

ISSN 1818-2542

SURVEYORS

測量師時代
Times

Vol. 16 • No. 8 • August 2007

A fount of knowledge
知識之源

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

Designed and printed by Corporate Press

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From the Editor 編者話

The number of members who visited HKIS homepage to view the electronic version of **Surveyors Times** and **Surveying & Built Environment** since July 2007 is increasing gradually. Indeed we have received appreciations on our initiatives and some members even request to cease receiving hardcopies of our publications with immediate effect. This demonstrates that our members do care about the environment and paper-saving. It is also encouraging to us in planning for the migration to e-publishing. We are now negotiating a new printing contract and a new clause for flexible printing volume will be incorporated. We are also working on some administrative measures for members who opt not to receive hardcopies. Of course all such measures will need to be discussed and agreed by the Executive Committee or General Council before implementation. I shall keep members informed through this column.

Lastly, I would appeal to all members again for contribution to our regular publications as we are in need of articles. Technical articles, reports on CPD events, divisional news and activities, etc are always welcome. Your support will be much appreciated.

Ben W H Chong

email : bwhchong@hkis.org.hk

由從 7 月份開始，「測量師時代」和 **Surveying and Built Environment** 網上版的閱讀人數按次遞增。「編輯委員會」收到對推行網上版工作的贊譽和認同，有會員甚至要求馬上停止給他郵遞印刷版。這種反響，表示了會員對環保和減少利用紙章的良好意識，也是對「編輯委員會」考慮邁向出版工作電子化的一個鼓勵。新的印刷合約快要簽訂，內容包括了比較寬鬆的印刷量可調整幅度。停止郵遞若干印刷版數量意味著行政工作上的調整，委員會一定要考慮到所有細節。當然，所有的新建議措施都必須得到「執行委員會」和「理事會」的討論、通過才可以落實執行。我一定按時向各位彙報情況。

最後，我呼籲大家踴躍投稿，無論是測量事務、持續進修課程報告、組別動態，本刊都非常歡迎。我們期待著各位的鼎力支持。

莊永康

電郵：bwhchong@hkis.org.hk



A fount of knowledge

One of the primary objectives of the Institute is to secure the advancement and facilitate the acquisition of that knowledge and expertise which constitutes the profession of a surveyor. The second half of 2007 sees us in action with three major Conferences in a row, the objective of them all is to advance in the art, science and practice of the surveying profession.

On 29 September, the BS Division runs the annual Building Surveyors Conference 2007 in the Hong Kong Science & Technology Parks. The theme of the event is **Future Development in Hong Kong – Foresight, Innovation & Sustainability**. On 13 October, the HKIS Annual Conference 2007 will take place in the JW Marriott Hotel. The theme of the event is **Surveyors in Heritage – Preserving and Adding Value**. On 15 November, the PFM Division in conjunction with RICS (HK) runs the PFM Conference 2007 in the Sheraton Hotel. The theme of the event is **Asset Management in Real Estate – Strategic or Tactical**.

These events call for a lot of voluntary work from dedicated members and I am sure you will join me in extending our thanks to them by our participation in one or more than one of these events. See you at the Conferences.

This month, I participated in the RTHK Television Sunday programme 城市論壇 on Queen's Pier on 12 August; still on the RTHK, I also participated in a TV show Territory-wide Building Quiz on 19 August. Teammates included 謝偉俊, 麥玲玲 and the episode will be on air Jade at noon on 2 September.

On 23 August, I joined the Forum on Conservation of Street Hawker Bazaar held by URA Central & Western District Advisory Committee.

Raymond Chan
President

知識之源

學會的目標是促進測量專業知識、專長發展及深造。2007年下半年，學會將一連主辦3個會議，工作目的都一樣，希望通過會議形式，增進測量專業的學問及加強實務應用技術。

9月29日，建築測量組在科學園有一個關於香港建造環境持續發展的會議，題目是：Future Development in Hong Kong – Foresight, Innovation & Sustainability。學會的週年會議將於10月13日在萬豪酒店舉行。題目是：Surveyors in Heritage – Preserving and Adding Value。11月15日，物業設施管理組將舉行他們的第一次會議，地點是喜來登酒店。題目是：Asset Management in Real Estate – Strategic or Tactical?

這些會議需要很多人力物力的支持，會員們無私奉獻寶貴時間和精力，把它們成真，我相信大家都同意祇有出席這些項目才能真正表達對他們的謝意。

這個月12日，我參與了香港電台的直播節目「城市論壇」，論題是有關皇后碼頭；19日又參加了香港電台「玩轉左鄰右里 – 全港慶回歸十周年大廈管理問答比賽」的錄影工作，隊中名人包括謝偉俊，麥玲玲；節目將於9月2日播出。23日，我代表學會出席了市區重建局和中西區區議會有關露天街市保育工作的會議。

陳旭明
會長



SURVEYORS IN HERITAGE AND CONSERVATION

HKIS Photo Competition 2007

CATEGORIES

- Group 1** Contrast of our Past and Present 是時候新舊對照
- Group 2** Rehabilitation and Reoccurrence 回復青春 重現眼前
- Group 3** New Life and New Mission 新生命 新里程
- Group 4** Unforgettable History 歷史印記 永誌難忘

ENTRIES BY SEPTEMBER 2007

Prizes

photographic equipment cash coupon worth HK\$2,500 for the winner of each Category



Otherwise, help is also needed from members of all grades as

- helpers of the task force
- members of the judging panel

Interested parties, please email: linda@hkis.org.hk or call 2526 3679.

Capture our History on Camera

Members of all grades are invited to take part in this photo competition

History is the study of events in time in relation to humanity. In general, the sources of historical knowledge can be separated into three categories: what is written, what is said, and what is physically preserved, and historians often consult all three. Our past can be divided chronologically, culturally, and topically. These three divisions are not mutually exclusive, indeed often with significant overlaps. For many, history has become a "general" term meaning the study of "everything" that is known about the human past and has been studied simply out of intellectual curiosity.

HKIS Annual Conference 2007

Vice President Francis Leung says that the HKIS Annual Conference Working Group, which he convenes, is nearer to finalizing the programme and he is very pleased that Secretary for Development Carrie Lam will come as the Guest of Honour at the Conference to be held on Saturday 13 October in the JW Marriott Hotel, Admiralty, HKSAR. The theme of the Conference is Surveyors in Heritage - Preserving and Adding Value.

Renowned speakers are coming from both at home and abroad, and may include Professor Sharon Sullivan, previous Executive Director of the Australian Heritage Commission who has been instrumental in the setting up of a heritage management system in Australia. Another speaker, Judith Cligman, is current Director of Policy of the Heritage Lottery Fund in the United Kingdom. Property and Facility Management Division Council Chairman Mike Price, who is also Chairman of HKIS Heritage Working Group, will also be speaking.

The Working Group is inviting more overseas speakers, in particular, on Heritage Economics and Valuation, said Mr Leung, the Working Group is also working out a conference sponsorship plan.

From the Heritage Working Group

HKIS position paper

Discussions within the Heritage Working Group are continuing, with a meeting held on Tuesday 21 August 2007. The Institute is finalizing a paper that will be circulated to members for their input and adoption. Major points under consideration are the classification of clear heritage properties within Hong Kong, such as the LegCo Building and St John's Cathedral, as monuments, so that the question of development should never arise.

The clear need for community involvement in deciding what or what should not be kept for heritage purpose is now a given. Solutions to heritage problems which include the transfer of the development rights and possibility of no in situ land exchange are being looked at. There are a lot of practical examples elsewhere in the world which can be of use in Hong Kong.

ACCF

The Heritage Working Group also recently arranged for Stephen Boniface, Chairman of the RICS, Building Surveying Faculty, to speak on building conservation in the

recent Asia Cultural Co-operation Forum (ACCF) run by the Home Affairs Bureau. His speech was very interesting and underlined the need for a proper consideration of ways to approach Heritage. He provided examples of how buildings can be preserved and put into usage that benefit the community at large. Thanks to YY Yip of Henderson Land for all the hard work and co-ordination.

Street Markets

The Working Group is looking at the consideration of street markets as part of heritage in Hong Kong. They form a great part of the urban living environment in Hong Kong, for locals and tourists alike; we must look for ways on how best to preserve in conjunction with like minded organizations and colleagues going forward.

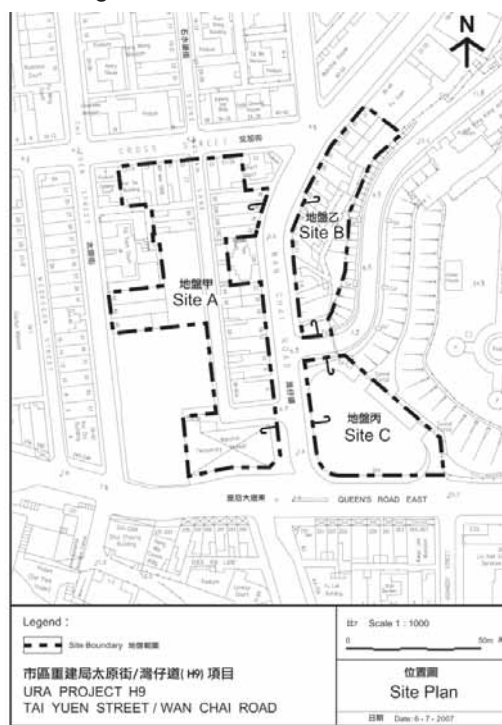
Photograph Competition

Please see page opposite.

Tai Yuen and Cross Streets open-air bazaar

The Panel on Home Affairs of the Legislative Council Subcommittee on Heritage Conservation has invited the Institute to submit its views on the preservation of the open-air bazaar in Tai Yuen Street and Cross Street in Wanchai.

Chairman of the HKIS Heritage Working Group Mike Price has made a visit to the site and is in the course of doing a formal submission to the LegCo. Initial thoughts are in the direction of supporting community aspirations for retention of these street markets as living heritage, as there appears to be little conflict with nearby developments. The Bauhaus design Wanchai market is an issue where op-



tions such as transfer of development rights could be considered and the Working Group is studying this in detail.

The LegCo Subcommittee on Heritage Conservation is charged with the responsibility to review the planning for redevelopment and/or preservation projects relating to buildings or sites with unique heritage value, including the Nga Tsin Wai Village project, the Dragon Garden project and other similar projects. Please visit www.legco.gov.hk for more information on the open-air bazaar project.

If you have any views, please contact Mike Price via linda@hkis.org.hk.

Policy Address Consultation

President Raymond Chan and a past president of the Institute Stephen Liu, who is also a director of the Hong Kong Coalition of Professional Services have scheduled to attend the Policy Address Consultation meeting with the Financial Secretary on 30 August.

The exercise has been undertaken severally by the Chief Executive, the Chief Secretary and the Financial Secretary of the HKSAR. Participants would include all 13 directors of the Coalition plus the chairman or president of each of the 10 member bodies of the Coalition.

Forum on Constitutional Reform Green Paper

A past president of the Institute and founding Chairman of the Hong Kong Coalition of Professional Services the Hon CY Leung will chair and moderate a forum on Constitutional Reform, the Forum is scheduled for 6pm on Friday 7 September in the HKIS Surveyors Learning Centre.

Secretary for Constitutional and Mainland Affairs Stephen Lam has previously invited the Coalition to have a meeting to discuss the Constitutional Reform sometime in fall. According to the Secretary, Government would like to have a bigger audience than the Board of the Coalition and invitations have therefore been sent to the leadership of the ten professional bodies that the Coalition represents.

President of the Hong Kong Institute of Surveyors Raymond Chan says that the Institute is extremely pleased to house the Forum and he welcomes all participants with open arms.

Saleable area

On 17 July, President Raymond Chan and Convenor of the HKIS Saleable Area Working Group Serena Lau represented the Institute at the LegCo Panel on Housing meeting. The Panel had wanted to hear progress on taking forward improvements which included revisiting the code of measurement of saleable area as defined in the HKIS Code of Measuring Practice 1999.

The Institute had on 21 May housed an open forum for members at large, followed by a two-week consultation period ending 16 June, consultations with major stakeholders took place concurrently. On 4 July, the Working Group had another meeting when all comments received were consolidated into a paper which was to be presented to the LegCo on 17 July (please refer to page 8 for details).

Government officials present at the meeting were Secretary for Transport and Housing Eva Cheng, Acting Permanent Secretary for Transport and Housing (Housing) Mary Chow, Principal Assistant Secretary (Private Housing) Transport and Housing Bureau KK Yeung.

Representing the Real Estate Developers Association of Hong Kong were Vice Chairman of Executive Committee Stewart Leung, Secretary General Louis Loong, members Eric Chow, Tony Tse, Emmanuel Yip, Wilson Wong, Wilson Chan, Derek Chung and Ricky Wong.

The Consumer Council was represented by Chief Executive Connie Lau and Chief Research & Trade Practices Officer Vera Tam. The Estate Agents Authority was represented by Chief Executive Officer Sandy Chan and Director of Regulatory Affairs & General Counsel Pius Cheng.

Meanwhile, HKIS President Raymond Chan has said, *"we look forward to receiving further views from stakeholders, we shall consider all aspects of opinion in our study with a view to reaching our objective of creating a fair, open and transparent platform for the public, so that they are aware of what they are buying in a property transaction."*

The HKIS Saleable Area Working Group is looking at a series of meetings with major stakeholders by early September with a view to consolidating comments received thus far.

Background

In order to cope with the changing market condition and to address the diversified market views, the Hong Kong Institute of Surveyors (HKIS) has formed a Working Group to review the existing Code of Measuring Practice. A revised Code will be published to supersede the existing Code.

HKIS intends to replace the sections covering the Saleable Area and Ancillary Accommodation with the follows.

Core Area 主體面積

Core Area of a unit comprises the floor area exclusively allocated to that unit but excluding common areas such as staircases, lift shafts, lobbies and communal toilets. It shall be the area contained within the enclosing walls of the unit measured up to the exterior face of an external wall or the center line of a separating wall between adjoining units, as the case may be. Enclosing walls separating a unit from a lightwell, a lift shaft or any similar vertical shaft, or a common area, shall be deemed an external wall and its full thickness shall be included. All internal partitions and columns within the unit shall be included.

Core Area of a unit should be roofed, of full head-room and should be capable for full normal occupation.

Ancillary Area 附屬面積

Ancillary Area of a unit comprises the floor area exclusively allocated to that unit not qualified as Core Area.

Ancillary Area comprises the following components and their respective measurement criteria are mentioned below.

Components	Measurement Criteria (if any)
(1) Cockloft (of clear headroom less than 2.0m)	To be measured from the interior of the enclosing walls of such cockloft.
(2) Bay Window	To be measured from the exterior of the enclosing walls or glass windows of such bay window and from the point where the bay window meets the wall dropping to the floor level of a unit but excluding the thickness of such wall.

(3) Yard/Terrace/ Garden/Flat Roof/Roof/ Unroofed Balcony	To be measured from the interior of their boundary lines, and where the boundary consists of a wall, then it shall be measured from the interior of such wall.
(4) Garage	To be measured from the interior of its enclosing walls.
(5) Carparking Space	Carparking Spaces are not included for area calculation. They shall be counted by number of spaces.
(6) Plant Room, Meter Room	To be measured from the interior of its enclosing walls.
(7) Others	To be further advised by HKIS.

Notes

- Pipe Duct, A/C Platform, mouldings, flower boxes and architectural fins are not Core Area or Ancillary Area.
- Voids in duplex flats and houses are not counted as Core Area or Ancillary Area.
- Area occupied by internal staircases connecting different levels of areas which are qualified to be counted as Core Areas (or Ancillary Area, as the case to be) shall counted as Core Area (or Ancillary Area), irrespective of its headroom.
- Enclosing walls includes external walls, party walls, boundary walls (in the form of fences, parapet and etc.) and (in the absence of physical walls) boundary lines.
- Members shall separately state the measurement results of Core Area and Ancillary Area. For Ancillary Area, members shall separately state the respective Ancillary Areas of the components as classified above.
- Full headroom is defined as having clear headroom of not less than 2 meters.
- Full normal occupation is defined as the use of the premises for its primary function (e.g. habitation, office use, factory, shop, etc.).

Quality Building Award 2008



The Institute has housed the press conference on 7 August for the kick off of the Quality Building Award 2008.

Honorary Patron of the Quality Building Award, a Past President of the Institute, currently Convenor of the Non-official Members, Executive Council of the HKSAR, the Honourable CY Leung GBS JP says that the Award will undoubtedly bring the HKSAR to the global forefront of quality construction projects. Mr Leung highly commends the inclusion of a newly introduced Special Awards Category.

Chairman of the QBA2008 Organizing Committee Ir Professor Peter Mok says that the Award has become one of the most popular awards within the industry since its launch in 2001. Professor Mok pledges that the Organizing Committee will duly execute its mission to promote the QBA concept to the rest of the world.

President of the Institute Raymond Chan believes that the Award encourages a collective commitment by the industry to uphold its image and raise the overall standards of buildings in Hong Kong.

Also present have been Honorary Advisor Dr Ronald Lu and Chairman of Jury Panel Cheung Hau-wai JP, Director of Buildings, HKSAR Government.





Quality Building Award (QBA)

Strong and effective partnerships are necessary in order to complete successful building projects. Project team members including developer, architect, engineer, surveyor, main contractor and contractors have to possess the same objective for completing a high quality project. This is the most important factor to ensure that every building meets the needs of the society and delivers real value to their occupants and users.

QBA is a biennial award founded in 2001 by seven building and construction related associations in Hong Kong. The objective of QBA is to acknowledge quality building teams that help construct buildings with outstanding quality. The awardees for QBA were not individual nor institution in particular but the entire project team which were committed to excellent rules of conduct and high quality building projects.

As quality buildings are essential ingredients of a prosperous and modern society, QBA encourages a collective commitment by the industry to uphold its image and raise the overall standards of buildings in Hong Kong. It is our belief that the QBA will foster a greater sense of teamwork within the industry, in addition to raising the overall standards of construction in Hong Kong.

QBA aims to be recognized by the industry as a highly prestigious Award and to be one of the highest Awards given to those who are committed to creating buildings of the highest quality while continuously passing along the spirit behind QBA at the same time.

Quality Building Award 2008 is jointly organized by 9 pro-

fessional institutes and associations including The Hong Kong Construction Association (HKCA), The Hong Kong Institute of Architects (HKIA), The Hong Kong Institute of Construction Managers (HKICM), Building Division, Building Services Division and Structural Division of the Hong Kong Institution of Engineers (HKIE - BD, BSD & SD), The Hong Kong Institute of Housing (HKIH), The Hong Kong Institute of Surveyors (HKIS), The Hong Kong Chapter of International Facility Management Association (IFMA - HK Chapter), The Hong Kong Quality Assurance Agency (HKQAA) and The Real Estate Developers Association of Hong Kong (REDA).

The theme of QBA2008 is to "Set No Boundary for Quality Buildings" so as to further promote the concept behind QBA worldwide. QBA2008 has 3 award categories which include: Residential Category, Non-Residential Category, Special Awards Category.

The introduction of the Special Awards Category is to recognize and acknowledge heritage, innovation, sustainable elements of projects as well as projects outside Hong Kong.

Honorary Patron, Honorary Advisors & Jury Panel

Honorary Patron

- **The Hon CY Leung GBS JP** Convenor of the Non-official Members, Executive Council, HKSAR

Honorary Advisors

- **Ir Dr The Hon Raymond Ho JP** Member (Functional Constituency - Engineering), The Legislative Council, HKSAR

- **The Hon Patrick Lau SBS JP** Member (Functional Constituency -Architectural, Surveying and Planning), The Legislative Council, HKSAR
- **The Hon Abraham Shek JP** Member (Functional Constituency - Real Estate & Construction), The Legislative Council, HKSAR)
- **Dr Ronald Lu** President, The Hong Kong Institute of Architects
- **Dr Cheng Hon Kwan GBS OBE JP** Partner, HK Cheng & Partners Limited

Jury Panel

- **Mr Cheung Hau Wai JP** Director of Buildings, Buildings Department, HKSAR (Chairman)
- **Mr Raymond Chan** President, The Hong Kong Institute of Surveyors
- **Dr Rebecca Chiu JP** Associate Professor, The Centre of Urban Planning & Environmental Management, The University of Hong Kong
- **Professor Richard Frewer** Former Chair Professor & Department Head, Department of Architecture, The University of Hong Kong (Overseas Juror)
- **Mr Pau Shiu Hung SBS JP** Former Director of Architectural Services, HKSAR
- **Ir Peter Y Wong** Vice President, The Hong Kong Institution of Engineers
- **Ir Professor Peter KW Mok** Chairman, QBA2008 Organizing Committee

Residential Category

- Submission Requirements
 - ✓ Nominated buildings should be practically complet-

ed in the period between 1 January 2005 and 30 June 2007.

- ✓ The sole purpose of the nominated buildings should be for residential use.

Non-Residential Category

- Submission Requirements
 - ✓ Nominated buildings should be practically completed in the period between 1 January 2005 and 30 June 2007.
 - ✓ The sole purpose of the nominated buildings should be for non-residential use.

Special Awards Category

- This is a new category pioneered by QBA2008. Under this category, distinctive Merits will be given to the following sub-categories
 - ✓ Heritage
 - ✓ Innovation
 - ✓ Sustainability
 - ✓ Projects Outside Hong Kong
- Submission Requirements
 - ✓ Nominated buildings should be practically completed in the period between 30 June 2002 and 30 June 2007.
 - ✓ For Projects Outside Hong Kong Sub-category, nominations must be endorsed by a nominee (either the applicant or one of the project team members) who is also a registered member of any of the 9 professional organizing institutes of QBA2008.



Judging Criteria

Residential Category, Non-Residential Category and Projects Outside Hong Kong Sub-category of Special Awards Category

- Vision for Quality, Project Brief & Teamwork
- Design & Innovation
- Project Management and Cost Control
- Environmental Considerations: sustainability, safety, hygiene, etc
- Users' Response, Customer Satisfaction, Operation and Maintenance

Heritage Sub-category

- Historical or Heritage Justification
- Acquisition and Project Management
- Building and Cultural Heritage Preservation
- Community Relations and Coherence
- Building Utilization Functions
- Patrons/ Usage Management

Innovation Sub-category

- Innovation Design Concept(s) Originality and Design Process
- Project Management and Application Execution
- Integrative and Functionality to Building Operation
- Benefits and Contributions
- Utilization and Effects
- Building Occupants and Management Feedback

Sustainability Sub-category

- City Planning and Design Concept
- Construction, Building Materials and Project Management
- Energy Utilization and Conservations
- Lighting, Ventilation and Indoor Environment Utilizations
- Water, Waste, Plantation and Landscape Conservations
- Building Occupants and Management Feedback

Key Dates

1 July 2007	Nomination Period Starts
31 December 2007	End of Nomination Period
January 2008	First Screening
March 2008	Site Visit
May 2008	Finalist Presentation to Jury Panel
July 2008	QBA2008 Conference QBA2008 Award Presentation Banquet

Please visit www.QBA.com.hk for updates.

SVP talks on valuation



Senior Vice President Yu Kam-hung gave a CPD talk to a full house of members on valuation in litigation cases on 31 July.



Co-speakers included Thomas Tang FHKIS and TC Wong MHKIS.



On land resumption cases, the SVP talked about the value of the land and any buildings erected thereon; the value of any easement of other right in the land; the amount of loss or damage suffered due to the severance of the land or any building erected thereon; the amount of loss or damage to a business conducted on the land or in any building erected thereon, due to the removal of the business from that land or buildings as a result of that resumption. On compulsory sale for redevelopment, Mr Yu highlighted redevelopment on a vacant possession basis, the land assessed as if the lot could

not be made subject of any application for an order for sale as well as not taking into account the redevelopment potential of the property or the lot.

The SVP highlighted related ordinances that are of relevance; these may include and are not limited to the Rating Ordinance (Cap 116), Government Rent (Assessment and Collection) Ordinance (Cap 515), Stamp Duty Ordinance (Cap117) and Estate Duty Ordinance (Cap 111).



The major considerations in conducting a valuation include the valuation method which ranges from direction comparison, income approaches, receipts and expenditure (profits basis), contractor's basis, residual valuation to others such as the tone of values. Mr Yu also added that the valuer must at all times pay attention to scrutinizing title documents, ordinances and regulations, contracts, precedent cases and judgments, data on economic and property market performance as well as other relevant dossier.



name of the Coalition although its Chinese name 公共專業聯盟有限公司 was similar to the Coalition. It was further pointed out that the name resemblance was caused by the media who used to state 公共專業聯盟有限公司 as 專業聯盟. It was also suggested that something had to be done on the media in an effort to ensure that they should refer The Professional Commons as 公共專業聯盟 instead of 專業聯盟. As a result, it has been decided not to take any action against the registration The Professional Commons Limited 公共專業聯盟有限公司.

Hong Kong Coalition of Professional Services Limited 公共專業聯盟有限公司 is a company limited by Guarantee and not having Share Capital.

President at RTHK City Forum

President Raymond Chan has been one of the speakers at the RTHK Television City Forum on Sunday 29 July. The Session talked about heritage and preservation, in particular the Queen's Pier which has dominated headlines lately. Also present at the programme was Secretary for Development Carrie Lam.

HKIS PFMD Conference 2007

Convenor of the HKIS Property & Facility Management Conference 2007 Alan Wong says that the organizing committee is making good progress with the conference programme. The Conference is scheduled to take place on Thursday 15 November in the Sheraton Hong Kong Hotel. Alan also added that members of the Organizing Committee comprise Raymond Chan, Daniel Hui, Gary Lai, Andrew Pound and Gretchen Yuan.

Dragon boat fun doesn't stop

The YSG Dragon Boat Team had a post-competition party on 27 July at the Haven in Lan Kwai Fong from early evening till the small hours. President Raymond Chan and Senior Vice President Yu Kam-hung joined the guys and gals, some newly qualified members also came, according to team coach Joseph Wong.

HKCPS update

HKIS representative in the HKCPS Board Stephen Liu said that in the Board Meeting held on 9 July, the HKCPS Board heard that a company called The Professional Commons Limited 公共專業聯盟有限公司 had been established by a group of individuals led by the Civic Party on 28 May 2007.

Views from the Directors have been sought on whether actions should be taken against the registration of The Professional Commons Limited 公共專業聯盟有限公司 because the name is so closely resembled the name of the Coalition. It was concluded that the English name The Professional Commons Limited did not resemble the

They went for the traditional Roasted Pig Cutting Ceremony but "forgot" to take a picture of this grandiose act - where is the roasted pig - really confessing right here that the attraction was purely ceremonious!



CONGRATULATIONS TO THE FOLLOWING WHO WERE ELECTED AS

HKIS MEMBERS ON 26 JULY 2007

FELLOWS (4)

BS DIVISION

KUNG SUI LUN

GP DIVISION

TANG CHIU MAN

LS DIVISION

TSOI RINA

QS DIVISION

U TSUI FONG CARINE

MEMBERS (36)

BS DIVISION

CHAN PUI SAI PERCY
CHEUNG SAU CHING ROSANNA
HO YAM SUN
KWOK CHUN MAN
KWOK KIN YAN

LAI TSZ KI
LAM PUI YING
POON HOI LAM DEBORAH
SHIU YING KIT SIMON
TSUI G KIN PAUL
WOO CHUN TONG
YAU CHAN LEUNG

GP DIVISION

CHAN LONG HIM RONALD
CHEUNG CHING HAN ERICA
CHEUNG KIN HUNG GRACE (REINSTATEMENT)
CHEUNG SUM YIN
CHO MAN SUM
CHOW SIU YEE
LAI CHEE KWAN
LAI MARGARET CHEUK YIN
LAU SUK YU
LEE PO SHAN
LEUNG MAN KIT

LEUNG YUEN SING
LING KA MAN EMILY
WAN CHOR HUNG
WONG CHUN HONG
WONG KAR MAN CARMEN
YOUNG HAU CHUEN

LS DIVISION

LAI KAM LING
LEE KIN CHUNG
TSE MARK KWOK WAI

PFM DIVISION

PUN LAI TUN

QS DIVISION

LO KAR YIN
LO TIN SHUN
NGAO CHO MING

TECHNICAL ASSOCIATES (7)

LS DIVISION

KWOK SIU POR

QS DIVISION

CON SIU LEUNG SIDNEY
KAN SIU KEE
LAW FAN SUM SAM
LEUNG WING SHAN MAGDALENA
LEUNG YAT WING
WONG CHI KEUNG

**CORPORATE MEMBERS
REGISTERED IN OTHER
DIVISIONS (22)**

PD DIVISION

LEUNG KA TUNG

PFM DIVISION

CHAN CHE BUN ANDERSON

CHAN KA YIU
KWOK SEK TUNG
LAM TSUI TSUI
FONG CHI KIT
FUNG SUI LAN JANZ
LAW YUE SANG
LEUNG WAN LUNG
LIU CHUN KIT
LO KING WAI
POON WING KIN
SHUM SIU FAI
TANG WAI CHING PATRICK
TSOI YEE SHAN MARIA
TSUI SIU KAI
LAU CHEUK KIT PAUL
WONG KA YI
YAU KIT CHI
YIP YIN YUNG
YUEN CHUNG YIN
YUEN TAK CHEONG

RESIGNATION (8)

CHENG YUEN YEN LYNETTE
HASTINGS EILEEN MARY
KU YIN SHUEN
LEUNG WAI YIN IAN
LEUNG WING YU
POON LAP NAM
POON SHUK YIN CHRISTINE
WONG PUI SUEN

Council for Sustainable Development Clean Air - Clear Choices: "Invitation and Response"

The Council for Sustainable Development was established in 2003 to advise Government on issues relating to the formulation of Hong Kong's Sustainable Development Strategy.

The Council is now inviting your views on how to achieve better air quality for Hong Kong.

Please see visit www.susdev.org.hk for more information.

Lands Department Practice Notes (Nos. 5/2007, 6/2007 & 7/2007)

No. 5/2007 Fast Track Procedure for Processing the Second Appeals Relating to Premium Assessment for Lease Modification Transactions

No. 6/2007 Removal of Trades in Offensive Trades Clause

No. 7/2007 Tree Preservation and Tree Removal Application for Building Development in Private Projects

The practice notes can be downloaded from www.landsd.gov.hk.

Members are reminded to visit the Lands Department homepage for access to the latest practice notes.

Joint Institutes Forum Green Paper on Constitutional Development

6:15pm to 7:45pm
Monday 3 September 2007
Suite 811-812, Jardine House
1 Connaught Place, Central, HKSAR

Guest from the Administration
Stephen Lam
Secretary for Constitutional and Mainland Affairs

Guests from the Institutes
Raymond Chan, President, HKIS
Dr Ronald Lu, President, HKIA
KK Ling, President, HKIP
Leslie Chen, President, HKILS

Hong Kong Institute of Surveyors members of all grades are invited to participate and exchange views at this Forum.

Enquiries, please call (852) 2526 3679.

會長出席市建局獨立專業評估抽籤程序 President attends URA ballot

7月23日及8月2日，會長陳旭明分別出席了「市區重建局」有關西營盤餘樂里 / 正街項目和卑利街 / 嘉咸街「七年樓價」獨立專業評估顧問服務提供者的抽籤程序。

市區重建局在落實評估「七年樓價」過程中，制定了一套方案。方案內容，是採取抽籤方式，從符合專業經驗資格並有興趣向該局提供專業服務的估價顧問公司名單中，抽取七間專業估價顧問公司，為將要開展的項目，提供假設重置單位的獨立專業評估。



西營盤
餘樂里
項目抽籤



卑利街項目抽籤



更正

7月號第10頁，「紳耒市」實屬「深圳市」。不便之處，敬請原諒。

中區警署古跡群未來發展 Central Police Station

8月10日，中西區區議會召開了第二次「關注中區警署古跡群未來發展工作」小組會議。該次會議主要討論再次主辦域多利監獄「尋跡之旅」學生通識研習暨導賞團事宜並尋求學會意見。



一八四一年域多利監獄落成，是香港開埠初期最先以耐久物料建造的建築物。

中區警署內歷史最悠久的建築物是建於一八六四年之大樓，原高三層，與域多利監獄毗鄰，一九零五年加建一層。其後，警署逐漸擴建。面對荷李活道的四層高大樓在一九一九年加建。



一九二五年，在廣場西北端增建另一所兩層高樓房，作為軍械倉庫。與毗鄰的前中央裁判司署及域多利監獄，組成了一組標誌著法律及紀律的歷史建築群。

第二次世界大戰期間，監獄內大部分建築物因受轟炸而嚴重損毀。當局進行修復後，一九四六年重開作監獄之用。



台港澳司調研小組會議 Meeting with Ministry of Commerce

8月6日下午，會長陳旭明及前任會長廖凌康一起出席由「香港專業聯盟」主席梁振英主持的「商務部」台港澳司調研小組會議。本次會議談到香港專業服務的發展情況，主要優勢和劣勢；推動兩地在專業服務領域開展合作建議，內地的支持和配合措施。



商務部調研小組代表包括商務部台港澳司副司長孫彤，商務部政策研究室調研員陳霖，商務部綜合司官員陳廣龍及商務部台港澳司官員趙昕。



香港專業聯盟其他出席代表包括「香港建築師學會」副會長林光祺，「香港律師會」代表葉成慶，「香港律師會」副秘書長何志強及「香港會計師公會」中國及國際關係總監譚錦章。

《玩轉左鄰右里 - 全港慶回歸十週年大廈管理問答比賽》 RTHK Television - building maintenance quiz



踏入回歸十週年，特區經濟起飛，港人安居樂業。為了令市民得到安定居所，明白成立業主立案法團的重要，香港房屋協會、民政事務總署聯同香港電台電視部合辦大廈管理問答比賽，邀請全港業主立案法團參與，務求以輕鬆手法顯淺地帶出大廈管理資訊，製作一個充滿娛樂性及資訊性的節目。

會長陳旭明應香港電台邀請，8月19日出席《玩轉左鄰右里 - 全港慶回歸十週年大廈管理問答比賽》節目在港台電視大廈錄影廠的錄影工作。《玩轉左鄰右里 - 全港慶回歸十週年大廈管理問答比賽》播影日期是9月2日（日）無綫電視翡翠台。

香港建造業分包商聯會 Hong Kong Construction Sub-contractors Association

8月8日，會長陳旭明應邀出席「香港建造業分包商聯會」第三屆理事會就職典禮。是日，屋宇署署長張孝威太平紳士任主禮嘉賓。



測量師歡樂時光 Surveyors happy hour

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



right -
Liu King Tong (GP)

left -
Lau Pak Wo (BS/PFM)

Surveyors Happy Hour in 2007 are on 28 September, 26 October, 30 November, 28 December Please email: info@hkis.org.hk or telephone (852) 2526 3679



HKIS

Annual Dinner *2007*

20 November 2007

The Grand Ballroom
Grand Hyatt, Harbour Road, Hong Kong



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

2007 年粵港建築業合作研討會 Guangdong and Hong Kong Construction Industry Cooper- ation Seminar

義務秘書莊永康於8月9日代表學會赴廣州出席由廣東省建設廳與香港特區政府發展局合辦的<<2007 年粵港建築業合作研討會>>，與會人士包括30位內地及32位香港代表。



會上先由廣東省建設廳建築管理處梁志華處長介紹廣東省建築業管理制度、相關法規及落實CEPA政策的情況。廣東省建設廳基本建設處陳天翼處長介紹了廣東省“十一五”時期重點建設項目，廣東省體育局館辦胡國清主任亦介紹了2010年亞運會工程建設籌備的情況。其後特區發展局介紹了香港建築業的法制和工程管理，與會者亦積極參與討論和分享兩地的經驗。次日香港代表獲安排參觀廣州市的重點建設，包括珠江新城、亞運村、廣州大學城、會展中心及新電視塔等工地。廣東省有不少大型項目正在規劃興建中，本會會員應留意並把握機會參與建設。

IVSC releases discussion paper

The IVSC has released for comment a discussion paper on the Determination of Fair Value of Intangible Assets for IFRS Reporting Purposes.

The consultation period will last until 31 October 2007 and comments received will assist the IVSC in developing firm proposals for an exposure draft to be issued towards end 2007. The Discussion Paper can be accessed via this link <http://ivsc.org/ivsc/intangibleassets.pdf> It will be freely available on the IVSC website - www.ivsc.org - by mid-August.

Joseph Vella, IVSC chairman, commented, as the International Financial Reporting Standards (IFRS) require increasing use of fair values for a greater range of assets and liabilities in financial accounts, a clear gap in guidance is emerging. The Discussion Paper was developed by a team of experts and addresses one of the key areas in which the IASB requires fair value guidance - that of measuring the fair value of intangible assets, such as brands, licences, patents, know-how, customer contracts and customer relationships. Without guidance in this area there is a danger that valuation practitioners may take

different approaches and have different interpretations of IFRS requirements.

The IVSC team of experts was drawn from across the world and includes both valuation and accounting experts. The project was observed by staff of the International Accounting Standards Board. Joseph Vella concluded, in behalf of the IVSC I would like to thank all members of the Expert Group for the time and expertise they have so generously given to the development of the Discussion Paper.

The full IVSC team comprised:

Bruce Bingham - Chairman	Immediate past chairman, ASA Business Valuation Committee, Capstone Valuation Services LLC, New York
Nick Anderson	Managing Director, Financial Valuation, American Appraisal, London
Frank Bollmann	Managing Director, Duff & Phelps, Munich, Germany
Jay E Fishman	Chairman, The Appraisal Foundation Best Practices for Financial Reporting Task Force Financial Research Associates, Bala Cynwyd, Pennsylvania
Derek Melo	Representing The Canadian Institute of Chartered Business Valuators KPMG, Toronto
Ben Moore	Director, Corporate Finance, Deloitte & Touche LLP, London
Caroline Woodward	Director, IFRS Business Combinations Team, PwC Global ACS, London
Shan Kennedy	Independent Consultant, IFRS and Valuation.



第二屆香港傑出義工獎

義務工作發展局於二零零五年首度舉辦一個全港具代表性的義工選舉 - 「香港傑出義工獎」 - 目的是肯定義工的卓越貢獻，表揚義工出色表現及成就，樹立義工的典範，提高社會人士對義工的認知和認同。「第二屆香港傑出義工獎」現已開始接受提名，歡迎各界人士提名優秀的義工參選，**截止提名日期為2007年9月14日**。

義工是社會寶貴的資本，是建設一個凝聚關懷社會的要素。義工不為報酬，獻出個人的時間及才能，默默地為他人謀福祉，為非牟利組織提供前線、諮詢及支援服務，值得社會人士敬重。「香港傑出義工獎」的設立，是藉此促使義務工作成為香港市民的生活文化，並在促進義務工作的優質化和持續發展方面產生積極而正面的作用。

參選義工必須為香港居民，年齡不限，並以個人名義參選；於香港或香港境外地區積極參與和推動義工服務，宣揚義務工作精神。參選義工過去兩年(2005年7月1日至2007年6月30日)的服務紀錄須由香港認可機構 / 團體核實；及獲最少一名非親屬關係提名人或機構 / 團體支持。

本局邀得香港上海匯豐銀行有限公司主席鄭海泉 GBS, OBE 太平紳士擔任評審委員會主席，成員包括香港社會服務聯會行政總裁方敏生太平紳士、智經研究中心理事暨哈佛大學Mason Fellow伍穎梅小姐、香港傑出義工獎籌委會主席沈之弘醫生、香港特別行政區行政會議成員范鴻齡 SBS 太平紳士、香港大學校長徐立之教授太平紳士、香港總商會主席蔣麗莉博士及義務工作發展局榮譽義工大使譚詠麟先生。評審委員會將以參選義工的參與及貢獻、服務表現及承擔、服務成就及效果和一些特殊因素，如能克服困難、面對挑戰或超越個人限制而完成服務目標等，選出約10名具代表性的香港傑出義工。

請參與及提名您身邊值得表揚的義工參加！詳情請瀏覽義務工作發展局網頁<http://www.avs.org.hk>或致電2527 3825查詢。提名表格可於http://www.avs.org.hk/pub/download/docs/hkva2007/nomination_form.pdf下載

第二屆香港傑出義工獎

榮譽贊助人 香港特別行政區行政長官夫人曾鮑笑薇女士
贊助人 香港義務工作議會
榮譽顧問 教育局局長孫明揚先生 GBS 太平紳士
食物及衛生局局長周一嶽醫生 SBS 太平紳士
民政事務局局長曾德成先生太平紳士
勞工及福利局局長張建宗先生 GBS 太平紳士
張敏儀女士 SBS 太平紳士

「香港傑出義工獎」由義務工作發展局主辦，香港電台及路訊通協辦；香港義務工作議會擔任贊助人；銀贊助包括友邦慈善基金、香港雅琪集團、一德貿易有限公司、GD 球友會及支聲韻女士；其他贊助有中信泰富、金山工業(集團)有限公司及劉陳高律師事務所；信興教育及慈善基金(贊助獎品)。

The Second Hong Kong Volunteer Award

The Hong Kong Volunteer Award is a community-wide award first organized in 2005. As an important initiative of the Agency for Volunteer Service (AVS), it aims to recognize volunteers' contributions and achievements, raise volunteer profile and social recognition on volunteerism, showcase and provide exemplary volunteering models to society. The Second Hong Kong Volunteer Award is now inviting nominations till 14 September, 2007.

Volunteers are valuable capital of society crucial to building a caring and harmonious community. Volunteers, out of free will, devote their time and talents for the benefit of others. They participate in the work of non-profit organizations, playing front-line, planning, advisory and supporting roles. Their achievement and contributions deserve appropriate community recognition to promote the professionalism and sustainable development of volunteerism in the community.

The candidate must be Hong Kong resident irrespective of age; have a track record of continuous and active volunteering participation and contribution to the community with service record in the past two years (1 July 2005 to 30 June 2007) endorsed by local organizations. Nominations should be supported by at least one individual or public / private organization as nominator.

10 outstanding volunteers, will be selected according to their achievements and outcome, performance and commitment, participation and contribution, and with special considerations, such as their ability to overcome different kinds of obstacles to achieve the service aims. The Judging Panel is chaired by Mr Vincent Cheng, GBS, OBE, JP, Chairman of the Hongkong and Shanghai Banking Corporation Limited; and composed of members Ms Christine Fang, JP, Chief Executive of The Hong Kong Council of Social Service, Ms Winnie Ng, Director of Bauhinia Foundation Research Centre cum Mason Fellow of Harvard University, Dr Shum Chi Wang, Chairman of the Hong Kong Volunteer Award Organizing Committee, The Hon. Henry Fan, SBS, JP, HKSAR Executive Council Non-official Member, Prof Lap-Chee Tsui, JP, Vice-Chancellor of The University of Hong Kong, Dr Lily Chiang, Chairman of The Hong Kong General Chamber of Commerce and Mr Alain Tam, Honorary Volunteer Ambassador of the Agency for Volunteer Service.

Do nominate and motivate those who deserve the recognition to make an entry. For more details, please visit www.avs.org.hk or call at 2527 3825. Nomination form is obtainable at http://www.avs.org.hk/pub/download/docs/hkva2007/nomination_form.pdf

The Second Hong Kong Volunteer Award

Honorary Patron

Mrs Selina TSANG *Wife of the Chief Executive, HKSAR*

Patron

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The Hong Kong Volunteer Award is organized by The Agency of Volunteer Service (AVS) and co-organized by Radio Television Hong Kong and RoadShow, with The Hong Kong Council of Volunteering being the Honorary Patron, AIA Foundation, Akei Holdings Company Ltd, ETTA Trading Co., Ltd., GD Golfers' Club and Ms Sylvanna CHEE being Silver Sponsors; CITIC Pacific, Gold Peak Industries (Holdings) Limited and Lau, Chan & Ko being sponsors; Shun Hing Education and Charity Fund being Prize Sponsor.

Summary of HKIS CPD / PQSL Events

08 Sep – 06 Nov 2007

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKER(S)	RAN BY
08 Sep	2007087	Expert Witness – a witness or wily witness	3	David Chan James Kenneth Pong	BSD
17 Sep	2007079	Collective Sales in Hong Kong	1.5	Charles CK Chan Gabriel Cheng	YSG
19 Sep	2007082	Valuation for Listing and Public Disclosure purposes	1.5	Joseph Ho	GPD/YSG
27 Sep	2007081	How to build up personal image for a professional	1.5	Christine Ho	YSG
27 Sep	2007089	Legal review of the PRC real estate market	1.5	Janet Hui	GPD
02 Oct	2007083	What a Quantity Surveyor can do in Project Financing – an experience from Macau and Mainland	1.5	Jacob Lam	QSD
05 Oct	2007084	The role and responsibility of the Expert Witness	2	TT Cheung	QSD
13 Oct	2007091	HKIS Annual Conference: Surveyors in Heritage - Preserving and Adding Value	7	Please visit www.hkis.org.hk	HKIS
20 Oct	2007088	Site visit to HKCEC Expansion	3	KF Chan Eric Lau	QSD
22 Oct	2007085	A review on the cost and time consequences of the Standard Forms of Construction Contract in the Pacific region	1.5	Dr Ellen Lau K C Tang	QSD
26 Oct	2007086	深圳房地產考察團	to be advised		產業測量組及 規劃發展組
06 Nov	2007090	How to tackle major projects - contract preparation and dispute resolution	1.5	Yeung Man Sing Gilbert Kwok Choy Chee Yean	QSD

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.

For enquiries, please email cpd@hkis.org.hk or call the Secretariat on 2526 3679 if you wish to know the exact number of CPD hours each event is entitled to.

STANDARD RESERVATION FORM

Event Date: _____ Event Code : _____

Event Name: _____

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/BSL/2007087

Expert Witness – a witless or wily witness



Speakers David Chan FHKIS FRICS, AP(Surveyors), RPS(BS)
James Kenneth Pong BSc(Building Surveying), MSc(Urban Planning), MSc(Property Investment), LLB, PCLL, PCEd, DipArb, FHKIS, FRICS, FCI Arb, MRTPI, MBEEng, FHKIFM, Chartered Building Surveyor, Chartered Town Planner, Authorized Person, Barrister

Date & Venue 2pm – 5pm Saturday 8 September 2007 SLC, HKIS

Details The speakers will cover:

- Law of Evidence;
- Expert witness report;
- Case studies;
- Liabilities of an expert witness.

Language English

Deadline 5 September 2007

Fee HK\$250

Priority Places are limited to 25 and a minimum of 5 years post-MHKIS experience is required

CPD/YSG/2007079

Collective Sales in Hong Kong

Speakers Charles CK Chan FHKIS FRICS RPS(GP), Managing Director of Savills Valuation and Professional Services Ltd
Gabriel Cheng, Director of Savills (Hong Kong) Limited, Head of Collective Sales Team

Date & Venue 7pm - 8:30 pm Monday 17 September 2007 SLC, HKIS

Details Hong Kong has thousands of old and obsolete buildings. Some buildings are located in prime location with high redevelopment potential. The collective sales of such properties would be another way out for individual owners.

Charles Chan's team comprises leading professionals in the field. They have successfully obtained 7 orders for sale under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545). The speaker will share from a surveyor's point of view his experience on valuation and the process of applying such ordinance in practice.

Gabriel Cheng leads the collective sales team in Investment Department of Savills to work on different collective sales projects. Amongst the extensive fruitful experience, the team has successfully sold around 92% interests in Kam Kwok and National Buildings in Wanchai at \$825Million in 2006. There are many difficulties in pursuing these projects which needed a close alliance amongst owners, purchasers and other parties. The speakers will explain and share such experience with the audience.

This presentation is beneficial for surveyors working with project investment and are interested in collective sales.

Language Cantonese

Deadline 3 September 2007

Fee HK\$100 per person, HK\$150 for non-member,
HK\$20 walk in surcharge for all pricing listed.

Priority Probationers and Students

PQSL/GP/YSG/2007082

Valuation for Listing and Public Disclosure purposes



Speaker Joseph Ho, Managing Director of LCH (Asia-Pacific) Surveyors Ltd

Date & Venue 7pm - 8:30pm Wednesday 19 September 2007

Details Listing and merger & acquisition activities by listed companies in Hong Kong have been active in past years. In these activities,

independent valuers may be consulted to give their professional opinion on the value of the assets or acquired/ disposed assets and or businesses. Joseph will talk on areas that surveyors should pay attention to in the valuation of assets for listing and public disclosure purposes.

Joseph Ho, Managing Director of LCH (Asia-Pacific) Surveyors Ltd, has conducted asset valuations and advisory work in the Greater China region, South East Asia, Australia, Japan, Germany, Scotland, Finland, Guyana, Canada and the United States since 1988. At present, he is a valuer on the List of Property Valuers for Undertaking Valuation for Incorporation or Reference in Listing Particulars and Circulars and Valuations in Connection with Takeovers and Mergers published by the HKIS, he is also a Registered Business Valuer registered with the Hong Kong Business Valuation Forum.

Language	Cantonese	Fee	HK\$100 per person, HK\$120 per person for walk-in participants (if seats are still available)
Deadline	12 September 2007	Priority	Probationers and Students

CPD/YSG/2007081

How to build up personal image for a professional



Speaker	Christine Ho, Editor-in-Chief of ELLE Hong Kong		
Date & Venue	7pm – 8:30 pm Thursday 27 September 2007 SLC, HKIS		
Details	Christine has substantial experience in advising on image building and styling. She will highlight the importance of proper grooming etiquettes for young entrepreneurs, professionals and executives. On-the-spot demonstrations on how participants may groom themselves as aspiring young leaders.		
Language	Cantonese supplemented with English	Fee	HK\$100 per person, HK\$150 non-member, HK\$20 walk-in surcharge for all pricings listed
Deadline	13 September 2007	Priority	Probationers and Students

CPD/GPD/2007089

Legal review of the PRC real estate market



Speaker	Janet Hui, Partner of Jun He Law Offices (One of the biggest Chinese Law firms in the PRC)		
Date & Venue	7pm – 8:30pm Thursday 27 September 2007 The Joint Professional Centre, Unit 1, G/F, The Center, 99 Queen's Road Central, Hong Kong		
Details	With the entry into the World Trade Organization (WTO), unprecedented business opportunities are opening up in Mainland China. It is very common to see general practice surveyors in Hong Kong providing professional services in relation to PRC properties, including but not limited to valuation and consultancy assignments. Due to the lack of public searching mechanism in the PRC, surveyors always encounter difficulties in property title and legal matters. In this CPD event, the speaker will explain and update us on the following items:- <ol style="list-style-type: none">1. Brief introduction of land title system in the PRC;2. Common regulatory requirements / hurdles encountered by foreign investors in their real estate projects in the PRC;3. Usual / specific legal issues in land projects in the PRC;4. Mortgage registration and discharge procedures in the PRC; and5. Other relevant property title matters. Ms Hui, a Partner of Jun He Law Offices, has more than 10 years experience in providing legal services to clients in different industries, with her main focus on merger and acquisition transactions, advanced technology (telecommunications, internet and computer), real estates, banking and finance and infrastructure projects.		
Language	English	Fee	HK\$100 per person/ HK\$120 per person for walk-in participants (if seats are still available)
Deadline	21 September 2007	Priority	GPD Members

CPD/QSD/2007083

What a Quantity Surveyor can do in Project Financing – an experience from Macau and Mainland



Speaker Jacob Lam MBA, FRICS, FHKIS, FCIQB, Managing Director of Northcroft Construction Services Ltd and ValueMark Management Consultants Ltd. Jacob has covered a wide scope of professional experience in Quantity Surveying and Construction Project Management since graduation 23 years ago. Jacob has worked in Hong Kong, London, Sydney, Macau and spent over 12 years on Mainland China projects; he also operates a consultant firm in Beijing and is in charge of projects of a diversified range and different nature, all with a Quantity Surveying background, from inception to completion of a construction project, including projection of financial status for syndication purpose so on and so forth.

Date & Venue 7pm – 8:30pm Tuesday 2 October 2007 SLC, HKIS

Details A quantity surveyor has to be good at measurement, bills of quantities, estimates and contractual procurement. Experienced QSs will get involved in claims as experts. For newly developing regions like Mainland China and Macau where the traditional English style of "Quantity Surveying" is not common as yet, the terminology 'Project Management' has become rooted in the developers and contractors' minds.

The demarcation of various professions is not well defined in these regions, (even in cities like Hong Kong, London and Sydney, where the profession is well established, the role of a QS differs to a certain extent), therefore it makes sense for a QS to explore possible wider scopes of services: based on a core competence in cost and contract in the property and construction market. Project Management expertise, particularly in financial and costing aspects, will allow the QS to play a very major role in the PM team for the overall process of the project development and construction, from very early stage of project finance and syndication to the far end beyond practical completion of the physical construction product.

This CPD will explore the possible areas for a QS to be involved in the project financing stage, development budgeting and control for QS's brainstorming – whether we insist to stay with our traditional core skills or do something more?

Language English
Deadline 20 September 2007
Fee HK\$120 per person
Priority QSD Members

CPD/QSD/2007084

The role and responsibility of the Expert Witness



Speaker TT Cheung BSc(QS)(Hons), MSc(Arch), FHKIS, FRICS, RPS(QS), Accredited Mediator. TT is the Director of Aria & Associates Ltd with over 20 years professional experience in quantity surveying and project management and has been working with developer, QS consultant firms and contractors both in Hong Kong and China. He has been acting as expert witness for many litigation and arbitration cases since 2000.

Role Players Bernard S C Wu FHKIS, FRICS, FAIB, MCI Arb, Barrister-at-law, Arbitrator (HKIA/HKIS Panel). Bernard has worked as a quantity surveyor for more than twenty years before changing his career to become a barrister.

Leung Hing Fung LLM, MA ArbDR, LLB, B Building, BSc in Building Studies, FHKIS, FRICS, FCI Arb, FHKI Arb, Associate Professor, Department of Real Estate and Construction in the University of Hong Kong, HF is also a practising barrister, arbitrator and mediator.

Date & Venue 7pm – 9pm Friday 5 October 2007 SLC, HKIS

Details TT will give us an introduction to the role and responsibility of the Expert Witness and will share with us his experience as a quantum expert from appointment to attendance in Court.

At the end of the seminar, a mock cross-examination of the expert witness in Court will be performed with barristers Bernard Wu and H F Leung.

Language English
Deadline 22 September 2007
Fee HK\$120 per person
Priority QSD Members

CPD/QSD/2007088

Site visit to HKCEC Expansion



Speakers KF Chan - As the project head, KF is instrumental in establishing the project management regime for the current HKCEC Expansion project apart from having been a key member of the project team which completed the HKCEC Phase II Extension in time for the Hong Kong Handover Ceremony. Since completion of the Phase II Extension, he spearheaded a number of projects to expand the capacity of the HKCEC, including the unprecedented conversion of a carpark into an exhibition fairground.

Eric Lau - As the contractor's project manager, Eric leads a sizeable consultants and construction team in meeting the challenges posed by the HKCEC Expansion project. He is a chartered structural engineer and has extensive experience in managing complex civil and building projects.

Date 9am – noon Saturday 20 October 2007

Gathering Time 8:45am

Gathering Point Main Entrance, Hong Kong Convention and Exhibition Centre Phase I, Harbour Road, Wanchai

Details Spearheaded by the Hong Kong Trade Development Council, the HKCEC Expansion is to create 19,400 sqm of additional exhibition space, boosting the total exhibition space at the HKCEC by 42 %. The project involves re-building the existing Atrium Link between HKCEC Phases I and II. To be completed in less than 3 years, it is a fast-track project using the Design-and-Build approach. The difficulties and challenges inherent in the project are unique. To build a multi-storey long-span structure for heavy loadings across a water channel is difficult in itself. Added to this difficulty is the need to maintain the smooth operation of the existing buildings throughout the entire construction period. The project exemplifies the importance of adopting the right project procurement strategies.

Language Cantonese supplemented with English
Deadline 29 September 2007

Fee HK\$200 per person (including insurance)
Priority first-come-first-served (maximum 25 persons)

CPD/QSD/2007085

A review on the cost and time consequences of the Standard Forms of Construction Contract in the Pacific region



Speakers Dr Ellen Lau FHKIS, FRICS, RPS(QS), BSc in Quantity Surveying, MSc in Construction Management (Project), PhD in Strategic Management, Senior Lecturer of City University of Hong Kong

K C Tang FHKIS, FRICS, RPS(QS), AVS, Director of K C Tang Consultants Ltd (Quantity Surveyors, Construction Cost and Contract Consultants), with over 30 years of professional experience in quantity surveying.

Date & Venue 7pm – 8:30 pm Monday 22 October 2007 SLC, HKIS

Details With the global economy and the internet, people have greater opportunities to travel or surf abroad to interact with other people to do business. As a Chinese proverb says, **understand yourself, understand your counterparts, you win 100 times out of 100 conflicts**, we should know the customs and practice of the construction industries in other localities.

The standard forms of construction contracts used in different localities are a good place to start with. Quantity Surveyor concern is usually on cost matters arising from the basis of the contract price, the changes to the contract price, the payment of the contract price and the agreement of the final price. These concerns invariably involve the time factor which may in turn trigger off a time and cost consequence. The talk will introduce how different forms of contract in the Pacific region (Australia, Canada, Hong Kong, Malaysia, New Zealand, Singapore and Sri Lanka) address these issues and will highlight particular areas that reflect the local flavour and cultural aspects in contract practice, procedural differences, the contract intent and the role of quantity surveyors in the respective forms.

Language English
Deadline 8 October 2007

Fee HK\$120 per person
Priority QSD Members

CPD/GPD/PDD/2007086

深圳房地產考察團



New

地點	深圳	日期	2007年10月26日(星期五)	
內容	「粵港合作」、「建構港深都會」等熱門話題印証香港與深圳的關係日趨密切, 而深圳的樓價超越新界北部份地區更是事實。本會得到深圳不動產估價師學會支持, 將安排參觀房地產發展項目及拜訪規劃發展 / 或涉及估價之相關政府部門。適值西部通道開通, 考察團將乘旅遊巴士從此通道進入深圳。			
人數	40人(先到先得)	截止報名日期	2007年10月18日	費用 待定(包括來回交通費)

以上詳情可能因實際情況而作出更改。

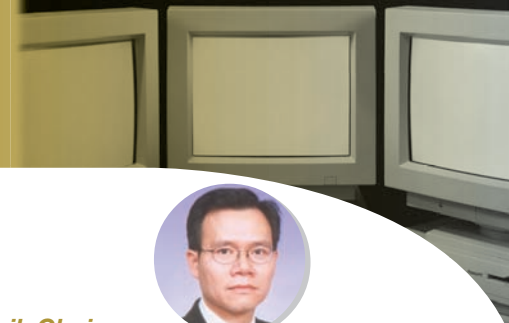
CPD/QSD/2007090

How to tackle major projects - contract preparation and dispute resolution



New

Speakers	<p>Yeung Man Sing FHKIS, FRICS, LLB, FCIArb, Chairman of the Association of Cost Engineers (HK) Region, Partner of the Construction and Engineering Group of Li & Partners. Mr Yeung is a qualified quantity surveyor, a chartered arbitrator and a Hong Kong lawyer. He has extensive construction experience: providing legal and contractual advice to developers, construction professionals and contractors, pre-contract and post contract services including preparation of tender and contract documents, and also representing parties in resolving Mainland, Hong Kong and Macau construction disputes through litigation, CIETAC and domestic arbitrations.</p> <p>Gilbert Kwok FHKIS, FRICS, LLB (English law), LLB (Chinese law), Past Chairman of the Quantity Surveying Division, HKIS, Partner of the Construction and Engineering Group of Li & Partners. Mr Kwok is a qualified quantity surveyor and a Hong Kong lawyer. He specializes in drafting and advising on construction contracts, consultancy agreements and other relevant contracts relating to a wide range of construction projects in the region including Hong Kong, Macau and the Mainland as well as outside Asia such as Africa and South America. He has also acted on behalf of employers, contractors and consultants in various construction litigations and arbitrations.</p> <p>Choy Chee Yean LLB, Advocate and Solicitor (Singapore), Solicitor (Hong Kong), Solicitor (England & Wales), FCIArb, Arbitrator (SIAC Panel of Arbitrators), Partner and Head of the Projects and Infrastructure Practice of Rajah and Tann. Mr Choy is an international arbitration lawyer who has practiced with international law firms in the areas of commercial and engineering law in Singapore and Hong Kong. His practice revolves around major infrastructure projects for international clients in the region with a focus on issues arising out of complex civil/marine engineering and IT/Telecommunication projects. He has regularly been named as a leading construction lawyer by regional legal publications and is co-author of a book on contract administration based on the Singapore private form of contract.</p>			
Date & Venue	6:30 pm - 8:00 pm Tuesday 6 November 2007 SLC, HKIS			
Details	<p>More and more Hong Kong developers and contractors are involved in major projects both locally and overseas. While most of them have achieved very good result, they should still be careful with contract preparation and dispute resolution given the magnitude of the potential problems associated with this kind of projects.</p> <p>For this seminar, we have three experienced construction lawyers. They have altogether over 56 years of construction experience. They are happy to share their experience with you in connection with issues which you need to consider when you manage complex arbitrations and when you prepare contract documents in the coming seminar.</p>			
Language	Cantonese supplemented with English	Fee	HK\$120 per person	
Deadline	20 October 2007	Priority	QSD Members	



Building Surveying Division Chairman's Message



Alex Wong BSD Council Chairman

Building Surveyors Conference

Hong Kong is a world-class city; therefore, many people in the world keep an eye on the future development of Hong Kong. Similar to other developed cities, both public and private sectors in the territory have made a great effort in recent years to work for a better and sustainable future, taking into account of economic, environmental and social aspects in every dimension. The theme of the BS Conference this year is **"Future Development in Hong Kong - Foresight, Innovation & Sustainability"**.

Building Surveyors Conference is one of the most important annual events organized by the Building Surveying Division. This year, we are much honored to enlist the support of Hong Kong Science and Technology Parks Corpo-

ration to be our co-organizer and the Conference will be held at the Auditorium of Hong Kong Science and Technology Parks.

We are most delighted to have **Nicholas Brooke BBS, JP**, Chairman of Hong Kong Science and Technology Parks Corporation to deliver a **keynote remark**. Meanwhile, local prominent professionals and academia will also present their papers in the conference. Technical visits to the state-of-the-art facilities/ systems of Hong Kong Science and Technology Parks have been scheduled in the late afternoon as part of the Conference programme. Please try your best to support the BSD and participate in this interesting and inspiring Conference.

BS Conference 2007

Saturday 29 September 2007

Future Development in Hong Kong Foresight, Innovation & Sustainability

Auditorium of the Hong Kong Science & Technology Parks,
Shatin, NT, HKSAR

For enquiries, please email: info@hkis.org.hk

BUILDING SURVEYING DIVISION SOCIAL EVENT

**Learning and Tasting Red Wine
Taught by Experts from Wine Supplier
and Wine School in France**



Date & Time 28 September 2007 (Friday) 7pm-9pm
Venue Surveyors Learning Centre, HKIS
 Suite 811, Jardine House, Central, Hong Kong
Fee \$150 per person (Friends are also welcome)
 Please make a cheque payable to Surveyors Services Ltd

Event Characteristics

- **Tasting unlimited Old/New World**
- **Red Wine (4-5 kinds from 4-5 different countries)**
- **Learning Red Wine History/Background/Categories, etc**
- **Learning ways to Taste, Drinking Manner and Food Combination**

*Please return the slip with payment to
Suite 801, Jardine House, 1 Connaught Place, Central, Hong Kong
before the event.*

*The reservation will be confirmed by email or fax before the event.
Should you have any queries, please contact Ms Yu at 2526 3679.*

✂

Full Name _____ HKIS No. _____

Email Address/Fax No. _____ Contact No. _____

 **BSD Bowling**
Fun Day



- Date** 6 October 2007 (Saturday)
Time 3-5pm
Venue Hong Kong Bowling City, HK International Trade & Exhibition Centre, Kowloon Bay
Cost HK\$200 per head
Details HK Bowling City is a brand new bowling centre accommodating 48 international bowling lanes. The V.I.P. room reserved for this event has 4 unique luminant lanes and karaoke facilities. Best performers maybe selected to represent our Institute to join the Joint Professional Bowling Tournament on 14 October. We hope that our members, probationers and their families can have a fun and relaxing day through this social gathering.
Quota 40 (First Come First Served)
Deadline 30 August 2007
Remarks Please complete the standard CPD form for reservation and send the cheque to HKIS office. For enquiries, please e-mail cpd@hkis.org.hk or michellechung@hkis.org.hk.



General Practice Division Chairman's Message

Serena Lau GPD Council Chairperson



Former Council member, Francis Lam has been endorsed as chairman of the Beijing Forum. Members stationed in the Mainland are welcome to tender your help in the Forum's activities.

Serving the Council

The term of this Council will expire in November. Election of new Council members is required. To support the various functions of the Division, we need enthusiastic members from various disciplines to join. The nomination process will soon commence and please share your time with the new Council.

Nomination and appointment

Dr Lawrence Poon and Lawrence Pang are appointed GPD representatives to act as assessors of the HKIS Outstanding Dissertation Awards.

Opportunities everywhere

Competent members meet with opportunities everywhere. In the GPD Council, we have Ronald Cheung now stationed in Macau and in charge of the office on behalf of Midland Group; Monita Leung now stationed in Shanghai and act as the head of Corporate Real Estate Services, China of Standard Chartered Bank and some council members are now frequently traveling between Hong Kong and other regions, holding important management positions of the company that he or she may serve. This phenomenon in Council reflects also the true situation among us. It is not only applicable to qualified members and in fact a lot of probationers have captured opportunities other than those in Hong Kong. The trend for our members to work in different regions poses challenge to our CPD and APC requirements. Shall we consider PRC/ overseas experiences and how to balance with local experience requirements? Accept more CPD events which are related to overseas markets and practices?

May I remind members who are stationed outside of Hong Kong to inform the Administrative Office on your latest contact details. HKIS has formed three mainland forums; viz Beijing Forum, Shanghai Forum and Guangzhou Forum.

Application for inclusion in List of Property Valuers for Undertaking Valuations for Incorporation or Reference in Listing Particulars and Valuations in connection with Takeovers and Mergers

Vetting panel, with Council Vice Chairman KK Chiu as the convenor, has completed vetting of the applications. Members are reminded that vetting panel holds two meetings every year and the next meeting has been scheduled for December. If you like to submit an application, please be reminded to do so before the meeting date.

Annual Review of the List of Independent Valuer

Council is considering the annual review of the List of IV may now be subject to a declaration that the member is covered by Professional Indemnity Insurance (PII) per request under the HKIS Guidance Notes for Surveyors acting as Independent Experts in Commercial Property Rent Reviews (1st Ed, 2000). Vice Chairman KK Chiu is to set up a working group to explore the setting up of a fee reference mechanism applicable to IV.

Land Surveying Division Chairman's Message



Sung Hon Kwong LSD Council Chairman

South Surveying & Mapping 《南方測繪》

Siu Wai-ching and myself were interviewed by the Chief Editor of South Surveying & Mapping Yang Zhenpeng 楊震澎 together with his two Editors on Friday 13 July. As the Mainland has already established the Registered Surveyor system 測繪師 under the Registered Surveyor system 測繪師 under the <註冊測繪師制度暫行規定>, <註冊測繪師資格考試實施辦法> and <註冊測繪師資格考核認定辦法>, Mr Yang has planned to produce in his magazine a report on the professional surveyor registration systems in Hong Kong as a comparison. As a member of the Surveyor Registration Board, Mr Siu briefly introduced the system of the Registered Professional Surveyors to the guests while I talked about how to become a member of the LSD of HKIS.

We were also discussed in general the development of the land surveying profession in the past ten years. The corporate video was also shown to the guests.



New Appointment to the Boundary Survey Advisory Committee

Due to apparent conflict of interest, Law King-wai has resigned from the membership of the Boundary Survey Advisory Committee which he has served for a number of years.

To replace his vacancy, Chan Hak, former Deputy Director

of Lands Department has kindly agreed to join the Committee. I wish to take this chance to express our gratitude to Mr Law for his hard work and contribution in the Boundary Survey Advisory Committee.

New Fellow Member of LSD

I am pleased to inform that Rina Tsoi has recently been elected as a Fellow of the Institute. Congratulations!

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

The Organising Committee of the 5th Beijing, Hong Kong and Macao Geomatics Conference to be held between 26 -27 October 2007 is now in full swing to prepare for the Conference.

Details of the Conference can now be viewed in the website <http://www.lsgi.polyu.edu.hk/bhm2007/>. Email enquiry can be directed to lsgi.bhm2007@polyu.edu.hk. It will be three years later for the same Conference to be held in Hong Kong again so members should take every chance to participate in this meaningful event to meet old friends and to make new friends with the participants from the three regions.

China Survey Journal report on Survey of the Guangdong and Hong Kong SAR Border

The 48th Issue of the China Survey and Mapping Journal <中國測繪報> dated 29 June, 2007 has an article reporting on the 10 years development in the survey and mapping activities between Guangdong and Hong Kong with particular reference to the preparation of maps before the handover, the joint topographic survey along the border of the two regions and the joint control survey for the Shenzhen Hong Kong Western Corridor Project.

Another very informative article covered the development of the survey and mapping activities of Hong Kong with a photo showing our Past President, Wong Chung-hang,

visiting one of the GPS control stations of the Shenzhen Hong Kong Western Corridor Project. Interested readers may visit the website <http://www.zgchb.com.cn> for the full articles.

LSD Annual Dinner on 12 October 2007

Just to remind you that the LSD Annual Dinner will be held on Friday, 12 October 2007 at the Jockey Club. Do come to share the fun and joy of a relaxing evening with your colleagues and counterparts of the profession.

Games and lucky draw are there to make the night even more memorable. Don't miss the chance and the fun!

LSD AGM on 15 November 2007

Our LSD AGM will be held on 15 November 2007 at the Surveyors Learning Centre. Please mark down on your diary the day and come to share with us your expectations of the new council. Formal notification will be issued in due course. See you there!

LSD Annual Dinner

Friday 12 October 2007

Hong Kong Jockey Club

Sports Road, Happy Valley, Hong Kong

Price: \$480 per head

Enquiry: Ms Maris Lo (9257 1695)



LSD Annual General Meeting

Thursday 15 November 2007

Surveyors Learning Centre

811 Jardine House
One Connaught Place
Central, Hong Kong



Planning & Development Division Chairman's Message



Edwin Tsang PDD Council Chairman

Site Visit to MegaBox

On Saturday 4 August, the Planning & Development Division organised a site visit to the MegaBox, a newly developed commercial Centre in Kowloon Bay.

The visit was attended by some 35 members of various disciplines including probationers. The visit started with an introduction with the aid of a video show and model demonstration at the Exhibition Centre at Stage III of Ker-ry's' Enterprise Square.



After a brief explanation of the development concept, the visiting group was guided by Raymond Lau, Project Manager of the MegaBox development.



Enterprise Square 5 has a gross floor area of 1.6 million sq ft where MegaBox has taken up 1.1 million sq ft, a total of 15 retail floors, 2 floors of all-seasoned theme park. Together with 1,000 car parks at the basement and upper floors with connecting vehicular ramps, MegaBox is a unique complex in East Kowloon.

The visit demonstrated a good example on how surveyors can contribute towards innovative planning and development of projects.

It involved the development process from site selection, development contents, retail viability study, catchment

areas, concept design, development and retail mix, space segregation, internal circulation and car parking spaces located to where they serve. It involves building and structural concept, innovative fire compartmentations and fire fighting system solutions. It

involves planned future external vehicular and pedestrian transport links to MTR Station.

It is a good study case for surveyors in various disciplines, from Planning and Development Surveyors, General Practice Surveyors, Building Surveyors, Quantity Surveyors to Property & Facility Management Surveyors.



Property & Facility Management Division Chairman's Message



Michael Price PFMD Council Chairman

I sincerely hope you have all had a great summer holiday. I myself can only get away at the end of September.

Your council had a very busy meeting on 6 August, discussing a wide range of issues.

Joint APC with RICS for PFMD

The matter of carrying out a joint assessment of professional competence was fully discussed by the divisional council, and it was agreed to take forward the following to the General Council for finalization in September. We feel this initiative will help promote the position of the HKIS as the leading professional body in the property industry.

- (1) RICS has accepted and agreed to the HKIS competencies and general approach to assessment.
- (2) The joint APC would only apply to those degrees which are recognized by both RICS and HKIS. HKIS does accept courses accredited by recognized national professional bodies, as having been accredited by HKIS by virtue of General Council approval of the review by BOE in respect of Review of Policy and Procedures for Course Approval, Maintenance and Review (11 July 2006).
- (3) The division agreed and accepted that those undertaking an accredited post graduate degree part time might enroll into the APC and complete the structured training concurrently, provided there would be no HKIS wide issue in this regard. They had to graduate from this degree before eligible to take final assessment.
- (4) Both RICS and HKIS agreed that for any training a minimum of 12 months structured training within Hong Kong would be needed before being eligible to undertake the joint APC. (This can be reviewed later.) It was agreed that elected RICS members who did not possess local experience should comply with the requirement set by the HKIS (currently one year) prior to transferring to HKIS.
- (5) It was agreed appeals would be based on the established procedures. This joint APC should only apply to graduate route 1 of the RICS scheme. RICS would continue offer a separate APC system for its alternative

route to membership, and those successful candidates might apply for HKIS membership under the current reciprocities arrangement in due course.

- (6) Costs would be shared. Detailed organizational arrangements to be concluded later.

Annual Conference

The annual conference is now set for the 15 November 2007 at the Sheraton Hotel, Kowloon. The title of the conference is **Asset Management in Real Estate - Strategic or Tactical?** This is a joint conference with the RICS Facility Management Faculty, and will be of great interest to all of us operating in the field. We have been securing speakers from major real estate firms, such as DTZ, and Jones Lang LaSalle. These people will share their experience in property asset management in both China and the region. I sometimes think we spend too much in China, neglecting opportunities elsewhere, such as in Vietnam, Thailand.

Other matters

Your chairman has written to both the Hong Kong Housing Society in respect of the proposed Voluntary Building Classification scheme, and the Housing Department in respect of property management contracts, to ensure that registered Property and Facility Management surveyors are recognized as the property and estate managers under these schemes. I will keep you advised on the outcome.

CPD

CPD events continue to be organized including one on the usage of under floor air-conditioning which are for the benefit of members.

Editorial Board

Again our position of the board remains unfilled. May I appeal to members who are interested to take up this post.

Annual General Meeting

End of November - don't forget your council needs new blood.

Property & Facility Management Conference 2007

**Asset Management
in Real Estate
Strategic or Tactical?**

Thursday

15 November 2007

Sheraton Hong Kong Hotel & Towers

Tsimshatsui, Kowloon

Hong Kong SAR

co-organized with the Royal Institution of Chartered Surveyors Hong Kong

(RICS HK)

For enquiries, please email: info@hkis.org.hk or call (852) 2526 3679.

Quantity Surveying Division Chairman's Message



Spencer Kwan QSD Council Chairman

Strike for the betterment of lives

Steel benders go on strike for an increase in daily wages on the ground of low wages when compared with that in 1997. Despite the alleged recent economic upturn, they claimed their wages are still at rock bottom level. How true is it, who are affected and is the effect too remote to QS?

The following is from the Monthly Digest June 2007 issued from Buildings Department Census and Statistics Department on private buildings which should be self explanatory.

Table 1 (Volume of works commenced and completed)

Year	No of consent (to commence work)			No of Domestic Occupation Permits
	Foundation	Superstructure	GFA m2 ('000)	
2002	82	216	2,314	39,521
2003	93	263	3,085	29,160
2004	66	206	1,985	23,899
2005	65	191	2,435	17,321
2006	78	172	2,215	16,579
2007 June	31	84	1,177	2,920

Table 2 (Labour cost and tender price indices)

Year	Labour Index	TPI
1997 (last 3 quarters)	3,078	1,000
1998	3,404	1,064
1999	3,492	1,017
2000	3,562	883
2001	3,580	808
2002	3,575	713
2003	3,517	711
2004	3,419	700
2005	3,319	710
2006	3,325	746
2007 1 st quarter	3,419	821

Table 3 (Construction Workers number over the years)

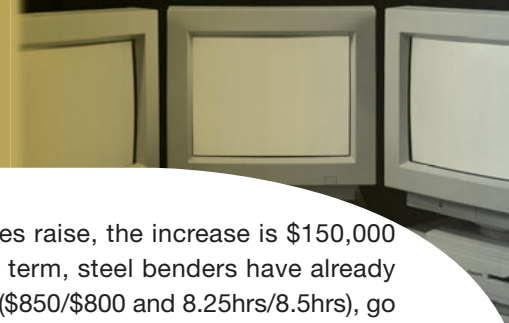
Employment distribution	Year		
	2001	2005	2006
Industry sector(extracted)			
Manufacturing	6.6	5.3	5.1
Construction	9.0	8.0	8.0
Import and export	15.7	16.4	16.4
Communication	1.4	1.2	1.1
Real estate	9.3	9.7	10.1
Recreational and social services	4.9	5.9	5.9
Educational and health	7.0	7.4	7.6
Others	47.5	47.3	46.9
Total %	100.0	100.0	100.0
Total employment('000) people	3,256.0	3,386.0	3,452.0

From Table 1, the construction volume has been constant but slow over the years. From Table 2, the labour index is flat. The Tender Price Index (TPI) which normally reflects market competitiveness has also been flat but is going strong recently. In the meantime during the past 5 years, the construction sector lost out 11% people (around thirty thousand people).

The construction sector has its hard time since its prime at 1997/98. People in the sector dropped out gradually (not sustainable with the income received) and the prominent increase of work volume is yet to be foreseeable. There is no specific statistics on the steel benders but put everything equal, everyone, professionals, tradesman including the steel benders are still suffering.

If going on strike can improve our living, should we all go for that?

With the present mechanism where almost all works are sublet at lump sums, every tier in the supply chain is bounded by its contract price. If workers at one trade go on strike for wage increase, the employers at that tier is susceptible to collapse, followed by employers at the tier above and this chain effect may spread to other trades and on and on until only the strongest few survive, leaving behind a lot of insolvency cases and many of us unemployed, is it what we want?



Going back to the steel bender case, main contractors sub-let steel bending to labour-only sub-contractors (LOS), say at \$700 per tonne. The LOS have a team of affiliated steel benders (長散) and on and off some ad hoc steel benders (散工) who are recruited only to meet peak demand. The basis of subcontract to LOS is on lump sum plus variation and bonus. If the strike goes on, the first impact is ad hoc steel benders or possible the affiliated steel benders. The LOS still have their steel bending contracts in hand and they are not under financial pressure to compromise at a loss. However if this were to be the case they compromise and the increase in wages was too high for the LOS to sustain, they simply drop out one after the other and in that case every body loses.

Putting steel benders into perspective, the current strike triggered by ad hoc steel bender has caused project delay and affects the vested interests of many parties under normal contract conditions:

- Other trades workers: Unable to continue their works on site;
- Other trade unions: Sit on the fence, learn and watch out for opportunities
- Other trade employers: Fear of similar incident to their workers and suffer idling cost.
- Main Contractors: Direct loss and idling cost not reimbursed
- Developers: Loss of interests on land premium and delay in revenues
- Professionals; Direct loss not reimbursed.

In dollars term, say 1,500 steel benders each asking for a

further \$100 daily wages raise, the increase is \$150,000 per day. In percentage term, steel benders have already been offered 9.6% rise (\$850/\$800 and 8.25hrs/8.5hrs), go on strike for a 26.18% (\$950/\$800 and 8hrs/8.5hrs) raise seems higher than the average Consumer Price increase over last few quarters and salaries raise in other services sectors. Putting the steel benders interest in isolation, the magnitude of the raise should be minimal in compared with the vested interest of all the parties but more significantly this could well form the precedent case for other trade unions.

This incident adds uncertainties for the contractors to submit their tenders. To overcome this, they put premium to cover the risk, eventually developers may have to bear this premium. On the social point of view, it is better for this turbulence to be resolved soon before restlessness built up at large especially when 8% of the working population is at construction sector. This strike for the benefit within a small group is at the expense of the benefit and stability of whole construction industry.

Who is then pulling the plug? workers (trade union)? sub-contractors (Bar Bending Contractors Association)? the main contractors (HKCA)? developers (REDA)? our government (HKSAR)? Voters behind the elected political parties or someone who wish to pull some voters?

Whatever actions, mediation or negotiation and whoever do it, doers or receivers, should be rational in terms of pace and system. We need to safeguard the field in which we make a living and should not allow it to turn into an arena for politicians.



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Please visit www.paqs2008.com for further details.

Young Surveyors Group Chairman's Message



Victor Lau YSG Chairman

CPD

The CPD on pre-contract and tender procedures presented by K C Tang on 13 Aug has received overwhelming response with over 130 attendees.

A site visit to the Olympic Equestrian venue in Shatin is arranged for 25 August.

The CPD programme ahead includes a seminar on construction law updates and collective sales in Hong Kong.

The presentation on collective sales is beneficial for surveyors working with project investment and have an interest in the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545).

Study Tour

The study tour to Dalian in September is already overbooked. The tour includes visits to various government departments, private construction companies and a few tourist attraction areas. I believe it will be a great chance for our young members to meet government officials and practitioners of our mainland counterpart.

Social & External Events

Several young surveyors had attended the Sunday Open Forum for discussion on the removal of the Queen's Pier on 28 July. Secretary for Development Carrie Lam and President Raymond Chan have both discussed the ways of relocating the Queen's Pier.

Buildings Department in conjunction with the URA and HKHS will organize the annual Building Safety Carnival on Sunday 14 October at Soccer Pitches 1 and 2 in Victoria Park. Mrs Carrie Lam (SDEV) will be the guest of honour. YSG committee members will assist to hold a game booth for the exhibition and games.

YSG has planned to join a fundraising event "Hong Chi Climathon 2007" to be held at Central Plaza, Wanchai on 26 October - a stair run to support people with mental handicap.





Conforming or non-conforming

Concern on a judgment of The Court of Appeal (Civil Appeal No. 138 of 2006 on appeal from HCCT No.44 of 2004 on China Harbour Engineering Company Limited v The Secretary for Justice of The Hong Kong Special Administrative Region)

Raymond Tong MBA Dip Law BSc(Hons) FRICS FHKIS RPS(QS)
Quantity Surveyor
Architectural Services Department

The case was about the plaintiff, a tenderer who took HKSAR, the defendant to court for damages that TDD had admitted non-conforming tenderers in the open tendering of a HKSAR's infrastructure project. The Court of Appeal expressed in para. 15 of the Judgment to support the High Court judges' judgment that SCT 2 did not create a mandatory requirement by use of 'may' but not 'shall' as used in other clauses which told that if they do not, their bid will not be considered.

An extract from the Judgment

Para 3

Attached to the tender document were "Notes for Tenderers". Section B(2) stated as follows:

"Tenderers should note that tenders will be evaluated in accordance with the marking scheme at Annex B. Normally, a tender with the highest overall mark would be recommended for acceptance, subject to the usual requirement that the Employer is satisfied that the recommended tenderer is fully (including technically and financially) capable of undertaking the contract."

Annex B, in pertinent part, read as follows:

"3. After the Technical Submissions have been evaluated and the Tender Price Documents have been examined and corrected in the normal manner, an overall score for each of the technically acceptable tenders will be computed. The respective weights for price and technical score are 70/30. The method of computing the overall mark is illustrated below:

3.1 Only those conforming tenders will be considered.

3.2 For weightings of price and technical score at 70 and 30, the overall mark for each conforming tender is determined according to the following formula as

$$= 70 \times \frac{\text{the lowest tender price among those conforming tenders}}{\text{the tender price}} + 30 \times \frac{\text{the technical score}}{\text{the highest technical score among those conforming tenders}}$$

4. The successful tender will be selected based on the overall marks of the conforming tenders. Government however is not bound to accept the tender with the highest overall mark or any tender."

Para 4

As for the Tender document itself, special conditions of tender ("SCT") were set out in Part B. SCT 2 read:

"PRICING OF CENTRAL WAN CHAI BYPASS WORKS

The tenderer shall price the Bill Nos. A2, N1 and N2 such that the following condition is complied with:

$$\frac{\text{The total of Bill Nos. A2, N1 and N2}}{\text{Grand Total - the total of Bill Nos. A3, A4, A5, P1, P2 and P3 - Contingency Sum}} \geq 33.7\%$$

Failure to price the tender in accordance with the above condition may invalidate the tender."

My View

A contextual approach of interpretation of Section B(2) of the Notes for Tenderers, Annex B and SCT2 brings to light that :

(a) Reading Section B(2) of the Notes for Tenderers, Annex B and SCT 2 finds that Section B(2) of the Notes for Tenders has stated that Annex B will be the marking scheme for evaluation of tenders. Item 3 of Annex B states that evaluation will be in two aspects i.e. technically and financially. The technical evaluation requires the technical submission shall be evaluated. The financial evaluation requires the Tender Price Document shall be examined and corrected. The requirements of $\geq 33.7\%$ for the total of Bill Nos. A2, N1 and N2 is one of the condition to be examined. Therefore, non-compliance of this requirement discovered as a result of examination of the Tender Price Document should have it be corrected.

The corrected process can be of two modes. Tenders found non-conforming with 33.70% can be corrected with Bill Nos. A2, N1 and N2 by percentages adjustment to the bill rates. Alternatively, via a tender clarification meeting with the tenderers.

(b) The term conforming tenders as referred to in Item 3.1 of Annex B of the Notes for Tenderers has been stated in Item 3 of Annex B of the Notes for Tenderers to denote those tenders having the Technical Submissions been examined and the Tender Price Documents been examined and corrected.

Conforming and non-conforming as seen are rested with whether the methods of evaluation of the technical and financial aspects have been complied with.

Invalidation as stated in SCT 2 is a successor process triggered upon there occurs non-conforming of this tender requirement. This occurs when the tenderer fails to correct the Tender Price Document to comply with the pricing requirement of $\geq 33.7\%$ upon the Tender Price Document has been examined and notified of such non-compliance. Then the non-conforming tenders may or may not be invalidated.

An invalidation is premature should an examined Tender Price Document found not complying with the pricing requirement of $\geq 33.7\%$ has not been corrected. It makes the evaluation process incomplete.

In conclusion, all the Tender Price Documents which were examined to be found not complying with this pricing requirement of $\geq 33.7\%$ and no corrections have been made are, by the contextual approach of interpretation of Item 3 and Item 3.1 of Annex B and SCT2 to be non-conforming tenders. This examination and correction measure is a requisite part of the tender evaluation process. The tender evaluation process is a pre-requisite of consideration of invalidation. Thus those examined tenders which had not been corrected to comply with this tender requirement remained as non-conforming tenders. (Contrary to para. 14 of the Judgment 'Unless and until a tender that otherwise complies with all the requirements is invalidated through the exercise of the discretion, it remains a valid or conforming tender.')

For the reasons that this examination and correction process is a predecessor process of the invalidation process the presentation of those tenders which had been examined but not corrected to the Central Tender Board established the fact that non-conforming tenders and conforming tenders were considered alike.

In respect of invalidation, the question of whether not to invalidate the non-conforming tenders is justified is beyond the realm of a contextual approach of reading the tender conditions. It forms a separate issue.

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The local luxury residential market

Kam-hung Yu

Senior Managing Director

Valuation & Advisory Services, CB Richard Ellis

Simon Wong

Director

CBRE Research, CB Richard Ellis

The Hong Kong luxury residential market has undergone a number of distinct cycles since the Handover in 1997. Following the difficult period which the market underwent between 1998-2003, in which the luxury residential sector was successively impacted by the eruption of Asia financial crisis, implosion of the dot.com bubble and the outbreak of SARs commencing in year-end 2003. The emergence of

With the outbreak of SARS in early 2003, the luxury property market index reached a ten-year low. The Bel-Air project launching by coincidence in this period, recorded an average transaction price of \$4,500 per sq ft. The property's weak price initial performance being symptomatic of discouraging the market sentiment surrounding the luxury property market at the time.



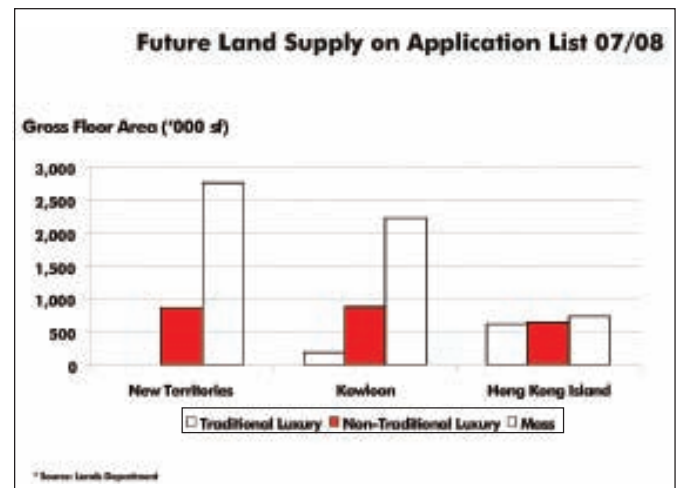
The property market finally rebounded in year-end 2003. The introduction of Individual Visit Scheme under CEPA between the Mainland and Hong Kong Government made the largest single contribution to the local economy. In the meantime, the implementation of the "High Land Cost Policy" of the Hong Kong Government, using the application list system to maintain land values at a premium level, strategically marched the local

closer cooperation between the Mainland and Hong Kong governments ushered the local economy into a period of buoyant economic growth. The strong growth of both leasing and purchasing luxury residential units and the continuous shortage of supply of high-end units stimulated the appreciation of the prices against luxury premises. In particular, luxury residential properties in non-traditional areas like the New Territories witnessed the most dramatic appreciation.

property market back to the path of stronger growth.

During the five difficult years, the land banks of developers were greatly reduced due to their hesitation in entering the land market. However, many developers were compelled to acquire more sites to replenish their land banks after the economic upturn since 2004. The phenomenon eventually led to a fierce competition in land auctions and pushed up land prices. Despite the hike of U.S. interest rates in 2005-

In early 1997, prices of residential properties reached peak before experiencing a sharp decline caused by the Asian financial crisis in the second half of the year. In mid-1998, there was a slight-recovery in the luxury sector due to some speculative investment activities. However, the unfavorable economic situation clouded the market for both investors and end users. In 2000, the dot.com bubble burst further weakened the confidence of investors; both the local stock market and property market continued to retreat gradually in the following two years. In April 2002, Tai Cheung Holdings acquired a luxury residential site at Cape Road for \$3,300 per sq ft, a very low price, considering the completed project to be sold for \$12,775 per sq ft in September 2005.





2006, which pushed up the prime rate to 8% in March 2006, the impact of interest rate uncertainty was fairly minimal on the luxury property sector as buyers were generally positioned to afford the uptick in interest rates. The latest Land Application List shows the vast majority of residential sites on the List still fall into the mass residential category, while developers have limited choices with respect to luxury sites within the traditional high-end residential districts. There is only one luxury site at Borrett Road in the Mid-Levels providing over 550,000 sq ft of new supply, comprises the bulk of what is presently available. Given the limited sites available on the Application List, fierce competition can be expected to erupt once these luxury sites are triggered for auction. As a result, various developers are preparing to replenish luxury land banks through redevelopment projects as their chief alternative course of action.

Since the economic boom of 2006 and especially the tremendous run-up in the local stock market; several notable mainland companies launched IPOs in Hong Kong. The wealth creation effects resulting from the positive performance of the stock market, a stronger influx of Mainland buyers, and the appreciation of Renminbi have all helped to create the solid demand for luxury houses and condominiums in Hong Kong

Taking all these favorable elements, we believe the local luxury residential market will continue to perform well in the remaining months of 2007. There is still room for further upward growth of residential prices because the existing average price of luxury premises is still 23% lower than that was in 1997.

Stimulated by the record land sale of the Mount Kellett Road site in December 2006, the average price of the luxury properties located on the Hong Kong Island has surged 27%. Recently, Nam Fung acquired an existing building at No.11 Coombe Road for over \$550 million or \$27,500 per sq ft, for redevelopment purpose. These fairly aggressive market moves further excited the market sentiment.

Taking considerations of the recent strong pricing performance of luxury residential properties in New Territories, we believe the luxury premises situated in non-traditional districts will attract growing interest. According to the land

auction of two sites at Pak Shek Kok in March 2007, some major players have placed significant hopes on this emerged market segment. The prices of large residential units in the New Territories have started to show a tremendous growth in the second quarter of 2007, rising 37% since March. In the meantime, residential prices in Kowloon and Hong Kong Island have registered a growth of 10% and 22% respectively. The luxury residential sector in the New Territories has sizably outperformed. According to the government auction of two Tuen Mun sites on 29 May, the sites were sold at 64% or 49% higher than the original reserve prices. These auction results would definitely stimulate the luxury residential sentiment in the New Territories.



The supply of new luxury residential units in the New Territories has increased gradually each year, rising from 203 units in 2003, to 371 units in 2006. The uprising supply pattern reflects that the luxury residential market of the New Territories has become a fast growing segment in the property market.

The shortage of new luxury properties within the traditional districts compelled a portion of demands to non-traditional areas. New completions of luxury units in non-traditional districts will outstrip those in the traditional areas in 2007 and 2008. Looking forward, over 1,500 luxury units in non-traditional districts will be built over the next two years, which will be about three times as many as those located in the traditional districts. However, we believe that no excess supply will emerge in non-traditional districts, if the local economy and stock market remains on an even keel.



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

Tony Wan
GPD CPD Convenor

This CPD event was presented by Phemey Pon of Cent-away Limited on 28 May. Around 140 attendees attended the event that night. Founding President of HKIS, Kan Fook Yee was invited to present the souvenir to the guest speaker.



Legal update - Chinese customary trusts - Tsos/Tongs and related issues

Tony Wan
GPD CPD Convenor

Another successful CPD event was conducted on 6 June by Louie Chan and Lawrence Pang. The two speakers first gave us a brief introduction of Tso and Tong and then shared with the audience their views on two relevant recent court cases. The CPD attracted over 120 attendees.



Briefing on Building Management (Amendment) Ordinance 2007

Alan Wong
PFMD CPD Convenor

On 15 June, Assistant Director of Home Affairs of HKSARG Angelina Cheung, gave us a very informative speech on the Building Management (Amendment) Ordinance 2007. These amendments covered widely and included the amended procedure of Owners Corporation formation, proxy arrangement, procurement procedure so on and so forth.





Dispute Resolution and Liquidation in the construction industry

Joanna Kwok
YSG Committee Member



On 21 June, a CPD organized by the Young Surveyors Group on Dispute Resolution and Liquidation in the Construction Industry took place in the Surveyors Learning Centre. Three solicitors from Richards Butler's Litigation Practice Group had been invited. They were Kevin Bowers, KM Liew and Lynn Lee. They are all practicing lawyers whose principal practice is commercial / insurance litigation, commercial / construction dispute resolution, and commercial liquidation respectively.

First of all, Kevin discussed with the underlying reasons for claims and the different types of claims. He then went on to talk about professional indemnity issue relating to surveyors and compared the requirements in HK with UK. It is illustrated that a good relationship with clients would bring jobs and save much money.



Next, another speaker, KM showed the steps in construction dispute resolution in HK and the common dispute resolution solutions. He carried on to share with the audience specific construction claims, including the controversy pay when/if paid clause, with some case studies.

Our last speaker, Lynn, then talked about liquidation and particularly provisional liquidation in the construction industry. The role, functions and powers of the provisional liquidators were discussed in details.

We would like to express our heartfelt gratitude to the speakers for giving us such an inspiring and informative presentation. All the participants were satisfied after the fruitful seminar.





Incentives to improve the energy efficiency of existing buildings: the key issues

Edwin Tang
Immediate Past Chairman
Building Surveying Division

On 27 July, Stephen Boniface, the Chair of Building Surveying Faculty of the RICS spoke on incentives to improve energy efficiency of existing buildings.

In UK, buildings emit 45% of the total CO2 and 27% is from domestic properties. To achieve a low carbon environment, we must maximize the use of quality daylight, minimize the need for air conditioning and optimize the passive aspects of construction materials. In order to improve the performance of existing buildings in particular, UK government is introducing energy saving measures in three key areas: Energy Performance Certificates (EPCs) & Display Energy Certificates, Boilers and A/C System.

However, Stephen doubted the effectiveness of the EPCs system and wondered if energy efficiency was the main



issue. For example, replacing a heat-leaking window may reduce carbon emission but how about the carbon emission arising from the production of the new window? How about turning off the lighting for signboard and shopfront at the night? He also highlighted that there were simple but cost effective measures to save energy, e.g. drought proofing, loft and cavity wall insulation.

It is necessary to educate the public, to introduce financial incentives, to have research on scientific data, to use sustainable materials in a sustainable manner (e.g. use local materials to reduce transportation), etc.



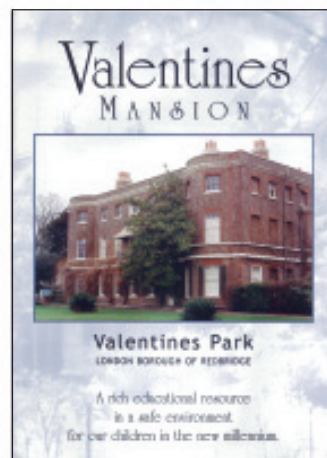
Asia Cultural Co-operation Forum (ACCF) 2007

Edwin Tang
Immediate Past Chairman
Building Surveying Division

The Forum was organized by Home Affairs Bureau and the theme this year was 'Culture Coming Home'. There are four thematic programmes at the Open Forum, namely 'World Creativity Summit - Launch and Public Dialogues', 'Living Urban Heritage', 'Culture Core Values and Chinese Modernity' and 'Popular Culture'.

HKIS is one of the co-organisers on the 'Living Urban Heritage' Forum. Members should visit the website (<http://www.accfhk.org/>) to see the presentations with transcripts, which are very informative. Stephen Boniface, the Chair of Building Surveying Faculty of the RICS, was one of the speakers. His presentation was

titled "Heritage Works or Does It?", which included an interesting case on Valentines Mansion built in 1771.



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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				
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
	29	BS Conference 2007 Future Development in Hong Kong - Foresight, Innovation & Sustainability	HKIS / BSD	Auditorium of the Hong Kong Science & Technology Parks, Shatin, NT, Hong Kong SAR
Oct	11	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
	12	LSD Annual Dinner	HKIS / LSD	Hong Kong Jockey Club
	13	HKIS Annual Conference 2007 Surveyors in Heritage - Preserving and Adding Value	HKIS	JW Marriott, Hong Kong SAR
	26	Surveyors Happy Hour	HKIS	Library, HKIS
Nov	08	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
	15	LSD Annual General Meeting PFM Conference 2007	HKIS / LSD HKIS / PFMD	SLC, HKIS Sheraton Hotel, Hong Kong SAR
	20	HKIS Annual Dinner	HKIS	Grand Hyatt, Hong Kong SAR
	22	HKIS General Council Meeting	HKIS	Board Room, HKIS
Dec	30	Surveyors Happy Hour	HKIS	Library, HKIS
	12	HKIS Annual General Meeting	HKIS	SLC, 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.

CII-HK Conference 2007 Never Safe Enough: A Wider Look at Construction Safety and Health



As a construction industry and as a community, we cannot take pride in our many dramatic buildings and world class infrastructure in Hong Kong if the cost is measured in terms of lives, injuries and broken families. Despite the steady improvement in site safety over the years, the accident rate for local construction is still far from satisfactory when compared with other developed countries and cities.

For details, please visit
http://www.acad.polyu.edu.hk/~bsdchan/Conference_Flyer_5_1st_Flyer_FINAL.pdf

The CII-HK Conference 2007 aims to explore a wide variety of avenues within the construction procurement and engineering processes that can contribute to the elimination of unacceptable safety and health risks. Innovative ideas, sophisticated thinking and a commitment to implement are necessary ingredients to protect those who build our city.



9am to 5pm ■ 20 Nov 2007 (Tuesday) ■ Sheraton Hong Kong Hotel and Towers
Tsim Sha Tsui, Kowloon, Hong Kong



CPD/HKIS/2007091 (7 CPD Hours)

HKIS Annual Conference 2007

Surveyors in Heritage *- Preserving and Adding Value*

- understanding heritage
- adopting a unified approach in implementation
- maximizing opportunities for inclusion and involvement
- taking stocks and classification
- heritage economics and valuation techniques; aesthetic, historic, scientific and social values
- capacity building
- implementation; knowing what is important; what can be given up; trade-offs

Saturday 13 October 2007
JW Marriott Hotel Hong Kong
Pacific Place
88 Queensway
Hong Kong

Guest-of-Honour

Mrs Carrie Lam JP
Secretary for Development
Hong Kong Special Administrative Region Government

For enquiries, please email coody@hkis.org.hk or call the Secretariat on 2526 3679.
For details, please visit <http://www.hkis.org.hk/hkis/html/ac2007/>