JO. Our Annual General Meeting is scheduled for 25 November 2005. I would also like to take this chance to thank all JO and senior members for their warmest support within the year. There are still a lot of forthcoming functions and activities, e.g. JO Annual Dinner, every participant will undoubtedly be deeply impressed by the innovation, warm atmosphere and cohesion that the event creates. See you then.

JO Delegates in International Property Valuation Conference & FIG Commission 9 Working Week

JO delegates joined the above conference held in Xian – on 17 October. This conference is jointly organized by HKIS, CIREA and FIG. We had a good meeting with the Deputy Executive President of CIREA, Dr Cai Qiang, for the detailed arrangement of the coming JO Beijing Study Tour.



Corporate Video for HKIS and HKIS JO by JO production crew

The production of a new corporate video for HKIS and JO is on the way. Its Gala Premiere is scheduled on 14th November 2005 in the HKIS Annual Dinner. With the presence of our Guest of Honour, the Hon Donald TSANG Yam-kuen, this video



will give our dearest Chief Executive an extremely good impression to us. We are trying our very best to produce a high quality video.

New NAME & LOGO for JO Our selection panel, the past and present JO Chairmen, is now choosing a good name for JO. Let's keep an eye to look for an innovative and representative NAME and LOGO for us.

Throughout this council year, JO and young members keep showing enthusiasm and spirit in arranging, organizing and participating in HKIS activities. The most valuable part is that we are willing to sacrifice our own time to work as volunteers for the HKIS. HKIS JO is proud of tremendous number of PQSLs, CPDs, site visits and social events that undoubtedly strengthen the cohesion among members.

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

Annual General Meeting Junior Organization

6:30 pm Friday 25 November 2005

Surveyors Learning Centre

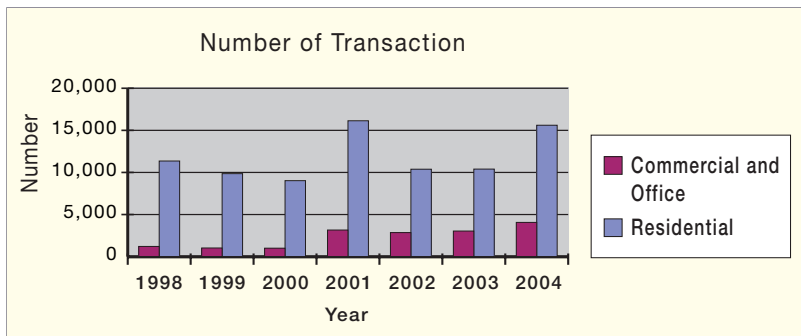
811 Jardine House, 1 Connaught Place, Central, Hong Kong

For enquiries, please call the Secretariat on 2526 3679.

The property market in a gaming city – part 2

Driving force behind the Flourishing Property Market

A strong economy and the expanding gaming and tourism industries have been the driving force behind the property market rebound, which kicked off in 2004. The number of sale transactions of both residential and office / commercial premises has been increasing since 2002, reaching 15,608 and 4,065, respectively, in 2004, which represents an increase of 50% and 34%, respectively, over 2003.



Demand for Office Space from Various Sectors

Most of the existing casinos in Macau are built within hotels. To capture market share, the new casinos are larger than those that were established before the liberalisation of the gaming industry. In addition to building a hotel-cum-casino on a vacant site, investors also look for uncompleted buildings and suspended development projects, or convert vacant office buildings into hotel and casino premises, helping to reduce the vacancy rate in the office sector.

As the economy and the gaming industry



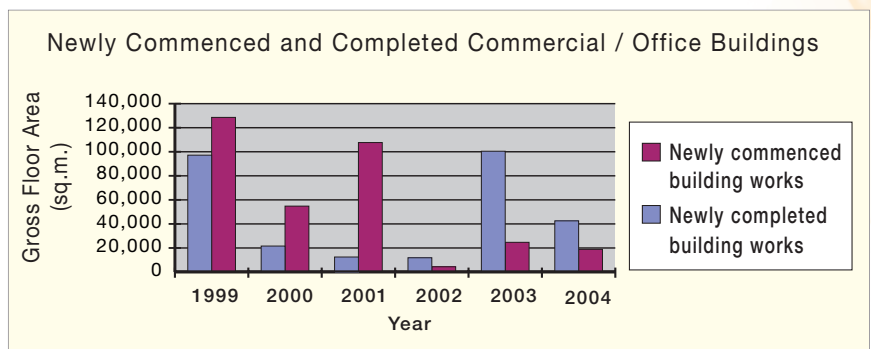
expand, other business, such as trading, professional consultancy services, marketing and the IT business, are growing too. The demand for office space is getting stronger as more foreign companies set up offices in Macau.

Year	No of Companies
2001	17
2002	84
2003	127
2004	176
Total	404

Demand for office space from off-shore companies

is also growing, with the number of such companies setting up in Macau growing fast. The majority of these off-shore companies comes from Hong Kong and enjoys zero profit tax. Up to the end of May 2005, the number of off-shore companies registered in Macau had reached 520, five times that in 2002.

It has been reported that two whole office buildings were acquired by investors in July 2003 and April 2004. The latter transaction involves an office building that had been vacant for the past seven years and was acquired by an institutional fund investor. Recent market activities reflect overseas investors' confidence in Macau's office market.



The supply of commercial / office space over the past three years has been less than 48,000 square metres. It is anticipated that this supply will increase, with about 155,000 square metres coming on stream over the next three years. A considerable amount of this space will be for casino and entertainment complexes.

Residential Prices Escalating

In view of the economic growth and increasing demand for labour, the personal income level of Macau's population has increased significantly. The median monthly employment earnings in the recreational and gaming industry and the hospitality industry has increased by almost 15%, from MOP6,691 at the end of 2003 to MOP7,674 at the end of 2004.

Increases in personal income have helped people to improve their living standards and environment. There was a good market response to most new residential buildings, which were usually sold out at high prices in a short period of time. Limited supply coupled with strong demand for residential property has pushed up sale prices. Nowadays, quality apartments and recently built residential buildings can fetch a sale price of over HK\$1,500 per sq ft with some going higher than HK\$2,000 per sq ft.

In fact, the supply of residential units over the past two years has been limited, with around 1,000 units coming on line per year. More supply is expected and it is estimated that about 6,200 residential units will come on stream over the next three years.

Thanks to the increasing number of expatriates and overseas workers, the residential leasing market is also active. Prior to 2002, government statistics indicate that no expatriates were from Hong Kong. However, that number has been increasing and, in February 2005, was double that of 2003.

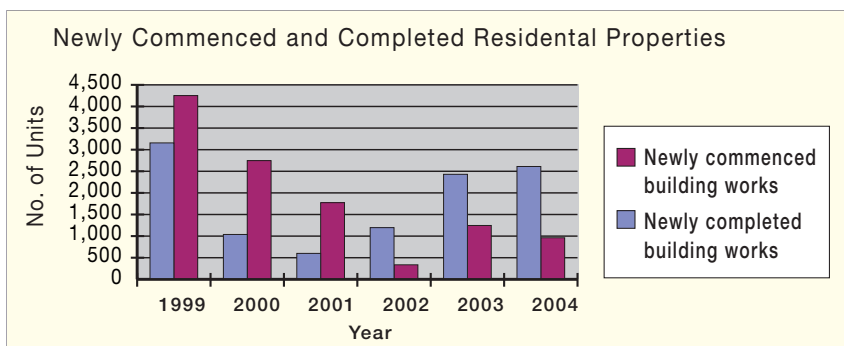
Expatriates in Macau				
Source	2002	2003	2004	Feb 2005
Mainland China	18,115	18,777	19,215	18,807
Hong Kong	0	620	1,030	1,224
Other	5,345	5,573	7,491	8,112
Total :	23,460	24,970	27,736	28,143

Outlook

After the handover of sovereignty to China, the Macau government set out a very clear and solid economic plan,

focusing on the gaming and tourism industries as key players that would lead to the development of other industries. Among the various economic drivers, the liberalisation of the gaming industry and the improvement of the city's infrastructure have been major driving forces. The Macau government has made great efforts to improve the infrastructure and business environment in order to attract foreign investment. The liberalisation of the gaming industry has accelerated economic growth and, in turn, facilitated the property market growth.

Although Macau's development is limited by its resources, this mini economy will benefit from the CEPA and the 9+2 Greater Pearl River Region Cooperation. The Zhuhai-Macau Cross Border Industrial Zone, which was established in the northwest of Macau in December 2003, offers preferential treatment for enterprises and will foster the integration of Macau's economy with the rest of the Pearl River Delta region.



On completion of such current infrastructure projects as the planned Hong Kong-Zhuhai-Macau Bridge, the transportation network will be further enhanced, providing an expanded capacity to accommodate the

ever-increasing number of inbound tourists. Robust economic growth and the successful gaming industry will provide more investment opportunities and a sustainable basis for the continuing growth of the property market.

Source: Macau Statistics and Census Service

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電郵 slcbooking@hkis.org.hk

Position paper on Cap 545

The Land (Compulsory Sale for Redevelopment) Bill (**the Bill**) was first introduced in the Provisional Legislative Council in early 1998. The Bill intended to enable persons who held a specified majority of the undivided shares in a lot to make an application to the Lands Tribunal for an order to sell the whole lot by public auction for the purpose of redevelopment. The Bill was introduced with a view to facilitating private sector participation in expediting urban renewal. The Bill would provide a solution to the problem of property acquisition for redevelopment due to defective titles, untraceable owners, owners who had died intestate or owners demanding unreasonably high prices. After a thorough discussion in the Bills Committee, the Bill was passed in the Provisional Legislative Council on 7 April 1998.

The Land (Compulsory Sale for Redevelopment) Ordinance (**the Ordinance**) has come into operation since June 1999. Since its enactment, four cases have been granted the order for sale by the Lands Tribunal under the Ordinance (Table 1).

Table 1 Cases granted the Order for Sale under the Land (Compulsory Sale for Redevelopment) Ordinance

Application Site	Date of Application to the Lands Tribunal	Date of Public Auction
Garley Building, Jordan	Nov 2000	September 2003
Melbourne Industrial Building, Quarry Bay	June 2001	May 2002
Lai Sing Court, Tai Hang	October 2003	January 2005
4-6A Castle Steps, Mid Levels	June 2004	March 2005

With the experience gained over the past six years since the implementation of the Ordinance, the Hong Kong Institute of Surveyors considers it timely to review the effectiveness of the Ordinance and to identify areas for improvement relating to the Ordinance.

POTENTIAL DEFICIENCIES

There were comments from practitioners from both the public and the private sectors that there could be deficiencies within the prevailing Ordinance. These potential areas of deficiencies are elaborated further as follows:

Definition of "Lot"

The Ordinance applies to a lot forming the subject of a Government Lease or a section or a subsection of a lot (**the Lot**). The majority owner (who may comprise of more than one being or entity) can apply to the Lands Tribunal for an order to sell all the undivided shares in the Lot for the purpose of redevelopment.

Section 3(2) of the Ordinance stipulates that an application to the Lands Tribunal for compulsory sale may cover: –

- a) 2 or more lots where the majority owner owns not less than 90% of the undivided shares in each lot; or
- b) 2 or more lots: –
 - i) on which one building is connected to another building by a staircase intended for common use by the occupiers of the buildings; and;
 - ii) where the average of:
 - the percentage of the undivided shares owned by the majority owner in the lot or lots on which one of the buildings stands;
 - the percentage of the undivided shares owned by the majority owner in the lot or lots on which the other buildings stands, is not less than 90%.

The example (Figure 2) below could serve to illustrate the possible deficiencies in the application of the Ordinance. Whilst hypothetical in nature, the issues identified are based upon real life examples.

Under the above scenario, three separate applications will have to be submitted under Section 3(2)(b) of the Ordinance as follows: –

- i One application in respect of Lots 1 and 2, as the two buildings have one connected common staircase;
- ii A second application in respect of Lots 3 and 4, as the two buildings have one connected common staircase;
- iii A third application in respect of Lots 8 and 9, as the two buildings have one connected common staircase.

Given the above circumstances, the majority owners could run into the following situation:

Figure 2 An Example to illustrate the Possible Deficiencies of the Ordinance

Lot / Building	1	2	3	4	5	6	7	8	9	10
4/F					Minority					
3/F			Minority			Minority				
2/F	Minority								Minority	
1/F										
G/F										

Summary of Ownership Status:

Ownership of each Lot	80%	100%	80%	100%	80%	80%	100%	100%	80%	100%
Ownership of the Combined Lots	90%		90%		80%		100%	90%		100%
Ownership of the 10 Lots	90%									

Remarks:

- a) Each of the above lots is occupied by one building.
- b) Buildings 1 & 2 are served by one common staircase; Buildings 3 & 4 are served by one common staircase; Buildings 5 & 6 are served by one common staircase and Buildings 8 & 9 are served by one common staircase.

- c) All units have one undivided share.
- d) There are a total of 50 undivided shares for 10 Lots.

Legend:

Units owned by the Majority Owners

- An order for compulsory sale is granted by the Lands Tribunal relating to one, but not all of the three applications;
- The majority owner is the successful purchaser of one, but not all of the different lots ordered by the Tribunal to be sold.

in Council may, by notice in the Gazette, specify a percentage lower than 90% in respect of a lot belonging to a class of lots specified in the notice, provided that such percentage shall not in any event be less than 80%.

The two buildings at Lots 5 and 6 are served by one common staircase. However, no application can be made under Section 3(2)(a) of the Ordinance or Section 3(2)(b) of the Ordinance. The existing definition of a “Lot” pursuant to the Ordinance is that any sub-section of a parent lot is also regarded as a “Lot”. Accordingly, and as illustrated in the above example, failure to purchase one of the many units within a building could prevent the application of the Ordinance.

Nevertheless, there is no criteria specified under which the Chief Executive in Council will lower the threshold to 80 percent. To date, we are given to understand that no application has been made to the Chief Executive in Council to lower the ownership threshold pursuant to Section 3(5). This has created a certain degree of uncertainty for private developers seeking to adopt the Ordinance in the urban renewal process.

The above example illustrates that no application of the Ordinance can be made in respect of two buildings connected with a common staircase unless and until a percentage lower than the current 90% ownership threshold pursuant to the Ordinance is to be introduced. This is particularly the case for buildings of less than 9 storeys (one unit per floor) or buildings sharing common staircases of less than 5 storeys, since failure to acquire one unit would imply failure to comply with the minimum threshold of 90%.

The judgment of the Court of Appeal in **Bond Star Development Limited v Capital Well Limited [CACV 458 / 2002]** would imply that the Ordinance would not be applicable to land where the applicant is already a 100% owner. If the applicant owns 100% of one lot and only 90% of an adjoining lot, an application under the Ordinance should cover only the lots where 90% of ownership has been acquired. Using the example above for illustration, whilst Lots 8 and 9 would be included in a single application, Lot 7 or Lot 10 would not be applicable pursuant to the Ordinance under the spirit of the Bond Star case.

Minimum Percentage of Ownership

Under Section 3(5) of the Ordinance, the Chief Executive

Unless lots are connected by a common staircase, the current 90% threshold will only apply to a single lot. Majority owners who hold an average of 90% of aggregate undivided shares in the contiguous lots cannot

apply to redevelop the lots as a package. This could, effectively, prevent the implementation of a comprehensive development for buildings straddling several lots and encourage the development of “pencil” buildings. This would be against the intention of the Ordinance and the general principle of town planning or urban renewal.

Justification for Redevelopment

Pursuant to Section 4(2) of the Ordinance, the Lands Tribunal shall not make an order for sale unless, after hearing the objections of the minority owners, the Tribunal is satisfied that:

- “(a) *the redevelopment of the lot is justified (and whether or not the majority owner proposes to or is capable of undertaking the redevelopment)*
- (i) *due to the age or state of repair of the existing development on the lot; or*
 - (ii) *on one or more grounds, if any, specified in regulations made under Section 12;...”.*

No regulation has been made under Section 4(2)(a)(ii). Therefore, the age or state of repair of the existing development would generally be relied upon to justify the redevelopment. This would divert the focus of the application from its primary aspects, including its original intention in fostering urban renewal.

Fair and Reasonable Steps

Under Section 4(2)(b) of the Ordinance, the majority owner has to prove to the Lands Tribunal that reasonable steps have been used to acquire the interests of minority owners. However, the definition of “fair and reasonable” has not been defined. The meaning of a “fair and reasonable” offer for acquisition could be subject to interpretation and challenge.

Application of the Formula

Section 4(2)(b) of the Ordinance only requires the majority owner to negotiate with a minority owner whose whereabouts are known. For missing owners and those units with title defects, it has not been stipulated as to whether the same principle in assessing the acquisition price (i.e. the then current Redevelopment Value of the Lot multiplied by the ratio of the Existing Use value of a minority owner’s unit to the aggregate of the Existing Use Value of all units within the Lot) should be applicable. Given that the genuine intention of the Ordinance would be to avoid owner of the last remaining unit to demand a premium that would stultify a redevelopment, the same

principle should therefore be applicable to all owners of undivided shares.

Whilst the Ordinance has expressly allowed missing owners to be categorized as minority owners, the status of those owners with title defects is unclear.

Others

In addition to the issues identified above, other relatively minor issues have been identified by practitioners during the application of the Ordinance. These are elaborated further in the following paragraphs.

The Ordinance is silent about the arrangement(s) relating to unauthorized building structures or illegal use of space.

Under Section 8(b)(i) of the Ordinance, all tenancies should be terminated immediately upon the day on which the purchaser of the Lot becomes the owner and the tenants should deliver the vacant possession 6 months from the termination day. However, the Ordinance is silent as to whether ex-tenants will need to pay any rent during this transition period and who will be responsible for maintenance fees, utility charges and rates and repair of the units. It is also unclear whether the purchaser can ask the ex-tenant to pay mesne profits after termination of tenancies.

The remunerations of the trustees and the auctioneer are borne by the majority owners of the lot only. Given that both the majority owners and the minority owners will benefit from appointment of the trustees and the auctioneer, there could be a case for the minority to share the appropriate proportion of such remunerations.

PROPOSALS ON AMENDMENT

Having regard to the number of potential deficiencies identified above, the HKIS would propose a number of ideas for discussion purposes. It is acknowledged, however, that these proposals are preliminary in nature, and further investigation relating to their application would be required before putting these proposals into action.

Lowering the Ownership Threshold

As elaborated above, the 90% threshold could be a major obstacle in the acquisition process. This is particularly the case for those six-to-nine-storey buildings in old and dilapidated areas, which are generally the targeted areas in urban renewal. In this connection, consideration could be given to lower the 90% ownership threshold to, say,

80% or an even lower percentage. Whilst the actual percentage of ownership threshold could be determined having regard to buildings within areas targeted for urban renewal, the example illustrated at Figure 2 above would suggest lowering of the ownership threshold to be essential in addressing some of the most common problems in urban decay.

Encouragement of Comprehensive Development

Land which is 100% owned by an owner cannot apply for an order for sale pursuant to the Ordinance. An order for sale is only applicable for lots where the majority owners hold not less than 90% of all the undivided shares.

Given that a deadline will be imposed on redevelopment of the lot following authorization of the order for sale by the Lands Tribunal pursuant to the Ordinance, the current provisions would not encourage the further amalgamation of other adjoining lots for a comprehensive development. In this regard, further guidelines could be included such that the Ordinance or regulations or other provisions associated with the Ordinance could stipulate clearly that, in the event that the purchaser subsequently amalgamate with other adjoining lots, the deadline stipulated under the order for sale could be extended further.

Clear Guidelines for Redevelopment

It would appear that no regulation has been made under section 12 of the Ordinance. As such, the grounds for redevelopment under Section 4(2)(a) would tend to be restricted to "age or state of repair of the existing development". The lack of clear guidelines would make it difficult for Lands Tribunal to authorize a redevelopment, as well as creating a certain degree of uncertainties for the private developers seeking to apply the Ordinance in their redevelopment projects.

Accordingly, it is considered that further guidelines or regulations could be stipulated to assist the Lands Tribunal in determining the authorization of redevelopment pursuant to the Ordinance. Some of the possible guidelines could include, for example, buildings which are over 40 years of age could be deemed to satisfy the age requirement of the building. In addition, to accord with the intention of the Ordinance in fostering urban renewal, additional grounds such as planning merits, environmental improvement, economic and financial benefits; could be stipulated in order to facilitate decisions to be made by the Lands Tribunal.

Scheme Concept

Having regard to the potential deficiencies in definition of

"Lot" pursuant to the Ordinance and in an attempt to facilitate urban renewal, the HKIS would suggest that, in addition to the "Lot" as currently defined, a "scheme" concept (**the Scheme**) be introduced within the Ordinance. Boundary of the Scheme could be proposed by the majority owners. Nevertheless, the proposed boundary would have to be approved by the Lands Tribunal or other relevant authorities and that the merits of a comprehensive redevelopment or other reasons should be justified.

By using the "Scheme" concept, the private sector would be encouraged to amalgamate sites for a more comprehensive urban redevelopment. At the same time, the minority owner can also enjoy the benefit from the Scheme as the minority owner will receive an amount that includes the redevelopment potential of the Scheme, as against a value based upon a piecemeal development associated with a single lot.

If the "Scheme" concept is accepted, the mechanism as to how the redevelopment value should be allocated to each lot will of course need detailed deliberation.

WAY FORWARD

The above proposals represent some of the preliminary views in addressing the potential deficiencies of the Ordinance. These preliminary proposals are not meant to be exhaustive, further studies and investigations in connection with the actual implementation of them would be essential.

It is recommended the Administration to take these preliminary views further such that the deficiencies of the Ordinance could be addressed and the process of urban renewal fostered.

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First half of 2005 – a review

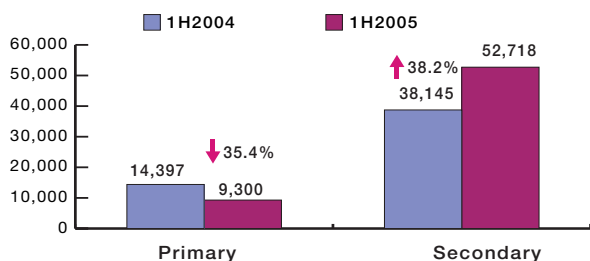
Thomas Li
Alvin Lam
Midland Surveyors Limited

There is a general impression that the housing market in the first half of 2005 did not fare so well as that one year earlier. Well, the answer is yes and no.

Transactions

The primary (first hand) and secondary markets shared mixed fortunes, as can be seen on Chart 1 below.

Chart 1 Transaction Volume Comparison for the Primary and Secondary Markets (First Half 2004 and First Half 2005)



N.B.: To accommodate the one-month lapse time for registering a transaction after the completion of the sale and purchase agreement, the above chart was compiled from transaction records for February to July 2005, which represent the first half data.

Here, the primary market suffered a 35.4% fall in transactions, 14,397 in first half 2005 compared with 9,300 in first half 2004. On the other hand, the secondary market recorded a 38.2% increase, from 38,145 to 52,718 correspondingly.

Primary Market

On the face of it, the primary market faced a slowdown. There is however, a hidden truth. Of the 14,397 transactions in first half 2004, 8,965 i.e. 62.3% came from unsold units accumulated from 2003. In a rising market, the number of unsold units significantly reduced since December 2003 (see Chart 2), meaning that the primary market would comprise less and less accumulated unsold units.

From the above, only 11.1% of the

accumulated units were sold during the first half of 2005. The rest of primary units sold, which occupied a much larger portion, came from those newly offered by developers.

New Home Sales

The popularity of new flats was further shown by the fact that developers offered 8,223 new units for sale in the first half of 2005, of which 6,110 were sold. Compared with 7,578 offered last year in which 6,110 were sold, a rise of 12.5% was recorded. The feeling that sale of primary units dipped this year is, therefore, not entirely true. In fact, the number of brand new units sold during this six-month period is the highest since 2000, reflecting a strong demand for new primary flats. See Chart 3.

Secondary versus Primary

From Chart 4, the average unit price of secondary flats has also risen significantly, at 76.9% from the low point of April 2003 (the SARS period).

As a supply glut in the near future is likely, developers have no rush to cash in, meaning that there will be a more orderly demand and supply situation. In view, also, of the popularity of new flats, there will continue to be a 20 to

Chart 2 Monthly Accumulations of Unsold Units in the Primary Market

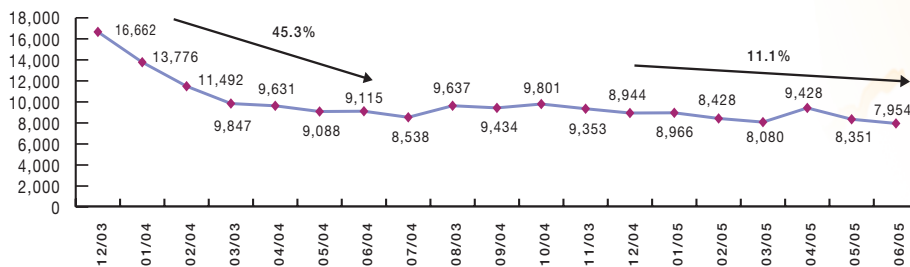
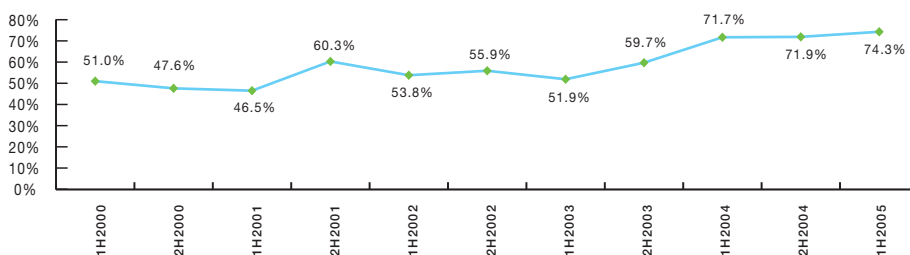


Chart 3 Year-to-year Trend of New Home Sales Percentage

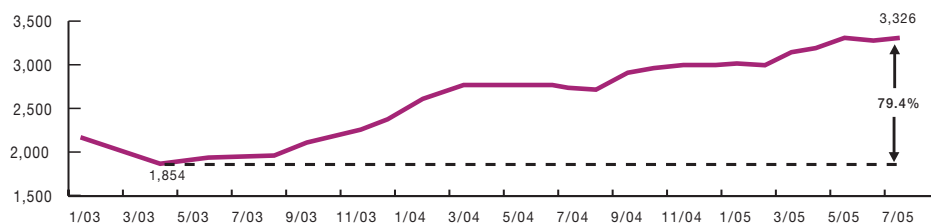


40% price difference between primary and secondary flats.

And primary flats, despite being more expensive, are still more attractive.

Chairs Sources:
Midland Realty, Research Department

Chart 4 Secondary Flats Price Trend per Square Foot



N.B. : Figures for July 2005 are provisional.

From scratch, or not from scratch

Dr Paul Ho
Chairman
WKCD Working Group

In response to the Legco letter of 5 September 2005, the Institute submitted its views relating to the management structure, software and hardware cultural facilities, development approach and financial arrangement of the proposed West Kowloon Cultural District Development (WKCD) project.

Management Structure

For any capital intensive projects, there is normally a governing body or management organisation accountable for the implementation. As pointed out in the 4th submission of 23 March 2005, there is a wide variety of organisation structures for publicly funded museums, galleries and theatres. It can be either (1) under the line management of the Government, (2) a non-statutory advisory board established out of the Government structure, or (3) an independent statutory organisation.

Currently the operation of all local public museums is under the direct line management of the Leisure and Cultural Services Department. If the same management structure is to be used for the WKCD, "the outcome would resemble that of Hong Kong Cultural Centre and community hall¹". Indeed modern management of arts and cultural facilities is moving towards community-centred (rather than bureaucratic) approach for catering the changing community's needs². It would thus be better to keep the WKCD organisation³ out of the Government structure.

If the WKCD organisation is to own all valuable public assets of the WKCD including its properties, art collections and fiduciary interests, it should be backed up with legislation (i.e. a statutory non-profit making organization) governing its vision, objectives, powers and certain principles in operations. Nevertheless, a statutory organisation can be

structured in different ways. For instance, in the case of the Hong Kong International Airport, there is one independent governing body to oversee the project from its planning, design and construction through to operational and management stages. Even with a single governing body, there can also be different management structures and functions, depending on its powers conferred by its legislation. For instance, the former Land Development Corporation is different from the current Urban Renewal Authority.

On the other hand, with the world-famous Guggenheim Museum at Bilbao in Spain, there are two separate but closely coordinated governing bodies; one for the planning, design and construction and the other for its subsequent long-term operation.

Commonly found in nearly all projects, the (project) management structure at the design and construction stage is only temporary, whilst the management structure at the operational and management stage is rather permanent.

If the public private partnerships approach is to be used in the WKCD project as strongly advocated by Government, the WKCD organisation structure can be relatively slim as most works viz design, construction and day-to-day operation, will be undertaken by the private partner. Under such an arrangement, the WKCD organisation is to principally take up a monitoring role, rather than the direct execution of the project (like the Airport Authority, KCR and MTR Corporations which require a huge organisation structure).

Any formal organisation should have its governing board. Based on the "partnership" and "community-driven" principles, the governing board of the WKCD organisation should comprise three types of membership, namely (1) Government



representatives, (2) experienced professionals and representatives from the property development and management sector as well as the arts and cultural sector, and (3) the public represented

by persons with high standing in the community. All of them should be publicly accountable. Under the main governing board, expert advisory boards, where necessary, can be established for each type of cultural facilities. External consultants may also be appointed to assist the governing board in delivering its duties, particularly in monitoring and benchmarking the quality of cultural facilities provided by the private partner.

Unlike a completely new project, the WKCD project has started for some years under the direct management of Government. Under such a particular situation, whether it is appropriate to set up an independent WKCD organisation at the present stage as advocated by some organisations must be carefully considered. It must be pointed out that an independent WKCD organization, if established at this crucial stage, would not by itself resolve all deficiencies in the planning and development process as identified in the Subcommittee's Report on Phase 1 Study. Rather, it may materially disturb and delay the planned progress of the WKCD project as the newly established WKCD organization may have to start the project from scratch. It must be noted that there is overwhelming support from the community for the WKCD project. "If the whole WKCD project is to be re-planned from scratch, it may take the Government a few years" ... thus bringing "uncertainty to the whole project"⁴ as previously expressed by Government.

In addition, it is clear that the relevant legislative procedures for the formation of a statutory WKCD organisation would take considerable time. In particular, the relevant legislation would not normally be supported by the Legislative Council until most critical issues such as the viability studies of various cultural facilities, development strategy, funding arrangement, disposal of the 40-hectare land, etc. have been satisfactorily resolved by Government. There is a high possibility that the WKCD project would be substantially delayed, even without having to start from scratch again. Therefore, it would simply be a political decision if the formation of a new WKCD organisation was to take up all problems previously created by Government. In fact, if everything was left to the new WKCD organisation to decide, this would likely result in "a start from scratch". More undesirably, once

a statutory WKCD is approved being formed, it could be more difficult for the public and Legco to monitor how this independent organisation runs the WKCD. There could be limited, or even no more, public consultation. All would depend on its governing board members controlled by Government through their appointment.

There has seldom been a complete change on the project management structure for any major Government projects in the middle of its implementation stage. Also as a matter of principle, Government should retain its full responsibility to ensure the materialization of the WKCD project in any event. In light of the aforesaid situations, HKIS would suggest that an independent statutory WKCD organisation should only be formed for its operational and management stage. In order to regain Government's credibility from the public, the "Steering Committee for Development of the WKCD" with the Chief Secretary for Administration, Secretary for Housing, Planning and Lands and other original members should continue to assume their responsibility for the WKCD project at least until its operational and management stage, not with standing a provisional WKCD organisation (if any) may be established some time later.

Software and Hardware Cultural Facilities

Since Government has been actively promoting the WKCD which would enrich the cultural life of the local people and contribute to cultural tourism, it is not surprising that different arts and cultural groups may have different interests and expectations on the WKCD. In particular, they would expect that much needed cultural facilities and exhibition space could be provided in the WKCD for cultivating local talents. Based on a clear vision for the WKCD to position itself as a world-class arts, cultural and entertainment district, Government should strike a balance between international events and local arts community's needs⁵. In this regard, Government should ensure that the WKCD would not become another Hong Kong Cultural Centre or just other local community hall.

Apart from various formal and informal consultations, Government has conducted some studies directly and indirectly relating to the WKCD such as the "Study on the Feasibility of a New Performance Venue for Hong Kong (1999)", "Cultural Facilities: A Study on their Requirements and the Formulation of New Planning Standards and Guidelines (1999)", "Consultancy Study on the Provision of Regional / District Cultural and Performance Facilities in Hong Kong (2002)" and in particular, the "Culture and Heritage Commission Policy Recommendation Report (2003) which

generally supported the version of the WKCD project, while there are certain inadequacies in its detailed planning.

It is noted that the three short-listed proponents had spent huge resources in carrying out the relevant studies and preparation of their technical and financial proposals and Government had undertaken an extensive public consultation on those screened-in proposals during the past months. As mentioned in our 2nd submission dated 31 January 2005, after reviewing the three submitted proposals, Government should be in a position to determine the core cultural facilities that would achieve the vision of the WKCD. The revised scheme (in respect of its cultural software and hardware contents) could be formulated by mixing the best ideas / proposals submitted by the three proponents and also taking into account of public opinions, particularly the arts and cultural sector. Whilst there may be some contractual issues in respect of the originality of ideas to be resolved, these are however not impracticable to be resolved in view of the commercial goodwill of all parties. Government would then have a high degree of control over various software and hardware cultural facilities. Finally, the revised scheme (both software and hardware) should be subject to a further round of public consultation.

As mentioned in the 4th submission of 23 March 2005, the success of a cultural project may depend on two major factors. For instance, in the case of Guggenheim Museum Bilbao, the first factor is the hardware facilities – a world-famous landmark building designed by a renowned architect, and the second factor is the software facilities – some high-quality arts programmes managed and operated by an internationally experienced museum operator. HKIS would recommend that the Government should observe and follow these successful factors in the WKCD.

Development Approach⁶

In the 1st submission of 13 February 2004, HKIS strongly objected to the single-package development approach and also expressed a number of concerns arising from the single-package arrangement. In order to avoid the single-package approach, it was suggested that the development of the 40-hectare site be divided into two main parts, namely (1) arts and cultural facilities which are integrated with certain supporting commercial facilities and (2) those commercial and residential developments not necessarily directly related to the core arts and cultural facilities.

In order to carve up the site for various land-use purposes, Government should draw up an overall master layout plan

for the WKCD. Land is a valuable resource in Hong Kong and should neither be under-utilized nor over-utilized. Thus, Government should also justify and determine the optimal plot ratio and other planning parameters for each individual lot within the WKCD, rather than subject to proponent's suggestion on the basis of self-financing principle that should never have been accepted from a planning point of view. The finalized master layout plan should be subject to the normal town planning approval process.

Development of Cultural and its Supporting Commercial Facilities

For the development of cultural facilities within the WKCD, it is noted that various previous studies has consistently recommended partnerships with the private sector. For instance, the "Study on the Feasibility of a New Performance Venue for Hong Kong (1999)" recommended that the performance venue should be operated on commercial principles. The Planning Department Study (1999) also recommended greater private sector participation for the development of the new cultural facilities. The "Consultancy Study on the Provision of Regional / District Cultural and Performance Facilities in Hong Kong (2002)" similarly stated that the participation of the private sector through joint initiatives such as public private partnerships should be encouraged. The "Culture and Heritage Commission Policy Recommendation Report (2003)" also clearly recommended that Government should facilitate partnerships between developers and the cultural sector in the development and operation of the cultural facilities.

As stated by the former Chief Secretary for Administration, "in the past, the Government constructed a lot of cultural facilities. However, without a business mindset, these facilities are somehow inadequate in themselves⁷." "The objective of the WKCD project is to foster a long-term relationship between the Government and the private sector in the development of world-class arts and cultural facilities by bringing in private sector's financial strength and commercial knowledge and expertise⁸". In all our previous submissions, HKIS supports Government's plan to engage the private sector in the development of the WKCD. Therefore, the PPP approach should be adopted unless the Government has good reasons to change at this stage.

In past submissions, HKIS had given plenty of practical advice on good PPP practices (including the preparation of a sound business case, value-for-money assessment, public sector comparator, clear outline specifications, affordability, etc.) which were also reflected in the

Subcommittee's Phase 1 Report⁹. Government should formulate a publicly accepted scheme in respect of its cultural software and hardware as aforesaid. All proponents, which should not necessarily be limited to the original three proponents, should be requested to comply (or match) with the defined scheme so that there would be an equal basis for comparing each offer, including the associated commercial developments. As can be found in other long-term PPP projects, provisions should be allowed for changes or modifications of software and hardware contents to cater for changing community's needs from time to time.

Depending on the master layout plan as to whether various cultural facilities could be dividable in respect of its design and construction, and also in consideration of the operational needs that different cultural facilities would require different types of operators, multi-package approach may be considered so as to allow more than one private partner to participate in the development of cultural facilities if this could facilitate keener competition and larger overall financial benefit. While some organisations advocate an incremental approach, this is considered to be unnecessary as all cultural facilities should be started and completed according to the original programme as far as possible. Indeed, the design of all public arts and cultural facilities should cater for changing community's needs in the long-term.

Development of Remaining Commercial and Residential Properties

For the remaining commercial and residential portion within the WKCD, the relevant lands can be carved into several smaller lots according to the overall master layout plan so that medium-sized developers would also be able to participate in the development. In order to achieve an integrated development with its surrounding cultural facilities, detailed planning parameters should be specified for each lot, including a requirement for any development to be strictly in compliance with the overall master layout plan. Each lot can be disposed by means of public auctions and / or joint-venture development schemes, depending whether these lots would also be owned by Government or the future WKCD organisation.

Financial Arrangement

In previous submissions, HKIS clearly pointed out that the WKCD is not financially free-standing and may require cross-subsidies through the property development on this 40-hectare land. This view is shared by the Subcommittee.

In order to assess an affordable and justifiable amount of subsidy and also to determine how additional funding is injected in the WKCD organisation, it is necessary to firstly consider the financial commitment in the provision and operation of all cultural facilities (i.e. the expenditure side) as well as the possible income generated from the cultural facilities itself, associated commercial activities and commercial property development within the WKCD site (i.e. the income side).

As a matter of principle, Government (or the WKCD organisation) should try to minimize the expenditure and maximize the income as far as possible in order to reduce the amount of subsidies from taxpayers. As suggested in the 3rd submission of 16 March 2005, Government should at last prepare a cost-benefit analysis for the overall (if not individual) facilities within the WKCD.

Income from Cultural and its associated Commercial Facilities

It is noted that most museums and galleries in the world cannot be self-financing due to its large capital and operational costs. Perhaps for this reason, there is growing trend that they generate income from various sources including not only admission charges but also other trading activities. For instance, according to the "Income generated by the Museums and Galleries (2004)" published by the National Audit Office in the United Kingdom, "the Department for Culture, Media and Sport provides annual grant-in-aid funding to 17 non-departmental public body museums and galleries which in 2002-03 totalled £270 million. The museums and galleries also generate income themselves from fundraising, trading activities and admission charges. This self-generated income amounted to £108 million in 2002-03 (P.1)", representing 40% and 28.6% of its grant-in-aid funding (£270 million) and total annual expenditure (£378 million) respectively. Therefore, the self-generated income becomes an important element in the modern management and operation of museums and galleries.

For cultural facilities within the WKCD, there should be more room to generate income from various commercial activities as much more shopping and entertainment areas are integrated with various cultural facilities as observed from the proposals submitted by the three proponents. As stated by the former Chief Secretary for Administration, "the business community knows how best to make commercial profits from the facilities and attract people to the place¹⁰". There should be a breakthrough in respect of the design, funding and operation of cultural facilities in Hong Kong.

Thus, HKIS would support Government's previous decision to engage the private sector in the operation of the WKCD. The private partner operates the cultural and associated commercial facilities in a business-like manner, whilst Government shares the commercial benefit which is used to support the non-financially visible museums and galleries within the WKCD. In addition, if the PPP approach is used, the private partner will normally finance all capital costs of the project, while Government will only be required to pay the service charges during the operational stage. There will be no burden for Government to allocate a huge capital budget during the development stage.

Income from Commercial and Residential Development

Even the cultural and its associated facilities within the WKCD are operated on commercial principles as aforesaid, it is not likely run on a truly self-financing basis and thus additional funding may be required. In this regard, the simple approach is to sell land within the WKCD by means of public auction and other disposal methods¹¹, and revenue from these land sales is to make up the deficit of the WKCD organisation up to a pre-agreed budget ceiling. It must be noted that unless the relevant land is agreed to be assigned to the WKCD organisation, revenue from the sale of any public land will become public money to be allocated under the normal "resources allocation exercise". Government has to face a challenge why a large amount of public money will be spent in the WKCD and not in other public services which may be in a greater demand by the society.

The second approach is to let the WKCD organisation generate income from the property development of lots in conjunction with developers through joint venture methods. It is noted that nominal (or no) premium is required for public projects, but full market premium is normally required for any commercial development (like the residential development above the depot or station of KCRC and MTRC). Under such an arrangement, there will be no subsidy of public money as the joint-venture developers will have to pay the land premium at the full market value. Therefore, HKIS would support this financing approach. By contributing the land development right, the WKCD organisation will share profit with the developers from the relevant property development within the WKCD. However, the exact amount of profit that can be generated is uncertain, all depending on the future property market.

If all incomes generated from the above sources are still inadequate to cover for the capital and operational cost, Government has to inject public money into the WKCD

organisation from time to time or in one-off manner. In any event, the relevant capital and operational budget should be carefully scrutinized (including the expensive canopy). Government should strike a good balance between the potential benefits (both financial and non-financial) to be gained from the WKCD and the social affordability.

Endnotes

- 1 Paragraph 37, Speech of the Chief Secretary for Administration on the motion on West Kowloon Cultural District Development Project in the Legislative Council on 26th November 2003.
- 2 Consultancy Study on the Mode of Governance of Hong Kong's Public Museums and the Hong Kong Film Archive.
- 3 It can be a WKCD board, corporation or authority, depending upon its powers and functions; but in this paper, a more generic term "WKCD organisation" is used.
- 4 Paragraph 13 of the Paper No. WKCD-91 Land Use and Planning submitted by the Housing, Planning and Lands Bureau in February 2005
- 5 The Government should also study whether those reasonable demands from various arts and cultural groups could possibly be incorporated somewhere, if not in the WKCD.
- 6 The development approach should be considered in conjunction with the financial arrangement as these are inter-related issues.
- 7 Paragraph 34, Speech of the Chief Secretary for Administration on the motion on West Kowloon Cultural District Development Project in the Legislative Council on 26th November 2003.
- 8 Paragraph 14 of the Paper No. WKCD-103 West Kowloon Cultural District and Public Private Partnerships jointly submitted by the Housing, Planning and Lands Bureau and Home Affairs Bureau in March 2005.
- 9 For this reason, HKIS would not mention these good PPP practices in this paper again.
- 10 Paragraph 36, Speech of the Chief Secretary for Administration on the motion on West Kowloon Cultural District Development Project in the Legislative Council on 26 November 2003.
- 11 This financial method was also in the world-famous Guggenheim Museum in Spain.

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

广东专业资格考试网

<http://www.mop.gov.cn>

中华人民共和国人事部

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

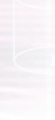
中国人事考试网
www.cpta.com.cn



$$B = \pi r^2$$



$$V = \pi r^2 h$$



ICE HKA G&S Delegation to Shanghai 2005 – Cocktail Party

Victor Lau,
JO Treasurer
Joseph Chong,
JO Committee Member



On 22 August 2005, the Graduates and Students Division (G&S) of the Institution of Civil Engineers Hong Kong Association (ICE

HKA) organized a cocktail party at Joseph's at the Graduate, HKU, before their delegation left to visit Shanghai. We were invited to join this gathering and had met Dr John Luk (Chairman of ICE HKA Committee), Professor Moe Cheung (Chair Professor of Civil Engineering Department, HKUST), Ir Timothy Suen (Deputy Chairman of HKIE Civil Division / Director of Ove Arup), Ir Phil Hardy-Bishop (ICE G&S Division Chairman UK / Route Manager of Highways Agency UK), Ir Teh Tzyy Wooi (IE Malaysia), HKIE Young Members Committee (HKIE YMC) members and ICE G&S Division Committee Members.

During the cocktail party, Dr John Luk gave a speech on

“life-long learning” to all young professionals. To cope with problems encountered in his work, he had studied for a law degree, MBA, etc after obtaining his engineering chartership. This had helped his career to progress to a new height. Participants have also discussed about the importance of maintenance for road works, bridges and infrastructures: Ir Phil mentioned his HK\$600M maintenance contract for bridges in Bristol and Ir Teh told us that the Malaysia Government had spent a much greater sum on maintaining infrastructure comparing with new works. Finally, Dr Luk presented a souvenir on behalf of ICE HKA to JO of HKIS, for our participation in this event. It was good experience in exploring cooperation opportunities with HKIE YMC and other young professional groups.



科技要精，實踐求成

梁守勝

現今科技發展迅速，測量工程自不例外，自動化的儀器不斷更新，快速及精確度不斷提高。地圖、相片及許多資訊，都演變為資料化，大量人力物力資源，都要投放於這方面的轉變。電訊通傳的發展，更促進了資訊的互換，結合和交流，過往互不聯繫的部門都要組織起來，連成一個資訊網路。這樣的科技發展情況，令人鼓舞，是可喜的現象，肯定有它的正面價值。但是如此的不斷提高精確度，投放資源于更新資料，是否就此裨益民生，工程順遂，無往而不利呢？

科技發展還須要有效率的實踐，才可以發揮它的優點。就以上述的發展專案而言，若不注意它可能帶出的新問題，而推行合理的行政措施來配合，則這些科技的發展，反會引來煩惱和爭議，減低科技的成效。我們不宜掉以輕心，而不提防實踐時的可能缺陷，此文正是就此科技實踐問題，提出討論，業界同寅，請加關注。

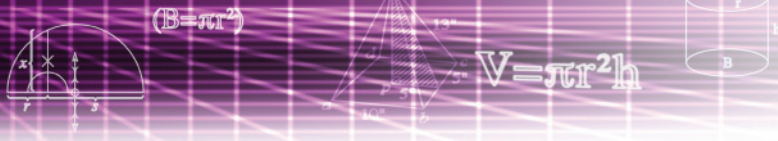
今日提高精確度，往日粗疏即暴露

第一個問題，在於儀器及工序的優良化和自動化，一方面測

量地貌，規劃地界，訂定位置，繪製圖則等等，都可以更快更準確地製成。但另一方面，舊日的資料紀錄，實地事物，仍會留存。它們的精確度，未必能配合新近測量的成果，因而互相抵觸的資料，或會產生，例如往日圖上某些看來是閉合的幾何形象，經資料化的處理，可能呈現一些釐米的誤差而不構成閉合的圖形，自動繪圖系統便不會處理，又或新舊地界的接合，因地面三角測量系統與GPS系統的誤差，資料可能出現微小的差異。我們若然盲從於資料，不加以分析及有效的消解方法，便會引致無休止的爭拗，多方的復核和無謂的資料更改，費時失事，於定界及製圖實質方面無改良，然而精神氣力卻虛費不少，則優化的科技，反可能帶來困擾和不便，所以提高測量的精確度和推行自動化的同時，必要制定合理及易行的行政守則，處理這些毫釐的資料誤差，

固要投放資源，勿望急於回本

測量工程是百年的事業，廣體的應用。現今發展這方面的科技，例如圖則資料化，GPS控制站的建立，資訊的互通系統等等，事事都須要投放不少資源。這是必然之義。從大體及



長遠計，所費是絕對值得的。這些屬於社會大計，資源當然是來自政府。這類的支出，不能以短暫的成效和有形的運用來衡量它的回報。若以一般會計的眼光來處理這些測量項目的收支，則每個測量資料或每幅地圖的資料，自會價值千萬。但這樣的考慮，是否合理，改善測量資料和系統的增益，是否能直接衡量呢？

其實這類加強資料的儲存和發放，改善測量控制網的准度等等，都是基建工程之一，功能與興建工路，敷設電纜，疏通管道等等，沒有不同，只不過前者是無實質形態，而後者則為人所易睹而矣。依這一概念來推論，則投資於改善測量系統方面亦當以長遠及廣義的角度來計算它的成效，其功能是促進工商業，惠及社會整體。不是只為益了使用資料的測量人士或地圖用家等。

可惜這樣的理論未必為批核資源及釐訂售價的當權人所接受。因而每有新的改良產品，訂價往往與投放的資源掛鉤，定值不菲，使一般個體測量師或小戶用家難以負擔。例如數碼地圖，每小幅地域售價已是千元計。若整套香港地圖買下，價值驚人。結果是產品雖好，但售價過高，令致使用率低，資源反被虛耗，實非社會之義。測繪處現正編制資料化的正影航空相片，此舉本是應有之義。日後於製圖定界方面，當大有裨益。但恐到時仍然以投資成本的原則來訂價，則售價必高，重蹈以前的產品訂價覆轍。

以我的意見是必先認定改善測量資料和系統，是社會基建之一。政府應當投放資源，促進工商業，則長遠及整體的回報，自必可觀。但若急於從即時的用家身上收回成本，因而定價偏高，反會窒礙發展，得不償失，並非善法。

產品理宜早運用，力求完善可無期

現代科技進步，一日何只千里。許多測量產品或新設的工作系統，於設計或投產期間，已有更新的發明，迫使工序要修

改。又或於產品製成而未推出時，亦遇有此現象。凡此種種都影響資源的延誤，怎樣減少或避免，實是值得考慮的課題。

上述情況，未算是人為之失，實難深究，但是有些是工作制度上的不足，卻極宜檢討。例如有些新產品，如數據相片。測繪處本可準備就緒，推出使用。但訂價的權力，卻在中央政府。因重重官僚架構及決策，審批等制度，訂價的過程，當以月計，甚或是年計，致令數據相片，遲遲未能上市。如此的人為延誤，豈是科技發展的努力所可抵消。亦有些情況，是因追求不切實際的文書上的要求造成的。這些文書規範其實於實用無助，但為求符合範例及追求完美，讓產品放在一旁不用，而虛耗年月於執拾文字紀錄一番。例如有些新定的測量控制點，實地已建成，觀測已完結，座標亦已算出可用，獨惜因一二草圖或小許簿冊上的編訂工夫，竟延誤數月而不發放這些控制點。這可算是本末倒置，輕重不分的例子。在科技的發展及實用上，平添了人為的障礙。

所以我們的測量成果，無論是以怎樣的高效率方法來完成，若無相應的行政措施配合，儘早推出應用，則生產的效率，實等於白費。

本文不是討論科技的內容，而是提出科技發展須有行政配合的問題。其一是不要太花費氣力去追查新舊技術引起的些微誤差。其二是不要把測量新產品訂價過高。但能普及則成效更佳。其三是產品的推行要及時，不要虛耗時間於無補實質的工序和細節。總之，科技的發展是造福社會，但我們不能只顧研究科技而讓其他礙事的行政措施抵消它的功能。



測繪事業與區域發展的關係

陳志端

測繪事業和區域發展息息相關，他們的關係猶如父母和子女，子女的成長很大方面倚靠父母的教導和支持，同樣一個區域的發展也極需要測繪事業的幫助和支撐，良好的父母栽培出成功的子女，同樣良好的測繪事業加速和增進區域發展。

未發展地區測繪事業

未發展地區測繪事業多不發達，而且交通困難，測量費用高，效益不甚明顯。但這個觀念是不對的，因為在這個高速

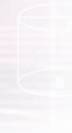
發展的年代，任何荒地都可能因為政治、經濟、交通、礦產、軍事或其它原因突然一夜之間發展起來。深圳經濟特區是一個很好例子，僅僅十餘年它從一個邊陲小鎮發展成為一個現代化數百萬人口的大都市。

上世紀歐西列強佔領或搶奪一個殖民地後，便立即進行測繪工作，作為日後土地分配、交通設計、工程建設及軍事設施等用途，這證明未發展地區測繪事業一樣重要。所以未發展的地區也要建立適量的控制點和大比例地圖，作為不時之需。最近河南省測繪工程院在成立不久的東帝汶國布設15個



$$B = \pi r^2$$

$$V = \pi r^2 h$$



國家一級控制點和60平方公里1:2500大比例地圖，作為將來規劃建設、興修水利和農田發展等，就是一個很好的例子。國家銳意發展西部，國家基礎地理信息中心完成很多地區1:50000的地圖，可以說是高瞻遠矚。

準備發展地區測繪事業

測繪是一切建設的龍頭，準備發展地區的測繪事業非常重要，而且刻不容緩。重要的測繪工作有下列各項：

- 建立一個覆蓋整區的測量控制網，從前很多地區因為經費或各種原因，控制點不足，很多測量都是獨立進行，形成日後測量記錄不能統一、不能互通。假如這個地區沒有大建設和發展，問題尚且不大，但假如要建設一條貫穿大部份地區的道路、地下交通渠道或其它設施，問題便產生了。因為如果所有田土、工程及水文等測量記錄都是源於同一個控制網上的控制點，那麼設計什麼工程都會事半功倍，否則困難重重，舊記錄不但沒有幫助，而且還要找出每個測量記錄中的控制點和週邊測量所採用的控制點的關係，這樣當然事倍功半了。
- 建立一個覆蓋全區的水準網，水準網和控制網同樣重要，因為交通、渠務和水文等都需要精準的高程記錄和測量。假如各測量單位都自掃門前雪，每一項測量都採用不同水平基準，那大家就沒有共同語言。相反來說假如水準控制點充足，整個地區大小測量都採用同一水平基準，那麼整體地區發展一定快速和高效率。
- 建立一個覆蓋全區的大比例地圖系統，這些大比例地圖比例從城市的1:500至1:2000到鄉村郊區的1:2000至1:50000。地圖是一切土地行政和土地規劃的必需工具，它一定要精準、全面性和現勢性。有了大比例地圖，一切早期規劃都可立即進行。
- 最後是以大比例地圖系列做基礎，製成各種專題地圖系列，例如規劃圖、公路圖和行政區域圖等。最重要的是土地記錄圖系列，詳細劃出各類土地界綫及未來規劃，並且做到不斷更新，現勢性。這樣未來土地使用、土地行政和土地規劃等便會井井有條，當政者及土地決策者也可運籌帷幄。

發展中地區測繪事業

發展中的地區測繪事業一定非常蓬勃，這時如果控制網、水準網及大比例地圖系列仍未建成，那麼一定要在短時間內不惜工本完成，否則必影響將來地區發展。這個時期要注意下列數點：

- 維持一個強大的控制網和水準網，雖然控制網和水準網已經建成，但是因為地區發展迅速，很多控制點被破壞或因週邊建築而失去作用，所以維持和增強控制網和水準網是極其重要的，目的是任何測量工作都可在測區內外不遠處找到控制點。
- 雖然有了一套大比例地圖系列，但是因為發展迅速，地區當局必須時刻保持地圖的現勢性，因為現勢性強的大比例地圖才有真正的價值。
- 勘界是這個時候主要工作之一，這時土地價值日增，地價可能三級跳，土地糾紛一定增加，所以地方當局一定要做好勘界工作；除了地籍測量外，還要建立各種界石和界標，還要做好測量記錄和存檔，使市民及土地使用者容易查閱。

- 除了勘界外，因為建設蓬勃，各類工程測量應有盡有，挑戰性的問題層出不窮，需要測繪工作者、學者和專家的智慧、科研和努力，當然工程放樣也是一樣主要的工作項目。
- 監察施工中和竣工後的建築物、斜坡、水壩、橋樑和其它工程設施的沉降、位移和傾斜度等也非常普遍，這些監察有助預報和防止大災禍的發生，並且提供各種有用數據，供科研使用。
- 最後是成立一個測繪資料庫，積存所有測繪資料和有關數據和記錄，這不但對測繪事業帶來方便，對區域發展、地籍管理和行政設施都會有很大的幫助。

已發展地區測繪事業

已發展的地區例如各大城市的測繪事業可能沒有發展中的地區那麼多姿多采，但是仍然非常重要，除了保持一個高質素的控制網和水準網外，當然還需要更詳細、更現勢性和更精準的大比例地圖。這時候地價更貴，人口更多，建築物更多元化和老化，市民的要求更高，時間比從前更緊迫、建築和工程都更大規模，市區重建、舉辦盛事、擴充港口及機場等都很普遍。這時候測繪工作的重點如下：

- 提高測繪科技，建設數字地區，各衛星監察和自動化技術等都一一出台。
- 製圖更上一層樓，因為市場更需要各類專題地圖、行政地圖、交通地圖、歷史地圖以及統計地圖等。
- 最重要是成立一個信息化、數字化和現代化的數據庫，數據庫藏有海量不同來源的數據，目的是以地理信息為基礎，使政府、團體、教育機構和普通市民等可以共享和共用資料，對民生和社會發展裨益很大。

結論

- 依據上文分析，測繪事業和地區發展息息相關，也可說地區發展任何時期都需要測繪事業。
- 上文沒有提及天災例如地震及人禍例如建築物倒塌。當然天災人禍是很難預測的，也不是任何時候和任何地方可以避免的，測繪事業不但可以預測一些天災人禍，而且幫助災後重建工作。
- 政府如銳意發展一個地區，必定要首先攬好測繪事業，例如成立獨立測繪部門，立法保護測量控制點和給予測繪行業充足的資源、輔助和支持。
- 人才是各行業最重大的資源，所以培訓各級及各類測繪人員是政府和地區的天職。
- 測繪科技日新月異，進步神速，所以任何地區對測繪的科研不能忽視，也要不斷吸納新測繪儀器和技術。
- 因為測繪方法和儀器時常更新和改進，所以測繪人員必須在相當時日後再接受培訓。
- 計算機的進步帶給測繪行業無限前景和生機，數字化，信息化和自動化都是未來的目標。
- 過去的數據及記錄和將來的發展息息相關，所以測繪檔案的保存非常重要，而且要有一個容易、快速和全面性的搜查系統。

Getting to know the council 理事專輯

Emily Ling
JO Editorial Board Representative
Joseph Chong and Sylvia Mok
JO Committee members

Sam Cheng – QSD Council Chairman

Not only is your professional skill as a surveyor counts, language skills are equally important, says Sam Cheng. Another golfer, here the QS Division Council Chairman tells how he has worked his way through as a QS and ending up with a law degree from the Beijing University.



You have worked for “big 4” QS consultancy firms as well as contracting companies. What are the differences?

The mindsets are quite different. For a consultancy firm, the division of responsibilities is clearer in order to provide necessary services such as measurement and contractual advice to clients; for a contracting company, more commercial matters have to be considered. For a person who is attentive to details and meticulous, working in a consultancy firm is a better career path. The scope of work of a quantity surveyor in a contracting firm is more diverse, compared with that in a consultancy firm.

What is the most memorable achievement you are proud of in your career?

I am very fortunate to have handled projects such as the construction of the complex known as Exchange Square, the Lantau and Airport Railway and the Headquarter building of the Asian Development Bank in the Philippines. Many of them are memorable, but to name a few, I can think of the series of Jockey Club Renovation Projects. As those renovation works could only be done within 2 months in the summer, the working schedules were extremely tight. There were many sophisticated electrical and mechanical installations and other unique facilities, for example, CCTV and betting equipment, it was challenging to meet up with client expectations.

You have obtained a Bachelor of Law Degree in Beijing University. Why did you choose this and why the Beijing University? Did you find any difference in the education system between HK and mainland China?

This is a joint course between Shu Yan College and Beijing University in 1994. After working for a long time, I felt it

necessary to continue further studies. I am not the only one, many quantity surveyors are awarded with many degrees nowadays. I thought I needed to improve myself and have further study to supplement my knowledge. This degree is one of the earliest Mainland law courses. At that time, law was still not well established in the Mainland. You could hardly find a law textbook. I enjoyed the course very much. It was a four years course covering a very broad area of legal studies. In the first year, we covered the History of the Chinese legal system and its development in the past 3000 years.

One of the lecturers told me that law is fundamentally a way for the Emperor and authorities to exercise his power to control his people; even a LLB course in UK would not tell you about this. There is a long history of law in China. Law is a social science and it evolves with social development. Many well-established laws were written in Shang, Tang and Qing Dynasties, Chinese laws are more about ethics.

The course was taught in Hong Kong by professors from the Beijing University. They are friendly scholars who, many a time after classes at night, we used to have dinner together. The second and third years were quite demanding. Instead of studying all the ordinances, we are required to study different schools of law.

My graduation year was the 100-year anniversary of Beijing University!

You are a director of The Professional Green Building Council. Can you tell us more about PGBC?

The Professional Green Building Council (環保建築專業議會) (PGBC) (website: <http://www.hkpgbc.org>) was formed

by The Hong Kong Institute of Architects (HKIA), The Hong Kong Institution of Engineers (HKIE), The Hong Kong Institute of Landscape Architects (HKILA) and The Hong Kong Institute of Surveyors (HKIS) in 2002. The PGBC is a non-profit making research and education institute to promote a better sustainable built environment through public and educational events held by the force from the combined expertise.

As chairman of the QS Division, could you tell us your involvement in the past year?

With the great help from council members, we have introduced major changes in the QS Division. We have enhanced social networking between members, broadened the backgrounds of our members, and increased connection with other institutions. We also emphasized education, research and development, as well as introduced reforms in APC and TPC. There are many on-going plans and objectives waiting to be accomplished. For instance, the publication of a set of standard and guidelines is needed and would be done for QS Professional Practice.

What is your advice to those who are planning to become QS?

My few words to them are "To be tough, responsible and reliable." To develop a good business sense and a good reputation are the keys to success.

Do you enjoy working in China as a QS? The Mainland market has attracted many of our members, especially quantity surveyors to build up their career. At the same time, we are facing challenges from the mainland counterparts. Could you share your view with us?

As a consultant based in Hong Kong, the working environment in the Mainland could be a drive, motivation and challenge. In the early days, for work in the Mainland, there were no established rules. We had to introduce and promote our QS practice; in the absence of any Bills of Quantities, contractors work on the Price Book published by the Government. Works were re-measured and priced basing upon local authority published price on completion. Many big consulting firms had started to develop their business there more than 10 years ago. We had set very good examples and sent good messages to our counterparts, therefore they recognize and are using our QS practicing system now. This career path and personal development is more challenging.

I have worked all over China. My advice is that Mainland is very big. If you want to work there, you should be more focused on Shenzhen, Guangzhou and Shanghai. Otherwise you may feel quite demanding and tiring. You also have to manage your time very well. Also, the language and culture of each city is very different.

Language is also a problem for people who come from Hong Kong. Surveyors from Hong Kong should improve our language skills, including writing and oral, before working in the Mainland. Even for writing, the ways of expressing ideas are quite different in different cities. Sometimes we use our understanding to communicate with them, even with very accurate Mandarin, they may not understand us.

The construction market is recovering, do you have any advice for young quantity surveyors?

At the early stage of your career in consulting firms, you have to withstand long working hours and great demands for your basic training. This is good training for analyzing and thinking about problems and you can adapt to different situations. Many successful quantity surveyors achieve well in other business sectors. This can prove our background is helpful. We are experts in law, commercial matters and construction. These skills could be applied to the business world.

The passing rate of QS APC candidates is quite low in recent years. What do you think?

Only look at the passing rate is kind of misleading. As we have the largest number of candidates each year sitting for the exam, and not many of them are able to pass in the first attempt, the accumulative number is quite substantial. Moreover, university courses equip one with general knowledge; while in actual practice, quantity surveying is more of a technical nature. Thus the graduates have to explore more to gain diversified experience. On the other hand, we have proposed to modify the APC in order to test the candidates not only on technical skills but also the ability to adapt themselves to the ever changing demands of the industry.

What is your favourite pastime?

I love playing golf. Actually, many of our councilors and senior members are good companies on the golf field. It is a very good exercise and I recommend you to come and join the fun.

Women in Surveying 測量半邊天

Vivian Wong – surveying before scuba diving and sailing



Kelivn Ng
JO Committee



Where did you obtain your degree in surveying?

I graduated from the University of British Columbia, Canada with a Bachelor's Degree in Commerce and Business Administration

majoring in Urban Land Economics. Similar to the Surveying Degree in Hong Kong, courses like real estate finance, real estate economics, real estate valuation and real estate law form the core curriculum. However, being part of a Commerce Degree, we also have to top it up with many business courses like accounting, finance, marketing and management. Upon my return to Hong Kong, I have also obtained a Postgraduate Diploma in Surveying in the University of Hong Kong to familiarize myself with local legislations and to meet more market experts.

Why did you choose this profession?

As an undergraduate student, I have always been fascinated by the dynamics in the real estate market in both Hong Kong and Canada. Property is unique as it possesses the characteristics of both consumption goods and an investment asset. Although finance and accounting were the most popular options in my faculty and were often considered "safer" in terms of job security, I have decided

to venture out into the real estate sector to pursue something different yet intuitively very fascinating.

What are the differences between working in Jones Lang LaSalle (a property consultant) and Pacific Century Premium Developments PCPD (a property developer)?

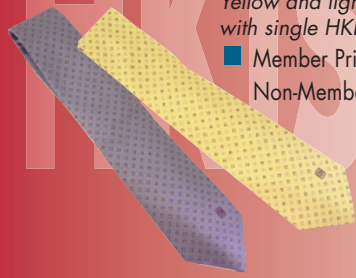
Working as a property consultant requires very good listening skills as you are always striving to satisfy client requirements. These clients could be tenants, developers or investors with each having different mandates and expectations. By contrast, working for a developer requires strong market sense as we seek to outperform our competitors and satisfy unmet demands by identifying latest trends in the market. Working for a property consulting firm and a property developer are also similar in a sense that both require strong business knowledge and excellent inter-personal skills.

After several years of working in the real estate industry, what are the key attributes that you see as important in developing a career the industry?

Similar to many industries and corporate environment, market knowledge and hard work are just fundamental requirements. To become successful in the real estate industry, one would need strong EQ (ie Emotional Quotient), enthusiasm and a long-term interest in the sector. EQ and people skills are especially important when people move up the corporate ladder (ie from junior, task oriented positions up to managerial positions).

What do you do in your spare time?

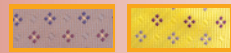
I tend to exercise at least 2-3 times per week to keep myself in shape and provide myself with a natural thrill and excitement. My favourite sports are running, swimming and yoga. Occasionally, I would wakeboard, snowboard, play golf, bowling and badminton too. In fact, I have just been back from a 9-day snowboarding trip in New Zealand, which was awesome! I am very much addicted to sports and would love to explore most sporting activities. Scuba diving and sailing are next on my "to-do" list. Apart from exercising, I enjoy movies and having massages to relax my body and mind.



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Plan	Male	Female
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Medical Report with Comment and Two Doctor Consultations	X	X
Chest X-ray	X	X
Electrocardiogram	X	X
Kidney Function: Urea, Creatinine	X	X
Liver Function: SGPT(ALT), SGOT(AST)	X	X
Complete Blood Count	X	X
ESR	X	X
Diabetic Screen: Fasting Glucose	X	X
Rheumatology Screen : Uric Acid, RA Factor	X	X
Lipid Profile: Total Cholesterol, Triglycerides	X	X
Cancer Screening: CEA (colon)	X	X
Thyroid Screening: T4	X	X
Urine Test: Urinalysis	X	X
Occult Blood	X	X
Prostate Specific Antigen	X	
Pap Smear		X
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Date	Event	Organiser	Location
2005			
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	JO Annual General Meeting	HKIS JO	SLC, Hong Kong SAR
25	Members' Happy Hour	HKIS	HKIS, Hong Kong SAR
28	PFMD Annual General Meeting	HKIS PFMD	SLC, 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 Industry Institute – Hong Kong	Hong Kong SAR
December 2	BSD Annual General Meeting	HKIS BSD	Hong Kong SAR
3	HKIS Annual Conference	HKIS	Hong Kong SAR
6	QSD Annual General Meeting	HKIS QSD	Hong Kong SAR
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