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Step by step
按步就班

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The Hong Kong Institute of Surveyors 香港測量師學會

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"Heritage" and "Conservation" are hot topics these days and the Institute has been busy keeping up with discussions, participating in different forums and making contributions. A working group on heritage has been formed under the chairmanship of Mike Price. Apart from involvement at institutional level, fellow members should have plenty of opportunities to come across such issues at both organizational and individual levels and I believe fellow members are all in a position to offer valuable contribution to this exercise; that surveyors play an important role in heritage and conservation.

Earlier this month, some YSG members participated in the HK Marathon 2007 but I am sure many of you also joined this popular event on an individual basis. It would be good if we can have a HKIS Team in the Marathon 2008.

Arising from the recent call for volunteers, some members have indicated their willingness to participate in helping with editorial work. I must take this opportunity to thank these volunteers and the Editorial Board will shortly have a meeting to plan the work ahead.

Lastly, the Administration Office has noticed that contact details of some members are outdated. Members may update their contact details on the back of the envelop with this newsletter and return to us. A simple job will save us a lot of work.

Enjoy your reading.

Ben WH Chong

古蹟及保育是當今主要話題，我們是全程投入參與各方不同類型的活動。彭禮善將帶領一個工作小組，邁向學會在這個課題上的最終目標：測量師在古蹟及保育工作佔有非常重要的位置。我鼓勵所有會員會毫不猶豫地提出專業觀點，集思廣益，獻出測量師的總力量。

月初「青年組」參加了 2007 馬拉松比賽，個別會員可能也以其它身份參加了，若明年學會正式派隊參加，這將會是賞心樂事。

最近學會去信會員，尋求他們義務參加會務的意願。「編輯委員會」得到積極支持，我再三感謝表達誠意的人士，「編輯委員會」將儘快討論往後的工作路向。

秘書處留意到有些會員的通訊資料已經過時，若然真的有任何更改，請填寫本通訊的信封並傳真或郵寄到學會，這個動作會大大減少寫字樓工作量。

希望您喜歡本期內容。

莊永康



Step by step

As I said to a reporter in January, the sole reason for upholding surveying professionalism is exactly because we want to serve the public in Hong Kong right, including surveyors themselves as members of society.

Our basic mindset in reviewing the definition of Saleable Area within the Code of Measuring Practice published in 1999 is clear and simple, on a fair, transparent and easy to understand platform, consumers should be able to access information with ease and ultimately, be aware of what they can get for the money they spend.

Numerous meetings have been held with major stakeholders and we are happy to find that all of them concur with our basic mindset. We are also happy to have received their comments and suggestions which we shall consider carefully. It is demanding but we choose to go on.

I reported last month briefly on forums for the candidates running for the post of Chief Executive of the HKSAR. The Institute has worked closely with fellow professional institutes on this matter,

we have given equal support to both candidates in the form of webcasts to all our members, housed the forums in the Surveyors Learning Centre with appropriate administrative support. Whilst surveyors do hold different views on political reforms in Hong Kong, the Institute would like to have improved communication with the Chief Executive of the HKSAR. In this regard, the two forums held may be viewed as a starting point.

On a lighter note, the HKIS Golf Society played in the Joint Professional Golf Tournament 2007 and is the first runner-up this year, the medical practitioners came first. **Bravo!** There were 27 in the team and they played in a cold of ten degrees celcius in Kau Sai Chau on 7 March. Please visit www.hkisgs.hk for more fun viewing.

Raymond Chan *President*

按步就班



正如我年初時對某記者說，學會堅定不移地鞭策會員堅守專業操守的原因，就是為了服務香港社會，事實上，所有測量師都祇是社會的一份子。

在修訂「銷售面積」定義這項工作上，我們的目標是明確和簡單——務求市民大眾可以在一個公平、具透明度和容易理解的平臺上，掌握物業買賣中所需的資訊及明白自己購買了甚麼。

本月，學會與各方持份者就這個課題不斷溝通。令我們確實欣慰的是大部份持份者都支持學會的基本目標，我們很珍重他們提出的寶貴意見，當然會一一細加考慮。這項工作很吃力，但我們一定要做，而且要做好。

上個月我彙報了為兩位特首候選人而設的論壇。學會與其他專業團體合作，為他們兩位向各自會員作出電郵廣播呼籲出席，學會更騰出「測量師研習中心」作為論壇場地，同時提供適當支援配合。測量師就香港政制改革各持己見，不足為奇，然

而，學會是理所當然地希望與特首建立並維持良好工作關係，這兩次論壇是一個起步點。

較輕鬆的是學會高爾夫球隊在2007專業團體聯賽中取得亞軍，醫生們贏了冠軍。**勁！**我們一共27人參賽，3月7日當天冷啲，大概是攝氏十度左右。要看看球隊的雄姿，請瀏覽 www.hkisgs.hk。

陳旭明 會長

Open forum with candidates for CE election

In conjunction with the HKIA, HKIP and HKILP, the Institute has organized two open forums in the Surveyors Learning Centre. They were held on 13 February and 13 March for Messrs Donald Tsang and Alan Leong respectively.

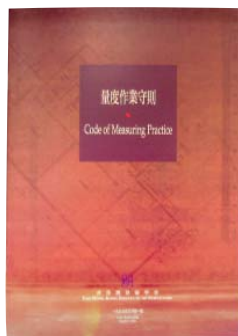
In the forums, different perspectives had been put forward and questions asked, the accord is everybody has been looking to the candidates for a promising future for Hong Kong and their respective profession.





Saleable area

In March 1999, the Institute published a **Code of Measuring Practice** as a guide to professional practice when surveyors are reminded that they owe a duty of care to their clients to use terms that are well defined and unambiguous. Surveyors are strongly advised to follow this *Code* for the definition and application of measurement terms to achieve consistency and to promote understanding. The *Code* also stipulated that where other measurements are also adopted, these must be so used to add clarity or for specific purposes which must clearly stated.



According to the *Code*, the Saleable Area of a unit is defined as the floor area exclusively allocated to that unit including balconies and other similar features but excluding common areas such as staircases, lift shafts, lobbies and communal toilets. This is the area contained within the enclosing walls of the unit measured up to the exterior face of an external wall or the centre line of a separating wall between adjoining units, as the case may be. Enclosing walls separating a unit from a light well, a lift shaft or any similar vertical shaft, or a common area, shall be an external wall and its full thickness to be included. All internal partitions and columns within the unit shall also be included.

Saleable Area describes the ownership and occupation of the premises in relation to the building structure and it reflects to a certain extent the rights and liabilities appurtenant to the premises. Saleable Area has since become the most widely used and accepted description as well as appropriate measurement for property transactions.

Now, the *Code* may need a look into so that it is once again compatible with contemporary construction terminologies and marketing practices. In the face of market changes, the Saleable Area Working Group was set up in 2006 with an objective to identify areas to be addressed on the definition of Saleable Area. The working group, a cross-division set up comprises Serena Lau, Edwin Tang, Lawrence Poon, Peter Dy, Vincent Ho, Eva Siu, Ian Wootten, Terence Lee and Ronald Cheung, has come up with a draft in early February.

The working group recommends that saleable area really consists of 'core saleable area' and 'ancillary saleable

area', whereas core saleable area is the area which is roofed, of full head-room and for full normal occupation, ancillary saleable area is whatever not classified as core saleable area. The draft also says that the Chinese term for Saleable Area, which currently is 實用面積/銷售面積 with 實用面積 being used by Government for 'usable floor area', only the term 銷售面積 should be used in order to avoid confusion and ensure consistency.

The working group maintains the view that the existing definition of saleable area is in good order.

Consumer Council

The President Raymond Chan said, "It has always been on the top of the Institute's agenda that major stakeholders are consulted on the proposed supplements to the **Code of Measuring Practice** published by the Institute in 1999; this meeting kicks off a series of participation by other interested parties," just before he walked into the Board Room on 28 February when Consumer Council Chief Executive Mrs Chan Wong Shui led a delegation of six to meet with the Working Group.



According to the President, both parties exchanged views on the status quo in

that meeting and he is delighted to note the Consumer Council holds similar views on some



fundamental issues, with some areas yet to be ironed out, he is very confident that this meeting helped to consolidate views from all walks, paving the way for a proper launch of the proposed supplementary details to the *Code*.

REDA

The Real Estate Developers Association of Hong Kong has invited the Institute to a meeting in the morning of Thursday 15 March in their Board Room. The meeting was chaired by the convener of the REDA Legal Subcommittee, Steward Leung. The HKIS team consisted of the President Raymond Chan and Saleable Area Working Group members Edwin Tang, Serena Lau, Peter Dy and Terence Lee.

REDA welcomes the efforts made by the HKIS in this matter and, like the Institute, they are committed to an open, transparent and easy to understand platform that consumers can grasp very easily on where their money goes in any particular property transaction.

The meeting heard that real estate developers have been very diligently observing the guidelines that they have agreed with the Consumer Council and whilst they will continue to fulfill, they also see a need to presenting property information in an even better manner they possibly can.

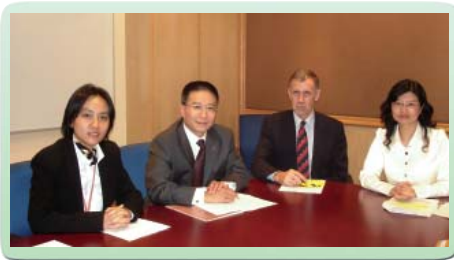
REDA has agreed unanimously to the use of the Chinese terminology 銷售面積 for Saleable Area.

Estate Agents Authority

The Estate Agents Authority has communicated with the Institute and expressed its interest in the matter. No meeting has been scheduled as yet but the Institute in a written reply to the EAA has pledged that it will ensure the Authority is kept informed on progress at all times.

Rating and Valuation Department

Adviser Michael Tanner and Secretary, Operations Susanna Kwan of the Rating and Valuation Department came for a meeting on 14 March when they were briefed on the draft.



Lands Department

A meeting has been scheduled to meet with Jeremy Glen of the Lands Department to seek departmental views particularly in relation to the treatment of curtain walls in terms of saleable area.



Buildings Department

The President has written to the Director of Buildings together with the draft and is hoping to meet with the department very soon.

Legco


Meanwhile, the President and GPD Chairperson Serena Lau have accepted an invitation from the Legco Panel on Housing to the next Panel Meeting on 2 April on Disclosure of Saleable Area in Sales Description for Residential Properties.

The Legco has very explicitly said in its invitation letter to the Institute on 7 March that "... *Arising from recent public concerns about practices of some developers to include common areas and auxiliary facilities in the calculation of saleable area when putting up residential properties for sale, members have expressed concerns about the lack of a definition on 'saleable area' and standardized calculation method in measuring floor space for residential units, and possible loopholes that developers could 'inflate' saleable area to make more profits...*" The item is proposed for discussion by the Hon Albert Ho and Dr the Hon Yeung Sum.

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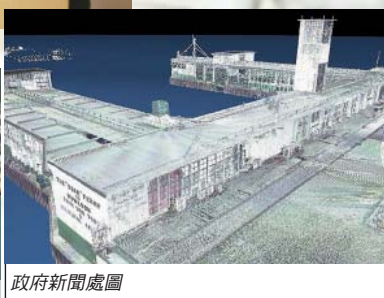
Surveyors use 3D laser scanning



A press conference was held on Friday 19 January in the Surveyors Learning Centre when LSD Chairman Sung Hon-Kwong together with LSD Council members Henry Chan and Lesly Lam told 17 reporters on how surveyors use 3-dimensional laser scanning technology in the digital recording of structures.



Flythrough Animation of Old Blake Pier Cover (from CEDD)



政府新聞處圖



Points Cloud of Fireboat "Alexander Grantham" (from CEDD)

Apparently, 3D laser scanning is a brand new kind of surveying technology that uses high speed laser to scan the surface of objects to capture a huge amount of 3D coordinate data for the establishment of 3D models and images. The technology is obviously high in speed, non-contact, instant, dynamic, proactive, high density, high accuracy, digital and automatic.

The huge amount of coordinate points of an object collected from a laser scanning can be grouped together to form a stereo model for visualization. Colour and texture can be added to the stereo model for enhanced effects. The stereo model is then converted to a 3D model for applications

like virtual reality and flythrough. Engineering plans, structural drawings and cross-section diagrams can also be generated. Due to the difference in reflectivity of materials, the coordinate points can be segregated according to their signal strength for further analyses.

The surveyors also told the press that there is a wide range of applications for 3D laser scanning technology which is very suitable for the preservation of heritage buildings and cultural assets, quality management and deformation monitoring of buildings, monitoring of slopes as well as forensic investigation. The scanning of the renowned Forbidden City, Mausoleum of the First Qin Emperor, Statue of Liberty, David di Michelangelo have been carried out by the creation of 3D digital models.



政府新聞處圖

In 2002, surveyors in Hong Kong have started experimenting with this laser scanning technology which has indeed provided support for urban development in respect of building maintenance, heritage conservation, infrastructure construction.

The Old Star Ferry Pier, Old Blake Pier, Lei Cheng Uk Han Tomb, Tai Fu Tai Mansion in San Tin, the Fire Boat *Alexander Grantham*, various slopes and retaining walls have been scanned to create 3D digital models for further manipulation. New applications are also being developed.

Heritage working group meets with HAB



HAB initiated project. The Heritage and Conservation Group is headed by Mike Price and members

Principal Assistant Secretary Winnie So and Assistant Secretary (Culture Section) of the Home Affairs Bureau Frances Yim came to the Institute in the afternoon of Tuesday 13 March to meet with the Institute's newly set up Heritage and Conservation Working Group headed by Mike Price, chairman of the Property and Facility Management Division. The President Raymond Chan chaired the meeting.

The Working Group heard that the Home Affairs Bureau had initiated the Asia Cultural Cooperation Forum (ACCF) 亞洲文化合作論壇 in 2003 to foster regional and cultural cooperation, share good practices and promote culture, the arts and creative industries. Over the past four years, ACCF has established its reputation as one of the flagship cultural events of the region. Apart from the official meeting to be attended by the cultural officials from the Mainland, Macao and eight participating Asian countries, the concurrent Open Forum offered a number of thematic sessions where international as well as heavy-weight speakers in the field, cultural leaders and creative entrepreneurs were brought together to exchange views. The Open Forum is open to the public.

Apparently the ACCF 2007 has been branded as one the major celebration events of the 10th Anniversary of the HKSAR. The theme is **Culture Coming Home** 文化回家了 and is held from 22 to 26 July 2007. The Secretary of Home Affairs has decided to make Heritage and Conservation the theme of one of the open forum sessions in 2007 and the HAB representatives came to hear the Institute's views. It is HAB intention to engage joint efforts of the Institute as a partner organizer to stage this session, to invite renowned speakers and experts from all over the world to share their views from different perspectives.

The Institute feels that in the face of growing awareness on heritage and conservation, there is a reason to explore further on the possibility of participating in this

include: Raymond WK Chan, Alan Leung, Yin-yung Yip, Lesly Lam, Eric Ma, Joseph Wong, Avan Fan, Arthur Shia, Joseph Chong, Eric Ho, Simon Cheng, SK Pang and CK Chan.

Mei Ho House



The Institute is in the course of nominating representatives to the Ideas Competition Steering Committee chaired by the Housing Department on the Ideas Competition for Mei Ho House at Shek Kip Mei Estate.

Heritage conservation for public housing history and the future use of Mei Ho House has aroused community concern. The Housing Department and the Home Affairs Department are jointly looking into allowing members of the professions and the public to contribute ideas on the conceptual adaptive re-use of Mei Ho House, the surrounding land of Shek Kip Mei Estate Redevelopment Phases 3 and 7 in the context of Shek Kip Mei Estate Redevelopment and the future Jockey Club's Creative Centre to be transformed from the flatted factory.

The Steering Committee is looking for deliverables in the form of layout plans, elevations, cross-sections, perspective drawings or other visual materials that can illustrate the idea of the design.

The Adjudication Panel comprises Presidents of the Hong Kong Institute of Architects, the Hong Kong Institution of Engineers, the Hong Kong Institute of Surveyors, the Hong Kong Institute of Planners, an academia from the Department of Architect from the University of Hong Kong and the Chinese University of Hong Kong as well as the Chairman of the Sham Shui Po District Council.



Coach Joseph the Devil at work ...

Practices start 4 March noon to 3 pm
every Sunday till 10 June
in the Stanley Main Beach



mark the big day
Dragon Boat Competition 2007
Tuesday 19 June

1st dragon boat practice

Not surprisingly, there were over 20 paddlers on 4 March in Stanley with some new blood.

Nobody broke his or her limbs but had a good muscle stretch after the Chinese New Year holidays.

Call William Lai on 9667 6410 or Joseph Wong on 9191 3037 on participation.
Visit www.dragonboat.org.hk for more on the event.



Liu to head research committee

Dr Anita Liu of the Quantity Surveying Division will head the HKIS Research Committee for a one year term. The Research Committee is charged with responsibilities including:

- To initiate and devise research projects
- To enhance the link between industry and academic field of the surveying profession
- To facilitate dissemination of research results in HKIS publications
- To advise the Council on strategic research directions for the surveying profession

The 2007 Research Committee comprises Dr Daniel Ho and Grace Cheng of the BSD, Dr Conrad Tang and KH Chiu of the LSD, SK Pang and Jim Lam of the GPD, Charles Lai and Charles Hung of the PFMD as well as Dr Thomas Ng and Dr Mei-yung Leung of the QSD.

For enquiries, please contact secretary of the Committee via linda@hkis.org.hk or call (852) 2526 3679.

Journal editorial board 2007 plan



The Institute's Honorary Secretary, Ben Chong, chaired the Journal Editorial Board's first meeting in 2007 on Monday 12 March and met with the Editor-in-Chief, Professor Chau Kwong-wing, and editorial board members comprising Dr Anita Liu, Dr Chan Man-wai, Dr Cheung Sai-on, Dr Conrad Tang, Dr Daniel Ho, Professor Eddie Hu, Dr Esmond Mok, Dr KK Lo and KF Man.

The International Editorial Board currently has 29 members and it has been decided to expand by inviting more academics both at home and abroad. All Board members have been participating very actively in paper reviews and contributing in various ways that lead to an overall uplift of the journal.

For submission guidelines, please contact secretary of the Board via linda@hkis.org.hk or call (852) 2526 3679.

SVP happy with volunteers reply

Senior Vice President Yu Kam-hung is grateful for the nearly 90 replies to his recent letter to members, seeking their voluntary help for various institutional activities. The SVP is keen to build up members' participation and is working with the immediate past chairman of the JO (now called Young Surveyors Group – YSG) Billy Wong.

The kind of activities that members may choose to participate ranges from professional development on the Mainland to dragon boat competition in Stanley. If you wish to know more on how you may join, please email info@hkis.org.hk or call the Secretariat on (852) 2526 3679.

No to ASEAN Federation of Land Surveying and Geomatics

Due to adequate support, the proposal for the Institute to become an observer to the ASEAN Federation of Land Surveying and Geomatics has been dropped.

Members of the Board of Professional Development as at 15 March 2007

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Property & Facility Management Division	WONG Alan HUI Daniel
Quantity Surveying Division	CHAN Ricky KWAN Spencer
Young Surveyors Group	CHONG Joseph CHAN Eric

Up and about

Médecins Sans Frontières Orienteering Competition 2007

The YSG has sent Katherine, Carmen and Sara to join and raise funds for the MSF on 4 February in Wan Tsai, Sai Kung. Apart from the 2-hour challenging orienteering in hills, the girls had an enjoyable and



meaningful day, admittedly, raising their awareness on hardships of vulnerable populations in accessing healthcare in remote lands. They came 5th in the Women 3-Person Category.



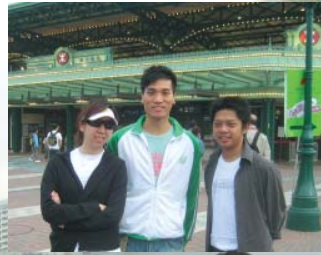
Standard Chartered Hong Kong Marathon 2007

This has been a good initiative for Lesly, Cyrus, Frederick, William, Eric, Joseph, Billy, Hazel, Arthur, Jeffrey and Carman, from the YGS in the 10km race. The route started in Tsimshatsui north-westwards, through the Western Cross Harbour Tunnel and then eastwards ending in Wanchai. The weather on that Sunday morning, 4 March, had not been crispy, it was humid and warm; according to the organizer, out of the 37,438 who actually got on the track, 455 sustained injuries and 35 were hospitalized, 1 in critical conditions.



V-WALK

The Agency for Volunteer Service organized a V-Walk for Volunteering on this Chinese Valentine's Day, a Sunday, 4 March. The walk started at the Disneyland Resort Public Transport Interchange, round the Inspiration Lake Recreation Centre and finished at the transport interchange, which would have taken about an hour. The YSG Chairman Victor together with Kenny, Michelle, Grace, Nathan, John, Jerry, Cheung Kwok Leung and Clifford finished the walk.



Joint Professional Golf Tournament 2007

Chairman of the HKIS Golf Society, TT Cheung, said that at the JPGT 2007, which took place on Wednesday 7 March in Kau Sai Chau, the HKIS team came second, 16 points behind the doctors. The accountants came third, the lawyers came fourth, the dentists surprisingly came fifth, followed by the architects.

Congratulation to the following HKIS members for their brilliant performance.



Paul Cheung
- Best Gross
(North Course), 85



Jonathan Li
- Best Stableford, 39 points



Freddy Hung
- Best Gross
(South Course), 88

Amy Tang
- Longest Drive
(South Course)
(beating TT Cheung's super drive of 260 yards by 5 yards!)



測量師受惠於獎學金 Scholarship for surveyors

三月八日，學會會長陳旭明成為「戴德梁行海外深造獎學金」小組成員。

為了造就業界人才及回饋社會，國際物業顧問公司戴德梁行亞太區主席梁振英，聯同四位股東李志榮、趙錦權、黃錫興和張國政，合共撥款港幣二百五十萬，成立「戴德梁行海外深造獎學金」，所有香港測量師學會的專業會員以及註冊專業測量師均可申請。成功申請者可獲最高港幣二十萬元，到海外知名學府進修碩士或相關課程。

香港測量師學會特為此成立小組，由學會資深會員前差餉物業估價署署長彭贊榮擔任主席，戴德梁行股東之一趙錦權及學會會長陳旭明任小組成員，並計劃由學會及戴德梁行各委任一名人士，負責遴選和執行工作。

戴德梁行亞太區主席梁振英表示：「在全球化的年代，自我提升是保持競爭力的不二法門，拓展國際視野尤為重要，我們希望透過設立獎學金，鼓勵香港測量師到海外深造，以迎接更大的機遇和挑戰。同時，我們秉持十四年前創業的精神，繼續對香港、對專業勇於承擔，希望造就後的測量師，可以更好地為香港和國家服務。」

產業測量師在內地發展之困境 GPD development problems on the Mainland

九十年代初始，中國房地產估價師學會、中國土地估價師協會及中國資產評估學會相繼成立，著手培訓內地評估人員。香港測量師學會與各學會及協會，以至部份地方學會及協會保持聯繫，並合作舉辦交流活動。

香港測量師學會產業測量組會員，一直以香港為基地，為內地、香港及國外企業提供位於中國內地的資產作出房地產評估服務，填補部份的需求空缺，但礙於日漸收緊的行業營運法規，會員並不能在內地市場有所發揮貢獻，這是雙輸局面。

「香港專業聯盟」近日與「中聯辦」召開會議，談有關建設部納入國務院決定的十五項行政許可條件的規定（中華人民共和國建設部令第135號），學會委派代表廖凌康趁此機會，提出學產業測量組所碰到的困難。

內地與香港關於建立更緊密經貿關係的安排

香港測量師學會和中國房地產估價師學於2003年11月4日簽訂關於內地房地產估價師與香港產業測量師的資格

互認協議，並於2004年3月執行協議下的首次培訓及測試，互認了111名中國房地產估價師及97名香港產業測量師。

但是由於兩地的執業要求不一，造成進一步的互認安排並不成功。

通過互認成為香港測量師學會會員的中國房地產估價師可以不在香港任何一間公司工作，而簽署房地產估價報告

除某些企業內部風險管理的進一步要求以外，香港市場一般認同測量師的個人專業資格，報告由測量師簽署已具權威性，而要在香港成立公司，亦是相當容易。香港是市場主導的地方，會員個人及所屬評估機構的口碑、經驗及誠信當然是受聘用的主要因素，但香港會員不能直接進入內地執業，而內地會員可以近乎隨意在香港執業則引起不少會員怨聲載道。

通過互認成為中國房地產估價師學會會員的香港測量師並不能簽署報告，並不容易在內地評估機構工作

要在中國內地簽發估價報告，必須在認可之房地產評估機構工作，要在房地產評估機構工作，要有執業資格；而成立房地產評估機構，受行業法規監管。

礙於各種規限，會員不可能亦不願意在內地長駐工作，通過互認加速中國房地產評估業界進化提升水平的良好意願落空。

執業資格

已互認的香港測量師取得執業資格面對客觀困難

要申請執業資格，先要受聘於單位為具資質的房地產估價機構

能獲首批互認資格的會員，一般具資深履歷及經驗，屬主管級水平。目前多數內地估價機構，未能打破只能服務本地企業的困境，不容易具能力聘用高薪香港人員，而目前的行業規限亦不容許香港會員入股，一般香港會員無從註冊執業。

申請執業資格的程序對個人會員並不容易

若是會員個人希望投身內地估價機構工作，絕不容易。除必須先找到評估機構聘用外，並要申領各種工作證件。據了解在沿海大城市如上海、廣州等地申領工作證、暫住證等的程序已大為改善，但沒有地方機構的協助，是十分費時費力的。這方面內地部份地區設有專櫃協助，是值得其它地區借鑑。

申請時間需時甚長

來港工作的海外專才赴港申請非常快捷方便，外國專才能計劃好工作時間表從容赴港工作。但內地的審批時間長，使專才不容易把握時間性，間接不鼓勵專才的進入。據悉由於內地學會的資源不足，此外執業資格要由地方上報建設部〔中國房地產評估師學會〕再轉發回地方。因此，審核並不是每月進行，這是可以理解，但卻對香港會員造成極大不便。建議可於網上公佈一般接受申請時間及審核時間，以便海外專才能預先計劃部署，避免浪費時間。

成立或入股房地產評估機構

上文所述，香港會員要受聘於房地產評估機構，方能進行執業註冊。然而，香港會員善於面對的市場與大多數內地評估機構不同。若從有利於整體房地產評估行業的長遠及多元化發展，實應鼓勵香港會員成立評估機構，開發新市場並加入培訓本地人才，共同面對加入世貿後帶來的機遇及挑戰。可惜，目前的行業規範並不容許香港會員成立或入股房地產評估機構。

建設部關於納入國務院決定的十五項行政許可的條件的規定—中華人民共和國建設部令第 135 號

我們相信行業規範，有著其因應市場環境及行業狀況而需要設下各種條文的原因，但亦相信條文針對內地行業狀況而產生，並未考慮香港同業的進入及情況，故此，第 135 號令不幸地阻隔了香港會員進入內地房地產評估市場。

資質分級

房地產評估機構分有一級、二級及三級資質，每年要完成一定評估宗數或面積之工作，並在若干年後往上升級，資質限定了所從事工作的地域、標的物的規模等。

考慮內地有不規範的公司，為保障市場運作，要求要有年資的公司才能承擔跨地域及大規模的工作，是可以理解。但香港會員的長處，是處理跨地域的重大項目。此外，相信香港會員亦無意與內地地方評估機構競爭已疲弱及不規範的本土業務。因此，會員不會自組三級資質公司（若許可）。除非能得到適當豁免，會員只能透過入股或併購房地產評估機構，加速進入內地市場。

股東年資

按一級及二級資質的要求，有限責任公司的股東中有 3 名以上〔含 3 名〕、合伙企業的合伙人中有 2 名以上〔含 2 名〕專職註冊房地產估價師、股東或者合伙人中有一半以上是註冊後從事房地產估價工作 3 年以上〔含 3 名〕的專職註冊房地產估價師。

按最基本要求，即有 3 名股東，3 名股東均是專職註冊房

地產估價師，而當中 2 名更是註冊後從事房地產估價工作 3 年以上的專職註冊房地產估價師。

經互認的會員均獲發註冊証，有效期二年，即已屆滿，其中在有效期內通過持有註冊証申領執業資格的寥寥可數，要執業才能符合專職的要求，更要達 3 年。

通過互認的香港會員，均擁有超過三年的年資，但要以註冊並在內地專職工作來計算，至今是沒有會員可以符合要求。

股東架構

按一級及二級資質的要求，機構股份或者出資額中專職註冊房地產估價師的股份或者出資額中不低於 60%。

按此要求下，似乎香港會員不參大股，或可以個人或公司股份參股不多於 40%，但實際情況並不容許，這是由於我國公司法的限制，香港居民或香港公司仍為外資，中外合資只限公司與公司的合股，由於上述要求必定有評估師為股份持有人，公司與自然人不能成立公司，故否定了會員以公司入股，而會員以個人身份參股亦不能接受，又因自然人的公司中，只能全為外資自然人或內資自然人。至此，香港會員得不到渠道有效進入內地房地產評估行業工作。

專職與兼職

我國公司現正在修改，或會在不久將來得到突破，但另一個在 135 號令的規限仍須處理。這是專職與兼職的要求。據悉目前的區別，是估價人員每年簽署若干數目的評估報告作為核實標準。這考慮目前不少估價人員的質素不高，故此重量不重質作為評核基礎。但是香港的情況是重質不重量，會員的時間投置於人員培訓管理、市場分析、審批及指導企業運作，甚至是貢獻於政府免費的諮詢工作，按此模式甄別專職與兼職對香港會員絕對不利。

支持及鼓勵香港產業測量師在內地工作

支持及鼓勵香港產業測量師在內地工作，有利內地房地產評估行業的發展，亦協助內地企業應對外資的進入。

目前的 135 號令可能符合規範內地水平偏低、不規範的部份同業，但其實內地不少同業已逐步成長，135 號令的框架，令到部份優秀同業不能朝向全國化、國際化進發，亦令香港專業人員不能進一步參與提升內地評估行業水平，協助內地評估工作成為一項專業工作。

此外，評估的範圍並不限於房地產。目前內地區分了房地產、土地及資產的評估，資源分散卻又要管理成千上萬內地從業員的技術提升、培訓，內地學會及協會面對重大壓力，對行業發展為專業的路程尚遠。香港會員在

資產評估及土地管理的經驗，是絕對值得內地同業參考，香港專才能適應和滿足全球市場，如何引導香港專才投身內地市場，建立事業，並參與行業發展是需要相應的國家政策調整及指引。

Erratum 改正

Vol 16 No. 2

- 第四頁，「布說實在的」，「布」字應該刪掉。
- CPD/YSG/2007022 and CPD/YSG/2007026—the words “and Probationers” should be deleted under Fee
- CPD/YSG/2007017 – the deadline is 8 April 2007

Obituary

WOO Chi Pong
Land Surveying Division
Member since 1993
passed away on 15 March 2007

Surveyors Fellowship

Gathering 7pm to 9:30pm
last Tuesday of every month

801 Jardine House, 1 Connaught Place
Central, Hong Kong

**all HKIS members
are welcome**



For enquiries, please email:
louiekwan@chuangs.com.hk;
horace@hongdau.com.hk or
call Linda at the Secretariat
on 2526 3679.

freely ye have received, freely give (Matthew 10:8)

上海現代服務業集聚區國際研討會 Micro CBD seminar in Shanghai

由上海市經濟委員會主辦及上海市商業經濟研究中心承辦的「上海現代服務業集聚區國際研討會」將於2007年3月28至30日在上海市舉行。上海市政府發函學會，邀請派員出席介紹測量專業並與內地人員交流。學會決定委派產業測量組主席劉詩韻作為代表。

會議議題主要圍繞：

- 國際大都市發展 MCB D 的契機、條件以及發展模式和規律；
- 國際大都市 MCB D 形態布局以及與產業發展、交通組織規劃等方面的關係；
- 政府在 MCB D 發展中的角色及作用；

- MCB D 個案實證研究(開發模式、形態組合、交通配置、業態配置、招商、運營管理等)；
- 上海目前是否已經到了發展 MCB D 的階段？在產業、布局、發展模式等各個方面應該注意和遵循哪些原則，在發展過程中需要採納哪些建議？

* : Micro CBD解釋：現代服務業集聚區，也稱為微型中央商務區MCBD，主要是指：按照現代理念統一規劃設計，依托交通樞紐和信息網絡，將商務樓宇、星級賓館、商業設施以及相關的生產生活服務配套設施合理有效地集中，在一定區域內形成的，充分體現以人為本，具有較強現代服務產業集聚能力的區域。

Surveyors happy hour

測量師歡樂時光



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



Winners of February Lucky Draw

From left to right :
 Michelle Chung (BSD),
 Francis Leung (Vice President),
 Victor Lau (QSD),
 Martin Leung (GPD).
 Jerry Kwok (BSD) and Hazel Tee (BSD) are not in photo.



The dates of Surveyors Happy Hour in 2007 are:
 27 April, 25 May, 29 June, 27 July, 31 August,
 28 September, 26 October, 30 November, 28 December

Please email :
info@hkis.org.hk or
telephone (852) 2526 3679.



Staying ahead of the game PM from Hong Kong & Worldwide

International Project Management Conference 2007

10 May 2007

Hong Kong Convention and Exhibition Centre

Project Managers play key roles and are committed to deliver the project to time, cost and quality. Having built the Airport Core Programme, the world's largest infrastructure project, roads, bridges, tunnels, railways and utilities in Hong Kong, these successful Project Managers are now taking their experience and technology to China, India, the Middle East and Africa.

At the same time, Hong Kong continues to absorb new experience from Australia and North America. This Conference will showcase the knowledge and expertise of Hong Kong Project Managers transferring technology abroad while at the same time continuing to attract and develop new techniques in Hong Kong

Conference jointly organized by

- Civil Division, the Hong Kong Institution of Engineers
- Association for Project Management Hong Kong Branch

and supported by the Hong Kong Institute of Surveyors.

HKIS members will enjoy a discounted rate,
for details, please email: info@hkis.org.hk or call the Secretariat on 2526 36791.

http://www.hkis.org.hk/hkis/html/upload/mis/HKIE_APM_Joint2007_final-1.pdf

Summary of HKIS CPD Events

2 April – 31 May 2007

ORGANISER	DATE	CODE	EVENT	SPEAKER(S)
BS CPD	2 April	2007023	Thus saith the judges on exempted works	Professor Barnabas Chung
YSG CPD	12 April	2007024	Radio frequency identification (RFID) technologies for surveyors	Ir Wilton Fok
YSG CPD	18 April	2007017	Project management – a developer's perspective with case study of IFC	David Yau
BS CPD	19 April	2007025	Deficiency of building affecting property transaction – court case study	Ray Hung
QS CPD	25 April	2007020	How to use mediation skills to avoid disputes	David Newton
QS CPD	2 May	2007021	The essence of an arbitration clause	Christopher To
YSG CPD	7 May	2007027	Making sense of the Shanghai property market – boom or bubble	Chi Lo
HKIS CPD	10 May	2007029	Public Private Partnerships (PPPs) Seminar Series : The financial aspects of PPPs projects	John Mitchell Lada Sullivan Amanda Hoffman
YSG CPD	11 May	2007030	全球投資策略2007	黃敏碩
GP CPD	14 May	2007035	深圳及全國房地產市場動向前瞻	李加林局長
YSG CPD	23 May	2007034	Concrete repair strategies	Dr Simon Y Yau Dr Edward CY Yiu
GP CPD	28 May	2007028	How surveyors can capture opportunities available with the mass influx of foreign property funds into the Hong Kong and Mainland China market	Phemey Pon
QS CPD	29 May	2007032	保存歷史建築文物的重要性	張順光
BS CPD	31 May	2007033	Air Ventilation Assessment System for high density planning and design	Professor Edward Ng

Details of individual CPD/PQSL events are provided in the **Surveyors Times** and/or HKIS Website www.hkis.org.hk. Please use the STANDARD REGISTRATION FORM overleaf for registration.

CPD/BS/2007023

Thus saith the judges on exempted works

Speaker Professor Barnabas HK Chung

Date & Venue 7:00 pm – 8:30 pm Monday 2 April 2007 SLC, HKIS

Details In a litigation case that encompassed, inter alia, the interpretation of exempted works, the Final Court of Appeal recently handed down its decision that reversed the previous findings of the Court of Appeal and the High Court. The new "insight" is controversial and may have serious ramification on building control. Prof. Chung will try to analyze the corollary of the court decisions and lead a discussion forum on the way forward. Building Surveyors, particularly those who are authorized persons or who are in building control, are invited to attend and share their views.

Language English
Deadline 26 March 2007

Fee \$120 per person (\$150 for walk-in participants)
Priority BSD Members and authorized persons



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/YSG/2007024

Radio frequency identification (RFID) technologies for surveyors

Speaker Ir Wilton Fok MBA MSc (Ind Engg) MSc (Env Mgnt) BEngg (EEE) CEng MHKIE

Date & Venue 7:00 pm – 8:30 pm Thursday 12 April 2007 SLC, HKIS

Details Ir Fok is with the University of Hong Kong and is Vice-President of the e-Business Association and a Committee Member of the Electronics Division of the Hong Kong Institution of Engineers. His PhD research focused on RFID technologies for the Supply Chain and Logistics Industry. Wilton has Master degrees in Electronics Engineering, Industrial Engineering, Environmental Management and Business Administration. In the coming seminar, Wilton will share his knowledge and experience on the development of the emerging technology on Radio Frequency Identification (RFID), especially in areas for surveyors.

Language English

Deadline 4 April 2007

Priority Probationer and Student

Fee \$100 Fellow/Member/Probationer, \$50 Student,
\$150 non-member, \$20 walk in surcharge for all pricings listed.

CPD/YSG/2007017

Project management – a developer's perspective with case study of IFC

Speaker David Yau BSc MSc CEng MICE MHKIVM MHKIE RPE (Civil)

Date & Venue 7:00 pm – 8:30 pm Wednesday 18 April 2007 SLC, HKIS

Details In a property development cycle, the most influential factors affecting the outcome of the project often reside on the planning, design and management capability of the project manager. The decisions should be based on competent economic evaluation with due consideration for adequate financing, the prevalent social and regulatory environment, and technological considerations. The project manager must have familiarity with all such aspects in order to understand their role and be able to make competent decisions.

In this seminar, Mr Yau will provide a basic introduction to project management in construction projects covering the planning, design and construction stages. A case study on Two International Finance Centre will be used for illustration and elaboration.

Mr Yau is a chartered civil engineer with over 20 years practical experience in construction and project management and is now working as an Assistant General Manager in the Project Management Department of Henderson Land Development Co Ltd. His current projects include The Beverly Hills in Tai Po, IFC, etc. He is an adjunct Assistant Professor in the Department of Architecture of the Chinese University of Hong Kong and a committee member of the Association for Project Management.

Language English

Deadline 10 April 2007

Priority Probationer and Student

Fee \$100 Fellow/Member/Probationer, \$50 Student,
\$150 non-member, \$20 walk in surcharge for all pricings listed.

CPD/BS/2007025

Deficiency of building affecting property transaction – court case study

Speaker Ray Hung, Solicitor, Perry Yeung and Lai Solicitors

Date & Venue 7:00 pm – 8:30 pm Thursday 19 April 2007 SLC, HKIS

Details Dispute on property transaction are very common and which usually involves building defects or unauthorized building works. Mr Hung would illustrate some of the court cases and explain how deficiency of building affecting property transaction.

Language English

Deadline 12 April 2007

Fee \$120 per person (\$150 for walk-in participants)
Priority BSD Members

CPD/QS/2007020

How to use mediation skills to avoid disputes

Speaker David Newton, The Accord Group, Australia

Date & Venue 7:00 pm – 8:30 pm Wednesday 25 April 2007 SLC, HKIS

Details Mediation is a confidential dispute resolution process in which a neutral person (the 'mediator') helps the parties to try to reach a negotiated agreement. The mediator assists the parties to understand the issues in dispute, identify creative options to resolve the dispute and finalise agreement. Mediation is a recognised and well accepted alternative to litigation. Mediation costs a small fraction of the cost of litigation and can result in a fast and effective solution to a complex problem. In this event, David will give his insight as to how mediation skills can be used to avoid disputes.

David is one of Australia's most experienced dispute resolution specialists. He has managed over 1000 disputes with settlements totaling in excess of \$1 billion. He has managed disputes in a broad range of areas including telecommunications, construction, petroleum, electricity, franchise, planning and development, health and environment. He is on mediator panels of the Hong Kong International Arbitration Centre, NSW Supreme Court, District Court and NSW Land and Environment Court and a NSW Farm Debt Mediator. He was appointed Australian Petroleum Industry (Oil Code) Conciliator in 1990 and is a Victorian Gas Industry Dispute Adviser and the National Film Exhibition and Distribution Code Conciliator.

David is the Mediation Adviser under the Franchising Code of Conduct. He was appointed by the Australian Government to oversee the mediation of disputes covered by the Code. He is also the Ombudsman for the Produce and Grocery Industry Code.

Language English

Deadline 18 April 2007

Fee \$120 per person

Priority QSD Member

CPD/QS/2007021

The essence of an arbitration clause

Speaker Christopher To obtained a Bachelor of Honours Degree in Manufacturing Systems with Electronics from Glasgow Caledonian University, a Bachelors of Honours Degree in Law from City University of Hong Kong, a Masters Degree in Arbitration and Alternative Dispute Resolution from City University of Hong Kong and a Masters Degree in Commercial Law from the University of Northumbria.

In January 2007, Christopher was awarded the Young Global Leader 2007 status by the World Economic Forum to recognize the most distinguished 250 young leaders below the age of 41 from around the world. In 2001–2002 he was awarded Director of the Year by the Hong Kong Institute of Directors and is currently the President of the Institute of Compliance Officers and a Council member of the Hong Kong Institute of Directors. He is on the panel of arbitrators of various leading arbitration centres around the world. He is currently the Chairman of the Inter-Pacific Bar Association Dispute Resolution and Arbitration Committee and Secretary-General of the Hong Kong International Arbitration Centre and the Asian Domain Name Dispute Resolution Centre.

Christopher actively lectures at various local and overseas universities and holds Adjunct Professorships in Engineering and Law at City University of Hong Kong. He was appointed as a member of the Advisory Group on Company Formation, Registration, Re-registration, and Company Meeting and Administration Provisions by the Financial Services and Treasury Bureau of the Hong Kong Government in 2007.

He is a Fellow of the Institution of Engineering and Technology, Chartered Institute of Arbitrators, Hong Kong Institute of Arbitrators, Singapore Institute of Arbitrators and the Hong Kong Institute of Directors; a Member of the Hong Kong Computer Society, Hong Kong Institution of Engineers, Hong Kong Corporate Counsel, Society of Construction Law, Intelligent Transport Systems, Hong Kong Mediation Council and an Associate Member of the Royal Aeronautical Society.

Christopher has written articles and books on Corporate Governance, Negotiation, Mediation, Arbitration, Intellectual Property, Domain Names Disputes and E-commerce.

Date & Venue 7:00 pm – 8:30 pm Thursday 2 May 2007 SLC, HKIS

CPD/PQSL EVENTS

Details The use of arbitration and other alternative dispute resolution methods to resolve commercial disputes has been increasing in the past ten years. In this talk, Christopher will share with us the essence of an arbitration clause, the procedure of arbitration, the development of arbitration and other alternative dispute resolution methods in Hong Kong in the past ten years. Christopher will also share with us his experience and achievement as being the Secretary-General of the Hong Kong International Arbitration Centre and the Asian Domain Name Dispute Resolution Centre in the past ten years.

Language

English

Fee

\$120 per person

Deadline

25 April 2007

Priority

QSD Members

CPD/YSG/2007027

Making sense of the Shanghai property market – boom or bubble

New

Speaker Chi Lo

Date & Venue 7:00pm – 8:30pm Monday 7 May 2007 SLC, HKIS

Details Chi Lo, a former chief economist at HSBC and Standard Chartered Bank, is the author of two books: *When Asia Meets China in the New Millennium?* – published by Pearson Prentice Hall in 2003, & *The Misunderstood China?* – published by Pearson Prentice Hall, 2004. & *Phantom of the China Economic Threat*- Published by Palgrave Macmillan, 2006,

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

- What are the driving forces behind asset buying?
- The macro and micro aspects for assessing the changing market dynamics for the residential and office sectors. It is residential against office two years down the road.
- How far can the market go?
- The risk of Beijing's policy to the market and the economy.

Language

English

Fee

HK\$100 Fellow/Member/Probationer, \$50 Student,

Deadline

24 April 2007

\$150 non-member, \$20 walk in surcharge on all pricings listed

Priority

Probationer and Student

CPD/HKIS/2007029

Public Private Partnerships (PPPs) Seminar Series: The financial aspects of PPPs projects

New

(Funded by Commerce, Industry and Technology Bureau, The Government of the Hong Kong Special Administrative Region, the HKIS will organize a series of quality seminars and workshops to promote best professional practices of PPPs projects in Hong Kong. This is the second of the seminar series.)

Speakers **John Mitchell**

- Partner, PricewaterhouseCoopers
- 20 years experience in providing finance raising, project structuring and privatization advice to clients in Asia and Europe
- John has been based in Hong Kong for the last 13 years
- Projects that he has worked on in the region include: Chengdu Water BOT project, Beijing No. 10 BOT water treatment plant, Beijing Municipal Government on the Olympics, HK Hospital Authority on development of a PPP project, feasibility review of a HK water treatment project.
- John is a qualified chartered accountant (ICAEW)

Lada Sullivan

- Senior Manager, Price water house Coopers
- Recently moved across from London, UK office
- Over 5 years experience in Project Finance group in PwC London, acting as a financial advisor on PPP/PFI projects to both public and private sector
- Lada has experience of advising clients in the following sectors: Social Housing and Regeneration, Defence, Water, Health, Prisons and Education sectors
- ACCA qualified, 2 years Audit Oil and Gas experience in PwC Moscow, Russia with further 3 years in Energy department in London

Amanda Hoffman

- Senior Manager, PricewaterhouseCoopers
- Recently moved across from London, UK office
- Over 5 years experience in Project Finance group in PwC London, acting as a financial advisor on PPP/PFI projects to both the public and private sector
- Amanda has experience of advising clients in the following sectors: Defence, Water, Waste, Health and Sports sectors.
- Amanda is a qualified chartered accountant (ICAEW)

Date & Venue 7:00 pm – 8:30 pm Thursday 10 May 2007 SLC, HKIS

Details The main areas for discussion are:

- Key features of Public Private Partnerships (PPPs), including overview of global PPP market;
- PPP/PFI Model - forms of PPP;
- Financing a PPP project - funding structures;
- PPP issues; and
- Role of technical advisors.

Language English **Fee** \$120 per person
Deadline 26 April 2007 **Priority** All members

Disclaimer Any opinions, findings, conclusions or recommendations expressed in this material / any event organized under this Project do not reflect the views of the Government of the Hong Kong Special Administrative Region or the Vetting Committee for the Professional Services Development Assistance Scheme.

CPD/YSG/2007030

全球投資策略2007

New

講者 黃敏碩亨達集團研究部董事

日期及地點 2007年5月11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 黃敏碩專責股市投資及基金策略分析工作，從事金融業近10年，亦為本地報章專欄執筆及於多個電子傳媒發表財經市場評論。黃先生持有香港城市大學財務碩士學位及 National University of Ireland 金融服務學士學位，並為註冊財務策劃師。

黃敏碩先後在東驥、大福及盛世從事基金工作，近期開始被電視台邀請上大熒幕分析市況，名字也漸為人所認識。一如大部分明星分析員，雖然很熟悉市況，但在個人投資上，多偏向吸納穩健的股票。黃敏碩由東驥做到盛世，他的上司都是基金或證券界有名人士，包括東驥董事總經理龐寶林、大福證券前副董事總經理陳永陸及盛世行政總裁葉光華。

語言 廣東話 **費用** 港幣\$100 會員 港幣\$150 非會員
截止報名日期 2007年4月27日 (現場報名需另付 \$20附加費)
優先報名 先到先得

CPD/YSG/2007034

Concrete repair strategies



Speakers Dr Simon Y Yau (BSc, PhD) is currently a Post-doctoral Fellow in the Department of Real Estate and Construction, the University of Hong Kong. Before he pursued his PhD in the same department in 2002, he had practiced building surveying in the Buildings Department, the Government of Hong Kong Special Administrative Region. Dr Yau has participated in numerous consultancy studies and research projects. His research interests include development control, urban renewal, heritage conservation, real estate economics and finance and building performance assessment.

Dr Edward CY Yiu (BSc, MPhil, PhD, MRICS, MHKIS, MBEng) is a corporate member of the Hong Kong Institute of Surveyors in the divisions of Building Surveying and Property and Facility Management. He is currently an Assistant Professor in the Department of Real Estate and Construction, The University of Hong Kong. He has pioneered the research in the area of building maintenance in Hong Kong, for example, he developed the first building performance index, carried out the first scientific diagnosis on external wall tile debonds, edited the first reference book on building maintenance and advocated building pathology.

Date & Venue 7:00 pm – 8:30 pm Wednesday 23 May 2007 SLC, HKIS

Details Concrete repair may sound boring to surveyors as it has been taught before graduation and there are numerous references providing cookbook solutions. They are simple and straightforward, why bothers? The speakers of this CPD, however, would make use of real life case studies in Hong Kong to illustrate the great differences between concrete repair and concrete repair strategies. They ask for defect identification, diagnosis, durability analysis and resources management – i.e. building pathology. It's a seminar that building surveyors and APC candidates could not afford to miss!

Format Seminar (Case-study 30-minute, Repair Strategy 30-minute) and Q&A (30-minute)

Language	English	Fee	HK\$100 Fellow/Member/Probationer,
Deadline	9 May 2007		\$50 Student, \$150 non-member,
Priority	150 (First-come-first-served basis)		\$20 walk in surcharge for all pricings listed

CPD/GP/2007028

How surveyors can capture opportunities available with the mass influx of foreign property funds into the Hong Kong and Mainland China market



Speaker Phemey Pon, Managing Director of Centaway Limited

Date & Venue 7:00pm – 8:30pm Monday 28 May 2007 SLC, HKIS

Details In 2003, Morgan Stanley Real Estate Fund acquired 400,000 sq ft Vicwood Plaza in Sheung Wan for HK\$850 million. The asset was sold in 2006 for HK\$2.6 billion; cash-on-cash return exceeded 600% for about 30 months holding period. Since then, Gateway Capital, Macquarie, Citigroup Property Advisors, Merrill Lynch GPI have also actively participated in the market. In the years of 2005 and 2006, foreign property funds have played a major role in the market. The seminar will cover:

- How foreign property funds view the opportunities available in Hong Kong, Macau and Mainland China?
- What criteria they use in doing property acquisitions and how they use proactive asset management to reposition and enhance asset values?
- What opportunities are available for surveyors and how to prepare ourselves to capture those opportunities?

Phemey Pon, a qualified surveyor and an entrepreneur, whose new venture is in the business of asset management and real estate investment services. He being the managing director of Centaway Limited likes to share his stories and first-hand experiences in dealing with foreign property funds. Phemey reckons that surveyors, acting as one of the leading professionals in the real estate field, are in fact qualified to play significant roles in this area.

Language	Cantonese	Fee	HK\$100 per person/ HK\$120 per person for walk-in participants
Deadline	23 May 2007		(if seats are still available)
Priority	GPD Members		

CPD/QS/2007032

保存歷史建築文物的重要性



講者 張順光，工商管理碩士，英國土木工程測量師學會資深會員及香港分會副主席，英國特許管理學會會員，英國皇家特許測量師學會會員，香港測量師學會會員。張先生為香港收藏家協會副主席，對香港歷史文物尤為熟悉，並著有多本有關歷史文物的著作，其中包括〔香港歷史明信片精選〕、〔香港明信片精選 1940's - 1970's〕、〔香港電車〕等。

日期及地點 2007年5月29日星期二，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 香港政府及大部份香港人過往都忽略了保存歷史建築文物對香港的重要性，以至很多具有歷史價值的建築物都被拆卸，中環大部份沿海歷史地標都一一消失，遂減弱了對遊客的吸引力。天星碼頭的拆卸引起了社會極大的回響，並喚起香港政府及市民對保存歷史建築文物的關注。作為建築界的一份子，測量師應如何參與保存歷史建築文物呢？張先生在講座裡將會介紹香港歷史建築文物及其故事，以增加會員對歷史建築文物的認識及了解保存這些建築文物的重要性。

語言 廣東話
截止報名日期 2007年5月 22 日

費用 港幣\$120
優先報名 工料測量組會員

CPD/BS/2007033

Air Ventilation Assessment System for high density planning and design



Speaker Professor Edward Ng, Department of Architecture, The Chinese University of Hong Kong

Date & Venue 7:00pm - 8:30pm Thursday 31 May 2007 SLC, HKIS

Details In 2003, Hong Kong was hit by Severe Acute Respiratory Syndrome (SARS) and many people died. The Hong Kong Government subsequently set up a Team Clean Committee to investigate possible infectious disease prevention measures and policies. One of the general feelings was that SARS should be taken as a wake up call to critically examine the city for healthy living. Team Clean then charged the task to the Planning Department of the Hong Kong Government. Planning Department initiated a study titled: Feasibility Study for Establishment of Air Ventilation Assessment (AVA) System.

In November 2003, the research contract was commissioned to Professor Edward Ng of Department of Architecture, the Chinese University of Hong Kong. Over the next two years, a number of studies were conducted. The study led to a methodology of AVA. Unlike many countries with guidelines for dealing with strong wind problems, AVA is a guideline for weak wind conditions specifically designed to deal with the congested urban environment. The AVA system establishes a method for project developers to objectively assess their designs. In July 2006, the Government of Hong Kong adopted the system and since then has required all major governmental development projects to undertake the assessment. The first test case has been the 328 hectare old-airport site in the city centre. The scientific and implementation processes leading to the AVA system is reported in this lecture.

Language English
Deadline 22 May 2007

Fee \$120 per person \$150 for walk-in participants
Priority BS Members

CPD/GP/2007035



深圳及全國房地產市場動向前瞻

詳情及查詢請電 2526 3679 或瀏覽 www.hkis.org.hk

講者：李加林局長
深圳市國土資源和房產管理局副局長 深圳不動產估價學會常務副會長

時間：5月14日星期一（晚上6：30至8：30）

費用：\$120 港幣 會員

地點：香港測量師學會測量師研習中心

\$150 港幣 非會員

Building Surveying Division Chairman's Message



Alex Wong
BSD Council Chairman

Training and Assessment by CAEC

HKIS applicants under the Reciprocal Agreement with the China Association of Engineering Consultants has been scheduled for 7 and 8 July 2007 and a half hour interview will be held in the following three days from 9 to 11 July.

The BSD may accept a few late applications until vacancies are filled, the application fee is HK\$4,000. The deadline is end of April 2007 and application forms are available for download from the BSD website.

Shenzhen visit and Putonghua course

As a series of training for candidates for the pursuance of CAEC qualification, the BSD has organized 3 visits to an Engineering Consultant and a building project Fu Tian Library 福田圖書館 in Shenzhen in March.

In addition, a Putonghua course will be held in June. Basic interview and building surveying idioms will be taught in class. Please watch out for forthcoming announcements.

CPD

A CPD on Air Ventilation Assessment System for High Density Planning and Design will be held on Thursday 31 May 2007 in the SLC and the speaker is Professor Edward Ng of the Department of Architecture, the Chinese University of Hong Kong.

In 2003, Hong Kong was hit by SARS and the HKSARG subsequently set up a Team Clean Committee to investigate possible infectious disease prevention measures and policies. The Planning Department also initiated a study titled: Feasibility Study for Establishment of Air Ventilation Assessment (AVA) System.

Professor Ng led a research for two years and a number of studies were conducted. The study led to a methodology of AVA. AVA is a guideline for weak wind conditions specifically designed to deal with the congested urban environment. The AVA system establishes a method for project developers to objectively assess their designs.

Please check out the CPD pages and we look forward to your attendance.

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

Community Services

同心展關懷
caringorganisation 2005/07
Awarded by The Hong Kong Council of Social Service
香港社會服務聯會頒發

Hong Kong - Shenzhen Western Corridor Walk for Millions 深港西部通道百萬行

Now, we have an opportunity to have our footprints on this corridor,
and to raise funds for the Community Chest

HKIS is participating through a group enrolment and like to invite you to join us

10:30 am – 2:30 pm
Sunday, 15 April 2007
Hong Kong – Shenzhen Western Corridor

Donation Target: Each participant to raise HK\$200 or above.
Please apply by email: coody@hkis.org.hk with your name and contact phone number.
For enquiry, please call Charles So on 98667361 or Kenny Chan on 98360913.
Please click link for more information: <http://www.commchest.org/eng/event.cfm?no=102>

General Practice Division Chairman's Message



Serena Lau
GPD Council Chairperson

Proposed amendment to the Code of Measuring Practice – Saleable Area

Members should be aware that the Institute has set up a working group to review the Code of Measuring Practice published in 1999. The first stage of the review is on Saleable Area and various recommendations have been proposed and discussed among major stake holders in the market, including Consumer Council, Rating and Valuation Department, The Hong Kong Real Estate Developers Association so on and so forth. Details of the suggested amendments will be announced to members as soon as possible and working forums will also be arranged.

Valuation standards

The Chinese versions of the HKIS Valuation Standards on

Properties (2005 1st Edition) and the Hong Kong Business Valuation Forum Business Valuation Standards (2005) are now available and members may firstly access the property valuation standards via the homepage; the draft of the Chinese version of the business valuation standards has just been endorsed by this Council and will soon be available for your download too.

Definition of independent valuer and commentary

As mentioned in the last message, the definition of independent valuer as stated in the HKIS Valuation Standards on Properties has been reviewed and the final version of the amendment has been endorsed in the last Council meeting. The amendment is now available in the web. Please be reminded to update your Standards accordingly. For your reference, the following is the endorsed amendment.

General Practice Division Assessment of Professional Competence Referred Oral Assessment 2007

The **GPD Referred Oral Assessment 2007** will take place in June 2007.

Application forms for the Referred Oral Assessment 2007 are now available at the HKIS office. You may also download the application form (**APC6/GP/F11**) from our website (HKIS main page -> Professional Development -> APC/ATC -> GPD).

Completed forms must be returned to

HKIS no later than 5:30pm, Monday, 30 April 2007.

Please call HKIS Education Department on 2526 3679 for more details.

Definition of Independent Valuer

Independent Valuer is an External Valuer who has no current or presently foreseeable potential fee earning relationship concerning the subject Property(ies) that would result in potential conflicts and who, exercising reasonable judgment, has made an appropriate disclosure as to any relationship, present or within 12 months immediately before, arising from or as a result of any valuation instruction(s) confirmed/ agreed with any of the interested parties or any involvement/dealings made with the subject Property(ies) during the course of the said 12 months' period.

Commentary

Examples of where it will usually be necessary for the Independent Valuer to either make an appropriate disclosure, or where it is considered that any conflict that might arise could not be resolved or managed in a satisfactory way, to decline to act:

- (a) acting for the buyer and seller of a property in the same transaction;
- (b) acting for two or more parties competing for an opportunity;

- (c) valuing for a lender where advice is also being provided to the borrower;
- (d) valuing a property previously valued for another client;
- (e) undertaking a valuation for third-party consumption where the independent valuer's firm has other fee-earning relationships with the client.

Passing Rate of APC

YSG has recently compiled statistics on the passing rate of APC of all Divisions. The GP passing rate is 37.4%. APC panel, with Susanna Kwan being the Convenor, will continue to assist potential candidates via clearer APC rules and guides and workshops.

Representative to Board of Professional Development

We are pleased to have KK Mok to become our representative, together with Monita Leung, in the Board of Professional Development. Just a short note to thank Ronald Cheung who has put in tremendous efforts over the years, Ronald is now split between Hong Kong and Macau where he spends most of his time hence may not be able to participate actively in the Board in the foreseeable future.

Land Surveying Division Chairman's Message



Sung Hon Kwong
LSD Council Chairman

Time flies and we are in the middle of March. February is short with the long Chinese New Year holiday. I have enjoyed it very much visiting relatives and friends, saying "Kung Hei Fat Choy" and exchanging red packets. While most of you would have done the same, some may have spent your holiday abroad enjoying good food and beautiful scenery. Hope you all have enjoyed a wonderful time. As the economy booms, hope all of you have a fair share and enjoy a prosperous and successful Year of the Pig.

5th Beijing, Hong Kong and Macao Geomatics Conference 第五屆京港澳測繪技術研討會

The Land Surveying Division will organize the 5th Beijing, Hong Kong and Macao Geomatics Conference in October 2007 here in Hong Kong.

Co-organizers of the event include the Hong Kong Polytechnic University, the Lands Department and the Hong Kong Institution of Engineering Surveyors. Dr Conrad Tang and Ronald Chan are busy working out the details. The preparation meeting was held on 6 March. The first Organizing Committee meeting with participants from Beijing and Macao is scheduled for 21 March. Details will be released as soon as possible.

Please be prepared to participate in this meaningful event to learn and share your land surveying knowledge and experience, to keep yourself abreast of the state-of-the-art technology in land surveying and geomatics, to meet old friends and to make new friends from the region.

Land Surveying Division Soccer Team

Led by captain Frankie Yip, an extremely strong soccer team has been formed this year to participate in the HKIS Young Surveyors Group 5 Men Soccer Cup 2007 (香港測量師學會5人足球賽 2007) to be held on Sunday 25 March. The teammates are all from the land surveying stream with 4 to 5 from the

ex-Polytechnic University team. Do come and enjoy the excitement and the heat of the match. With their concerted effort and a little bit of luck, the team has a every good chance of snatching the Cup.

Revision of the LSD Regulations

Rina Tsoi and George Leung are now revising the Land Surveying Division Regulations to make it in line with the Quantity Surveying Division version which has been updated and commented on by legal experts.

The revised regulations will be approved either in an EGM or the next AGM whichever is the more appropriate. If you have comments on the current version of the LSD regulations, please pass them to us for consideration or incorporation.

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

YSG 5 MEN SOCCER CUP 2007

Date : 25 March 2007 (Sunday)
Time : 10:00 to 18:00 hrs
**Venue : Roof, Multi-Storey Carpark,
Wong Tai Sin Shopping Centre**

Places : 8 teams
**Awards : Prizes will be awarded to the
Champion, 1st runner-up
and 2nd runner-up**

**Enquiries, please call the Secretariat on
2526 3679 or email cpd@hkis.org.hk**



HONG KONG
2007

FIG Working Week 13 – 17 May 2007

Strategic Integration of Surveying Services

同心共策 測量服務

Venue : Kowloon Shangri-La Hong Kong



***Don't Miss this Golden Opportunity
Come to Participate in the FIG Working Week 2007
The First FIG Working Week to be held in Hong Kong***

Winnie SHIU, Congress Director, FIGWW2007

I, being the Congress Director of the FIG Working Week 2007, have been in close liaison with the FIG in organizing the plenary and technical sessions. The Working Week will be a surveyors conference with the richest in technical content ever held by our Institute. In addition, there will be heavy weight plenary speakers to start off each day's technical sessions.

From local, we have Dr the Hon Leung Chun Ying, Convenor of the Non-official Members of the Executive Council, Hong Kong SAR and our past president, to deliver a plenary address on property market in the global agenda; Mr Tony Tse, another past president, to give a plenary address on land market in the local context; and Mr Albert Leung of Hong Kong and China Gas Co. Ltd to talk about the technical aspects in managing urban utilities. From the Mainland China, we have Dr Xiao Ping, Deputy Director General, Shan Xi Province, State Bureau of Survey and Mapping to share with us on the Development of Survey and Mapping in China.

Whereas from overseas, we have Prof Stig Enemark, FIG President, to deliver a plenary address on the role of FIG in response to global agenda and the following speakers on contemporary issues from a global perspective, including, Prof Holger Magel, Immediate Past FIG President; Mr Keith Bell from the World Bank; and Prof Theo Kotter from the University of Bonn, Germany.

Owing to the last minute influx of technical papers, over 300 quality technical papers have now been selected for presentation, hence the number of parallel technical sessions has been increased from seven to eight. There will be no lack of plenary addresses and technical papers of interest to every participant.

Indeed, this FIG Working Week is a valuable chance to meet with learned surveyors from many parts of the world and to listen to their expert ideas and experience. At the same time, this is also a rare occasion for surveyors in Hong Kong to talk face to face with our foreign counterparts and to introduce to them our success stories and how the different disciplines of survey services are integrated together gainfully to build this magnificent Asia's World City of ours.

Please do come and with your colleagues to attend this conference and to play a part in it. I would also like to appeal to all the surveying firms to sponsor your staff to attend this international conference – the first time ever to be held in Hong Kong

Details of the Working Week can be found at www.figww2007.hk. For enquiries, please contact the Working Week 2007 Secretariat, Ms Rosaline WONG at 27358122 or enquiry@figww2007.hk

The XXX FIG General Assembly and 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	Friday 18 May 2007	Time
	The XXX FIG General Assembly and Working Week 2007								
	Registration (Ballroom Foyer)								
	08:00 - 17:00								
	Exhibition (Orchid)								
	09:00 - 17:00								
	09:00 - 14:00								
	Technical Tours								
	Social and Accompanying Persons Programme								
8:30									
9:00 10:30	Council Meeting (Laurel)	ACCO Meeting (Harbour I)	General Assembly (Ballroom)		Plenary Session (Ballroom)	Plenary Session (Ballroom)	Plenary Session (Ballroom)	Presidents Meeting (Rose)	
10:30 11:00	Coffee Break (Laurel)	Coffee Break (Harbour I)	Coffee Break (Ballroom Foyer)	(10:00 - 11:15) Opening Ceremony (Ballroom)	Coffee Break (Ballroom & Orchid Foyers)	Coffee Break (Ballroom & Orchid Foyers)	Coffee Break (Orchid Foyer)	Coffee Break (Orchid Foyer)	
11:00 12:30	Council Meeting (Laurel)	ACCO Meeting (Harbour I)	General Assembly (Ballroom)	(11:15 - 11:45) Coffee Break (Ballroom Foyer) (11:45 - 12:30) Plenary Session (Ballroom)	8 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III, Kowloon I & II)	8 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III, Kowloon I & II)	8 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III, Kowloon I & II)	General Assembly (Orchid)	
12:30 14:00	Lunch (Jasmine)	Lunch (Harbour II)	Lunch (Orchid)	Lunch (Ballroom & Orchid Foyers)	Lunch (Ballroom & Orchid Foyers)	Lunch (Ballroom & Orchid Foyers)	Lunch (Ballroom & Orchid Foyers)	Lunch (Fanling)	
14:00 15:30	Council Meeting (Laurel)	ACCO Meeting (Harbour I)	General Assembly (Ballroom)	8 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III, Kowloon I & II)	8 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III, Kowloon I & II)	8 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III, Kowloon I & II)	8 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III, Kowloon I & II)	Closing Ceremony (Orchid)	
15:30 16:00	Coffee Break (Laurel)	Coffee Break (Harbour I)	Coffee Break (Ballroom Foyer)	Coffee Break (Orchid Foyer)	Coffee Break (Orchid Foyer)	Coffee Break (Orchid Foyer)	Coffee Break (Orchid Foyer)		
16:00 17:00	Council Meeting (Laurel)	ACCO Meeting (Harbour I)	Commissions Annual Meeting (Fanling, Tai Po, Shek O, Rose, Peony, Magnolia Camomile, Lotus, Jasmine, Laurel)	8 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III, Kowloon I & II)	8 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III, Kowloon I & II)	8 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III, Kowloon I & II)	8 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III, Kowloon I & II)		
			(18:30 - 20:30) Welcome Reception (Orchid)	(17:30 - 19:30) Exhibition Opening Reception (Orchid Foyer)	(18:00 - 22:00) Chinese Evening & FIG Foundation Dinner (Murray House, Stanley)	(19:00 - 22:00) Gala Dinner (Ballroom)			
	Post Conference Technical Tour :								
	Macau Cartography and Cadastre Bureau, Sighting in Macau								

Technical Tours :

- * Land Information Centre, Lands Department, HKSAR Government (15 May a.m.)
- * Geodetic Survey Section, Lands Department, HKSAR Government (15 May p.m.)
- * Hydrographic Office, Marine Department, HKSAR Government (16 May a.m.)
- * HK-Shenzhen Western Corridor, Highways Department, HKSAR Government (16 May p.m.)

Social and AP Programme :

- * Hong Kong Island Tour (4 hours)
- * The Heritage Tour (5 hours)
- * 360° Lantau Explorer Tour (8 hours)
- * Golfing at Kau Sai Chau (8 hours, 15 May)
- * Beijing, China, Tour (4 days, 18-21 May)

Commissions Annual Meetings :

- Comm 1 (Rose)
- Comm 2 (Peony)
- Comm 3 (Fanling)
- Comm 4 (Magnolia)
- Comm 5 (Tai Po)
- Comm 6 (Camomile)
- Comm 7 (Shek O)
- Comm 8 (Lotus)
- Comm 9 (Jasmine)
- Comm 10 (Laurel)

Property & Facility Management Division Chairman's Message



Michael Price
PFMD Council Chairman

It will have given me great pleasure shortly to be presenting our first certificate for those attendees of our Structured CPD series, organized by Alan Wong, and his hard working team. Well done to those who have attended all the six 3-hour seminars which have made up this series. This CPD is intended to improve skills at all levels for members of our division and surveyors in general. We will be following this up with more in the next few months. It is clear that we need to be concentrating on the business skill aspects of our field and this will be an area of focus. Surveyors must know all aspects of the property business now.

I think it is also time for members of the division to be thinking of our future. This November, I will be stepping down as chairman of the division, having served in this capacity, including the previous committee and forum, for some 5 years. It is enough. It is time for new blood to come forward and become involved in divisional matters, and I think that you should all now be thinking of what you can do for the division in the coming months, and put yourselves forward for election. We cannot always rely on the same hard workers, giving up their time, for our collective good.

Myself and your council team will be planning a strategy, including marketing, in the next months or so and I hope to put it in the next issue. I will expect our new council once formed to ensure it is implemented.

In addition to CPD, I would confirm that we will be holding our first conference on Property Asset Management during the autumn, and we are actively looking for helpers and contributors in this regard. Our council member, Gary Lai, would be pleased to hear from you.

Our working relation with RICS works well and we look forward to a greater contribution from them in the coming months. As I have said before

we need to grow the division to be the natural home for surveyors working in the Property Management, Facility Management, Asset Management, Shopping Centre Management, and Corporate Real Estate field. If you are not in membership yet, please download the membership application form from the website http://www.hkis.org.hk/hkis/html/upload/BeMemberLink/bemnk24_0.pdf and join now. There is no additional cost.

Raymond Chan, one of our co-opted members, and I are now working on the newly formed HKIS Heritage Working Group. If you have any interest helping in this area, let the HKIS know.

Home Affairs Department – study on the property management industry in Hong Kong

I have also, as your chairman, been asked to contribute to this study. Hopefully, as a result, we will have a far better regulated property management industry in Hong Kong. I will be making it very thoroughly known the views of surveyors in this area, particularly, problems with the Building Management Ordinance and its implementation.



**Have a great
Easter break!**



Quantity Surveying Division Chairman's Message



Spencer Kwan
QSD Council Chairman

What I will learn from MBA, I learnt it from the Kindergarten

I remember meeting 錢力軍司長 Qian Lijun Director-general of Department of Exchange & Cooperation of the Hong Kong and Macao Affairs Office State Council 國務院港澳辦交流司 sometime 2 years ago during a HKIS visit to express our concern with job difficulties on the Mainland. The delegates were from 3 professional institutions, HKIS, HKIP, HKIE of around 20 people.

He alone sat comfortably in his sofa with crossed legs, hands holding each other and rested on his laps, he offered opportunities for everyone to speak up. Starting with the people to his left, HKIP, then to the front from HKIS and then to his right from HKIE. He listened attentively for about 15 minutes holding a receptive gesture and a gentle smile. There was no rehearsal to this reception and no papers had ever been presented. I dropped my notes and I reckoned there were about 10 different topics raised of which 3 were related to QS. After almost everyone expressed their grievances, he started to speak up. He started identifying the issues of concerns common to all with particular highlights to what would be relevant to a particular profession, he could name who was the speaker then and quoted what was raised and the background to each grievance, which Bureau that would be responsible, overall situation and ways forwards. He gave his responses for about 20 minutes.

I was impressed at the time and even now after 2 years about this reception, about his ability to focus on issues and captured the essence of the requests, have those organized and presented in an orderly and formal manner. 1GB Video-tape RAM, 1.66GHz duo core microprocessor, 100GB hard disk seemed to have been implanted to him. What is this man made of?

But wasn't what he did resemble to our measurement process in which we take off quantities from drawings,

working them up, abstract and billing? Director Qian when he listened, he "took off" grievance from each, "worked up" like with like with "side-cast" for name of speakers, "abstracted" them and "billed" his response from his specification library against each grievance. The only difference was he did all that in mind instead of with pen and dimension papers and this difference made him a good communicator and could possibly gain him the position he was at.

You are what you present. Being a good communicator enables people to easily look into your talent which is the recipe of success. We may not be as brilliant as Director Qian now but through constant practice, we should exceed ourselves because we understand the measurement skill behind. The essence is the heart. With your heart on the work, be observant and act promptly, we almost guarantee you grow along with our profession.

PAQS Conference in New Zealand

The international conference organizer accepts so far the briefs of 11 papers from Hong Kong QS. This is more than any other countries and represents the overall recognition of Hong Kong Practice. These papers, when being finally elected, will be presented in Hong Kong as CPD events.



Heritage

This is the hot topic ever since the demolition of clock tower at Star Ferry and for the forthcoming months, the Institute will have a number of events on this topic. The events include surveyor's lunch inviting senior government official, photo competition, Asian Cultural Cooperation Forum so on. There are various facets to this issue, the GP, BS,



PFM may be on the site valuation, maintenance, planning and QS on the costs of maintenance.

Maintenance contract

The draft of the maintenance contract was completed and is ready for legal vetting. It is hoped that the version can be put into use towards end of the year.

Project management conference

Please refer details separately, a PM conference supported by HKIS will be held 10~11 May. We enjoy a discounted rate as a supporting organization and the site visit includes Stonecutter Bridge in Lantau and a casino project in Macau. You may be interested in the caliber of key speakers at this conference.

Mainland visit

There has been a Shanghai visit organized for 12 to 13 April to meet local HKIS members stationed over there followed by a visit to the construction cost bureau. The theme is to explore QS opportunities in the Shanghai market.

There may be another visit of a similar nature to Guangzhou later this month but the programme is yet to be fixed.

Civil SMM and handbook

ETWB moves away from Civil SMM to its own handbook on civil contracts and have started the briefing session to practitioners, QSD is reviewing the situation and may give unsolicited view to ETWB if necessary.

Visits to local universities

Revised APC rules move away from the 36 months approved training period to around 2 years and briefing sessions within these few months will be organized for each university explaining the changes.

Registration of the Cost Engineer

With the latest support of ETWB, QSD resolved to strive for a waiver of working permit as a pre-requisite for registration. As a result, proposed arrangement for registration which may only benefit QS members stationed on the Mainland may have to be aborted.

Quantity Surveying Division Assessment of Technical Competence (ATC) Final Assessment 2007

The first **QSD ATC Final Assessment** will be held in May this year instead of October. The ATC Final Assessment comprises both Written and Interview Assessment. Written Assessment will be held on Friday, 25 May 2007 and Oral Assessment will be conducted in mid-June.

Application forms for the ATC Final Assessment 2007 are now available from the HKIS office.

Candidates may also download the application form (**ATC3/QS**) from HKIS website (HKIS main page -> Professional Development -> APC/ATC -> QSD).

Completed forms and application fees must be returned to HKIS office no later than 5:30pm, Friday, 20 April 2007.

Please call HKIS Education Department on 2526 3679 for more details.

Young Surveyors Group Chairman's Message



Victor Lau
Young Surveyors Group Chairman

We are indeed making real progress according to the year plan.

CPD, site visits and social events

We have just visited the International Commerce Centre (ICC) – the world's third tallest building in terms of usable floors.



The CPD programme ahead includes a seminar on project management (developer's perspective) and an APC workshop for building surveyors. For more information, please check out the YSG - CPD event calendar in our website.

The first dragon boat practice began in Stanley on 4 March. Thanks to all those who came to the first practice on a rather warm Sunday. The practice will continue until June.

The 5-Men Soccer Cup 2007 has been scheduled for 25 March.

Charity Work



YSG members have volunteered to join the charity walks and participated in the marathon to raise funds for community services. We will work closely with the HKIS Community Services Committee to organize a series of volunteering and charity events for all members to join.

Joint Institute Event

Whilst it is important to keep our regular activities within the institute, we are looking for partnering opportunities in organizing inter-profession activities. Plans are underway to organize Joint Institute CPDs and a conference.



The wine tasting night co-organized with RICS (HK) matrix in April is to encourage and extend networking opportunities with fellow surveyors.

Young Surveyors in Shanghai

Surveyors living in Shanghai have no time to miss home, not because of busy work but the active social life over there. Many young surveyors have moved to Shanghai over the past two years and they get together during weekends for karaoke, dining, dim sum and golf. If you are working in Shanghai, please contact Martin Leung, martin.leung@shuion.com.cn.



YSG serves

We like to keep you connected to the Institute via a variety of programmes. The Surveyors Happy Hour on the last Friday of every month is definitely a good chance to catch up with friends, to meet fellow surveyors and make new friends. Please come as there will always be some YSG members! Please visit our website at www.hkis.org.hk for more information on YSG.

An overview on the re-establishment of old lot boundaries in the New Territories, Hong Kong

Professor Leung Shou Chun
MBE FRICS FHKIS ALS RPS(LS)

This paper is an attempt to comprehensively review the survey problems associated with the re-establishment of old lot boundaries which may be typified by the Demarcation District (DD) lot boundaries in the New Territories of Hong Kong.

Present situation

The DD lots were surveyed just over one century ago resulted in a series of DD sheets at a small scale (1 to 3960 or 1 to 1980) showing the boundary in a graphical form. Up to the 1970's, most of these lots were left untouched survey-wise. By early 1980's these lots were re-surveyed sporadically on a need basis. Thus, those surveyed ones were transformed to the form of individual plans with boundaries shown in bearings, distances and coordinates and the areas presented in square feet (or decimals of square metres nowadays) instead of the original unit of 0.01 acre.

Problem

This way of re-establishing the DD lot boundaries has been giving rise to conflict of opinions. In the main:—

- (a) The land surveyors always advocate to re-establish all the DD boundaries in a systematic manner but the Administration of Government never support this idea for fear of exposing more boundary problems than resolving them.
- (b) The land surveyors perceive the benefit of re-establishing the old boundaries irrespectively whereas the lawyers are skeptical in recognising the survey of a DD Lot without firstly obtaining the consent of the adjoining lot owners.
- (c) The private practising land surveyors favour a liberal form of report writing for a boundary re-establishment whereas the Land Survey Authority intends to standardize the report form in great details and to enforce the rule of adopting common boundaries once they had been defined.

Debating in these ways had been on-going and the opinion gap never seemed to have been narrowed. This

situation cost much internal consumption of effort and brought no good to the industry as a whole.

Observations

According to my observation, these problems are caused by different understandings rather than real conflicts. If we may view the problem from a correct perspective, the worry of the "Pandora Box" effect by the Administrator, the fear of jeopardizing the principle of justice by the lawyers and the possible disagreement in defining common boundaries by different surveyors may all be resolved amicably.

What we need to do is to diagnose the surveyor's process in re-establishing a DD lot boundary and to reason for the above arguments by referring to this process.

3 in 1 process

From the original DD sheet to the present land boundary survey plan, I opined that there involved actually 3 operations. The first is the identification of the original boundary which may generally be a paddy field bund, a wall, or a similar physical barrier of crude finish. The second operation is the transforming of this physical boundary to become a refined alignment capable to be described in mathematical terms. And the third operation is to further define this alignment in terms of the national grid system thus coordinates to each boundary corners being assigned.

I shall term the above 3 operations as the determination of (a) the authenticity of the boundary, (b) the alignment of the boundary and (c) the positional definition of the boundary respectively and I shall discuss each of these items as follows.

Authenticity of the boundary

If the original DD boundary feature may survive for the whole century and could still be identified on the ground, little survey effort should be needed. The land surveyor shall have an easy job of simply showing this feature to

the landowner. In this case, the DD sheet or any other record documents should serve only as the means to help identifying the boundary feature but in no way to jeopardize the status of this feature as the boundary monument. In this respect, a monument may include the ruin of a wall, an overgrown part of a bund, a rotten fence post, a tree trunk, a buried well and so on. In other words, even if there is some positional differences between the feature and the DD sheet, the former should be considered as the boundary monument whereas the latter may be ascribed to having some surveying and cartographical errors.

In reality, the chance of finding of a boundary monument may be rare. Fortunately, there is a set of very good aerial photographs of the whole Hong Kong in 1963 when many New Territories areas still retained their original rural nature. Features imaged in these photographs may well be the surviving bunds, houses, paths, etc since the DD survey. While the DD sheet may claim to be the original record of the 1900's boundary situation, the 1963 aerial photo may excel the DD sheet in accuracy. As long as there are reasons to believe that certain bunds, houses, etc had been stable since 1900's to 1960's, the 1963 photo may be considered as the belated photographing of the 1900 features. In the absence of the ground monument, the 1963 photograph is probably the second best information source for determining the authenticity of the boundary.

Indeed, to identify of the authenticity of the boundary should not be confined to searching from the ground, the DD sheet and the old aerial photographs. Old survey sheets, filed documents, certain related plans or even site enquiries from village elders may also provide evidences. Diligence, experience, knowledge, observation and alertness are all essential qualities for one to pursue the determination of the authenticity of boundaries.

If to present his finding of the authentic boundary, the land surveyor may just paint a line on the ground as the exact reproduction of the original bund, wall or whatever the feature. In case that it was a bund, the line could be as wide as 1 to 2 metres. Similarly, if he is to mark the boundary corners, he may place big tree trunks or rubber tyres as the points. The amount of indeterminate areas is not a reflection of the surveyor's incompetence, but is a result to reproduce the crude form of the original boundary. Of course, such a line painting or tyre placement would not be practical nor acceptable for

present day's development requirement, hence the need of the second operation.

Alignment of the boundary

This part should be the natural follow-up of the boundary authentication operation. If the authentic boundary is the surface of an external wall or some fine and conspicuous features, its alignment may readily be defined as such. However, such a situation would be rare. The authentic boundary being a bund will be the norm and in this case, the surveyor will have to refine the boundary to become a thin line within the strip of indeterminate area. This exercise should involve his judgment and the display of his confidence. If possible, he may have to consult the landowner in finalizing the alignment.

Irrespectively, this operation may not be straightforward. Take the case of defining the alignment of a wall after its having been identified as the authentic boundary. The surveyor has to decide whether the centre line or the surface of the wall is to constitute the boundary. To be particular, the surface of a wall may also present problem as it may be rugged, it may contain a plinth or an eave, and it may not be perfectly vertical. To create a mathematical alignment of cm (not to mention mm) precision is bound to contain some arbitrary elements. No two surveyors may arrive at exactly the same alignment for the same authentic boundary.

If to present the result of his operation, the land surveyor may paint a very thin line on the ground or drive a peg or a nail at every corner of the boundary. This exercise may then be complemented by the drafting of a plan with angles and lengths shown along the boundary lines. By then, he should have done more than reestablishing the original boundary but has up-graded the boundary definition as well. Even so, this is not good enough. What if the painted line or the corner marks are destroyed or the development of this lot is to connect with the outside world? How could the boundary be ascertained again in the future or recognized by others. So the surveyor must continue to carry out his third operation.

Positional definition of the boundary

This is the least inspiring part of the whole survey process. It involves the pure technical execution of establishing survey control stations and then measuring to the boundary alignment from these stations. The survey



result will be a plan including a set of coordinate points assigned to the boundary corners. Under the present survey system, this plan will be centrally recorded in the Survey and Mapping Office and be available for all other surveyors of reference.

While the precise alignment of the boundary may be subjected to different decision as above discussed, the coordinates of a point may also not be exactly the same as determined by different surveys. In modern days, this difference should not be large, but a couple of cm may still be the norm. This difference should cause little problem to the real life but may excite suspicion from laymen in using the surveyor's plan. Even among the surveyors, opinions differ. Some consider that the apparent difference in coordinates of the same point, albeit small, is unacceptable whereas some others advocate that such difference should be tolerated without alarm.

Treatment of boundary conflicts

Boundary conflicts may therefore be of different natures and each deserves separate treatment. To merely look at the result of two different surveys of a common boundary and brand it as a conflict irrespectively will not help solve the problem. The conflict may be due to a different interpretation of the authenticity of the boundary which must be dealt with seriously. On the other hand, some conflicts may only mean the result of different survey origin whereas the two surveys actually agree on the authenticity and even the alignment of the boundary. In this case, no big deal occurs.

The authenticity of a boundary should be a matter for the land surveyor to advise. There has been cases when a feature, e.g. a house, could be identified as certain DD lot or granted lot, but because of the considerable

amount of inaccuracy of the plan, the feature was rejected for representing the original lot. A surrender and exchange action was adopted as the solution. This approach, to me, is unwarranted and involves self-inflicted administrative efforts to the disadvantage of everybody. I suggest we, land surveyors, must uphold our confidence to advise the administrator that this is a survey matter of determining the authenticity of the boundary. The feature is the lot and the solution should simply be by way of rectifying the original plan.

If two land surveyors differ in opinion as to the authenticity of a common boundary, e.g. one stands on the DD sheet position and the other on what is shown in the old aerial photo, this constitutes a real conflict. If interests are involved, the case can only be resolved in the court under the present circumstances. This will be most unfortunate as court cases are expensive, time consuming and unpredictable. Boundary matters should best be resolved among land surveyors. A boundary tribunal would be a much more efficient and trustworthy alternative.

Pending the availability of such a Tribunal, the Land Survey Authority may perhaps exercise more of its power through the enforcement of the Code of Practice. While it continues to check submitted boundary surveys from the Authorized Land Surveyors and to point out the boundary discrepancy, it should study the cause of the discrepancy by differentiating whether the cause is due to the authenticity aspect or otherwise. If the course is indeed a matter of authenticity, then the "first come first respected" principle should not apply. This attitude of survey checking may help alert the ALS to attend to the authenticity aspect and work towards the formation of a better adjudication system or even the Boundary Tribunal in the future.

Only when the authenticity of the boundary presents no problems that the alignment and the coordinates aspects may be considered in a boundary conflict case. Ideally, a refined alignment for replacing a narrow strip of land as the original boundary should be agreed afresh by the concerned owners. In practice, this may not always be achievable, hence the first surveyor to determine the boundary in a unilateral way may have to be accepted. As long as the reasoning for the decision of the alignment and the offsets to show the definition of the alignment are shown, the ALS's survey plan will have to be adopted. Any other ALS coming along to define the same alignment should honour it for consistency reason.

To compare with the above two causes of conflicts, discrepancies due to the coordinates determination should be a minor issue. The “first come first respected” principle must apply. In this connection, I would not suggest to spend unnecessary efforts to manipulate the measurement data of the second survey to fit the first one. All traverses, radiation and measurements done by the second survey can be presented as they are and so should the coordinates of the boundary alignment. Only that these are for reference and the first boundary definition must remain to be adopted. The least thing we, land surveyors, to do is to make this apparent boundary discrepancy transparent to our clients who can never understand the theory of error.

Possible Pandora Box effect

I do not rule out that there are genuine boundary problems that may be classified as beyond the capable solution by the land surveyor alone. These may include typical sample cases such as:–

- (a) A completely mis-oriented row of village houses in Tap Mun,
- (b) A house block in Cheung Chau in which wrong wall corners were joined to represent the party walls as lot boundaries,
- (c) An obvious wrong registered area of a lot as compared with its DD graphical area and
- (d) The large deviation of the developed occupation from the granted boundaries of the Barbecue Garden.

These cases are results of past erroneous records and constitute more than just a survey problem. Administrative effort must also be needed to arrive at a solution. However, these are the minority cases rather than as the norm and do not fall within the areas of my above discussed items of authenticity, alignment and coordinates of boundaries. I do recognize that these particular problems have to be dealt with separately. The Pandora Box is not that big and the opening time can be controlled.

Re-examine the problem

Having discussed so far, I now return back to the problems as remunerated in paragraph 3 above. Firstly, the fear of the “Pandora Box” effect should be unfounded. What the land surveyor is attempting is to establish the authenticity of the boundary. This is purely a fact finding

action. No change to the boundary nor the interest of the landowner should be caused.

Secondly, the lawyer’s worry could similarly be dispelled. To determine the authenticity of the boundary must not be considered as the re-aligning of the boundary. To refine the boundary to become a narrow alignment could be likened to magnifying the original boundary to a larger scale. Again, this introduce no change of the boundary. If to satisfy the lawyer’s wish, the obtaining of the agreement from adjoining owners on the alignment may well be pursued, but this must be considered as a bonus rather than as an obligatory service under the present sporadic survey system. If the lawyers are really keen in improving the land matters, they may well support the surveyor’s proposal of a systematic survey. By so doing, the survey of a common boundary can be more readily brought to the awareness of adjoining landowners.

Lastly, the surveyors in arguing among themselves should come to a compromise. In checking a submitted plan, the Land Survey Authority seems to have focused on the positional definition aspect. This should really be the least demanding part for expertise. By the same token, the highlighting of the control stations adopted as the essential part of report writing is also a wrong emphasis. No wonder, the private practising surveyors are apt to complain about the meticulous manner of the plan checking. If the Authority is able to reshuffle the priority of its attention, the conflicting ideas can be reduced. The present proposal of amending the Code of Practice to advise surveyors to adopt the original grant plan without letting the surveyors explore all other evidences is tantamount to asking the surveyors to skip the authentication part of operation. The surveyors will be rendered as the technical executors. This proposal is clearly a non-starter.

The argument in report writing is probably due to the same cause of ignoring the authenticity part of operation. The Authority expected the surveyor to include a report in every survey to convey the technical execution details whereas some surveyors disputed that such a report will be excessive as the survey information should already be available from the plan. Both sides seem to have missed the vital point that the determination of the authenticity of the boundary should form the basis of the report. While the technical details may not need to be repeated in the report, the report is still required to convey the reasoning of arriving at the boundary definition.

As regarding the conflicts in defining a common boundary

by different private practising surveyors, the cause of the conflict must be identified clearly. The vital part in defining the boundary is certainly the authenticity of the boundary. In carrying out a particular boundary survey, the land surveyor will have a duty to evaluate whether the ground features, the graphical content of the DD sheet, the images in the old aerial photo or any other source information may serve as the best evidence to arrive at his decision. If a surveyor in defining a common boundary does apply his expertise in the above manner and a second surveyor came along to survey the common boundary again, the latter might well find no cause for disputing. However if the first surveyor only defines the boundary without having proved the authenticity of the boundary, but goes ahead to the measurement details, the second surveyor may not be obliged to follow the previous boundary definition.

On the other hand if there is no different opinions on the authenticity of the boundary, the consistency in defining a common boundary must be attempted. The way to achieve such consistency can only come from adoption. The prerequisite for a surveyor to be able to adopt the definition of another surveyor is a reliable central record system. Presently, this situation is not prevailing yet. There are many incidences when surveyors produced results in conflict with others not because of their negligence, but because of a lack of information available to them. If they are blamed for such a conflicting work, they actually fall victim of the system. This situation could be likened to a person being blind-folded and yet blamed for trodding in the wrong direction.

The Survey and Mapping Office has produced a series of correlated boundary plans known as the Lot Index Plan for public release. These plans represent the attempt by the Government staff to correlate the DD sheet boundaries with the contemporary topographic survey sheet details. Without the benefit of site verification and in-depth studies, these plans are meant only as the result of a desk top exercise in bulk production. All surveyors in using these plans for the boundary survey of a particular lot must be expected to carry out his own study afresh. To merely adopt the Lot Index Plan boundary should be a most irresponsible practice. In short, the nature, and therefore the limitation, of the Lot Index Plan must be well understood. The surveyors not only need to be conversant with this knowledge, but also have the duty to impress the land developers, the administrators,

the lawyers including the judges, various land agents of the same understanding.

Conclusion

The whole process of reestablishing an old lot boundary must be viewed as composing of 3 operations, being the determination of

- (a) the authenticity of the boundary,
- (b) the alignment of the boundary, and
- (c) the positional definition (coordinates) of the boundary.

To do all these operations is in no way changing the boundary and should cause no objection from the society. No doubt, some genuine boundary problems may exist due to certain erroneous past records but these cases should be the minority. Land Surveyors are not advocating to clean up these real problematic cases in a rush and therefore the worry of the Pandora Box effect should be unfounded.

Based on the above concept, land surveyors must clearly differentiate the causes of boundary conflicts. The authenticity of the boundary is the starting and the most important part which demands the real expert input of the surveyor. The plan production and the report writing must reflect this aspect. Only when the authenticity of the boundary is correctly established that the alignment and the coordinate parts may follow. As individual judgment and measurement errors may affect the definition of the alignment and the coordinates, inconsistent common boundary may occur. To avoid such a situation, the alignment and the coordinates initially done by a surveyor should be respected by other surveyors who come later in defining the common boundary. The prerequisite is course a reliable system to centrally record all the boundary survey data and to release same.

Special attention must be paid to the nature and the limitation of the Lot Index Plan. A surveyor if to follow this plan indiscriminately is tantamount to doing only the alignment and the coordinate parts of his reestablishment process and should be considered as committing negligence in having skipped the authenticity part. Not only that all surveyors must equip themselves with this surveying knowledge, but they should also educate others of the same understanding.

Contract management, alternative dispute resolution and professional indemnity in construction

Joseph Chong
Honorary Treasurer
Young Surveyors Group
Deputy Chairman
Joint Seminar Organizing
Committee

A joint seminar organized by the YSG and young professional groups from CIARB, CIBSE, ICE, Law Society and HKIE was held on 13 January in the Hong Kong Polytechnic University. Around 280 attendees including surveyors, engineers and lawyers attended the seminar which covered a wide range of topics including:



- Formation of Contract – John Molloy, Managing Director of Construction Expert Services Limited
- Cost Management on Mainland China – TT Cheung, Past President of HKIS
- Alternative Dispute Resolution Procedures – Michael Charlton, Charlton Construction Contracts Consultants
- Winning a Claim – Gerry Tucker, Managing Director of PicAsia Ltd and Territorial member (Hong Kong) ICE Council
- Professional Indemnity in the Construction Industry – Samuel Ngo, Senior Associate of Simmons and Simmons



It took the organizing committee six months to prepare this seminar, such as agreeing on topics and implementation issues. With our joint efforts, we successfully offered this

joint seminar at a low cost, and yet with most of the star speakers in town to share their expertise.

Participants actively asked questions during the panel discussion as CIARB had given out some free t-shirts for participants who asked one. Our past chairman, TT Cheung, talked about difficult situations faced with Mainland courts and latest developments on the Mainland.



At the conclusion, I gave a closing speech on behalf of the Organizing Committee and HKIS YSG. I would like to thank colleagues from YSG Arthur Cheung, Katherine Wong, Josephine Lee, Karen Kong and Joanmi Li.



Latest information technology for surveyors

Joseph Chong
Honorary Treasurer
Young Surveyors Group

ACPD on Building Information Modeling (BIM) was held on 25 January in the Surveyors Learning Centre. There were two speakers from the Autodesk Industry Advisory Board: David Fung and Samson Wong. They are both practising architects at Aedas and are interested in applying new IT tools for the construction industry.

David introduced BIM which is different from 3D CAD. It removes the barrier between graphical (such as plans, elevations, sections) and non-graphical information (door schedule, finishing schedule, BQ). Now all material specifications can be linked to building elements in the 3D model and updated instantly if there is any change to the design.



Sectional and perspective views can also be instantly viewed in the building model. If the industry would use the same model, then it could be used for the entire building life cycle, from architects to structural engineers, E&M engineers, QS, contractors, facilities manager and building owner. Many tests which

could only be carried out in 3D environment, such as sunlight simulation for facades, fire simulation, air flow simulation could also be easily carried out in the model.

Samson showed a live demo on how to make use of BIM software to generate statutory calculations to Buildings Department, such as GFA, FRC, MOE, statutory provisions for sanitary fittings. The other demonstration is amazing to QS because if the model is linked to the specification, then the system could generate bills of quantities automatically and update with any change in specification. It may be time for quantity surveyors to review its traditional role to concentrate on taking off and how to cope with the advancement in construction IT. Now that the US govern-

ment requires all consultants who tender for government projects to adopt BIM technology, will it become the trend in Hong Kong? Our counterparts on the Mainland use BIM extensively. If we do not follow the worldwide trend, it may be difficult for Hong Kong surveyors to export our professional service to other countries. Surveyors should adapt to the new technologies.

The speakers also talked about practical problems in adopting BIM in Hong Kong, such as the change of traditional professional roles, change of liabilities in the building contract.



We like to express our heartfelt gratitude to the speakers and especially Autodesk Far East Limited for the free trial version of their software and technical support during the seminar.

Ways to prevent and handle wage arrears problem of construction workers



Joanna Kwok
Young Surveyors Group

Wage arrears problem is commonplace in the construction industry. Practitioners in the industry, especially quantity surveyors of main contractors, want to find ways to prevent and handle the problem. On 30 January, the YSG invited Stephen Lee, Divisional Commercial Manager of Gammon Construction Limited, Head of Commercial Department of Building Division, to share with us his experience.



Stephen quoted the Employment Ordinance in relation to wages issue of subcontractors' employees. Then, he discussed the recently added Special Conditions of the Government General Conditions of Contract, which included measures to protect interests of construction workers and prevent non-payment of wages by contractors. Stephen went on to talk about ways that a main contractor can use to prevent wage arrears problems happening to his subcontractors' employees and techniques to handle them.



We would like to convey our thanks to Stephen for a practical and interesting sharing.

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Cosmos Bookstore (天地圖書)

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 2007. Enquiries please call **2866 1677**.

Caltex StarCard

A discount of HK\$1 per litre gasoline for all successful application of the Caltex StarCard. Enquiries please call Eric Law of Ming Xing Investment Co Ltd on **2851 3297**.

Shell Card

A discount of HK\$1 per litre gasoline for all successful application of the Shell Card. Enquiries please call Alex Au of Kingsway Concept Ltd on **2541 1828**.

Esso Card

A discount of HK\$1 per liter gasoline for all successful application of the Esso Card. Enquiries please call Cres Wong of Ace Way Company on **2807 3001**.

Mei Foo Super Fun Bowl (美孚繽紛保齡球)

15% discount on bowling and free rental of two pairs bowling shoes at Mei Foo Super Fun Bowl (1/F, 95C Broadway, Mei Foo Sun Chuen, Kowloon). Offer valid until 31 March 2007. Enquiries please call Cora Kwan on **2742 5911**.

Union Hospital (沙田仁安醫院)

A privilege offer of \$3060 (original \$4650 for male) and \$2880 (original \$4390 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, Diabetic Screening (Fasting Glucose), Rheumatology Screening (Uric Acid & RA Factor), Lipid Profile (Total Cholesterol, Triglycerides HDL and LDL), 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 30 June 2008. Enquiries please call **2608 3170** or visit www.union.org.

Note: The HKIS will not be privy to any contracts between the HKIS members and the agency concerned. We will not be responsible for the administration of or the consequences arising from these contracts, including any personal data that HKIS members may agree to provide to the agency. No liability of any kind will be borne by the HKIS. All business transactions made under the membership benefits of HKIS are strictly between the merchant and HKIS members. The HKIS will not be involved in any complaints made by any party in any business transaction. All enquiries should be made to merchants directly. For general enquiries, please call Linda Chan, Secretary of the Members' Welfare Committee, on 2526 3679 or email: linda@hkis.org.hk.

HKIS

Pattern style
Blue, Gold



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

- Member Price: HK\$90
- Non-Member Price: HK\$150



HKIS square lapel pin with HKIS logo and is suitable for both gentlemen and ladies.

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



Beige silk scarf with single HKIS embroidered logo.

- Member Price: HK\$100
- Non-Member Price: HK\$150



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

- Member Price: HK\$20
- Non-Member Price: HK\$25

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



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

- Member Price: HK\$35
- Non-Member Price: HK\$55



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

- Member Price: HK\$180
- Non-Member Price: HK\$250

Date	Event	Organiser	Location
2007			
Apr	19	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	27	Surveyors Happy Hour	HKIS Library, HKIS
May	10	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	13 – 17	FIG Working Week 2007 and XXX General Assembly	FIG/HKIS Hong Kong SAR
	25	Surveyors Happy Hour	HKIS Library, HKIS
	31	HKIS General Council Meeting	HKIS Board Room, HKIS
Jun	9 – 13	PAQS 11 th Congress	PAQS Auckland, New Zealand
	14	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	29	Surveyors Happy Hour	HKIS Library, HKIS
Jul	12	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	26	HKIS General Council Meeting	HKIS Board Room, HKIS
	27	Surveyors Happy Hour	HKIS Library, HKIS
Aug	9	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	31	Surveyors Happy Hour	HKIS Library, HKIS
Sep	13	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	27	HKIS General Council Meeting	HKIS Board Room, HKIS
	28	Surveyors Happy Hour	HKIS Library, HKIS
Oct	11	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	26	Surveyors Happy Hour	HKIS Library, HKIS
Nov	8	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	22	HKIS General Council Meeting	HKIS Board Room, HKIS
	30	Surveyors Happy Hour	HKIS Library, HKIS
Dec		HKIS Annual Dinner	HKIS Grand Hyatt, Hong Kong SAR
	12	HKIS Annual General Meeting	HKIS Board Room, HKIS
	28	Surveyors Happy Hour	HKIS Library, HKIS

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

Board Room, HKIS = 810 Jardine House, 1 Connaught Place, Central, Hong Kong.

Library, HKIS = 801 Jardine House, 1 Connaught Place, Central, Hong Kong.



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

CONSTRUCTION FROM A DIFFERENT PERSPECTIVE

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

Starry sky

On 12 January, YSG members visited the Ho Koon Nature Education cum Astronomical Centre in Tsuen Wan. Here they went through a virtual digital 3D simulation sky tour, viewed the starry skies through an optical telescope of 0.5 m in diameter and heard curator Cheung introducing astrophysics, dynamics of stellar systems, cosmology, astrophysics of neutron stars and numerical simulations.

