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# SURVEYORS

測量師時代  
**T**imes

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Nurturing for further development  
培育進一步發展

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The Hong Kong Institute of Surveyors

香港測量師學會

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In the President's Message (page 3), expanding the surveying profession's influence in the Mainland is discussed. As things stand, more and more surveyors will avail ourselves of the opportunities in the Mainland. It will be interesting to see what the demography of the Hong Kong surveying profession will look like, five to ten years down the road.

Creating opportunities is of course a positive way to develop our profession. Equally important is the marketing of our services, particularly in the context of attracting new blood. Is surveying a profession which one aspires to attain? I trust most of us, despite the ups and downs, value what we do as a surveyor, and are proud of our profession. Does the young generation see the same? What are the key attributes that they expect of a surveyor before they decide to become one of us?

I work in an organization where we are very selective in our graduates in-take programme and provide very good training for future-surveyors. Yet recently, two graduates, mid-way through their training programme, decided to take up alternative employments which were totally unrelated to surveying. I am sure their decisions, affecting their life-long careers, were not taken lightly. Job security, better pay (at least for the immediate several years), and a more guaranteed future appear to be at the top of the agenda for our younger generation. We do not accept that our profession will lose out to any others in meeting our younger generation's needs and wants, but the fact that some have started to think so should be a wake up call to all.

Francis Leung

本月「會長的話」(第3頁)談到測量專業在內地的前景。按現時的趨勢,確實是愈來愈多的測量師跑到內地開創新局面。若在五到十年以後作出回顧,香港測量師的工作及地域分布將有一番新景象。

良好的就業機會誠然是令測量專業壯大的主導因素。測量專業的推廣也是同等重要,因為我們要不斷地吸引新血入行。以測量專業作為個人終身事業是否具吸引力?我相信,不管風風雨雨,大部份的測量師都以自己的專業工作為榮、為傲。然而,新一代是不是有同樣的想法?年輕人在作出選擇的時候,甚麼是他們的主要考慮因素?

我服務的機構,在人事篩選上雖然非常謹慎,但却為後進員工提供優質培訓。最近,有兩位畢業生在培訓的過程中,選擇離開測量這個領域;他們加入了與測量毫不相干的行業。我相信他們是經過深思熟慮,才作出這麼一個重要的人生決定。安穩的工作、良好的待遇(起碼在事業剛起步的時候)、以至一個能看得透的未來,似乎是年輕一代的重要依據和著眼點。我們不認同測量專業追不上其他行業或者缺乏吸引力等說法,但就上述事件我們必須正視一些不同的看法,作為一個警醒。

梁立基



## Nurturing for further development

**As** I have mentioned in my speech at the HKIS Building Surveyors Conference 2006 on 16 September, the prospects of surveyors will be in the Mainland. By signing agreements on the mutual recognition of qualifications with our counterparts, the Institute has sown the seeds for expanding local surveying services in the Mainland. However, there are still some difficulties for surveyors to start their own business or seek direct employment in the Mainland market. How to help members to get through the practising registration and experience recognition in the Mainland has long been the concern of the Institute since the implementation of the Closer Economic Partnership Arrangement.

In the afternoon of 20 September, a delegation from the Hong Kong and Macao Affairs Office of the People's Government of Guangdong Province visited the Hong Kong Institute of Surveyors. The aim of their visit was to help surveying professionals in Guangdong and Hong Kong to build a closer relationship. The delegation was led by the Deputy Director General Liao Jingshan and comprised officials from the Department of Economic Interchange and Cooperation and Division for Entry Permit for Official Purpose of the Office as well as the Construction Industry Management Office of Guangdong Department of Construction.

It is a rare pleasure to see such a high level delegation visiting a professional body in Hong Kong. The meeting with the Guangdong delegation was a full exchange of views on how to improve surveyors' practising conditions in Guangdong. Under the current further liberalisation measures of the Closer Economic Partnership Arrangement, quantity surveyors based on their experience in Hong Kong

are permitted to set up wholly-owned construction engineering cost consulting enterprises in the Mainland. The Guangdong delegation has agreed to work on materialising the further liberalisation measures in a more progressive manner. Both sides have also agreed to establish more frequent contact and to foster closer cooperation. Assistance will be rendered to professionals of both sides to explore more business opportunities. It is hoped that Hong Kong surveyors will gain a greater market share in the real estate and construction industries in the Pearl River Delta Region.

Investments have entered into the Mainland market at a very rapid pace. Banks, accounting firms and legal practitioners have already set up strong bases in Mainland major cities. Hong Kong surveyors have played a leading role in elevating the professional surveying standards in the Mainland. It is time surveyors begin to ally themselves with accountants and lawyers in running their business in the Mainland in the same excellent manner that they have jointly done so well in Hong Kong. Members of the General Practice Division and the Quantity Surveying Division have already made some significant progress. However, there is a need for all Hong Kong surveyors to promote the "one-stop professional surveyors services" concept in the Mainland.

The Institute will set up more forums in Mainland major cities. The Guangzhou Forum will soon be formed after the Beijing and Shanghai ones. The establishment of forums in the Mainland is primarily to provide continuing professional development and networking services to members. Of course, it is also one of the strategic directions of the Institute to establish its formal presence in the

Mainland. Surveyors should always be at the forefront of partnering with the real estate and construction sectors in the Mainland. In the future, some “window” offices will be set up in Mainland major cities to promote HKIS image and the surveying profession. The Hong Kong Coalition of Professional Services is liaising with the Hong Kong and Macao Affairs Office of the State Council on permitting Hong Kong professional bodies to set up offices in Beijing. At the meeting with the Guangdong

delegation, I have requested the Deputy Director General of the Guangdong Province Hong Kong and Macao Affairs Office to consider providing office space in the Guangdong Department of Construction for the Institute to promote surveying services in Guangzhou.

Wong Chung Hang *President*



## 培育進一步發展

**正** 如今年九月十六日我在香港測量師學會「2006建築測量師會議」上所說，測量師的前景必定是在內地。學會與內地的專業單位簽定資格互認協議，是為日後進軍內地市場做好播種工夫。測量師真正要在內地執業，仍然遇到疑難。自從「更緊密經貿關係安排」實施以來，學會一直忙於處理如何幫助會員們去克服「執業登記」和「認可資歷」這兩個難關。

九月二十日下午，廣東省人民政府港澳事務辦公室廖京山副主任率領代表團來港訪問了學會。目標是要幫助廣東和香港兩地的測量專業人士，建立更緊密的關係。代表團其它成員包括廣東省人民政府港澳事務辦公室經濟交流合作處及辦證科和廣東省建設廳建築管理處等官員。

學會以極喜悅的心情接待了這般高層次的訪問。在會談中，雙方廣泛地討論了如何改善香港測量師在廣東省的執業情況。目前，「更緊密經貿關係安排」的進一步放寬措施，允許香港工料測量師憑著香港的資歷，在內地設立獨資工程造價諮詢企業。代表團承諾盡快把措施放寬具體化，早日達到目標。雙方又同意加強日後聯繫，進一步鞏固合作關係。總的來說，大家都希望為兩地專業人員起橋梁作用，好好地配合珠江三角洲的未來建設，擴大香港測量師在房地產及建造業市場的佔有率。

資金迅速地湧進內地市場是鐵一般的事實。銀行、會計和法律界在內地都建立了鞏固的基礎。香港測量師對提升內地測量專業水平一直有其領導地位。看來，測量專業是要再提起步伐，與會計師和律師聯合，把在香港取得的優良合作成果在內地再發光芒。產業測量組和工料測量組的會員已取得重大成績。然而，所有香港測量師必須再接再勵，要在內地積極推廣「一站式測量專業服務」。

學會將在內地成立更多的「議會」。「廣州議會」將步北京和上海後塵，很快就成事。在內地成立「議會」的最初目的，是希望為身處內地的會員們提供持續專業進修和人脈網絡等服務。當然，在內地建立正規業務一直是學會的一個策略方向。推動香港與內地房地產和建造業的合作，測量師應該可以走在最前線。為了方便推廣香港測量師形像，學會考慮在內地一些大城市先設立“窗口”辦事處。香港專業聯盟現正與國務院港澳辦公室討論香港專業團體在北京設點的問題。在與廣東省代表團的會面裡，我也要求了廣東省港澳事務辦公室副主任，考慮是否可以在廣東省建設廳大樓內提供辦公室，方便香港測量師學會在廣州市開展工作。

黃仲衡 會長

# Annual Dinner

**Monday 27 November 2006**

**Guest of Honour**

**The Hon Donald TSANG Yam-kuen GBM**

**Chief Executive**

**The Government of the Hong Kong Special Administrative Region**

The Grand Ballroom  
Grand Hyatt Hong Kong  
1 Harbour Road, Hong Kong

Cocktails : 6:30 pm  
Dinner : 7:15 pm  
Dress : Black tie



## Reservation Form

To : HKIS, 801 Jardine House, 1 Connaught Place, Central, Hong Kong. Please reserve for the **HKIS ANNUAL DINNER 2006**  
\_\_\_\_\_ No. of tables (12 persons) @ HK\$11,760 No. of tickets @ HK\$980 \_\_\_\_\_

\* Cocktail is on a cash bar basis; soft drink, beer, house wine, orange juice and mineral water will be provided during the dinner

Name/Contact Person : \_\_\_\_\_ Telephone : \_\_\_\_\_

Company name : \_\_\_\_\_

Address : \_\_\_\_\_

Fax : \_\_\_\_\_

• By cheque payable to **Surveyors Services Limited** Amount HK\$ \_\_\_\_\_ Cheque No. \_\_\_\_\_

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I would like to pay the reservation fee HK\$ \_\_\_\_\_ (\$11,760 per table, \$980 per ticket) to Surveyors Services Limited by charging my HKIS Visa Platinum/Gold MasterCard account as follows:

HKIS Visa Platinum/Gold MasterCard Card No :     -     -     -

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1. Reservations are on a first-come first-served basis. 2. Reservations will only be confirmed upon receipt of **FULL PAYMENT**.

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## Rail Merger Bill

Vice President Yu Kam-hung has written to the Legislative Council on 25 September on proposed amendments to the Kowloon-Canton Railway Corporation Ordinance (Cap 372) and the Mass Transit Railway Ordinance (Cap 556).

The letter says that from a surveying perspective, the Institute strongly supports the existing property package of the rail merger proposal. It is believed that the proposed property package is in the best interest of all parties and the terms are fair and reasonable.

Nevertheless, the letter also asked the Legco to first of all focus on how Kowloon-Canton Railway Corporation (KCRC) develops land before the merger in order to understand the valuation methodology.

Currently, KCRC develops, owns and manages properties along its rails. For property development, KCRC adopts a joint-venture model in inviting property developers to jointly develop properties in sites owned by KCRC. KCRC selects its joint venture partners by public tender for each development based on their development experience, track record, and the terms and conditions of each particular joint venture proposed. Selected property development companies will reimburse KCRC on the planning and advanced work costs, front up with the bulk of the risk capital involved in the development, and share the proceed from ultimate sale of the property according to the apportioning agreed earlier. The practice under the joint venture agreement requires developers to generally fund the development costs including land premium, construction costs and finance charges upfront.

Going back to the property package proposed under the rail merger proposal, the whole proposal includes the

purchase of investment properties, property management business and property development rights in respect of six existing KCRC property sites, plus two property sites along Kowloon Southern Link currently held by Government.

MTR Corporation Limited (MTRCL) will pay \$4.91 billion for the rights over the eight property development sites. This figure is based on the expected share of the assessed development profits for the sites. In order to arrive at the developer profit, the independent valuers have made use of the residual valuation based on how KCRC develops land and attains profit. The valuation methodology is firstly to assess the value of the market sales proceeds and deduct the different costs, the net profit is then discounted over the development period to give a present value. As the sites will be developed in conjunction with developer partners, net profit will be apportioned according to their agreement. In essence, MTRCL is replacing KCRC in holding the development rights of the sites and MTRCL is paying KCRC what the latter should be able to realize in terms of its share of development profit as if there were no merger.

The market value of the sale proceeds is based on factual information and forecasts provided by KCRC and the costs to be deducted include the land premium, construction costs, project enabling work costs, tax and financing costs, professional fees, marketing costs so on and so forth.

The independent valuers derived the market sales proceeds based on factors including location, site area, gross floor area, revenue, cost and project implementation programme of each of the eight sites and are therefore believed to be in line with the market. The Institute supports the valuation methodology and the valuation results adopted by the independent valuers.

It is believed that after the merger, Government will be able to streamline its control over annual flat supply under one roof, replacing informal negotiations between MTRCL and KCRC currently in place.



## Mandatory continuing professional development

Professor Barnabas Chung, Chairman of the Board of Continuing Professional Development said that the General Council has recently endorsed guidelines to mandatory continuing professional development. Apparently, part VII of the Bye-Laws stipulates that "All Corporate Members and Technical Associates of the Institute shall maintain a high level of competence in professional practice and technical performance and are obligatory to undertake continuing professional development (CPD) and lifelong learning (LLL) to enhance their professional and technical competence." It also provides that "The General Council may from time to time issue regulations and guidance notes on mandatory continuing professional development administered by the Board of Professional Development."

Professional surveyors and Technical Associates are expected to not only excel in their own specialties, but also keep up with the latest developments in all related areas and in various forms, including community and social service. This will not only enhance the self-esteem and capabilities of members, but also project a better image to the public. The surveying profession will thus develop as members take more time and effort to improve their skills, serve the community and enhance professional development.

CPD is both a personal and business opportunity. It is "the systematic maintenance, improvement and broadening of knowledge and skill and the development of personal qualities necessary for the execution of professional and technical duties throughout the practitioner's working life." All corporate and technical members are required to complete a minimum requirement of 60 hours over a three-year period, of which at least 15 hours must be in the form of formal events.

### Mandatory Continuing Professional Development

To record the undertaking of CPD, the Institute will issue to every member in the professional and technical grades a CPD Log Sheet. CPD Log Sheets will be sent to new members upon admission and additional copies are available upon request. New and updated CPD Log Sheets will be sent to members from time to time. Members should maintain the CPD Log Sheet and keep it safe as it will be needed for scrutiny not only by the Institute for CPD monitoring.

Throughout the year, the Institute carries out CPD spot-checks on a percentage of the membership. When asked to sub-

mit CPD details, members should keep the original and submit a copy of the CPD Log Sheet for the period specified, normally the previous three years. Supporting documents such as receipts, tickets, and certificates are normally not required to be submitted, but should be retained in case more information on a particular item is requested.

All professional and technical members of the Institute are obliged to undertake self development and keep an account of their CPD until they retire fully. Members who are exempted from payment of the annual subscription are deemed to have retired. Non-resident and non-practising members are required to fulfill a pro rata 50% of the requirement during the period of non-residency or non-practice.

Members who are not able to provide adequate evidence to support the fulfillment of the required CPD hours shall be required to be reviewed in one year time. It is expected that the member will complete a minimum of 20 hours of CPD during that year, and continue to accumulate more CPD hours as other members do. Cases of continuing non-compliance of this requirement shall be dealt with individually by the Board of Professional Development and the General Council as appropriate.

持續進修 提昇專業水平 鞏固基礎 發揮專長  
終生學習 發展全人理想 擴張領域 啟發潛能



Dear Sir

I note the praiseworthy targets set out on page 5 of the current edition (Vol 15 No.9, September 2006), but am deeply concerned by one that is missing, namely ethics, without which much of the rest stands for nothing.

Peter Berry



## Digital technology to detect land misuse



In a press conference on 4 October, the Institute has encouraged Government to make fuller use of geographical information systems and aerial photography in a four-month site inspection exercise that covers more than four thousand sites currently leased out on short-term contracts in order to detect land misuse.



LSD Council Chairman Dominic Siu says that aerial photographs that are taken over a period of time can be very effective in telling changes to the landscape. Present at the press conference were LSD Council Vice Chairman Sung

Hon-kwong, member Henry Chan; GPD Council Chairperson Serena Lau and BSD Council Chairman Edwin Tang.

## ICAC uploads ST articles



The Institute has given its permission to the Independent Commission Against Corruption for the posting up of two articles published in the Surveyors Times on the website of the Hong Kong Ethics Development Centre (HKEDC) of the ICAC. The two articles are:

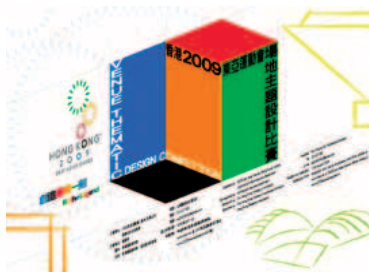
- President's Message "Integrity and Professionalism", pp.3-4, Vol. 15, No. 7 July 2006

- Speech by Mr Wong Chung Hang at the 8<sup>th</sup> ISM Surveyors Congress on "Brand Management for a Professional Body", pp.17-18, Vol. 15, No. 7 July 2006

The HKEDC believes that these two articles, written from the perspective of a distinguished practitioner in his own field, would be very useful, relevant and inspiring to the users of its website.

The HKEDC was established in 1995 under the auspices of the ICAC for the promotion of ethics including those related to the business and professional sectors in the Hong Kong SAR. The website of HKEDC contains useful on-line information (practical guides, case studies and a number of conference papers) on business and professional ethics. To view the relevant section of the ICAC website, please visit: <http://www.icac.org.hk/hkedc/eng/edcalert1.asp#68> for more.

## HKIS supports 2009 East Asian Games Venue Thematic Design Competition



The Institute has agreed to upload information at [www.hkis.org.hk](http://www.hkis.org.hk) on the Competition and would encourage HKIS members to participate in the competition.

The East Asian Games are held to foster extensive exchanges of sports and cultures among the National Olympic committees (NOCs) in the East Asian regions. It not only aims to promote sports for all people in East Asia but also to develop inter-cultural knowledge and friendship within the East Asian regions.

In a message from the Chief Executive of the Hong Kong SAR Government, People's Republic of China, the Hon Donald Tsang has said, "...Hong Kong is proud to host the 5<sup>th</sup> East Asian Games in 2009, a unique event anticipated by athletes, spectators and volunteers alike. We pledge to do all we can to make sure every participant has a great experience in Hong Kong.

*It is wonderful to see our sport elite compete in the Games on home soil. Hong Kong's highly developed sports infrastructure has played host to many important international sporting events. Staging the 2009 East Asian Games enables us to*

*actively contribute to the promotion of sportsmanship throughout the region while further boosting sport within the territory.*

*With the trust placed in us by the East Asian Games Association and the enthusiastic support of our community, Hong Kong is set to make the 2009 East Asian Games a most spectacular and memorable event..."*

## JO works on contract management seminar

Joseph Chong, deputy honorary secretary of the JO, has attended a series of meetings that will lead to a one-day seminar on contract management in early 2007. The seminar is to be organized by young members of the Hong Kong Institution of Engineers, the Chartered Institute of Arbitrators, the Chartered Institution of Building Services Engineers, the Institution of Civil Engineers, the Law Society of Hong Kong and the Hong Kong Institute of Surveyors.

According to Chong, the aim of the project is to enhance collaboration amongst young members of the professional institutions. The theme of the 2007 seminar will be contract management. Engineering contracts are complex and young professionals will come across a wide range of contractual and legal issues in engineering contracts. It is hoped that this one-day seminar will provide a platform for participants to recognize the procurement of engineering contracts, general principles of contract administration, method of measurement currently employed in engineering and related practical construction law issues during implementation stage in engineering projects. Participants will probably be looking for up-to-date knowledge on claim management, alternative dispute resolution and evolution of new contract types.

## JO promotes volunteer spirit

JO members such as Billy Wong, Grace Cheng, Hazel Tee, Kenny Chan, Sunny Chan, Victor Lau, William Lai, Arthur Cheung are now working on a series of social service called the Professional Volunteer Service Programme.



This is a one year programme running from October 2006 till the award ceremony at the end of 2007 organized by The Hong Kong Council of Social Service. The JO hopes to encourage HKIS members to participate in all kinds of social services as responsible citizens. The project coordinator is Grace Cheng of the Building Surveying Division.

## On the HKCPS

Stephen Liu, the Institute's representative to the Hong Kong Coalition of Professional Services, said that at a meeting of the Coalition on 11 September, the HKICPA informed the HKCPS Board that it was having difficulty in setting up an office in the Mainland and the accountant institute could only set up a Consultancy Office in lieu of a branch office. The consultancy office is scheduled for opening on 30 October. Still on the subject, the HKIA reported that its representative office inside the Ministry of Construction Building would be officially opened on 18 September.

The HKCPS Board heard reports including a legal case concerning the right of advertisement by medical practitioners and it would appear the Medical Council was looking at an appeal but the legal opinion was that the chance was not great. The Law Society will be celebrating their 100<sup>th</sup> anniversary in 2007. The Planners will be having their second batch of qualification recognition examination in November this year in Shenzhen. The HKIE had done a survey on their members' employment and salary level and the results had been published.

The ceremony for the launching of the HKCPS web site and the 5<sup>th</sup> anniversary celebrations of the Coalition will be held on 20 November 2006. Chief Executive Donald Tsang will be the guest of honour on this occasion.

The Coalition is co-sponsoring a Hong Kong Economic Journal project named "Election of Ten Best Professionals and Activities", running from October 2006 to January 2007.

Meanwhile, Mr Liu has reported to the Coalition Board that the HKIS had not yet received any news on the detail arrangement of setting up wholly owned quantity surveying practices in the Mainland through the CEPA III. Secondly, reciprocity assessments building surveyors has been scheduled for early 2007. Mr Liu has also highlighted that the HKIS is organizing the FIG International Conference in Hong Kong in May 2007 when the Chief Executive of the HKSAR will be the guest of honour.

## Joint Institutes Forum on Goods and Services Tax (GST)

Guests:

- Hon Frederick Ma Si-hang, Secretary for Financial Services and the Treasury
- Hon Patrick Lau, SBS, JP, Legislative Councillor
- Representatives from HKIA, HKILA, HKIP and HKIS

**6:30 pm**  
**Monday, 13 November 2006**  
**Surveyors Learning Centre**  
**8/F Jardine House**  
**1 Connaught Place**  
**Central, Hong Kong**

All members of the HKIS are cordially invited to attend this Forum.

For information on the GST Consultation Paper, please visit <http://www.taxreform.gov.hk>.  
For enquiries, please call the Secretariat on (852) 2526 3679.

### Project K7

A working group headed by the Vice President, Yu Kam Hung, has looked into a URA proposal on the development design concepts of the Kwun Tong Town Centre (Project K7).

This is the largest single redevelopment project undertaken by the URA, covering a site area of about 5.3 hectares and affecting about 5,000 people within over 1,600 property interests. In the area, there are mainly low to medium-rise tenement buildings for retail and residential uses. As the buildings are old with obsolete design and inadequate services, maintenance on these buildings is getting more costly and inefficient. The living environment is unsatisfactory as evidenced by the deteriorating sanitation and hygiene conditions, the worrying security and safety concerns, a lack of green areas and the very limited communal facilities. The traffic conditions are in chaos and not up to standard for a town centre of an area having probably the highest population density in the world. A new and rejuvenated town centre is needed. These feelings are shared and agreed by the HKIS.

The Institute has concluded that it supports the proposal;

however, at the current schematic stage, it would be difficult to comment on the relevant issues at a micro perspective and has asked the URA to invite members of professional bodies and tertiary educational institutions to set up independent task force to specifically scrutinize and advise on various technical aspects of the Project. For more on the response to the URA, please watch out for the next issue of the Surveyors Times.

### REIT symposium in Shenzhen

At the invitation of the Shenzhen Finance Office (深圳金融辦), the Vice President, Yu Kam-hung and the chairperson of the GP Division, Serena Lau are working on the organization of a REIT symposium to be held in Shenzhen later on this year.

### Obituary

Philip Alexander Dempster STRATTON, Quantity Surveying Division, Fellow since 1991, passed away on 11 September 2006.

## Surveyors happy hour



## 測量師歡樂時光



Winner of September Lucky Draw  
Jean Cheng

The dates of Surveyors Happy Hour for 2006 are: 24 November and 29 December. For enquiries, please email the HKIS Office at: [info@hkis.org.hk](mailto:info@hkis.org.hk) or telephone (852) 2526 3679.



6pm to 8pm at HKIS Library  
黃昏6至8, HKIS圖書室  
last working Friday of every month  
每月最後一個工作星期五

## HKIS Golf Society Annual Report 2006

With the support of a number of dedicated HKIS golfers, the HKIS Golf Society (HKISGS) was formed in November 2005. Its prime responsibility is to organize and conduct golf activities and golf social functions for its members.

The inaugural committee members are:

Chairman	- TT Cheung	(QS)
Vice Chairman	- Raymond Chan	(BS)
Hon Secretary	- Bernard Wu	(QS)
Hon Treasurer	- Henry Chan	(LS)
Handicap Secretary	- Denny Tam	(GP)
Members	- Jonathan Li	(GP)
	- Nelson Cheng	(QS)
	- Siu Wai Ching	(LS)
	- Chan Hon Ping	(LS)
	- Lesly Lam	(LS)

In the first year we have 47 paid up members and about 40 interested members in our circulation list.

The following golf activities were organized during the year:

- Annual HKIS Golf Tournament on 1 November 2005 at South Course, Kau Sai Chau, Sai Kung, Hong Kong with 48 members/guests.
- Social Golf Day on 21 December 2005 at Palm Island Golf Resort with 23 members/guests.

- Joint Professional Cup competition held on 8 March 2006 at Kau Sai Chau against doctors, dentist, accountants and lawyers. HKISGS sent a team of 25 members for the event and came 4<sup>th</sup>.
- A few rounds of driving range training sessions for JO members.
- We have registered two teams for the HK Golf Inter-League, one at the Premier Division (Handicap below 18) and one at the First Division (Handicap above 18) commencing October 2006.

The HKIS Annual Golf Tournament 2006 is scheduled for Tuesday, 28 November 2006 at Sand River Golf Club. A pre-tournament practice round is being organized for the competitors to familiarize with the course.

### 2007 Year Plan

- Enlarge membership base
- Organize golf outings in smaller groups in various golf courses once every 2 months
- Organize one weekend golf outing for a 2 days package
- Organize one overseas golf excursion
- Keep an update HKISGS golf handicap ladder
- Create a second-hand golf equipment exchange centre amongst members
- Produce more HKISGS souvenirs, currently HKIS logo balls are available for sale (Brand: Pinnacle - \$45/sleeve)
- Improve the website



# THE HONG KONG INSTITUTE OF SURVEYORS GOLF SOCIETY ANNUAL GOLF TOURNAMENT 2006



**Date** 28 November 2006 (Tuesday)  
**Venue** Sand River Golf Club, Shenzhen (沙河)  
**Game** One 18-hole game with first tee-off at around 9:30 am (short-gun)

## Transportation

Please make your own way to Huangguan. Coach transportation from Huangguan to Sand River and return is inclusive. The exact departure time of the coach at Huangguan and club house will be confirmed close to the event.

## Format of Play

New Peoria or NN Peoria (maximum handicap allowed : 28 for Men and 36 for Ladies)

**Awards** Division champion trophy and individual trophies and other prizes to be advised

**Charge** HK\$ 980 – HKIS Golf Society members.  
 HK\$1,060 – For non-HKIS Golf Society members  
 HK\$1,100 – Guest  
 Cost inclusive of trophies, coach transportation, 18 hole-green fee, caddie and buggy (twin share), locker and buffet lunch (members of Sand River Golf Club HK\$780).

**Remarks** Participants must ensure they have a valid "Home Visit Permit (回鄉証)".  
 China visas are required for passport holders.  
 Travel insurance is not included.  
 For ease of administration, charge would not change whether you take the coach or not.  
 Depending on the entries received, we are considering to have 3 groups of prizes for golfers of low handicap, high handicap and ladies.



**The closing date for reservations is 18 November 2006.** Only 48 places are reserved and will be allocated on a first-come-first-served-basis. Further details will be circulated to individuals upon the close of registration.

## Reservation Form HKIS Golf Society Annual Golf Tournament 28 November 2006



Surname : \_\_\_\_\_ Other name(s) : \_\_\_\_\_ Mr / Ms / Miss  
 Grade of membership : F , M , TA , P , TT , S  HKIS No.: Div. BS / GP / LS / PD / QS / PFM  
 Tel : \_\_\_\_\_ Fax : \_\_\_\_\_ Mobile phone no.: \_\_\_\_\_ (for emergency use)  
 Email address : \_\_\_\_\_  
 Transportation # Join the group / self arranged Member of Sand River Golf Club : # Yes / No ( # \_\_\_\_\_ )  
 Cheque No.: \_\_\_\_\_ made payable to **HKIS - Golf Society**.  
*# Please delete if inappropriate*



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

## Official Receipt HKIS Golf Society Annual Golf Tournament – Sand River Golf Club 28 November 2006 (Tuesday)

Please fill in capital letters or print : -

Name in full :	<b>For office use only</b>
Correspondence address :	Fee received and confirmed by HKIS:
	<input type="checkbox"/> \$ 980 – HKIS GS member
	<input type="checkbox"/> \$1,060 – non- HKIS GS member
	<input type="checkbox"/> \$ 780 – Sand River member
	<input type="checkbox"/> \$1,100 – Guest

省官員來訪學會  
Guangdong officials visit HKIS



廣東省有關部門代表於2006年9月20日來訪學會，並與學會會長及工料測量組代表進行交流，進一步加強粵港兩地的專業合作。在互惠互利的基礎上，廣東省政府特意向港方的專才進行探討，加深彼此認識。廣東省部門代表包括省港澳辦副主任廖京山、副處長蔡德敏、科長邵瑾、省建設廳建築管理處處長梁志華、省建設工程造價管理總站站長、省工程造價協會會長吳松等。

在「十一五」至「十二五」期間廣東省的人均收入超台越韓，其中在石化，製造及基建範疇上佔了大部份。早在此期間，港粵的合作分工被界定為前服務後製造。故廣東方面一向倚重港方提供技術及服務以配合粵的發展以求達到雙贏局面。

交流會上，雙方就學會的考試制度、會員資質水平及監控、兩地資格互認的問題上交換意見。學會會長黃仲衡表示，學會分別與中國房地產估價師學會（2003年）、中國建設工程造價管理協會（2005年）及中國建設監理協會（2006年）簽訂互認協議。

工料測量組主席何學強博士表示，自從與中國建設工程造價管理協會簽訂協議後，學會約200名會員獲得了資格互認，但會員同業進入內地進行執業及註冊為「造價工程師」仍存在技術性困難，例如：國內與港的註冊制度問題，前者為單

位制而後者是個人制，學會希望內地有關部門體諒港方制度情況，儘快予以協助並落實有關安排。港澳辦廖副主任表示明白問題所在，並會適當地向有關部門反映。梁處長也表示會依從大方向，儘快落實國家的開放政策。在特區政府的支持及特首的努力，解決方案相信指日可待。

會上，雙方同意日後多作交流，並計劃共同考察亞運會項目，瞭解內地建設行業的發展。學會工料測量組亦計劃於短期內組團前往廣州考察。

學會出席交流會的代表除會長黃仲衡及工料測量組主席何學強博士外，還包括工料測量組副主席關天智、義務秘書賴旭輝、理事袁棟坤、會員陳耀光和黎文安。



Surveyors  
Luncheon

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

FIG's mission and activities  
– present and future

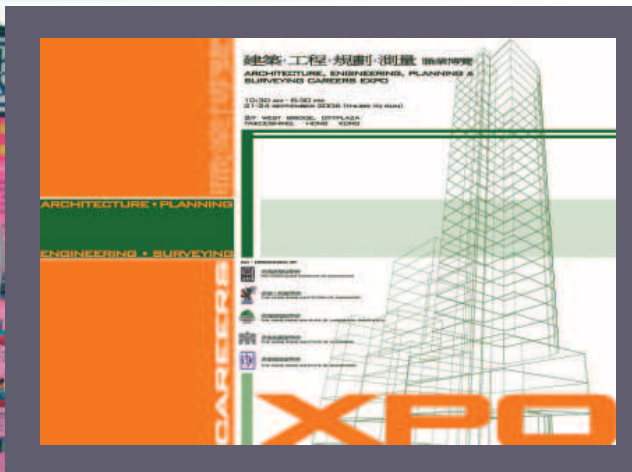
12:30 – 2:30 pm  
Thursday, 2 November 2006

Chart Room  
Royal Hong Kong Yacht Club  
Kellett Island, Hong Kong

Guest speaker:  
Univ Prof Dr-Ing Holger Magel  
President  
FIG

HK\$350 per head. For details, please  
email : [info@hkis.org.hk](mailto:info@hkis.org.hk) or call 2526 3679.

## 建築、工程、規劃及測量職業博覽 Joint Institutes Career Expo



由五個與建築相關的專業學會首次合辦的建築、工程、規劃及測量職業博覽於9月21至24日一連四天假太古中心舉行，並於9月23日舉行了剪綵儀式，吸引了不少學生及公眾人士參觀。



博覽召集人，香港測量師學會高級副會長陳旭明在剪綵儀式上表示，活動經五個專業學會多月份的籌備，希望透過是次博覽，讓公人士更明白建築，工程，規劃及測量專業的工作和前景和幫助莘莘學子計劃職業取向，使有志投身於建築專業的學生對行業有所認識。

建築、工程、規劃及測量職業博覽由香港建築師學會、香港工程師學會、香港園境師學會、香港測量師學會及香港規劃師學會聯合舉辦。剪綵儀式出席嘉賓包括葉錦元校長、香港建築師學會教育事務部副主席周世雄、香港工程師學會副會長盧偉國博士工程師、香港園境師學會會長陳弘志、香港測量師學會會長黃仲衡及香港規劃師學會葉祖達。



剪綵儀式主禮嘉賓香港中學校長會主席葉錦元校長表示，博覽活動可讓中學生瞭解建築界、工程界、規劃界及測量界的前途和專業資格，

使學生們對行業有認識，對日後選科時甚有幫助。葉校長又對各中學作出宣傳，希望各中學校長為學生多介紹建築相關專業的工作內容，使學生認識建築專業，為日後的學術取向做好準備。

陳旭明又衷心感謝各會員義務幫助，並在博覽舉行期間到場協助，解答市民查問。



在四天的博覽中，學會展示了六個組別的资料，並向公眾派發了學會宣傳單張、刊物及介紹光碟等，務求令市民對學會和測量專業加深認識。



## 浙江媒體採訪學會 Zhejiang media visit HKIS



學會決定參加今年12月7至8日在杭州舉行的「香港房地產服務及城市建設博覽」。是次博覽是由香港貿易發展局主辦，目的在於提高香港作為內地城市建設及房地產服務的主要夥伴地位；推廣香港物業管理、物業代理、測量及估值、建築設計、工程、項目管理、地產發展及相關服務優勢；加速與內地企業合作關係並拓展商機；促進港商與內地單位的信息交流。博覽會將於杭州市，曙光路的浙江世貿國際展覽中心舉行。

9月26日，浙江省幾個主要媒體到港展開採訪參展機構，產業測量組主席劉詩韻代表學會，接受了列席記者們提問。當天出席媒體包括：

**《浙商》雜誌** 由浙江日報報業集團、浙江廣播電視集團、浙江省私營（民營）企業協會聯合主辦的《浙商》雜誌（浙商傳媒），以“關注浙商生意與生活”為辦刊宗旨。《浙商》雜誌的讀者屬於成功、富有及具有開拓精神的中國地域文化特色企業家群體，他們擁有高消費能力，是公司、企業和集團的策者。雜誌以訂閱銷售為主，發行量達十二萬份。

**浙江電視台經視頻道 — 《浙江樓市》** 浙江廣播電視集團成立

於2001年，總部位於中國長三角南翼浙江省杭州市。集團以廣播電視為主業，是一家在中國傳媒界具有實力、影響和聲譽的新聞傳媒集團。集團主要經16個廣播電視頻道，涉及範圍包括新聞、教育、經濟、文藝、音樂等。《浙江樓市》節目於每週日晚上六時至六時三十分播出，主要介紹浙江省的房地消息。

**今日早報** 大眾性都市類報紙，由浙江日報報業集團主辦。《今日早報—房產報導》以力度、專業、互動為特色。讀者屬白領、時尚一族以及社會中堅消費層為主。《今日早報》在整個浙江省發行，以杭州市為重點地區，總發行量達350,000份。《今日早報·新房》的房網與“住在杭州”網站相關連，增加了資訊覆蓋面。

**每日商報** 杭州日報報業集團主辦，該報以“新聞影響生活”為宗旨，關注地方經濟、反映城市生活、指導百姓消費，主要報導綜合新聞和財經消費生活資訊。《每日商報》以高密度、高精度的發行為依託。讀者群以全職就業人士居多，其次是政府機關和有關事業單位的工作人員，以中高收入家庭為主。該報2005年總發行量達21萬份，發行管道已全面覆蓋杭州報刊零售網路和郵政訂閱發行網路。

## 會長拜訪政務司司長 HKIS meets CS

10月3日，會長黃仲衡和高級副會長陳旭明，連同立法會議員劉秀成及建築、測量及規劃界別其它學會的會長們，拜訪了政務司司長許仕仁先生。

會議上，會長黃仲衡重申學會支持政府提高區議會的角色和職能，並強調未來的社區設施管理委員會一定要有專業人士參與。又指出現在開始需要進行多些環境改善工作，保養好康樂和文化設施。最好有一個專用的工程帳目，維持管理、保養和維修的開支。社區設施管理委員會可以參與制定設施的優先發展次序，並且在設計和施工期間，就要考慮到社區設施管理和保養等問題。希望測量師在這幾方面能繼續提供服務。

至於西九龍文娛區發展，高級副會長陳旭明表達了學會的支



持，希望發展可以盡快上馬。對於成立西九管理局和分組委員會過去幾個月的工作報告，許仕仁司長估計明年初就可以提交公眾討論。

在本次約一個小時的會議裡，其它議題包括：城市發展密度問題，環境美化工作和城市規劃條例修改。會議話題不算多，但各方充份交換了意見，大家都覺得對增進雙方瞭解很有幫助。



## Publicity Campaign for the FIGWW2007 by the Organising Committee at the 23<sup>rd</sup> International Federation of Surveyors (FIG) Congress held in Munich, Germany, during 7-13 October 2006

*Hak Chan  
Chairman  
FIGWW2007 Organising Committee*

FIG was founded in 1878. It is a federation of national associations and is an international body that represents all surveying disciplines. Nearly 100 countries are united in FIG. It is a UN-recognised non-government organisation and its aim is to ensure that the disciplines of surveying and all who practise them meet the needs of the markets and communities that they serve. It achieves its aim by promoting the practice of the profession and encouraging the development of professional standards. The Working Week is a FIG event held about once a year in different cities, and next year's Working Week will be hosted by the HKIS in Hong Kong.

This was the first major publicity campaign for the FIGWW2007 launched by the FIGWW2007 Organising Committee. The International FIG Congress was an event held every 4 year and this year was jointly organized with Intergeo, a German annual survey conference. The number of registered delegates for the FIG Congress was 1,200 and for the Intergeo was 1,800, thereby making a total number of 3,000, which could be the largest gathering of surveyors having ever taken place.

The Campaign Team comprised of Winnie Shiu, Congress Director, Dominic Siu, Hon Secretary, and myself. TN Wong as Senior Advisor joined in the meetings with various parties. Participating in this Congress, there were also several other HKIS members though in different capacities and had helped with the work of the Team. The Team, on the first day of arrival, was invited to attend the ACCO meeting, a meeting of the Commission Chairs, to brief them on the Technical Programme and Papers. The ten Commissions are as follows: (1) Professional Standards and Practice; (2)

Professional Education; (3) Spatial Information Management; (4) Hydrography; (5) Positioning and Measurement; (6) Engineering Surveys; (7) Cadastre and Land Management; (8) Spatial Planning and Development; (9) Valuation and the Management of Real Estate, and (10) Construction Economics & Management.

The selection of technical papers would be processed by the respective Commissions and co-ordinated by FIG Director. The Team informed the meeting of the technical sessions and the time available for the oral presentation, hence the number of papers that could be presented would depend on the time allowed for each presentation. After some discussion, it was generally of the view that time for Q and A should be provided after a brief presentation and in a 90 minutes session no more than 5 papers should be presented. In case there were more papers selected than oral presentation slots available, poster sessions could be resorted to.

The Team then had chance to attend each of the 10 Commissions annual meetings held separately later to learn more about their specific needs. Interests were expressed by several Commissions to have dedicated sessions for themselves if there were sufficient papers and a special or contemporary subject could be worked out. The Team agreed to facilitate the above provided time and venue being available.

A meeting was held with the FIG Council representatives to agree on those imminent issues. On the invitation of keynote and plenary speakers, FIG would prefer those with international standing but would have to wait until the new Council started functioning in December this year before making any proposals.

During a meeting with the FIG Corporate Members, FIG informed that they would circulate our invitation to take up the exhibition booths and sponsorship packages to their corporate members first. Any subsequent enquiries and reservations would be directed to and handled by our Working Week Secretariat. The issue of application for entry visa into Hong Kong was raised, and the Team would seek and publish the relevant information to interested parties.



An exhibition booth was allocated for joint use by the Working Week 2007 and the following Working Weeks and Congress. Banners for the Working Week and Hong Kong Tourism Board were put up as well as flyers for the Working Week and souvenirs produced by HKTB were handed out to visitors to the booth. 1,000 each of flyers and souvenirs were distributed during the campaign.



On the last session of the FIG General Assembly, where all the heads of member associations were present, Winnie Shiu, Congress Director, gave a power-point

presentation about the Working Week 2007 to the audience. The presentation covered a brief history of the infrastructure, land and property development in Hong Kong; the role played by surveyors and how the various disciplines were strategically integrated; the tourism attractions in Hong Kong, then followed by a detailed run down of the Working Week programme, technical and social visits, registration and

accommodation arrangement. The presentation had to be rushed and cut short due to limited time allocated, yet had won overwhelming acclaim from the audience.



From what was learned from people contacted, many had indicated positive interest in coming to Hong Kong for the Working Week 2007. And several institutions had expressed warm willingness to support the event. In summary, the publicity campaign had accomplished its objectives. I wish to sincerely thank all the Team members for their untiring effort and all others who had helped during this campaign.



Finally, I would like to take this opportunity to invite all HKIS members to participate in the Working Week 2007 including as delegates and by submitting papers, on one hand to show our united support for the event and on the other hand to grasp this valuable chance to interact with our counterparts coming from other parts of the world.

Registration form can be downloaded from [www.figww2007.hk](http://www.figww2007.hk). On-line registration will soon be available.



HONG KONG  
2007

# FIG Working Week 13 - 17 November 2007

## Strategic Integration of Surveying Services

### 同心共策 測量服務

Venue : Kowloon Shangri-La Hong Kong

## Registration Fees

Types of Participants	Registration Fees	Functions / Food and Beverages Included ( Y )				
	HK\$	Opening Ceremony	Welcome Reception & Exhibition Opening Reception	Plenary and Technical Sessions	Tea Breaks and Lunch	Chinese Evening and FIG Foundation Dinner (Each Participant is required to contribute HK\$100 to FIG Foundation)
Full Delegate (Early Bird) <b>(Before 1 Feb 2007)</b>	4,800	Y	Y	Y	Y	Y
Full Delegate (Regular)	5,800	Y	Y	Y	Y	Y
Day Participant	1,160	Y for Specified Day				-
Student Delegate	2,900	Y	Y	Y	Y	Y
Day Participant - Student	580	Y for Specified Day				-
Accompanying Person	1,800	Y	Y	-	-	-

## Deadlines for :

**Submission of Abstract : 30 November 2006**

**Confirmation of Acceptance : 20 December 2006**

**Submission of Full Paper : 15 February 2007**

**Early Bird Registration : 1 February 2007**

## Enquiries

General Enquiries :  
Working Week Secretariat  
Ms Rosaline Wong  
MV Destination Management Ltd  
Tel : +852 2735 8118  
Fax : +852 2735 8282  
E-mail : enquiry@figww2007.hk

Technical Programme and Papers Enquiries :  
International Federation of Surveyors  
Lindevangs Alle 4  
DK-2000 Frederiksberg, Denmark  
Tel : +45 3886 1081  
Fax : +45 3886 0252  
E-mail : fig@fig.net

For details on the FIG Working Week 2007, please visit <http://www.figww2007.hk>

# FIG Working Week 2007 Programme

Time	Friday 11 May 2007	Saturday 12 May 2007	Sunday 13 May 2007	Monday 14 May 2007	Tuesday 15 May 2007	Wednesday 16 May 2007	Thursday 17 May 2007
	<b>FIGWW2007 13 - 17 May 2007</b>						
	FIG Administrative Meetings						
	Technical Tours						
	Social and Accompanying Persons Programme						
9:00	Council Meeting (Laurel)	ACCO Meeting (Harbour I)	General Assembly (Grand Ball Room)	Opening Ceremony (Grand Ball Room)	Plenary Sessions (Grand Ball Room) Exhibition (Orchid)	Plenary Sessions (Grand Ball Room) Exhibition (Orchid)	Presidents Meeting (Rose)
10:30	Coffee Break (Jasmine)	Coffee Break (Harbour II)	Coffee Break (Ballroom Foyer)	Coffee Break (Ballroom Foyer)	Coffee Break (Orchid Foyer)	Coffee Break (Orchid Foyer)	Coffee Break (Orchid Foyer)
11:00	Council Meeting (Laurel)	ACCO Meeting (Harbour I)	General Assembly (Grand Ball Room)	Plenary Sessions (Grand Ball Room)	7 Parallel Technical Sessions (Ballroom, Harbour I, II, III & Kowloon I)	7 Parallel Technical Sessions (Ballroom, Harbour I, II, III & Kowloon I)	Commission Annual Meeting(Laurel)
12:30	Seating Lunch (Jasmine)	Seating Lunch (Harbour II)	Seating / Standing Lunch (Orchid)	Exhibition Opens (Orchid) Standing Lunch (Orchid & Ballroom Foyer)	Standing Lunch (Orchid & Ballroom Foyer)	Standing Lunch (Orchid & Ballroom Foyer) <i>Exhibition Closes at 14:00</i>	Seating / Standing Lunch (Farling)
14:00	Council Meeting (Laurel)	ACCO Meeting (Harbour I)	General Assembly (Grand Ball Room)	7 Parallel Technical Sessions (Ballroom, Harbour I, II, III & Kowloon I)	7 Parallel Technical Sessions (Ballroom, Harbour I, II, III & Kowloon I)	7 Parallel Technical Sessions (Ballroom, Harbour I, II, III & Kowloon I)	Commission Annual Meeting(Laurel)
15:30	Coffee Break (Jasmine)	Coffee Break (Harbour II)	Coffee Break (Ballroom Foyer)	Coffee Break (Orchid Foyer)	Coffee Break (Orchid Foyer)	Coffee Break (Orchid Foyer)	General Assembly (Orchid)
16:00	Council Meeting (Laurel)	ACCO Meeting (Harbour I)	General Assembly (Grand Ball Room)	7 Parallel Technical Sessions (Ballroom, Harbour I, II, III & Kowloon I)	7 Parallel Technical Sessions (Ballroom, Harbour I, II, III & Kowloon I)	7 Parallel Technical Sessions (Ballroom, Harbour I, II, III & Kowloon I)	Commission Annual Meeting(Laurel)
17:00			Welcome Reception (Orchid)	Exhibition Opening Reception (Orchid Foyer)			
18:00	FIG Council Dinner (at Tsimsatsui)	ACCO Dinner (at Tsimsatsui)				Gala Dinner (Grand Ballroom)	
19:30					Chinese Evening & FIG Foundation Dinner ( Venue to be fixed )		
22:00							

## Technical Tours:

- \* Land Information Centre, Lands Department, HKSAR Government
- \* Geodetic Information Unit, Lands Department, HKSAR Government
- \* Port Works Office, Civil Engineering & Development Department, HKSAR Government

## Social and AP Programme:

- \* Hong Kong Island Tour (4 hours)
- \* The Heritage Tour (5 hours)
- \* Lantau Island Monastery Tour with Vegetarian Lunch (8 hours)
- \* Golfing at Kau Sai Chau (8 hours, 15 May 2007)

## Post Conference Technical Tour:

- \* Visit Macau Cartography and Cadastre Bureau, the Government of the Macau SAR and sightseeing in Macau (18 May 2007)

# **FIG Working Week 2007**

## **Topics of Technical Papers**

### **Commission 1 – Professional Standards and Practice**

- ❖ Ethical principles and codes of professional conduct
- ❖ Guidelines relating to the provision of services
- ❖ Standards of business practice and total quality management
- ❖ Changes affecting the operation of surveying practices, their management and their professional structures
- ❖ International legislation affecting the profession including the liberalisation of trade in services
- ❖ The role of surveyors in the public sector

### **Commission 2 – Professional Education**

- ❖ Needs of changing society - New skills, competences in surveying
- ❖ Maintenance of surveying curricula
- ❖ Life-long learning - educational and training services
- ❖ Changing role of the academic staff
- ❖ Good educational practices
- ❖ e-Learning - content development methods, tools, student support
- ❖ Learning management systems
- ❖ Interoperability of teaching materials
- ❖ Quality assurance mechanisms in education and training
- ❖ Knowledge management in surveying
- ❖ Educational management
- ❖ Experiences in recruitment and marketing
- ❖ Continuing professional development
- ❖ The future of young surveyors (students)
- ❖ ALUMNI and the use its power
- ❖ Networking in education and training

### **Commission 3 – Spatial Information Management**

- ❖ Developing Awareness and Capacity Building in SIM
- ❖ Educational and research aspects in SIM
- ❖ SIM Policies (commercialization of spatial information, pricing policies for geo-data, access to information, etc)
- ❖ Good e-Governance, efficient and effective authorities, SDI supporting decision making, democracy, and economic growth
- ❖ Country profiles in SDI developments, international and

interregional cooperation, GSDI, harmonization of SDIs embracing cultural differences

- ❖ Economic aspects within SDI community, financing SDIs, cost effective fundamental spatial data production and management
- ❖ New trends in public-public cooperation and public-private partnerships in SDI
- ❖ Technical aspects, integration of information, 3D/4D applications of SDI, visualization of information, seamless information management
- ❖ Metadata development, portals and clearing houses
- ❖ Standardization of information (technical, legal, semantics and ontology)
- ❖ Web-GIS and services
- ❖ SIM in housing management, land use zoning and monitoring, upgrading informal settlements, mega-cities management, rural reforms, urban/rural markets, real estate management, valuation and real property taxation systems
- ❖ SIM in the marine environment, seamless coastal and marine data management
- ❖ SIM in world's cultural heritage management (spatial information systems and techniques for documentation, visualization and management)
- ❖ SIM in disaster mitigation and environmental impact assessment
- ❖ SIM in navigation, traffic management, utilities and telecommunication and mobile mapping

### **Commission 4 – Hydrography**

- ❖ Hydrographic Surveying in Practice
- ❖ Standards and Guidelines
- ❖ Economic Benefits of Hydrography
- ❖ Capacity Building in Hydrography
- ❖ Coastal Zone Management

### **Commission 5 – Positioning and Measurement**

- ❖ Calibration, Verification and Check of Measurement systems
- ❖ Investigations on Terrestrial Laser scanning systems

- ❖ GNSS
- ❖ GNSS / Reference Frame and Infrastructure
- ❖ Mobile mapping

### **Commission 6 – Engineering Surveys**

- ❖ Deformation measurement and landslide monitoring
- ❖ Construction and monitoring of large bridges
- ❖ Survey for research and industry
- ❖ Laser scanning for engineering survey
- ❖ Facility management for large cities & industry parks
- ❖ Surveying of large construction, site surveying
- ❖ Mine surveying

### **Commission 7 – Cadastre and Land Management**

- ❖ Land administration supporting economic growth
- ❖ Sustainable land administration and good governance
- ❖ Land administration and land management in customary and informal areas
- ❖ Creation rebuild land administration after conflicts
- ❖ Relation land administration and disaster management
- ❖ Low cost data acquisition (geometric, legal) registration and mapping
- ❖ Low cost, innovative tools for land management and land administration
- ❖ How to manage land use and informal urbanisation in developing countries
- ❖ Identification and defining parcel boundaries
- ❖ Develop marine cadastre to support coastal zone management
- ❖ 3 D Cadastre, Land registry
- ❖ Electronic conveyancing and governance
- ❖ Land valuation and taxation

### **Commission 8 – Spatial Planning and Development**

- ❖ Strategies for sustainable development
- ❖ Informal settlement issues in spatial development, planning and governances
- ❖ Mega cities including communities which inhabit them

- ❖ Disaster management in a global village
- ❖ Renewables and recyclables in a global village
- ❖ Coastal settlements and climate change issues

### **Commission 9 – Valuation and the Management of Real Estate**

- ❖ Compulsory Purchase and Compensations in Land Acquisition and Takings
- ❖ Improving Slum Conditions through Innovative Financing
- ❖ Mortgage market and microfinance – what could guarantee funds achieve?
- ❖ Is securing tenure and land titles the key to efficient finance and housing?
- ❖ Sustainable cities - focusing on how financing structure and local norms affect the environment, social structure and economy
- ❖ Diagnostic Tools and Prescriptive Practices for the Valuation Profession
- ❖ Legal structures and practices in the valuation profession in different countries / markets
- ❖ Status of the valuation profession in different countries/ markets
- ❖ Valuation methodologies adopted in different countries/ markets
- ❖ Changing transaction practices in real estate markets
- ❖ Globalising real estate market
- ❖ Geostatistics in Real Estate Market Analyses and Valuation
- ❖ Effects and possibilities of digitalisation for of the profession in real estate markets
- ❖ New ways to make real estate market analyses and valuations
- ❖ Outsourcing corporate properties and real estate services
- ❖ University education in Real Estate Economics and Valuation

### **Commission 10 – Construction Economics & Management**

- ❖ Construction Economics
- ❖ Commercial Management
- ❖ Project and Programme Management

## Summary of HKIS CPD/PQSL Events 2 November 2006 – 12 January 2007


ORGANISER	DATE	CODE	EVENT	SPEAKER(S)
BS CPD	2 November 2006	2006092	Overview of the US Construction Code System	Sylvana Ricciarini
QS CPD	6 November 2006	2006093	Construction Industry in Japan	Takayoshi Sato
QS CPD	22 November 2006	2006084	Introduction to the new HKSM4	Dr Paul H K Ho
JO CPD	27 November 2006	2006085	Basics of Construction Insurance	Stephen Tennant
BS CPD	30 November 2006	2006089	Exceptions under the Buildings Ordinance	Professor Barnabas H K Chung
JO CPD	7 December 2006	2006087	Experience Sharing on Prefabrication in Private Projects and Hotel Refurbishment	Eric WK Chung
QS CPD	8 December 2006	2006090	孫子智慧與現代管理	彭泓基
QS CPD	11 December 2006	2006091	Stay of Execution Pending Appeal	Richard Khaw
JO CPD	13 December 2006	2006088	Risk Assessment and Job Safety Analysis	Dr YY Wong
S JO	12 January 2007	2007001	星空漫游	可觀天文館講師


Details of Individual CPD/PQSL events are provided in the **Surveyors Times** and/or HKIS Website [www.hkis.org.hk](http://www.hkis.org.hk). Please use the STANDARD REGISTRATION FORM overleaf for CPD/PQSL events registration.

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


# URBAN SURVIVAL

Date : 24 November 2006 (Friday)  
Venue : Theatre II, The Hong Kong Convention & Exhibition Centre, Wanchai, Hong Kong




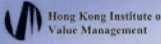





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## The World of Innovation

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VALUE
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### Inaugural Asia Pacific Value Convention


INCORPORATING THE 8TH ANNUAL INTERNATIONAL CONFERENCE AND THE 11TH ANNUAL CONFERENCE OF ASIA  
(Co-Hosted by Architectural Services Department)

2-3 November 2006  
Hong Kong Convention and Exhibition Centre


AIMS

This Convention aims at providing a timely forum for us to share our experiences and impart our valuable knowledge to different countries and sectors that can benefit from IVM. IVM provides a direct and highly-efficient way to identify risks, solve problems, enhance relationships and keep the projects on track in a fully encompassing and systematic manner.


KEYNOTE SPEAKERS



Dr. Jack Bason  
Retired Governor



Professor Michael Pugh  
University of Wollongong,  
NSW, Australia



Mr. Don Wang  
Chief Operating Officer, UK  
Construction Excellence  
in the Built Environment

Registration Information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization: \_\_\_\_\_

Country: \_\_\_\_\_

Mobile: \_\_\_\_\_

E-mail: \_\_\_\_\_

Phone: \_\_\_\_\_

Event: \_\_\_\_\_

SPONSORSHIP & EXHIBITION:

SPONSORSHIP: YES \_\_\_\_\_ NO \_\_\_\_\_

EXHIBITION: YES \_\_\_\_\_ NO \_\_\_\_\_

REGISTRATION INFORMATION ON NOVEMBER 1, 2006:

NAME: \_\_\_\_\_

PHONE: \_\_\_\_\_

REGISTRATION INFORMATION ON NOVEMBER 2, 2006:

NAME: \_\_\_\_\_


PHONE: \_\_\_\_\_

Please use the registration form to register. If you are unable to use the form, please contact the Registration Office of Asia Pacific Value Convention (APVC) at "Value Hub" by 0022 2744 2744 (Mon-Fri) or 0022 2744 2744 (Sat-Sun) (City University of Hong Kong).

The form is available in Chinese and English.

The form is available in Chinese and English.

Supporting Organizations:



Convention Secretariat:  
HKIVM Ltd.  
Tel: (852) 2744 2744 Fax: (852) 2744 2744  
E-mail: [convention@hkivm.com.hk](mailto:convention@hkivm.com.hk)  
Convention Website: [www.hkivm.com.hk](http://www.hkivm.com.hk)

## STANDARD RESERVATION FORM

Date of Event : \_\_\_\_\_ Event Code : \_\_\_\_\_

Name of Event : \_\_\_\_\_

### Member details

Surname : \_\_\_\_\_ Other names : \_\_\_\_\_

Grade of membership\* : F  M  TA  P  TT  S  HKIS no. : \_\_\_\_\_

Division\* : BS  GP  LS  PD  PFM  QS

Postal address (only to be completed if the address is different from your membership record details):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tel no. : \_\_\_\_\_ Fax no. : \_\_\_\_\_ E-mail : \_\_\_\_\_

### Payment method

I enclose a cheque payable to "Surveyors Services Ltd". Cheque no. \_\_\_\_\_ Amount HK\$ \_\_\_\_\_

Please charge my HKIS Visa Platinum/Gold MasterCard as follows:

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

To: Shanghai Commercial Bank Limited - Credit Card Service Department

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

Cardholder Name : \_\_\_\_\_ HKIS No. : \_\_\_\_\_

Card Number : [ ] [ ] [ ] [ ] [ ] [ ] - [ ] [ ] [ ] [ ] [ ] [ ] - [ ] [ ] [ ] [ ] [ ] [ ] - [ ] [ ] [ ] [ ] [ ] [ ] Expiry Date : \_\_\_\_\_ / \_\_\_\_\_

Cardholder's Signature : \_\_\_\_\_ Date : \_\_\_\_\_

**For Bank Use Only**

Approved by :

Date:

### Notes

- 1 A separate reservation form is required for each event/ application. Photocopies of the form are acceptable.
- 2 Reservations should be returned by post/ by hand to the HKIS office.
- 3 Payment can be made by cheque, or by HKIS Visa Platinum/Gold MasterCard.
- 4 A separate cheque or HKIS Visa Platinum/Gold MasterCard payment instruction form is required for each event/ application.
- 5 Reservation by fax, telephone and cash payment is not acceptable.
- 6 For number of seats or priority of allocation of seats, please refer to the individual event details.
- 7 Reservation cannot be confirmed until one week prior to the event.
- 8 An official receipt/ admission ticket, which must be presented at the event, will be returned by post upon confirmation of reservation.
- 9 Incomplete or wrongly completed reservation forms will not be processed.
- 10 In the event a Typhoon Signal No. 8 or above or Black Rainstorm Warning is hoisted, the event will be postponed and a new arrangement will be announced. Should the aforesaid warnings be lowered 4 hours before the event, the event will proceed as normal.
- 11 If you have not received any reply from our Institute within 7 days of the event, you may call HKIS at 2526 3679 to check the progress of your reservation.





**CPD/BS/2006092**

## Overview of the US Construction Code System

**New**

**Speaker** Sylvana Ricciarini, International Liaison Director, International Code Council, United States

**Date & Venue** 6:30pm - 8:00pm Thursday 2 November 2006 SLC, HKIS

**Details** The International Code Council (ICC) was established in 1994 in the US as a nonprofit organization dedicated to developing a single set of comprehensive and coordinated national model construction codes. The founders of the ICC are Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO), and the Southern Building Code Congress International, Inc. (SBCCI). Although regional code development has been effective and responsive to the US community needs, the time came for a single set of codes. The three model code groups responded by Creating the International Code Council and by developing codes without regional limitations the International Codes.

Taking the opportunity of a short visit to Hong Kong, the speaker would like share with us the followings which are most beneficial to us, as Building Surveyors, to appreciate the system currently adopted in the US and stimulate our thinking on the way forward here in Hong Kong.

- Building Regulation in the US
- Purpose of codes and standards and US applications
- Model codes in the US
- Interaction codes Vs Standards
- Code adoption process
- International operations of ICC and international use of the International Building Code (IBC)
- New trends – Inter-operability project

**Language** English

**Deadline** 1 November 2006

**Fee**

FREE (All members and students are welcome to join this free seminar and please do fax the standard reservatoin form for estimation on number of attendees)

**CPD/QS/2006093**

## Quantity Surveying Division An Open Forum and free CPD

**New**

**Monday 6 November 2006**

**Surveyors Learning Centre**

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

**7pm – 8pm CPD (Free)**

**Regeneration of Japan Construction Industry**

Takayoshi Sato

Council Member of BSIJ 日本建築積算協會

Chairman of PAQS

**8:30pm Open Forum**

**Proposed Reciprocity Agreement between HKIS and BSIJ**

The Building Surveyor's Institute of Japan (BSIJ) 日本建築積算協會 was established in 1975 and is a member of the Pacific Association of Quantity Surveyors (PAQS) and the International Cost Engineering Council (ICEC) . For details about BSIJ, please visit : [www.bsij.or.jp](http://www.bsij.or.jp).

All HKIS members are welcome to attend this free CPD event and open forum.  
For enquiries, please email [cpd@hkis.org.hk](mailto:cpd@hkis.org.hk) or call the Secretariat on (852) 2526 3679.

## Regeneration of Japan Construction Industry (Free of Charge)



**Speaker** Takayoshi Sato

Mr Sato has a Bachelor of Architectural Engineering degree, he majored in Building Economics at Hosei University, Tokyo, Japan. He has worked in both Japan and the UK as a cost consultant and is currently President of his own firm, Sato Facilities Consultants, Inc which offers consulting services covering cost planning, project budget assessment, value engineering, tendering arrangement, contract administration, life cycle cost and project management. Major new National Projects currently being undertaken include the Chubu International Airport and 2005 Aichi EXPO.

Mr Sato is a council member of the Building Surveyors' Institute of Japan (日本建築積算協會) and the current President of the Pacific Associations of Quantity Surveyors (PAQS). He has also served as the chief member in many committees organized by the Ministry of Land, Infrastructure and Transport. He has written three books, namely, "Cost Management for Construction Project", "Value Engineering in Construction and Practical Application" and "Building Life Cycle Business Encyclopedia".

**Date & Venue** 7:00 pm – 8:00 pm Monday 6 November 2006 SLC, HKIS

**Details** Currently, the Japanese construction industry and structures are bound to changes in their systems due to a diminishing market as well as a long term over-supply situation. The speaker will talk about characteristics of the construction industry in Japan, analyze the current rapid market change and discuss future directions of the Industry. The speaker will mainly cover the following:

- Characteristics of construction industry in Japan
- Current market change
- Procurement practice
- Research & development
- Globalization and overseas market
- Role of QS profession in Japan
- PAQS in 21<sup>st</sup> Century

**Language** English

**Deadline** 4 November 2006

**Fee** Free of Charge

**Priority** QSD members

**Note** An Open Forum on the proposed reciprocity agreement between the Building Surveyors' Institute of Japan (日本建築積算協會) and the Hong Kong Institute of Surveyors (QSD) will be held immediately after the aforesaid CPD seminar.

## CPD/QS/2006084

### Introduction to the new HKSMM4

**Speaker** Dr Paul H K Ho

Dr Ho is Chairman of the Quantity Surveying Division of the Hong Kong Institute of Surveyors. He is currently Associate Head of the Division of Building Science and Technology of the City University of Hong Kong. He is an active researcher and has published a number of research papers. His current research interests include property development, project/construction management, building economic and contractual matters. Before joining the City University, he has worked as a quantity surveyor and project manager for over ten years.

**Date & Venue** 7:00 pm – 8:30 pm Wednesday 22 November 2006 SLC, HKIS

**Details** The HKSMM4 has been launched in the face of advancements in architectural design and engineering technology as well as the ever increasing sophistication of the construction industry in Hong Kong. While the measurement rules of many existing trades in the new HKSMM4 largely follow the principles of the third edition, the new HKSMM4 has also incorporated many new trades and elements such as diaphragm walling, gun applied reinforcement concrete, various waterproofing materials, raised access floors, wall claddings, cubicle partitions, shop fronts and landscaping works, etc. The new HKSMM4 has also adopted the tabulated format which is similar to the United Kingdom and Australia, while still keeping the trade section rather than elemental format. In this seminar, the speaker will highlight the major differences between the old and new SMM and will also comment on the new HKSMM4.

(At the seminar, members may purchase the HKSMM4 at a discounted price of HK\$150.)

**Language** English

**Deadline** 15 November 2006

**Fee** \$120 per person

**Priority** QSD members

**CPD/JO/2006085**

## Basics of Construction Insurance

**Speaker** Stephen Tennant FRICS, FInstCES, MAPM, Technical Director, Contracts, Melco PBL Entertainment (Greater China) Limited

**Date & Venue** 7:00 pm – 8:30 pm Monday 27 November 2006 SLC, HKIS

**Details** A quantity surveyor with over 30 year's experience, Steve Tennant has been involved in Hong Kong's construction industry since 1980. His Hong Kong working experience includes 17 years with one of Japan's largest general contractors undertaking commercial functions on some of the largest and most complex infrastructure projects in Hong Kong and the Asia Pacific region. His experience includes Build Only, Design and Build and Build, Operate and Transfer contracts. It was during this time that he first gained significant experience in construction insurances, including policy coverage, policy procurement and policy claims.

Steve then operated his own consultancy offering expert services such as mediation, dispute resolution adviser, expert reports, contract administration, project management and insurance procurement advice and was for 2 years following requalification, Director of Construction and Infrastructure with Aon Hong Kong Limited. He has recently joined the Melco PBL Group as their Technical Director, Contracts with commercial responsibility for their development programme which includes the Crown Macau and the City of Dreams development.

In his presentation, Steve will cover the basics of construction insurances, drawing upon both his contractor, developer and insurance broking experiences. At the same time, he would look at some APC questions and give his views as to what the answers should be.

**Language** English

**Fee** \$100 per person

**Deadline** 20 November 2006

**Priority** Probationer and Student

**CPD/BS/2006089**

## Exceptions under the Buildings Ordinance

**New**

**Speaker** Professor Barnabas HK Chung, MSocSc, FHKIS, FRICS, FBEng, FFB, FRSH, F.PFM, MCMI, ACI Arb, RPS(BS), AP, Retired Chief Building Surveyor of Buildings Department, HKSAR Government, currently Visiting Professor of Department of Building & Real Estate, The Hong Kong Polytechnic University, and President of Academy of Building Surveying

**Date & Venue** 7:00pm – 9:00pm Thursday 30 November 2006 SLC, HKIS

**Synopsis** To all laws, there are exceptions. Under the Buildings Ordinance, there are also exceptions. The speaker will explain what such exceptions are and discuss their implications.

**Language** English

**Fee** \$120 per person/\$150 for walk-in participants.

**Deadline** 23 November 2006

**Priority** BSD Members

**CPD/QS/2006090**

## 孫子智慧與現代管理

**New**

**講者** 彭泓基先生，一九七三年於香港大學理學院畢業，一九七五年，獲香港中文大學工商管理碩士學位。彭泓基先生曾管理多家著名企業市務銷售部門，包括陶氏化學有限公司、南順食品有限公司、怡和商務拓展有限公司、朗文出版有限公司等，成績斐然。彭泓基先生乃香港市務學會前主席及院士，以推動香港市場專業之發展為己任，卓有貢獻。九十年代於中國成功建立全國市場銷售網，為當年十大電腦渠道公司之一，知名於科技及出版界。近年專注投資及文化研究，創辦中華智慧管理學會，旨在「活用中華智慧，同勉修己及人，共享優質人生」。彭泓基先生經常於各大學及機構演講，分享中華智慧心得，閑時亦替香港及國內各大報章及雜誌撰稿。著有《於無聲處》。

**日期及地點** 2006年12月8日星期五，晚上7時至8時30分，香港測量師學會測量師研習中心。

**講座內容** 《孫子兵法》是中國最偉大的兵學經典、也是世上最早的軍事理論專著之一，其軍事戰略戰術為中國古代軍事思想體系的集大成，對中國及世界軍事思想有巨大的影響。很多西方著名的軍事及管理學院。均以《孫子兵法》作為參考教材。

融和中西文化精粹，“道”與“術”兼容，發揮理論與實踐的效用，彌補現今流行的西方管理學的不足之處，誠為現代管理者事業上成功必備的智慧。

本講座是透過講者彭泓基先生，累積數十年商戰經驗，深入淺出的演譯，使我們把孫子的智慧，應用到日常生活，並提升領導能力、談判技巧、人格辨析等能力。

語言 廣東話  
截止報名日期 2006年12月1日

費用 港幣\$120  
優先報名 工料測量組會員

## CPD/JO/2006087

### Experience sharing on prefabrication in private projects and hotel refurbishment

New

**Speaker** Eric WK Chung, BSc, MSc(CM), MHKICM, Deputy Project Manager, Hip Hing Construction Co. Ltd.

**Date & Venue** 7:00 pm – 9:00 pm Thursday 7 December 2006 SLC, HKIS

**Details** Eric Chung has worked in the construction industry for 15 years and is now in the HKU MIDM course which promotes new practice in the construction industry with leading industry professionals. His recent projects include the refurbishment of a hotel in Macau and a residential development at Fu Tei. Refurbishment project in Macau is pretty different from Hong Kong. Macau is more complicated not in the work content but in contractual and interpersonal relationship. For the Fu Tei project, it was famous because of the wide adoption of structural precasting, leading to cost efficiency through repetition. In this seminar, Mr Chung will share the following with members:

- Planning for precast
- Technical issues for handling precast units
- Cost comparison of traditional in-situ and precast methods
- The way forward for precasting
- Planning for refurbishment in a hotel still in operation
- How to deal with soft issues in Macau renovation project, including people and contract

**Language** English  
**Deadline** 20 November 2006

**Fee** \$100 per person  
**Priority** Probationer and Student

## CPD/QS/2006091

### Stay of Execution Pending Appeal

New

**Speaker** Richard Khaw was called to the Hong Kong Bar in 1993. He is a barrister-at-law at Temple Chambers. His main area of practice is civil and commercial litigation.

**Date & Venue** 7:00 pm – 8:30 pm Monday 11 December 2006 SLC, HKIS

**Details** In a civil action between X (the Plaintiff) and Y (the Defendant), after judgment is entered against Y in favour of X, Y may want to appeal against the decision. In the meantime, X can start enforcing the judgment by way of, say, winding-up or bankruptcy proceedings or charging order against Y's property. Can Y ask the court to stay X's execution of the judgment pending the determination of the appeal?

The talk will cover the following in respect of Order 59, rule 13(1)(a) of the Rules of the High Court:–

- Summary of applicable principles
- Evidence required
- Procedural matters
- Ancillary issues in the context of winding-up proceedings

**Language** English  
**Deadline** 4 December 2006

**Fee** \$120 per person  
**Priority** QSD members

CPD/JO/2006088

## Risk assessment and job safety analysis

New

**Speaker** Dr YY Wong, Ph D (University of South Australia), Master of Applied Science (Safety Management), Bachelor of Science (Civil Engineering), Graduate Diploma Applied Science (OH&S), Diploma in Management Studies CFIOSH, CMHKIE, FHKOSHA, RSP, CSP, RSO, ASA

**Date & Venue** 7:00 pm – 9:00 pm Wednesday 13 December 2006 SLC, HKIS

**Details** Risk Assessment and Job Safety Analysis are the foundations for pro-active OH&S management and are done in a systematic manner for identification of hazards and development of control and mitigating measures. The requirements for risk assessment vary according to the novelty of the work activities and uncertainties about the consequences of things going wrong. The training course is based on the recommendations as described in BS8800:2004, Occupational Health and Safety Management System - Guide covering the following topics.

- Objectives of Risk Assessment
- Risk Assessment and Job Safety Analysis
- Concept of Risk Assessment
- Identification of hazard
- Determination of Likelihood of Risk and Consequence
- Key steps in the conduct of risk assessment
- A worked example in Risk Assessment and Job Safety Analysis

**Language** English

**Deadline** 6 December 2006

**Fee** \$100 per person

**Priority** Probationer and Student

S/JO/200701

## 星空漫遊 The Starry Sky Tour

New

**日期** 2007年1月12日 (星期五)

**時間** 7:00 pm – 9:00 pm

**地點** 嗇色園主辦 可觀自然教育中心暨天文館  
荃灣荃錦公路101號 (近曹公潭戶外康樂中心)

**導師** 可觀天文館講師及技術員

**活動內容** 天文學講座、觀星、參觀巨型望遠鏡。

由可觀天文館專業講師講解基礎天文知識，認識星座，並利用望遠鏡觀看天體。

可觀天文館備有區內最多最先進最齊全的天文設施，包括0.5米口徑全電腦控制巨型天文望遠鏡。亦添置數碼立體星象館，可將電腦模擬的星空投影到一個360度圓拱形的吹氣立體天幕內，即使天氣不佳，亦可以進行虛擬的觀星活動。

**費用** 每位 HK\$ 50

**名額** 50名 (學生會員及見習會員優先，先到先得)

**交通安排** 當日 6:30pm 於荃灣地鐵站綠楊新村出口  
集合，乘搭的士直達 (車費約HKD\$30/5人)

**注意** 請利用 Standard Reservation Form 報名，並填妥手提  
電話及電郵。如有查詢，請致電 2526 3679 或電郵  
至 cpd@hkis.org.hk。

駕車者可直接驅車入可觀自然教育中心停泊。  
(車位有限，請預先登記)

## Building Surveying Division Chairman's Message



Edwin Tang  
BSD Council Chairman

### ***Mutual Recognition Agreement with the China Association of Engineering Consultants (中國建設監理協會) – Closing Date for application on 20 October 2006 but....***

Application Form was uploaded in our website on 29 September with broadcast to members on the same date. However, for those members who rely on posting, they might know about the matter only upon receiving the application form on 9 or 10 October. Although the delay is due to the some technical error, it also demonstrates the importance of updating your email accounts with the HKIS.

We regret for the short application period. However, we have to conclude the number of applicants who could be recommended for the training and assessment exercise as soon as possible. As we required sufficient time for processing your application, we can only accept late

applications before the 9<sup>th</sup> Joint Meeting with the MOC scheduled in November, subject to the prescribed surcharge which may only be waived with justifiable grounds.

For those who have submitted their applications, we will contact you by email for further details in due course. For those who have not decided and with queries, I replicate below some of our answers to questions raised by some members for your consideration:

- It is a one-off exercise to get an additional CAEC qualification.
- Under current regulatory system, there is no annual fee for holding CAEC qualification. You will have to pay the registration fee upon registration and renew the registration in every 3 years with the MOC – a pre-requisite for practising as an Engineering Consultant when you are so employed.
- Under current regulatory system, although the CAEC

qualification will expire in 3 years time, you can still apply for registration as Engineering Consultant upon submission of the requisite 48 hours CPD records for core and elective subjects.

- The 16 hours training could be counted for 10 CPD hours as capped under HKIS rules.
- The interview will be based on your job or project profile. Members should not worry about their PTU as the weakness, if any, would be understandable to our counterpart.
- The “place and time” for training, assessment and interview, we will try our best to run them to the convenience of our members.

In case you need further information, please leave your contact to Robin Leung by email [robinleung@hkis.org.hk](mailto:robinleung@hkis.org.hk). He will call you back as soon as possible.

### **BSD Regulations**

BSD took the initiative to make its constitution in 1995. In order to tie in with HKIS Constitution as well as to accommodate subsequent changes, we had started a review in 2005. The revamping exercise is almost completed and we are going to table it during or after the coming BSD AGM scheduled on 1 December 2006. We will rename it “BSD Regulations”.

### **Arrangement for “Walk-in” in CPD Events**

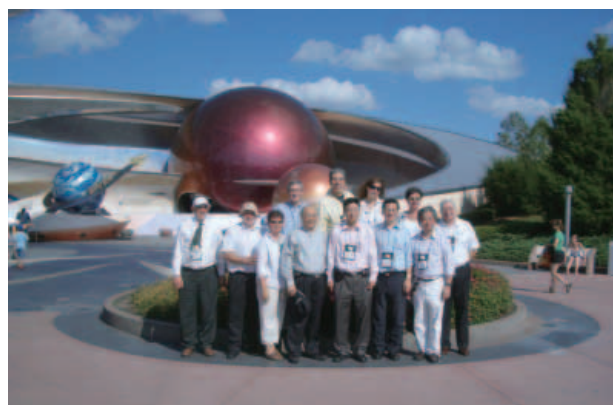
We experienced an odd situation in a CPD event where walk-in members had taken up the seats and handout for those registered. In order to have better management of our CPD events, our CPD Panel may discourage walk-in members by imposing a surcharge and/or deferring their admission until the first 15 minutes of the event. Appropriate notes will be added to individual CPD event to remind members.

### **World Organization of Building Officials (WOBO) – World Congress at Orlando, Florida, USA, 17 –20 September 2006**



On behalf of the HKIS, Raymond Chan and I had attended the WOBO World Congress. As one of the Governors, Raymond also attended the Governors’ Meeting.

This year, the Congress was held in conjunction with the International Code Council’s (ICC) Expo, Annual Conference and Code Hearings. Therefore, we had the opportunity to know more about the ICC of the USA during this visit. On the other hand, we also grasped the chance to introduce Hong Kong. Raymond had presented a speech



### **Important Events!**

- 20 Oct 2006 : The closing date for the application for the training and assessment under the Agreement of Mutual Recognition of Professional Qualification with CAEC
- 2 Nov 2006 : A free CPD event on an Introduction of the International Code Council of the USA. They have “Code Hearings”!
- 1 Dec 2006 : BSD AGM and Annual Dinner
- 20 Dec 2006 : APC Reform Forum



in their International Forum on "Building Control in Hong Kong - Changes and Challenges". Other speakers in the International Forum include representatives from Canada, Mexico, Japan, Kenya, Saudi Arabia, Caribbean, USA and UK.

Having known that one of their staff are going to pass Hong Kong for the Mainland on 2 November, we have lined up a free CPD event the same evening so that members could know more about the ICC as well as their system in

Code formulation and amendment, Coming back to the WOBO Congress, we had some interesting topics:

- Development of a Standard for "Green Roof" Construction in Toronto
- Performance Based Design and Unique Application at Central China Television project
- Design for Fun, Thrills and Safety (Walt Disney)
- A technical tour to the Back of House (BoH) of Walt Disney, Orlando

I must mention the technical tour, although it was just a "glance", it was a valuable experience to understand the BoH of Walt Disney. However, it is just a part of their sophisticated facilities management. In fact, visitors to Disney are well taken care of in all aspects once they leave the plane at Orlando.



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## **Building Surveying Division Annual General Meeting**

**6:30 pm**

**Annual Dinner**

**7:15 pm**

**Friday, 1 December 2006  
38 Fl World Trade Centre Club  
280 Gloucester Road  
Causeway Bay, Hong Kong**

Annual Dinner at HK\$200 per person; please use Standard Reservation Form for bookings or visit:  
[http://www.hkis.org.hk/hkis/cms/upload/CPDLink/cpdlnk14\\_0.pdf](http://www.hkis.org.hk/hkis/cms/upload/CPDLink/cpdlnk14_0.pdf).

For enquiries, please email [cpd@hkis.org.hk](mailto:cpd@hkis.org.hk) or call the Secretariat on (852) 2526 3679.



## General Practice Division Chairman's Message



Serena Lau  
GPD Council Chairperson

### Annual General Meeting – 15 November 2006

What would be your major concerns about your profession? You are very welcome to voice your opinion at any time either via email or letter to us, of course, please do attend the Division's Annual General Meeting which will be held on Wednesday 15 November and meet with Council members and express your views directly.

### Comment on the Valuation Standards on Properties

Members of the Property Valuation Standards and Practices Panel had met with the Hong Kong Institute of Certified Public Accounts (HKICPA) last year and exchanged views on the relationship between the Hong Kong Financial Reporting Standards and Hong Kong Valuation Standards on Properties (Valuation Standards) of the HKIS. Comments from HKICPA were received and

we have replied recently. This reply has been uploaded in the members' corner for your reference. The changes in the International Accounting Standards, the Hong Kong Accounting Standards and the Hong Kong Financial Reporting Standards have created additional demand in valuation services. Members should study our mandatory Valuation Standards and follow up closely on the changes to the International Valuation Standards. Our Valuation Standards is reviewed from time to time in order to reflect changes in both the IVS and the market. Thanks for the great effort and contribution by all panel members of the Property Valuation Standards and Practice panel! If you have any suggestion to the Standards, please send your written message to the Panel convenor, Lawrence Pang.

### Local Affairs and Government Practices

A letter to the Planning Department, highlighting our

**2:30pm to 4:30pm**  
**Tuesday 7 November 2006**

**Gloucester Rooms**  
**The Excelsior**  
**Causeway Bay, Hong Kong**

For enquiries, please email:  
[linda@hkis.org.hk](mailto:linda@hkis.org.hk)  
or call (852) 2526 3679.



HKIS  
PROPERTY  
MARKETING  
AWARD  
CEREMONY  
2006

**Top Ten Best Project Marketing Awards**  
十大最佳市場推廣大獎  
**Top Ten Best Brochure Awards**  
十大最佳樓書大獎  
**Top Ten Best Layout Awards**  
十大最佳樓則大獎

香港測量師學會  
二零零六年

十大樓盤頒獎典禮

concern that property rights of private owners would be undermined, good planning and architectural principles could be compromised as a result of the practice stipulated in the Practice Note for professional Persons No. 4/2006, has been sent out recently. Panel members of the Local Affairs and Government Practices had made various studies and had put forward several recommendations.

On another note, Divisional Vice Chairman, Dr Lawrence Poon has attended a forum organised by the Salvation Army Hong Kong & Macau Command on Thursday, 28 September 2006 to introduce and promote HKIS to several in Sham Shui Po District.

### External Affairs

A delegation comprising Ronald Cheung, KK Chiu, Serena Lau and Yu Kam Hung and several JO members had attended a land conference in Taiwan on 13 and 14 September.



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## General Practice Division Annual General Meeting

6:30 pm

Wednesday, 15 November 2006

Surveyors Learning Centre, 811 Jardine House

1 Connaught Place

Central, Hong Kong

For enquiries, please email: [info@hkis.org.hk](mailto:info@hkis.org.hk) or call the Secretariat on (852) 2526 3679.

## Land Surveying Division Chairman's Message



Dominic Siu  
LSD Council Chairman

### *XXIII International FIG Congress, Munich 2006*

President Wong Chung Hang, Chairman of the Organizing Committee of FIG WW 2007 Chan Hak, Congress Director Winnie Shiu and myself together with four other HKIS members attended the Congress from 8 to 13 October. We attended the General Assemblies on both the 8<sup>th</sup> and 13<sup>th</sup> of October. Professor Stig Enemark of Denmark was elected as President of FIG for a term of four years from 2007-2010. Three other vice-presidents, Dr Dalal S Alnaggar from Egypt, Matt Higgins from Australia, and Professor Paul van der Molen from Netherlands were also elected including a vice-president from Netherlands to fill the remaining term vacated by the existing vice-president, Professor Stig Enemark who has become the President-Elect.

The voting of the Hong Kong Institute of Engineering Surveyors (HKIES) to become a Member Association of FIG was very close within the voting result of 25 against 24. HKIES marginally got through and was accepted as a FIG Member Association in spite of queries raised by the Hong Kong Institute of Surveyors on voting right for countries which did not settle arrears payment.

### *FIG WW 2011*

There were four countries bidding for FIG WW 2011; they were Italy, Morocco, Puerto Rico and Nigeria. Nigeria

brought more than a hundred delegates to the Congress and Italy brought to each head delegate a bottle of wine and a packet of spaghetti. However, they both failed to secure the bidding and the winner went to Morocco, the city of one thousand and one tales.

### *CIREA Application*

The application of CIREA to become a Member Association of FIG was successful without any hindrance. It became the number 101 Member Association of FIG. Ye Jianping and JP Liao, vice president of CIREA were both very glad to receive the certificate from the FIG President.

### *Lunch with members of SBSM and CIREA*

We met Chang Chih-hai, Deputy Director General of the State Bureau of Surveying and Mapping of the PRC as well as Ye Jianping and JP Liao in the General Assembly. The President took the opportunity to invite our counterparts in mainland China to lunches to show our hospitality and strengthen communication with each other. Lunches were arranged on the 11<sup>th</sup> and the 13<sup>th</sup>. The first lunch was with CIREA members while the latter was with SBSM. We chatted casually during the lunches and exchanged views on current affairs and livelihood issues both in the Mainland and in Hong Kong in a relaxing atmosphere. Both SBSM and CIREA are welcome to participate in FIG WW 2007 to be held in Hong Kong in May 2007.



## Land Surveying Division Annual General Meeting

6:30 pm

Thursday 16 November 2006

Surveyors Learning Centre, 811 Jardine House

1 Connaught Place, Central, Hong Kong

For enquiries, please email: [info@hkis.org.hk](mailto:info@hkis.org.hk) or call the Secretariat on (852) 2526 3679.

## Property & Facility Management Division Chairman's Message



Kenneth Chan  
PFMD Council  
Vice Chairman

### PFMD first APC Candidates

We have received two applications from existing probationers of the HKIS who have been undertaking APC in other divisions for entering the PFM Division APC. This is considered a milestone in the development of the Division as a full fledged specialist division of the Institute.

### Quality Building Management Competition

I wish to also report that the Division is widely involved in the many territorial-wide quality building management competitions in Hong Kong SAR.

The Division has representatives for these annual events in the districts listed below:

- Yuen Long – Lam Kwok Wing
- Kowloon City – Gary Yeung

- Sha Tin – Alan Wong
- Kwai Tsing – Jean Cheng and Gary Lai
- Tsuen Wan – Kenny Chan

### AGM and Anniversary Celebration

The Division will have its first Annual General Meeting on Friday, 24 November 2006. Even though there will not be any election of council members as the existing members were elected last year on a 2-year term, we still wish to meet members for a drink and listen to members if they have any suggestions for the Division after its one full year of operation as a division of the Institute.

The Division is also planning for an event to commemorate the first anniversary of the Division. An Organising Committee was formed and the event will likely be held in January. Any good suggestions as to date, venue, programme, etc. are welcome.



## Property and Facility Management Division Annual General Meeting

(There will not be any election of council members as the existing members were elected last year on a 2-year term, however, we still wish to meet members for a drink and listen.)

**6:30 pm**  
**Friday, 24 November 2006**  
**Surveyors Learning Centre, 811 Jardine House**  
**1 Connaught Place, Central, Hong Kong**

For enquiries, please email: [info@hkis.org.hk](mailto:info@hkis.org.hk) or call the Secretariat on (852) 2526 3679.

## Quantity Surveying Division Chairman's Message



Dr Paul Ho  
QSD Council Chairman

### APC Reform

The General Council had at the meeting held on 28 September 2006 approved the revised APC Rules and Guide which will take immediate effect subject to the prescribed transitional arrangements. All APC candidates are advised to observe the relevant changes.



### Visit from Guangdong Provincial Engineering Cost Association

A team of senior Guangdong Province delegates, led by Liao Jingshan, Deputy Director General of the Hong Kong and Macao Affairs Office of the People's Government of Guangdong Province, visited QSD in the afternoon on 20 September. The meeting was attended by the HKIS President, QSD Chairman, Vice-Chairman, Honorary Secretary and Council Members.

Besides introducing the Institute and the wide range of surveying disciplines, we discussed the recent CEPA Supplementary Agreement which would allow Hong Kong quantity surveying firms to establish wholly owned cost engineering consultancy firms in Mainland, sounded out our difficulties to become a registered cost engineer and in setting up an independent firm under the current legislations in China. We also exchanged views on various matters of mutual interest. We were advised that since the CEPA agreement was agreed by top government officials, both the Central Government and HKSAR

Government would try to resolve our difficulties in due course. In order to strengthen our relationship with the Guangdong Province, QSD plans to visit the Guangdong Provincial Engineering Cost Association and other relevant government departments at the end of October 2006.



### Proposed Reciprocity Agreement between HKIS and 日本建築積算協會(BSIJ)

In view of the globalization trend, it is considered necessary to strengthen our Institute's international link as well as our members' status by reaching appropriate reciprocity agreements with some overseas professional institutes in developed countries.

Over the last months, negotiations were made with some suitable PAQS country members, and 日本建築積算協會 (Building Surveyors Institute of Japan or in short, BSIJ [www.bsi.or.jp](http://www.bsi.or.jp)) responded promptly to this subject. It is noted that 日本建築積算協會 (BSIJ) signed a reciprocity agreement with the Singapore Institute of Surveyors and Valuers (SISV) during the PAQS Conference held in June this year, you may remember the HKIS has also signed a reciprocity agreement with SISV some years ago.

QSD International Subcommittee members TT Cheung, Bernard Wu and myself visited BSIJ from 6 to 8 October 2006 to discuss the proposed reciprocity agreement with their president, vice-president and council Members. The initially proposed conditions of the reciprocity agreement for both sides are as follows:

One years local practice and keep a detailed record of such an experience; and Sit for a professional assessment to test the applicant's knowledge of local law and practice.

Since BSII members are subject to our assessment, the HKIS will only accept BSII members who can reach the same professional standards as other qualified members.

In order to collect views from all members on the subject matter, an open forum will be held on Monday, 6 November 2006 at



8:00pm immediately after a free CPD seminar called "Construction Industry in Japan". Members are welcome to attend this free CPD seminar and the open forum.

### **QSD Annual General Meeting 2006**

The Annual General Meeting 2006 of the Quantity Surveying Division will be held on Tuesday, 5 December 2006 at 6:30 pm at the World Trade Centre, 38/FI World Trade Centre, 280 Gloucester Road, Causeway Bay, Hong Kong. All members are invited to attend the annual general meeting for the election of officers and committee members for the coming QS Division Council.



## **Quantity Surveying Division Annual General Meeting**

**6:30 pm**  
**Tuesday, 5 December 2006**  
**38 FI World Trade Centre Club**  
**280 Gloucester Road**  
**Causeway Bay, Hong Kong**

For enquiries, please email: [info@hkis.org.hk](mailto:info@hkis.org.hk) or call the Secretariat on (852) 2526 3679.

## Junior Organization Chairman's Message



Billy Wong  
JO Chairman

### CPD Events

Tailor-made workshop for GP probationers and students in preparation for APC was successfully held on 23 September. The talk provided opportunities to APC candidates to share experience with recently qualified members.

Various CPDs have been scheduled for November and December; please enroll in advance to secure the seat.

### JO Study Tour 2006



JO Annual Study Tour in Taipei was held from 16 - 20 September 06. (Please watch out for a detailed report in the next issue of the Surveyors Times)

### 2006 年筲箕灣國慶龍舟中龍賽

JO dragon boat team was invited to participate in a dragon boat fun day on 2 October to celebrate the National Day.



### Jazz Courses

Jazz courses were completed with fun in September. Everyone enjoyed and a Dancing Queen was born in the last lesson.

### Career Expo

The event was held from 21-24 September and gave an excellent platform to students, job-seekers, and professionals to obtain first-hand information on education, training and career developments.



### Logo of Caring Organization

On behalf of HKIS, the application for logo of caring organization is being processed. It aims to build caring community spirit through cultivating corporate citizenship among members, public and social service sectors.

### Professional Volunteer Service Programme

In order to promote volunteer services in the surveying profession, HKIS is participating in the Professional Volunteer Service Programme jointly organized with the Agency for Volunteer Services. Details would be launched later.

### JO Annual Dinner

JO Annual Dinner will be held on 2 December 2006.

### Other Activities in Pipeline

JO Kitchen (Cooking Competition) scheduled in December. The Starry Sky Tour (Site visit at Astronomical Centre) in January 2007.

### Who are the members of JO

Probationers, Student members, Technical trainees, Members & Technical Associates whose ages under 40.

And of course, all JO activities welcome all members. Any proposals on theme of CPDs, social events and/or ideas you would like JO to consider, please email [wongbilly@hkis.org.hk](mailto:wongbilly@hkis.org.hk). We would try our best to serve.



### Lakeville Regency

JO members attended the Lakeville Regency promotion party on 14 October. The Lakeville Regency, developed by Shui

On Land, is part of the core development in the overall Taipingqiao Redevelopment project in the Luwan District of Shanghai.

Gateway Capital, an investor from the Middle East, bought a tower comprising 100 units in Lakeville Regency from Shui On Land for about 600 million yuan (US\$75 million) in March 2006. The unit price was about 40,000 yuan a square meter.



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## Junior Organizational

### Annual Dinner

6:30 pm Saturday, 2 December 2006  
Paparazzi Club,  
4/F, Onfem Tower

29 Wyndham Street, Central, Hong Kong

### Annual General Meeting

6:30 pm Monday, 4 December 2006  
Surveyors Learning Centre, 811 Jardine House  
1 Connaught Place, Central, Hong Kong

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## Development of public private partnerships (PPPs) in China

Dr Paul Ho

There is no hard and fast definition of public private partnerships. One way that PPPs may be defined is the partnerships between the public sector and the private sector for the purposes of designing, planning, financing, constructing and/or operating projects which, otherwise, would have been regarded traditionally within the remit of the public sector. PPPs take many forms. Examples include private finance initiatives, design-construct-maintain, build-own-operate, build-own-operate-transfer, buy-build-operate, sale-leaseback. The spectrum of possible PPPs extends from businesses almost entirely controlled by the private sector, at one end, to those almost entirely controlled by the public sector, at the other. PPPs have been increasingly used in many countries as an alternative approach to the procurement of public facilities and services. While PPPs are relatively new in China, there is a great potential for its application due to the strong demand for public facilities and services. This paper is to examine the development of PPPs in China.

### *Causes of Reform on Provisions of Public Services*

There are three major causes why the China government needs to reform the provision of public facilities and services. The first cause is due to an inadequate investment in public facilities and services. China is undergoing a high rate of urbanization. Since 1989, the urbanization rate has grown at 1.4% per annum. Each year, there has been an influx of 20 million villagers into cities, naturally creating an ever increasing demand for urban facilities and services. At the end of 2003, the urbanization rate in China is only around 40%. Based on international experience, when the urbanization rate is between 30% to 70%, this is considered to be a period of high demand for basic public infrastructures and services.

On the other hand, the standard of current public facilities and services is fairly low, thus substantial improvement is required to meet practical needs. For instance, only 86% and 42% of cities have water supply and sewage treatment respectively. The road area coverage ratio is only 8.6% which is fairly low compared with the international norm of not less than 20%. Indeed, expenditure in public facilities and services only accounts for a small portion of the total gross domestic product (GDP). It was 0.8% and 1.7% in the period of 1985 and 1995 respectively. In 2003, it has increased to 3.82% with a total expenditure

of 446.2 billion Yuan. Therefore, the government is in need for greater capital investments in public facilities and services in order to meet society needs.

The second cause is the limited funding sources and inadequate private investment in public facilities and services. So far, the main source of investment in public facilities and services heavily relies on government funding. In 2002, the total investment in public facilities was 315 billion Yuan, 80% of which was from the government and the remaining 20% from the private sector. The government is the main source of investment. Mingling its roles in enterprises, this gives rise to monopoly on provisions of public facilities and services. With the speedy growth in urbanization, reliance on government expenditure is insufficient to make things happen. The government should therefore widen the funding sources, particularly from the private sector.

The third cause is the slow reform of state-owned enterprises and their poor provisions of public facilities and services. High proportion of state-owned enterprises coupled with their irrational management systems, and lack of market competition and social responsibility all resulted in inefficient use of capital. In 2003, 80% of public transportation companies in 66 cities and 60% of water supply companies in 89 cities were operated at losses. Thus, there are huge potentials for improvement of efficiency in the provision of public facilities and services by the private sector.

### *Development of Private Sector's Participation on Public Facilities*

In the past, China has operated under a socialist planned economic system. At that time, all companies were basically owned by the central or local Governments and there were no privately owned companies. Starting from early 1980s, China has introduced an open economic policy in some selected cities. Some state-owned enterprises started its reform by becoming a limited liability company and foreigners could also establish their companies in China. Since the 1990s, some local governments have started to resort to the private sector on the provision of public facilities and services. After ten years of experimental experience, it has built up a foundation for privatization of public facilities and services in a larger

scale. Since 2000, PPPs have become one principal strategy used by the government in the provision of public facilities and services.

In respect of the provision of public facilities and services by the private sector, China has undergone the following six developmental stages:

- State-owned enterprises were reformed by establishing modern company management structure and system. With the introduction of company laws, some state-owned enterprises were re-structured into limited liability companies;
- Provision of public facilities and services was no longer wholly monopolized by state-owned enterprises. There was limited market competition;
- With the opening of more markets for public facilities and services, the government successfully attracted wider sources of private investment for speeding up the urban development;
- Market mechanism has become into existence and indeed maturing. The government started to strengthen its monitoring and control system on public facilities and services provided by the private sector;
- There is more and more market competition from both local and foreign investors, all of whom are fighting for a market share;
- Some private China companies have started to expand their business into regional areas.

### **Guides and Rules for Promotion of PPPs**

Since 2000, the government has introduced a series of policies, guides and rules related to the provisions of the public facilities and services by the private sector. The Ministry of Construction issued the "Opinions on Acceleration of Privatization Process of Public Facilities" 《關於加快市政公用行業市場化進程的意見》 in December 2002 and the "Rules on Management of Franchised Operation of Public Facilities" 《市場公用行業特許經營辦法》 in May 2003.

Based on the above central government directives, local governments have started to establish detailed rules governing the scope, procedures and relevant details for opening up the market of public facilities and services. For instance, the Shenzhen Government issued the "Rules for the Franchised Operation of Public Facilities" 《公司事業特許經營法》 in May 2003, and the Beijing Government issued the "Rules for the Franchised Operation

of Basic Urban Facilities" 《城市基礎設施特許經營辦法》 in October 2003.

The above rules lay down important steps as to how the policy direction turns into practices on the privatization of public facilities. It touches on such issues as:

- How to use the franchised operation in the provisions of public facilities and services;
- How to deal with the property ownership of newly constructed facilities;
- How to determine the period of franchised operation;
- Whether the franchised operator needs to pay for any fees for the right of operation;
- How to deal with the property after expiry of the franchised period;
- How to reform the existing state-owned enterprises in line with the franchised operators, particularly on the relevant service charge/fee;
- How to set a reasonable fee to balance with the investor's return on investment;
- How to set up a subsidy mechanism where necessary;
- How the government exercises an effective control on the quality of public facilities and services; so on and so forth.

In 2004, the Ministry of Construction also issued a "Sample Document for the Franchised Operation of Urban Water Supply, Gas Supply and Waste Disposal" 《城市供水、管道燃氣、城市生活垃圾處理特許經營協定範文本》 for providing more details for the whole franchised arrangement of public facilities. However, the Document only sets out some principles in details; both parties have rooms to negotiate on the detailed contents of the franchise agreement according to the actual circumstances. More recently, the Beijing government issued the "Regulations for Franchised Operation of Beijing Basic Urban Facilities" 《北京市城市基礎設施特許經營條例》 on 1 March 2006. This is the first formal regulation providing an exemplary legislative framework on the provision of public facilities by the private sector.

### **Forecasted Demand for Public Facilities and Services**

In 2003, investment in the public facilities and services by the private sector amounted to about 475 billion Yuan, 32 and 444 billion Yuan from foreign and local investments respectively. It is estimated that in the coming 10 to 15 years, the fixed asset investment would be around 585 billion Yuan per year.

## Challenges in the implementation of PPPs in China

PPPs are relatively new to Chinese government officials, private investors and consumers. There is an apparent lack of knowledge and experience on the commercial, technical, legal and political aspects of PPPs. Even with foreign investors who have substantial overseas experience in PPPs, but due to the fact that China has only opened up its market for a relatively short period of time, foreign investors may not be able to understand all relevant practices and procedures instantly.

There is too much emphasis on attracting investment from the private sector and too little attention to market competition. The main objective of PPPs is to make use of market competition in order to ensure the effective use of resources in the provision of public facilities and services. However, some local governments place too much emphasis on attracting private investments by offering even more favorable terms than the normal national status “國民待遇”.

PPPs are treated as the privatization of public facilities/services, focusing on short-term return without a spirit of long-term partnership. In order to maintain a high return on investment, both government and private investor try to charge a high fee for the provided facilities and services as well as assigning land use without paying any charge “無償劃撥土地”. The financial risk and burden are shifted to the public who now face a high price for the public facilities and services without the corresponding increase in service quality.

There is inadequate knowledge on PPPs, particularly in respect of commercial, technical, legal and policy issues. Both the government and private investor chase after financial returns. There is no proper risk assessment. Parties make their decisions not based on thorough and objective technical and financial analyses. When problem arises, parties look for opportunities to escape from responsibility.

There is lack of administrative framework for PPP projects. Amongst various government departments, it is not clear which department has an authority to negotiate and sign a contract. It is quite unpredictable whether the promise given by an appointed government representative is enforceable. Thus, some overseas investors insist on the passing of the relevant rules or regulations for a PPP project to assure that the signed agreement will be enforceable.

In order to attract foreign investment, some local govern-

ments promise more than they could do “重承諾，輕踐行”. When the relevant government officials change, the new officials may find possible ways to terminate those agreements which is found to be unfair or unreasonable.

The price control system is not perfect. The public also finds no effective channel to voice its opinion on the PPP projects. When there is a dispute, whether the dispute can be resolved under the administrative law and contract law is not clear.

## Ways for Establishing a Proper PPPs System

Firstly, the government should generally follow some good international PPP practices. Secondly, the government should thoroughly consider interests of all parties before making a decision on a PPP project. Thirdly, a flexible, independent, transparent, accountable and professional monitoring system, with the appropriate authority, should be built into any PPP project. Finally, a proper judiciary system for dispute resolution is important to ensure protection of private sector investment in capital intensive PPP projects.

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## A case of woe



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Over the years I have advised on many issues relating to the depths of piles and founding levels. I was therefore most interested in the recent case of Sam Woo Bore Pile Foundation Limited and China Overseas Foundation Engineering Limited.

The case concerned the measurement of toeing-in of piles, works which Sam Woo was to carry out under its Sub-contract with COFEL.

Item 4 of Bill No 5 and 10 measured the toeing-in works in the following manner:

Description	Unit	Rate \$0
Extra over 1500mm diameter vertical pile shaft for toeing-in to bedrock 1.50 m in depth (min)	Nr	36,000.00

Special Condition of Sub-contract Clause 1(j) stated:

*All the quantities set out in the tender are approximate figures. The quantities of the finally completed works shall be actually re-measured from the drawings to calculate the price for the works in accordance with the unit rates set out in the tender. Regarding the method of measurement and the items included in the unit rates, save expressly stated otherwise, the calculation shall be in accordance with the method fixed by the provisions of the Hong Kong Government Standard Method of Measurement of Civil Engineering Works (1992 Edition) ["the SMM"] and its revised edition attached to the Original Contract. All the unit prices for the works are fixed and they shall not be affected by any fluctuation in prices and wages.*

Notes 6 to 8 of Sub-contract Drawing Nos 273/S/5711 and 273/S/5811 stated that the founding levels were to be finalized by the Engineer after drilling proof boreholes and that piles would be socketed into rock of grade II or III or better in accordance with the details of pile base shown on the drawings.

Sam Woo's case was that it was to be compensated as part of the re-measurement exercise for any toeing-in of greater depth than 1.5m (in Grade II or III rock) on a pro rata basis and hence was claiming additional monies on the basis that many piles actually had a toe-in or more than 5m and on some occasions as deep as 11m. COFEL's

defence was that Sam Woo held the risk of being required to penetrate into bedrock for more than 1.5m and that all Sam Woo was entitled to receive for the toeing-in was a fixed amount of HK\$36,000 per a pile regardless of the extent to which any relevant pile exceeded the minimum toeing-in length of 1.5m.

The Court agreed with COFEL and held that Sam Woo carried the risk of how deep the toeing-in would actually be and that Sam Woo was deemed to have priced for such risk in the rate of HK\$36,000/nr.

I do not have the details of Sam Woo's Sub-contract but looking at the facts of the case in context of the Government Standard Form of Civil Engineering Contract and normal practice as I understand it the case throws up some surprising points.

The Court put great emphasis on the BQ description for the additional toeing-in works and in particular the reference to *...toeing-in to bedrock 1.50m in depth (min)*. The Court considered that it was Sam Woo's risk that in the very least the toe-in would be 1.50m and therefore more likely than not it would be more than 1.50m. I have always considered that the usual trade interpretation of "(min)" is that a pile with anything less than a 1.50m toe-in in good rock would not be acceptable. For example if you have excavated 10m in grade IV rock a contractor is not relieved from drilling a further 1.50m into grade III rock just because it has already excavated 10m in grade IV rock. There is not a compensatory trade off between the extent of excavation in rock of less quality than the defined sound rock that may be taken into account. Therefore the requirement is generally taken to mean that the contractor has the obligation to demonstrate that it has achieved the depth of toe-in required in the specified grade of rock. Therefore the Contractor is not required to price for the risk that the Engineer might direct more onerous work i.e. toe-in to a greater depth than 1.50m in Grade II or III rock. For his own convenience the Contractor may choose to drill beyond the 1.5m requirement but not because it is a contract requirement.

The SMM under paragraph 9.14 requires that the measurement of the pile shaft be categorized in the following manner:

- Pile shafts not exceeding 0.50m in depth.

- *Pile shafts exceeding 0.50m but not exceeding 1.00m in depth and so on in steps of 0.50m.*

Similarly the SMM requires that the extra over for toeing-in be categorized in the following manner:

- *Extra-over for toeing-in not exceeding 0.50m in depth.*
- *Extra-over for toeing-in exceeding 0.50m but not exceeding 1.00m in depth and so on in steps of 0.50m.*

However the Bills measured the pile shafts not by length but by the number. The Court therefore held that the fact that the Bills measured the pile shafts by the number and not in the manner set out in the SMM was an express statement in the Contract, pursuant to paragraph 4 of the General Principles of Measurement, that paragraph 9.14 of the SMM was not to apply and therefore the depth of the toeing-in was therefore at the risk of the contractor.

Again I believe this is contrary to that intended by the SMM and provided for under GCC Clause 59 of the Government Form.

If an item of work measured in a Bill is, if different to the manner in which the SMM measures the item of work, considered to be an express statement that that item of work was to be measured in a different manner from that set out in the SMM how can a contractor fairly claim as is intended by the GCC Clause 59 that an item of work has been measured erroneously and seek its entitlement to have such error rectified accordingly.

Further paragraph 10 of Part III Rules for Preparing Bills of Quantities is quite explicit that:

*Any methods of measurement which have been adopted in the preparation of the Bills of Quantities and which are not in accordance with or included in the Method of Measurement shall be stated in a Particular Preamble to the Bills of Quantities.*

Therefore it would only seem correct and reasonable that the Bills would have to say very clearly that an item has not been measured, where such rules exist, in accordance with the SMM.

Further I have always taken the view that where a contract states tentative founding levels which are subject to confirmation or review by the Engineer following proof drilling that nonetheless a change in the tentative founding level is a variation to the contract. The use of the term

tentative or similar does not pass the risk of the depth of the pile onto a contractor but merely puts a contractor on notice that the founding levels may change.

I concur with the Court on the issue of remeasurement that there has been no change in quantity of toeing-in and therefore as the unit of measurement of the toeing-in is 'nr' there is no additional quantities upon remeasurement.

However I believe that there is a difference between the risk of the conditions in which the permanent works are to be constructed and the risk for the actual extent of the permanent works. One would accept that a contractor may have the risk of the former but certainly not the latter particularly when a contractor is not responsible for the design of the permanent works. This is why the increase in the extent of toeing-in requirement must be a variation to the contract even if the quantity has not changed.

Sam Woo did not have the opportunity for reasons of limitation periods and estoppel to argue that the greater depths of toeing-in were in fact a variation to its Sub-contract. It's possible that if they had done the outcome might have been different.

I cannot help but think that argued under different circumstances a different outcome may have been reached.

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## 2006上半年國內房地產市場經營情況

### Mainland real estate market in the first half of 2006

7月份公佈的2006年第2季國內經濟增長數據為11.3%，為12年以來最快，顯示國內經濟仍快速運行；其中，固定資產投資增長達30.9%，為2004年首季以來最高。國家發改委公佈，今年前五月份國內房地產開發企業貸款增長速度達42.9%，增幅比去年同期提高了34.2%，增長速度連續5個月保持在40%以上！據國家統計局於7月份的公佈，2006上半年全國完成房產開發投資7,695億元人民幣，比2005年升24%，商品住宅完成投資達5,318億元人民幣，升28%。另外，將2006年6月城市房屋銷售價格與2005年6月比較時，顯示過去1年各地樓價漲幅頗大。樓價比較增幅較高的城市包括：深圳升14.6%，北京升11.2%，廈門升11.1%，呼和浩特升10.4%，包頭升10.3%，廣州升10%及大連升8.9%。

### 房地產市場及經濟過熱與宏調的關係

一直以來，中央都鼓勵地方政府以房地產去帶動地方發展，給予開發商在土地批給、開發及稅務方面多項優惠。但在房地產市場發展中，地方政府往往具有雙重身份：一方面是監管者，另一方面又是挾土地供應者的身份成市場的主要參與者。在此模式下，有些地方為追求政績，更使政府開發部門公司化，容許它們與其他地產商結成城市最大的開發商去開發房地產項目。由於有政府背景的開發商往往容易取得銀行的信貸，直接加快了房地產的投資，在一連串連鎖經濟活動帶引下，鼓勵開發漸漸變成濫發信貸及投機，後來更做成炒房、囤房、閒置地等種種市場不良現象，大部份土地資源流向別墅洋房等土地使用密度低、房價高、單位面積較大、但住戶人數及整體需求較少的發展，被認為做成土地資源浪費。此外、炒房行為迫使一般樓價也大幅上漲，使大部份人民基本住屋訴求得不到滿足，做成了社會不穩定。再加上因房地產行業發展過速，令到社會資源向地產行業傾側、齟齬了其他行業之發展。有見及此，中央先後於去年及今年推出多項措施，使樓市降溫，平衡經濟發展。

### 針對房地產市場之宏觀調控

因2006年首季度國內房價上漲過快及2005年“國八條”未能有效調控市，總理溫家寶於5月17日主持召開國務院常務會議時，發佈了現階段房地產宏觀調控的六條措施（簡稱「國六條」），要求把控制住房價格過快上漲納入經濟社會發展工作的目標責任制。另外，國家稅務總局亦於5月份發出《關於個人住房轉讓所得徵收個人所得稅有關問題的通知》，對二手房交易將強制徵收個

稅。「國六條」出台後，國土局及中國銀監會亦於5月26日分別出具了針對土地囤積及收緊房地產貸款之措施。此外，其他相關部門正在密鑼緊鼓地研究制定相關細則，以落實「國六條」之施行。5月29日建設部、發改委、財政部等9個部門聯合公佈《關於調整住房供應結構穩定住房價格的意見》（市場稱為「9部委15條」，在稅收、土地、按揭等推出多項「硬指標」，如6月起個人按揭首期比例由兩成提高至三成；新樓盤須有70%樓面屬中小型住宅（90平方米），持有單位未滿5年轉手，要按實價全數繳交5.56%的營業稅等。就政策的內容而言，雖部份內容是重提2005年的舊調，但市場普遍認為今次比較2005年的宏調嚴厲。此外，各地方部委及開發商都表示對“國六條”中“90平方米的中小戶型佔70%”是針對單體項目，還是按區域計算的定義及“九部委15條”中“套型建築面積”的界定提出商確及異議。雖然建設部於7月初公佈了《關於落實新建住房結構比例要求的若干意見》，澄清「70/90」及「套型建築面積」的定義及施行方針。但因早前條文未明確，有地方規劃廳於6月份起暫停接收新項目報批要求。部分開發商也放慢了住宅項目運作速度，以觀望的態度去適應新政策，很多涉及重新規劃的開發項目都被暫時擱置。

### 由政策調控到金融調控

6月份，人民銀行上調了存款準備金率及調升了貸款利率。這被認為是中國第一次以利率手段去配合宏調措施。其後，國土資源部辦公廳於6月15日下發《關於儘快向社會公佈城鎮房地產開發土地供應及開發利用情況的通知》，要求全國各地國土資源部門在一個月內確切掌握房地產開發企業已經取得但尚未開發土地的面積、位置等情況。由此看來，今次一連串的措施是衝整個房地產產業結構而展開，涉及層面亦較以往側重房價及銷售控制廣闊。

### 首次有針對外資的宏調措施

中央於7月份再頒佈多項調控房地產市場措施，其中對外資影響較大者為《關於規範房地產市場外資准入和管理的意見》，除取消了以往鼓勵外商投資國內房地產市場的政策外，更推出多項限制外資投入國內房地產市場的措施。顯示中國政府已注視到外資大舉投入國內地產市場以博奕人民幣升值的情況。此外，國家稅務總局於7月27日宣佈《關於個人住房轉讓所得徵收個人所得稅有關問題的通知》。自8月1日起，各地稅局將按住房轉讓收入增值部分的20%徵收個人所得稅，不能正確計算房屋

原值和應納稅額的，則按照轉讓價格的1%—3%徵收。但如個人在住房轉讓後一年內在本地域再買房，交納的所得稅可獲部分或全額退還。可見政策是針對炒房而非換房。另外，人民銀行亦再次宣佈8月15日起再次調高存款準備金率0.5%，至8.5%。可見中央繼續從信貸、稅務、開發規劃等多方面圍堵房地產過熱增長。


### 宏調會變為一項持續的國策

自6月份9部委出台住房結構調控的「9部委15條」到7月最新有關強徵個稅的《關於個人住房轉讓所得徵收個人所得稅有關問題的通知》。儘管每一項政策都引起了無數爭議和討論，但業界已意識到中央調控的決心，大都偃旗息鼓，放慢住宅類項目進度。多月以來中央已成功營做了調控的大氣候。但是，關鍵仍是接下來各項政策的落實執行。另外，“國六條”頒佈初期因“90/70”使得許多準備在下半年面市的樓盤在沒有拿到開工證之前都要重新規劃整改，很多在規劃中的項目現已放慢或暫停。預計在2006年下半年面市的期房可能因此推遲半年至一年左右的時間，很大可能會造成了下半年甚至下個年度市場供應的短缺。到時樓價可能因供應驟降而不跌反升。此外，有些開發商為避免宏調打擊之風險，將發展重心由住宅轉為商業物業或出租公寓，然後

再以金融概念（例如房地產信託—REIT）打包上市套現。加上外資暫時仍積極投入內地物業市場，估計投資物業會持續受追捧。

### 由經濟到政治

今年以來，國務院總理溫家寶多次強調要堅決遏制固定資產投資過快增長。其後於7月26日更罕有地召開全國電視電話會議，再提出9點經濟工作重點，並特別強調除了加息等經濟手段外，還要用「法律手段和必要的行政手段」來達到調控目標。有學者認為，領導人的資訊已很清楚，若各地方政府及部門再不貫徹宏調政策，將要罷官下馬。值得注意的是，溫總在講話末段清楚講明要求各地方政府及部門必須聽命於中央去落實宏調政策。有內地專家認為，這一輪調控實是以經濟為名、政治為實，揭示出中央宏調的最終目的，其實是指向內部體系治理，利用經濟調控手段順勢整頓地方吏治，迫使各地自認項執行自中央而下的政策和將地方的利益價值和中央目標定位一致。本文不作推考宏調是否為政治有關，但自多項政策出台後，內地房地產市場的遊戲規則正逐漸改變，新加入的發展商所面對的風險會大增，預計宏調會延續至2006年第三季，整體房地產數據會於8、9月份轉勢，到時才可反映今次宏調之成效。



**11th Congress**  
**Auckland, New Zealand**  
**9 – 13 June 2007**

**CONSTRUCTION FROM A DIFFERENT PERSPECTIVE**

**Call for Papers**

**Theme**

- Environmentally sustainable design issues
- Collaborative and relationship / partnering procurement processes
- Government regulation versus self regulation for construction quality
- Information technology for measurement, tendering and cost control
- Innovations in structural design and building products
- Construction best practice – international benchmarking
- Whole life-cycle costing
- Modern and future Quantity Surveyor / Cost Engineer roles
- Work competencies for Quantity Surveyor graduates

**Schedule**

17	November 2006	Abstract and Profile received
15	December 2006	Provisional Acceptance notified
9	February 2007	Full paper/manuscript received
2	March 2007	Acceptance confirmed
11-12	June 2007	Papers Presented

All correspondence by e-mail attachment to [paqs2007papers@nzqs.co.nz](mailto:paqs2007papers@nzqs.co.nz), accompanied by a personal profile. The abstract is to be between 200 – 250 words and originator profiles of not more than 150 words in English in MS WORD format. All papers will be peer-reviewed and refereed through assessment by a panel of referees from New Zealand, Australia, Malaysia, Singapore and Hong Kong.

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15% discount on books and 10% on stationery purchases (except fix priced and special priced items) in the Cosmos Bookstore on 32 Johnston Road, Wanchai and 96 Nathan Road, Tsimshatsui until 31 December 2006. Inquiries please call **2866 1677**.

### Caltex StarCard

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A privilege offer of \$2919 (original \$4560 for male) and \$2739 (original \$4300 for female) for all HKIS members and their families. Plan inclusive of TWO Doctor Consultations, Physical Examination (Weight, Height, Blood Pressure & Pulse) & Medical History, Chest X-ray, Electrocardiogram, Kidney Function (Urea & Creatinine), Liver Function (SGPT & SGOT), Complete Blood Count, ESR, Diabetic Screening (Fasting Glucose), Rheumatology Screening (Uric Acid & RA Factor), Lipid Profile (Total Cholesterol & Triglycerides), Thyroid Screening (T4), Urine Test (Urinalysis), Occult Blood, Colon Cancer Screening (CEA), Hepatitis Profile (HBsAg, HBsAb), Prostate Specific Antigen for male, Pap Smear for female. Offer valid till 31 December 2006. Inquiries please call **2608 3170** or visit [www.union.org](http://www.union.org).

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## HKIS

Pattern style  
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Yellow and light blue silk tie, weave details with single HKIS embroidered logo.

- Member Price: HK\$90
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- Member Price: HK\$30
- Non-Member Price: HK\$50



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Dark blue lanyard with HKIS logo, key ring and mobile phone connecting thread.

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## Welcome to the HKIS Shop

HKIS Shop sells a range of attractive gifts bearing the HKIS logo. To view the range of goods or place an order, please call the Secretariat on 2526 3679 or visit [www.hkis.org.hk](http://www.hkis.org.hk)



Stylish white or black mesh caps with extended peak, perfect for outdoor sun-screening, embroidered with HKIS logo.

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A4 folder, crafted from fine leather and made to high standards, beautifully lined and embossed with the HKIS logo.

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Date	Event	Organiser	Location
<b>2006</b>			
<b>Nov</b> 2	Surveyors Luncheon	LSD/HKIS	Yacht Club, Hong Kong SAR
2 – 3	Inaugural Asia Pacific Value Convention	HKIVM/IVMA/ASD/HKIS	HKCEC, Hong Kong SAR
7	HKIS Property Marketing Award	HKIS	Excelsior, Hong Kong SAR
15	GPD Annual General Meeting	HKIS GPD	SLC, HKIS
16	LSD Annual General Meeting	HKIS LSD	SLC, Hong Kong SAR
21	CII-HK Conference on Ageing Building	CII-HK	Hong Kong SAR
24	Joint Institute Conference 2006 – Urban Survival	HKIA/HKIE/HKIP/HKIS	HKCEC, Hong Kong SAR
24	PFMD Annual General Meeting	HKIS PFMD	SLC, HKIS
24	Surveyors Happy Hour	HKIS	Library, HKIS
27	HKIS Annual Dinner	HKIS	Grand Hyatt, Hong Kong SAR
<b>Dec</b> 1	BSD Annual General Meeting & Annual Dinner	HKIS BSD	World Trade Centre Club, HKSAR
2	JO Annual Dinner	HKIS JO	Hong Kong SAR
4	JO Annual General Meeting	HKIS JO	SLC, HKIS
5	QSD Annual General Meeting	HKIS QSD	World Trade Centre Club, HKSAR
12	HKIS Annual General Meeting	HKIS	SLC, Hong Kong SAR
29	Surveyors Happy Hour	HKIS	Library, HKIS
<b>2007</b>			
<b>May</b> 13 – 17	FIG Working Week 2007	FIG/HKIS	Hong Kong SAR
<b>Jun</b> 9 – 13	PAQS 11 <sup>th</sup> Congress	PAQS	Auckland, New Zealand


For further details, please contact the HKIS office at 2526 3679 or visit [www.hkis.org.hk](http://www.hkis.org.hk).  
SLC, HKIS = Surveyors Learning Centre, 811 Jardine House, 1 Connaught Place, Central, Hong Kong



## 1<sup>st</sup> WAVO Valuation Congress Valuation in the Globalised Economy

**27 – 29 November 2006**  
**Meritus Mandarin Singapore**

For details, please visit [www.wavoglobal.org](http://www.wavoglobal.org)



# Visit to Shenzhen Western Corridor



George C Y Leung  
B. Surv. (Hons), MIS. Aust, MNZIS,  
MHKIS, MRICS, ACIArb, RPS(LS),  
Authorized Land Surveyor  
LSD CPD Convenor

**Following** the visit to Deep Bay Link in 2005, we went further to the Shenzhen Western Corridor this year on 2 September with members and guests of the Institute. All participants experienced a great day at the construction site. The visit gave us an invaluable closer look of the site at the right time of the construction period.

