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# SURVEYORS

測量師時代  
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## Ever new

## 萬古常青

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## From the Editor 編者話

By the time this newsletter goes to printing, the Building Surveyors Conference 2007 *Future Development in HK - Foresight, Innovation and Sustainability* should have been successfully held at the newly opened Science Park Auditorium. On 13 October we will have the HKIS Conference *Surveyors in Heritage - Preserving and Adding Value* and, on 15 November, the PFMD will organize a conference on *Asset Management in Real Estate : Strategic or Tactical*. I believe listening to and engaging with so many highly respected speakers will certainly address many of the major and current issues affecting professional surveyors as well as the wider business world in HKSAR and the region. Fellow members please do not miss the opportunities.

Members may notice that there are several advertisements on Divisional AGM in this issue. The AGM of HKIS is scheduled for 12 December. The necessary paperwork concerning notice of meeting and nominations for election of officers will be sent out in due course. I would appeal to all members who are interested in helping with the work of our council and committees to stand for the posts and make contribution to the Institute.

Ben W H Chong

email : bwhchong@hkis.org.hk

本刊赴印時，學會「建築測量組」於9月29日在新落成的香港科學園會議廳舉行的2007年學術會議已經圓滿結束。這個會議主要談到香港未來發展的前瞻和持續性*Future Development in HK - Foresight, Innovation and Sustainability*。10月13日是「香港測量師學會」的週年學術會議，今年的主題是有關測量師與保育發展*Surveyors in Heritage - Preserving and Adding Value*。11月15日是「物業設施管理組」的第一屆學術會議，題目理所當然地是與物業設施管理有關*Asset Management in Real Estate : Strategic or Tactical*。各位會員若能出席參與這幾項活動，一定感到內容的多樣化，從不同層面與各著名講者探討多項與測量師切身有關的議題，實在難得，肯定擴寬我們視野。我希望大家把握良機。

本期的「測量師時代」刊登了好幾個組別的週年會議日期。學會的週年會議則定於12月12日舉行，所有與學會週年會議有關的通告及程序文件正在準備中，我們將按時把通訊寄給所有會員。在這，我呼籲各有志服務學會的會員報名參與，為推進會務作出貢獻。

莊永康

電郵 : bwhchong@hkis.org.hk



## Ever new

The Institute hosted two forums on HKSAR constitutional development this month, one on 3 September when Secretary for Constitutional Development and Mainland Affairs Stephen Lam came to the Joint Institute Forum. We heard his presentation on Government intentions and also views expressed by professionals from the institutes. On 7 September, the Chief Secretary for Administration Henry Tang came to the Forum organized by the HKCPS, accompanied by Secretary for Constitutional Development and Mainland Affairs Stephen Lam and Secretary for Financial Services and Treasury Professor KC Chan. Incidentally, a delegation from the United Front Work Department of the CCP Central Committee also visited us and sought views on local constitutional development. More details can be found from pages 7 to 11. As a responsible citizen, we have an obligation to put forth our views, please do so.

Legislative Council Subcommittee on the West Kowloon Cultural District Development has written to us, again seeking our views on the Government Report released to public on 12 September. More details can be found on page 15 and, again, we should spare no efforts in putting forward our views as responsible surveyors.

On 22 September, I was in Hangzhou attending a joint seminar called "Sustainable Building Hangzhou 2007" and I presented a paper on "how flexibility in design can help to build outstanding buildings", a very interesting one. Please watch out for a fuller story which the Editor may cover in the next issue.

Raymond Chan  
President

# 萬古常青

這個月，我們先後安排了兩個研討會。9月3日的是連同幾個學會舉辦的。當天，政制及內地事務局局長林瑞麟代表政府，詳細介紹政制改革的諮詢文件。9月7日的是由香港專業聯盟主辦。出席的是政務司司長唐英年，陪同他的還有政制及內地事務局局長林瑞麟和財經事務局局長陳家強。兩次研討會的討論都非常熱烈，大家都把個人或是所代表的學會意見表達出來。中央統戰部的代表亦遠道來訪，主要也是聽取測量專業界對香港未來政制改革的意見。就這個課題，較詳細的資料可以從第7到11頁找到。作為一個負責任的市民，我們應該說出自己的想法，請大家向有關的政府部門直接反映。

立法會西九龍文娛藝術區委員會來信，希望學會對政府在9月12日所公佈的報告作出回應。有關的資料可以在15頁找到；我們一定會深入研究報告的內容並向委員會提出看法和建議。

9月22日我參與了一個在杭州舉行的研討會，題為：彈性設計概念如何幫助物業成功。這是一個非常重要的題目，因為書馬上要印刷，請留意編輯下一期的詳細報道。

陳旭明  
會長

**HKIS Annual Conference**  
**Surveyors in Heritage – Preserving and Adding Value**  
**Saturday 13 October 2007**

Opening

- |      |  |
|------|--|
| 0830 | Registration   |
| 0900 | Opening Speech: Raymond Chan, President, HKIS                      |
| 0915 | Guest of Honour: Mrs Carrie Lam, Secretary for Development, HKSARG |

Putting Heritage at the Heart of Planning and Development

- |      |   |
|------|---|
| 0930 | <b>Heritage Conservation and Management – the Australian Experience</b><br>Professor Sharon Sullivan, former Executive Director, Australian Heritage Commission |
| 1015 | <b>Sustaining Heritage in the UK – the Lottery Renaissance</b><br>Judith Cligman, Director of Policy and Research, Heritage Lottery Fund<br>United Kingdom      |
| 1100 | Break   |
| 1115 | <b>Surveyors in Heritage</b><br>Michael Price, Chairman, HKIS Heritage Working Group  |
| 1200 | Panel Discussion  |

- |      |       |
|------|-------|
| 1230 | Lunch |
|------|-------|

Preserving and Adding Value

- |      |   |
|------|---|
| 1400 | <b>Hong Kong Experience: The 4Rs Approach of the URA</b><br>Billy Lam Chung Lun, Managing Director, Urban Renewal Authority, HKSAR  |
| 1440 | <b>Capacity Building in Heritage Management</b><br>Geoffrey Read, Consultant, Urban Development Unit, East Asia and the Pacific Region (EASUR), World Bank                        |
| 1520 | <b>3D Surveying in Heritage Conservation</b><br>Dominic Siu, Chief Land Surveyor, Civil Engineering and Development Department, HKSARG  |
| 1545 | Break   |
| 1600 | <b>Heritage Economics</b><br>Andrew Ness, Executive Director of CBRE Research, Asia<br>Kam-hung Yu, Executive Director of Valuation & Advisory Services, Asia of CB Richard Ellis |
| 1630 | Panel Discussion  |
| 1700 | Close   |



CPD/HKIS/2007091 (7 CPD Hours)

## Hong Kong Institute of Surveyors Annual Conference 2007

# *Surveyors in Heritage - Preserving and Adding Value*

Although we are a modern and well-developed city, heritage and conservation is a relatively young topic in Hong Kong. As a professional institute encompassing expertise in planning and development, valuation, land management, geomatics, project management and facilities management, the Hong Kong Institute of Surveyors advocates a co-ordinated approach, and is committed to devising a robust framework for recording, funding and management of heritage. The conference aims to understand heritage, identify stakeholders and issues, investigate heritage economics and valuation methods, share experience with overseas speakers, with a view to putting heritage at the heart of planning and development, and devising an implementation framework suitable to the local environment.

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

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

### Supporting organizations



HKCA  
香港建造商會



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Royal Institution  
of Chartered  
Surveyors

## Constitutional Development

### *Preamble*

During the election campaign in March, the Chief Executive made it clear that he would endeavour to take forward discussions within the community on the issue of implementing universal suffrage, with a view to coming up with a solution within the third term Government of the Hong Kong Special Administrative Region.

The Basic Law has set universal suffrage as the ultimate aim for the constitutional development of Hong Kong. It also represents the common aspiration shared by the Central Authorities, the HKSAR Government and the public. The HKSAR Government appreciates the hopes of the community for universal suffrage to be attained and has pledged to adopt an earnest and open attitude in listening to the views of all sectors of the community on the issues relating to universal suffrage. Government hopes that different sectors of the community can build on common ground and accommodate mutual differences, so as to achieve consensus for implementing universal suffrage in Hong Kong.

The Constitutional and Mainland Affairs Bureau published the **Green Paper on Constitutional Development** on 11 July 2007 to consult the public on the options, roadmap and timetable for implementing universal suffrage for electing the Chief Executive and forming the Legislative Council. The public consultation period will last for three months and will close on 10 October 2007. Following the end of public consultation period, Government will assess whether there is sufficient basis for consensus to emerge and will submit a report to the Central Authorities reflecting faithfully any mainstream views formed and other views expressed.

To provide Government with specific views you may have on the issues relating to universal suffrage, please email: [views@cmab-gpcd.gov.hk](mailto:views@cmab-gpcd.gov.hk).

### *Joint Institute Forum & HKCPS Forum*

The Institute has housed a joint institute open forum in the evening of Monday 3 September in the Surveyors Learning Centre. Representing the HKSAR Government has been Secretary for Constitutional and Mainland Affairs Stephen Lam. Representing the institutes have been

Donald Choi of HKIA, KK Ling of HKIP, Leslie Chen of HKILA, Francis Leung of HKIS. Legislative Councilor of the Functional Constituency the Honorable Patrick Lau delivered both the opening and closing speeches.

The Hong Kong Coalition of Professional Services has organized a Forum and the Institute is pleased to have housed that Forum in the Surveyors Learning Centre on Friday 7 September.

Government officials present included Chief Secretary for Administration the Hon Henry Tang, Secretary for Constitutional and Mainland Affairs Stephen Lam and Secretary for Financial Services and Treasury Professor KC Chan.

Leadership of the 10 member bodies of the HKCPS have also attended. They included Paul Chan, Marvin Cheung, Susanna Chiu, Stella Cho and Thomas Wong of the Hong Kong Institute of Certified Public Accountants; Ronald Lu, Dominic Lam, Anna Kwong, Alexander Lush and Donald Choi of the Hong Kong Institute of Architects; Andrew Mak of the Bar Association; George Lau of the Hong Kong Dental Association; Patrick Lau, Candy Lau and Vincent Luk of the Hong Kong Institute of Landscape Architects; Simon Ip, Lester Huang, Eric Cheung and Raymond Ho of the Hong Kong Law Society; Choi Kin, Chow Pak-chin and Tse Hung-hing of the Hong Kong Medical Association; Stanley Yip, Thomas Lee, Teresa Yung, Ling Kar-kan and David Tai of the Hong Kong Institute of Planners; Marco Wu, Stephen Liu, Raymond Chan, Sam Law, Rina Tsoi, Benson Lee and Francis Leung of the Hong Kong Institute of Surveyors.

### *Green Paper*

According to Secretary for Constitutional and Mainland Affairs Stephen Lam, the ultimate aim of electing the Chief Executive and for forming the Legislative Council by universal suffrage is prescribed by the Basic Law. Since the establishment of the HKSAR, Hong Kong's political structure has been developing in accordance with the provisions of the Basic Law and has been making progress towards the ultimate aim of universal suffrage in a gradual and orderly manner.

Mr Lam said that the HKSAR Government has published the Green Paper on Constitutional Development for consulting the public on the options, roadmap and timetable for implementing universal suffrage for the Chief Executive and the Legislative Council.



## Joint Institute



## Forum



In the process of attaining the ultimate aim of universal suffrage and in designing a model for implementing this, according to Mr Lam, Government must ensure that:

- The basic policies of the State regarding Hong Kong;
- The four principles on constitutional development under the Basic Law, viz meeting the interests of different sectors of society, facilitating the development of the capitalist economy, gradual and order progress, and developments being appropriate to the actual situation in the HKSAR; and
- The principles of universal and equal suffrage.

#### Options for electing the Chief Executive by universal suffrage

Any option must comply with the requirement of Article 45 of the Basic Law that "the Chief Executive shall be selected by universal suffrage upon nomination by a broadly representative nominating committee in accordance with democratic procedures".

#### composition and size of the nominating committee

- first type of options - constituted by less than 800 members
- second type of options - constituted by more than 800 members, for example, expanding the membership to 1200-1600.

#### method of nomination - number of candidates

- first type of options - 10 candidates or more
- second type of options - 8 candidates at most
- third type of options - 2 to 4 at most

#### method of universal suffrage election after nomination

- one person one vote by all registered voters

#### roadmap and timetable

- first type of options - forming the nominating committee directly in 2012 to attain universal suffrage
- second type of options - going through a transitional phase and attaining universal suffrage in 2017
- third type of options - going through a transitional phase and attaining universal suffrage after 2017

#### Options for forming the Legislative Council by universal suffrage

- first type of options - replacing functional constituency seats with district-based seats returned through direct election
- second type of options - retaining functional constituency seats, but changing the electoral method, for example, candidates to be nominated by functional constituencies, but elected by registered voters
- third type of options - increasing the number of seats representing District Councils in the Legislative Council
- attaining universal suffrage for the Legislative Council in phases

#### Roadmap and timetable

- first type of options - attaining universal suffrage in one go in 2012
- second type of options - attaining universal suffrage in phases in 2016
- third type of options - attaining universal suffrage in phases after 2016

Participants at the Forum have been active in asking the Secretary to consider views put forward and the Secretary in return has agreed to keep the dialogue going and hope to see, in the course of time, a policy that is in the best interests of the people of the HKSAR.

## HKCPS Forum



## 北京海外聯誼會 Beijing Overseas Friendship Association

9月5日, 中共中央統戰部「北京海外聯誼會」馬堅秘書長率領3人代表團來訪學會。會長陳旭明, 土地測量組資深會員陳漢鋌, 規劃及發展組主席曾正麟, 工料測量組主席關天智代表學會做了接待工作。

代表團來訪目的是聽取得學會對香港政治環境的看法。馬堅秘書長提到他正在撰寫的研調報告, 表示非常希望取得學會的意見。會長陳旭明答應支持這項工作, 將向學會「理事會」發出問卷通告, 鼓勵他們發表具代表性的意見, 並答應於月杪作出書面報告。收集意見的工作由本刊責任編輯負責, 報告所囊括的所發表意見一律不具名。

會後, 學會設午宴款待代表團。



### 背景資料

中央統戰部 **The United Front Work Department of CCP Central Committee** 是中共中央主管統一戰線工作的職能部門。五十年代初, 中共中央就為統戰部門確定了「瞭解情況, 掌握政策, 調整關係, 安排人事」的基本職能。進入以經濟建設為中心的新的歷史時期後, 愛國統一戰線得到了進一步鞏固和發展, 統戰部門的基本職能內涵加深了, 內容更加豐富。中央統戰部的主要職責是:

- 調查研究統一戰線的理論和重大的方針政策, 組織貫徹執行中共中央關於統一戰線的方針、政策; 向中央反映情況, 提出開展統戰工作的意見和建議。
- 負責聯繫各民主黨派和無黨派代表人士, 及時通報情況, 反映他們的意見和建議; 研究、貫徹黨領導的多黨合作和政治協商制度及對民主黨派的方針、政策; 落實中央關於發揮民主黨派、無黨派人士參政議政和民主監督作用的工作; 支持、幫助各民主黨派強自身建設。
- 負責調查研究、協調檢查有關民族、宗教工作的重大方針、政策問題; 聯繫少數民族和宗教界的代表人物; 協助有關部門做好少數民族幹部的培養和舉薦工作; 協同有關部門與達賴集團等國內外敵

對勢力分裂祖國的活動進行鬥爭。

- 負責開展以祖國統一為重點的海外統戰工作; 聯繫海外有關社團及代表人士; 做好臺胞、台屬的有關工作。
- 負責黨外人士的安排, 會同有關部門做好培養、選拔、推薦黨外人士的工作。
- 負責聯繫全國工商聯, 聯繫港、澳、台及海外工商社團和代表人士。調查、研究並反映我國非公有制經濟代表人物的情況, 協調關係, 提出政策建議。
- 調查研究黨外知識分子的情況, 反映意見, 協調關係, 提出政策建議; 聯繫黨外知識分子的代表人物。
- 負責開展海內外統一戰線的宣傳工作。
- 負責指導地方黨委統戰工作和統戰部門負責人的培訓工作, 協調政府各有關部門的統戰工作; 代管全國台聯、黃埔同學會、歐美同學會、和平統一促進會等有關社會團體的工作。
- 完成中共中央交辦的其他任務。

## Saleable Area

In the 17 July LegCo Panel on Housing meeting, Acting Permanent Secretary Mary Chow pointed out that a clear definition of SA is prescribed in the Consent Scheme and the definition has always been adopted in REDA guidelines for compliance by its members. To enhance protection for property buyers, it is necessary to strengthen transparency of SA of each individual unit and to educate consumers on how to differentiate between SA and GFA. She added that SA is clearly stated in the Agreement for Sale and Purchase (ASP) and the information should enable property buyers to know the floor area of individual units and that in the case of SA, the full thickness of external walls will be included in the calculation of CA in the HKIS proposal.

Representing the Hong Kong Institute of Surveyors at that meeting has been the President, Raymond Chan, who was affirmative on the Administration's comment on CA and explained that such a method of measurement is necessary to ensure building quality because external walls and internal partitions are included in the approved plot ratio of a site, therefore, taken into account in calculating the land premium concerned. Mr Chan added that if internal partitions and external walls are excluded from the measurement of SA/CA of the flats and hence also from the calculation of their prices, there may exist a temptation to build thin walls for flats.

Meanwhile, Stewart Leung of REDA pointed out that the floor area of a unit, including its various components, is calculated by architects and surveyors, not developers. The calculation method is certified and when problems arise, property buyers can take legal action. Mr Leung is of the opinion that the SA of a flat includes only areas exclusively for the use of the owner, disclosure of SA of each individual unit in the sales brochures concerned would already suffice to enable buyers to clearly understand what they are buying.

Legislator Abraham Shek pointed out that the HKIS proposal is not well-thought out and may even have adverse implications on the second hand market, he went as far as saying it was not necessary for the HKIS to review the SA of flats.

In reply to a question from legislator Albert Ho on overseas practices in the calculation of SA, the President replied that in most overseas countries, only the internal floor area would be used in describing areas for sale. The problem in Hong Kong can be related to the calculation of

SC under which the external wall and its full thickness included. As such, if the calculation of SC in Hong Kong is to be amended to exclude the external wall, the calculation of SC which affects the land premium and hence BO which in turn stipulates how SC should be calculated, may need to be amended to reflect the changes and their impacts on the land premium and in turn flat prices.

Chairperson of the HKIS General Practice Division Serena Lau, who was also present at the Panel meeting, said that while there is room for improving the calculation of SA, surveying professionals have a clear understanding on SA and there are established practices in the calculation, the Institute aims at simplifying the calculation of SA to enable flat buyers to have a better understanding before making the purchase. She added that the Institute is aware of the need to ensure smooth transition in implementing the proposal and avoid confusions, however, concepts of CA and AA may not tally with terminology relating to floor area adopted in the database on secondary market properties maintained by the Rating and Valuation Department. Ms Lau assured the Panel that the Institute is mindful of the need to co-ordinate with relevant Government departments in ensuring consistency of technical details involved.

In response to a question from legislator Chan Kam-lam on how the Institute's proposal can provide property buyers with a clearer picture when REDA and HKIS have yet to reach a consensus, the President clarified that since the CA of a unit is capable of full normal occupation, it only comprises the floor area exclusively allocated to that unit and excludes common areas such as staircases, lift shafts, lobbies and communal toilets so on and so forth which should be reflected in the GFA.

The President further explained that CA is based on the definition of SA in the existing Code by adding clarifications and ensuring consistency with relevant calculation practices of floor area as appropriate. Since common areas will be excluded from the calculation of CA but some common areas, such as clubhouse, are indeed for the use and enjoyment of residents, there is a need to specify the GFA of a unit in the sales brochure where such areas are included in the calculation of GFA to ensure that details concerning a unit are complete. The President explained that there is a need to review GFA.

The President concluded by saying the calculation of both CA and AA as proposed by the Institute do not include common areas, he added that while GFA of a unit covers the three components, it is necessary to examine in detail

and reach a consensus on the method for apportioning common areas. Mr Chan confirmed that at present there is no agreed definition on GFA, not even among architects and he hopes the Institute's review on GFA and proposal, if any, will bring about improvement in this area.

Noting that relevant stakeholders would continue to discuss improvements on the definition and calculation of GFA and SA, Chairman of the Panel Lee Wing-tat said that the Panel would revisit the subject with relevant parties when there were new developments.

## CII-HK Conference 2007 Technical Committee

President Raymond Chan has accepted an invitation by Professor Albert Chan, Chairman of Technical Committee of the CII-HK Conference 2007 on Construction Safety and Health to become a member of the Conference Technical Committee.

The Technical Committee is to ensure that all papers submitted to the Conference and included in the conference proceedings meet the stipulated quality standards based on sound professional judgment together with standard assessment criteria as set out by the Technical Committee.

The CII-HK Conference 2007 aims at exploring 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. The Conference will be held on Tuesday 20 November in the Sheraton Hong Kong Hotel, Kowloon; please visit [www.ciihk.org.hk/conference\\_2007](http://www.ciihk.org.hk/conference_2007) for more details.

## President joins BPF annual dinner

On 12 September, President Raymond Chan has represented the Institute at the Annual Dinner of the Business and Professionals Federation of Hong Kong when Financial Secretary John Tsang was present.

The Business and Professionals Federation of Hong Kong (BPF) is a membership organization. Members are business and professional people who share the common goal of stability and prosperity for Hong Kong. Many members

serve on government advisory committees and councils.

With support from major business corporations, professional bodies and academic institutions, BPF conducts research in order to influence public policy makers in the formulation of strategies for improving the well-being of the Hong Kong community as a whole. BPF is not a political party. It actively encourages participation by the business and professional sectors in matters of public interest.

The President of the BPF is the Honorable Sir David Akers Jones.

## President joins Mei Ho House Jury Panel

On 10 September, President Raymond Chan has joined the Mei Ho House Competition Jury Panel meeting at the Housing Authority Headquarters in Homantin. Also present at the meeting were Ronald Lu, Lo Wai Kwok, Stanley Yip, Edward Ho, Tam Kwok Kiu, Wong Kam Sing, Chan Kit-yang from the other supporting organizations.

At the meeting, members of the Jury Panel were introduced to the Professional Advisor, Tsang Man Bui; elected the Jury Chairperson; vetted the Entries and picked the winners for both the Professional Group and Open Group. There were a total of 13 entries and 34 entries respectively.

## Policy Address consultation

On 30 August, Stephen Liu, HKIS representative on the Hong Kong Coalition of Professional Services Board has represented the Institute at the meeting in the Central Government Offices on Lower Albert Road. The meeting was chaired by Financial Secretary John Tsang.

The following points have been put forward during the consultation session:

- There has been some improvement in the work load for professional surveying firms in general. However, a great proportion of the works are from the Mainland, Macau, South-east Asia and the Middle East; the works in Hong Kong in fact have not been increased. Government should take a more positive step to boost infrastructure and building works expenditure in Hong

Kong in order to have a more balanced market for Hong Kong professional firms.

- Due to better market conditions, there have not been sufficient resources in the market especially for new graduates. Government should allocate more resources to the universities in training up under-graduates and permit Mainland students to stay and work in Hong Kong after graduation from the local universities. A flexible approach and simplification of the application procedure for import of expert professionals into Hong Kong to ease the pressure of under-resources situation in Hong Kong have been called for.
- Under the CEPA agreement, reciprocity agreements with the Mainland counterpart for various surveying disciplines will be ended soon. The Institute is keen to extend or have new agreements signed; however, counterparts are not too interested. Government is asked to request the MOC to continue this arrangement.
- The new Development Bureau has been urged to have more and earlier consultations with the Institute on all land matters and policy setting especially for new developments, preservation and conservation of cultural buildings to achieve better co-operation between the private sector and Government.

## SVP goes to Changsha forum

Senior Vice President Yu Kam-hung and QSD Vice Chairman Stephen Lai will represent the Institute at the 2007 Mainland and Hong Kong Construction Industry Forum in November.



The Development Bureau is jointly organizing the Forum with Mainland Ministry of Construction for stakeholders of the construction industry in Hong Kong and on the Mainland.

Over the years, this annual event has become a focus, providing members of the industry a platform to share knowledge, experience and to build business networks.

The theme of the 2007 Forum is **Sustainable Urban Form: Planning and Development** 可持續發展城市形態：

規劃和發展 and will adopt an interactive discussion style to explore new ideas in pursuance of sustainable city development, drawing on experiences both at home and abroad. The Forum has scheduled these topics:

- Overall urban form and outlook (including architectural design and density)
- Planning and utilization of land and urban space
- Infrastructural facilities
- Conservation of land resources
- Conservation and preservation of natural resources and environment
- Heritage conservation
- Energy-saving, water-saving and materials-saving for buildings (including material renewal, re-cycling and re-use)
- Greening

The Institute is one of the co-organizers of this Forum in Changsha, the capital of Hunan Province and is a major economic and trading hub of the Pan Pearl River Delta Region. Driven by rapid economic growth recently, Hunan provides unprecedented business opportunities for urban development and infrastructure construction.

## Hung Hom District Study



To provide inputs to the Hung Hom District Study, a 2-Stage Public Engagement Programme is being carried out to collect public views on the enhancement of the Hung Hom harbour-front areas.

In December 2006, the Planning Department commissioned Urbis Limited in association with Ove Arup & Partners HK Ltd to undertake the Hung Hom District Study, and Centre of Architectural Research for Education, Elderly, Environment and Excellence Ltd (CARE) in association with Community Participation Unit of the Department of Architecture, Chinese University of Hong Kong and PlanArch Consultants Ltd to undertake the associated Public Engagement Programme.

The purpose of the Hung Hom District Study is to formulate a comprehensive district plan to guide the planning and design of the Hung Hom harbour-front areas with a view to creating an attractive, accessible and vibrant waterfront for public enjoyment and integrating the new de-



velopment areas with the adjoining waterfront districts and Hung Hom hinterland.

In the course of formulating the

district plan, Government pledged due regard will be given to the Town Planning Board's Vision Statement for the Victoria Harbour and the Harbour Planning Principles formulated by the HEC. The findings and recommendations of the Hung Hom District Study will serve as a basis for the revision of the relevant statutory Outline Zoning Plans and administrative town plans.

### Stage 1 Public Engagement Programme

Stage 1 of the PEP has been completed in February 2007. It mainly involved collecting views from relevant stakeholders and the public through site visit, brainstorming session and questionnaire survey as to their perception of the Study Area and visions on how to enhance the area. These views will serve as inputs to the Hung Hom District Study in formulating a District Plan for the area.

### Stage 2 Public Engagement Programme

Stage 2 of the PEP is now commenced. A Public Engagement Digest summarizing the proposed land use framework and enhancement proposals for the Study Area has been prepared to solicit public comments/suggestions. Other major activities include exhibition and public forum. The Institute has been invited to submit its views on the Study. Please visit [www.pland.gov.hk](http://www.pland.gov.hk) for more information. If you wish to put forward your views, please email [linda@hkis.org.hk](mailto:linda@hkis.org.hk).

## URA forum on street hawker bazaar

On 23 August, President Raymond Chan attended the Urban Renewal Authority forum on conservation of street hawker bazaar, with particular reference to the Peel Street/Graham Street Redevelopment Scheme Conservation. The URA welcomes further views from the Institute and if wish to put forward your views, please email [linda@hkis.org.hk](mailto:linda@hkis.org.hk).

## Cross sector competition law

President Raymond Chan has scheduled to meet Government appointed Arculli Fong & Ng with Gilbert Tobin on advice to be given to Government on a proposed competition law for Hong Kong, which would apply on an industry wide basis.

Subsequent to a formal publication consultation exercise in early 2007, Government is now preparing the draft legislation. As part of the process of further developing proposals for a competition law, the lawyer firm proposes to undertake an early round of informal consultations with key stakeholders in order to understand current views and concerns.

It is understood that as the project proceeds, Government plans to undertake further consultations with interested parties once the specific issues likely to be covered by a competition law have been more clearly defined, the time-frame is September onwards.

## President joins HKCPA/SCAA dinner

The President, Raymond Chan, has represented the Institute on 20 September at the Hong Kong Institute of Certified Public Accountants and the Society of Chinese Accountants and Auditors National Day Dinner in the Intercontinental.

The two accounting bodies had organized the dinner to celebrate the 58<sup>th</sup> anniversary of the founding of the People's Republic of China and to mark the 10<sup>th</sup> anniversary of the establishment of the Hong Kong SAR. Guest of honour that evening was Secretary for Financial Services and the Treasury Professor KC Chan SBS, JP.

## West Kowloon Cultural District

Chairman of the LegCo Subcommittee on West Kowloon Cultural District Development the Hon Alan Leong has invited the Institute to two meetings scheduled for 9 and 23 October to present oral views on the Recommendation Report of the Consultative Committee on the Core



## **Buildings Department**

### ***Revised Appendix A to PNAP 115***

The Building Authority (BA) has just revised Appendix A to Practice Note for Authorized Persons and Registered Structural Engineers 115 on Legislation and Publications affecting the Building Industry.  
Please visit the following link for details.

<http://www.bd.gov.hk/english/documents/pnap/Pnap115.pdf>

### ***Revised PNAP 34***

The Building Authority (BA) has just revised Practice Note for Authorized Persons and Registered Structural Engineers 34 on Emergency Situations Telephone Numbers for Use Outside Office Hours.  
Please visit the following link for details.

<http://www.bd.gov.hk/english/documents/pnap/Pnap034.pdf>

### ***Deletion of PNAP 149 and PNRC 18***

PNAP 149 and PNRC 18 (on The Safe Use of Cranes) are deleted due to obsolescence

[http://www.bd.gov.hk/english/documents/code/CL\\_Del\\_pnap149\\_pnrc18.pdf](http://www.bd.gov.hk/english/documents/code/CL_Del_pnap149_pnrc18.pdf)

[http://www.bd.gov.hk/chineseT/documents/code/CL\\_Del\\_pnap149\\_pnrc18c.pdf](http://www.bd.gov.hk/chineseT/documents/code/CL_Del_pnap149_pnrc18c.pdf)

are the direct links to the English and Chinese versions of the documents  
in the website of the Buildings Department (BD).

Reference to the two existing Codes of Practice on use of cranes issued by the Labour Department can be found in PNAP 115 (on Legislation and Publications Affecting the Building Industry).

### ***Issue of revised PNAP 272***

The Building Authority (BA) has just revised Practice Note for Authorized Persons and Registered Structural Engineers 272 on Re-engineering the Building Approval Process.  
Please visit the following link for details.

<http://www.bd.gov.hk/english/documents/pnap/Pnap272.pdf>

### ***Issue of revised PNAP 48***

The Building Authority (BA) has just revised Practice Note for Authorized Persons and Registered Structural Engineers 48 on Oil Storage Installations - Building (Oil Storage Installations) Regulations.  
Please visit the following link for details.

<http://www.bd.gov.hk/english/documents/pnap/Pnap048.pdf>

Arts and Cultural Facilities of the West Kowloon Cultural District which was released to the public on 12 September.

In April 2006, Government set up the Consultative Committee and three advisory groups under the Consultative Committee to re-examine and re-confirm the need for the Core Arts and Cultural Facilities for the WKCD as defined in the Invitation for Proposal issued in September 2003, as well as to re-examine the financial implications of developing and operating the facilities.

In its report, the Financial Matters Advisory Group which is responsible for considering the financial implications of developing and operating the Core Arts and Cultural Facilities had given in details a study on public private partnerships and private sector involvement in WKCD. The private sector involvement parameters that the Advisory Group felt prudent to be considered include:

- The expected level of market financial viability of construction and operation;
- The relationship between broad capital and operating cost - specifically, the need for a satisfactory level of capital and operating viability to be achieved for whole-life approaches;
- Existence of private sector players in the market with the right kind of experience and resources.

The Advisory Group Report also gave in details a study on the public sector comparator and the selection of private sector involvement scenarios. The Report said that the public sector comparator is calculated as the risk adjusted cost of public sector procurement practices but these practices do not necessarily represent the public sector undertaking all activities; indeed, it may include the private sector in contracting out some services including building design, building construction and amenities services. The Advisory Group had adopted two broad approaches for testing private sector procurement options - unpackaged and packaged - producing three scenarios of alternative procurement options. For the unpackaged procurement options, there are two sub-scenarios representing a lower level of risk transfer from the public to the private sector and another one which represents a higher level of risk transfer. For the packaged assessment exercise, the cultural facilities are combined with some communal facilities with commercial and residential development and there are 3 packages within this scenario.

The Recommendation Report of the Consultative Committee is available at <http://www.hab.gov.hk/wkcd/pe/eng/report.htm>. If you wish to put forward your views, please

email [linda@hkis.org.hk](mailto:linda@hkis.org.hk).

## HKIS Annual Conference 2007



Francis Leung, Vice President of the Institute and also chairman of the HKIS Annual Conference 2007 Organizing Committee, said in a meeting on Monday 17 September that good progress is being made.

The supporting organizations of the event include the Hong Kong Construction Association, the Hong Kong Institute of Architects, the Hong Kong Institution of Engineers, the Hong Kong Institute of Landscape Architects, the Hong Kong Institute of Planners, the Real Estate Developers Association of Hong Kong as well as the Royal Institution of Chartered Surveyors.

Major sponsors at the time of the meeting include the Hong Kong Housing Society, Urban Renewal Authority and the LINK Management Limited according to Mr Leung, and he is looking forward to many more.

Speakers at the Conference include Professor Sharon Sullivan who has worked and published extensively on cultural heritage management issues for three decades; Judith Cligman is Director of Research with the Heritage Lottery Fund in the United Kingdom; World Bank Consultant Geoffrey Read, civil engineer by profession, has spent his career working on urban development issues and programmes in a wide geographical spectrum, much of it in China. Local speakers include URA Managing Director Billy Lam, Chairman of the HKIS Heritage Working Group Mike Price and Chief Land Surveyor of the CEDD within the HKSARG Dominic Siu, Dominic has been Chairman of the HKIS Land Surveying Division 2004-2006 council years. Andrew Ness and Yu Kam-hung are both from CB Richard Ellis and they will be talking on Heritage Economics.

On the publicity side, the Organizing Committee is working in conjunction with the Heritage Working Group headed by Mike Price and a series of events has been planned to reinforce the role of the surveying profession in heritage conservation.

Guest of Honour at the Conference is Secretary for Development Carrie Lam JP.

## 廈門代表團來訪學會 Xiamen delegation

8月28日，廈門市監察局局長李偉建率領代表團來訪學會。現任副會長梁立基代表學會做了主要接待工作。前任會長張達棠，前任工料測量組主席鄭森興，前任青年組主席文志泉和現任工料測量組主席關天智列席該日會議的不同環節。



早上，文志泉詳細介紹學會工作內容和目標，以致學會在海內外的最新動向。張達棠談到專業守則。下午，梁立基和關天智具體談話內容圍繞招標方式、程序和評定標的調研。

廈門市代表團其他成員包括市監察局主任薛堅，市建設與管理局局長林德志，市建設與管理局調研員鄭宗興，市財政審核中心主任陳朝陽，市建設工程招標投標管理辦公室科長于德瓊，市建設工程交易中心科長張志鴻及市建設工程造價管理站站長鄒志洪和高級工程師黃權民。



市建設工程交易中心科長張志鴻及市建設工程造價管理站站長鄒志洪和高級工程師黃權民。



### 招標方式、招標程序及評定標

- 對政府投資建設項目承發包主要採用何種方式發包？
- 工程發包採用招標方式的，以公開招標為主或是以邀請招標為主？各種招標方式的優劣？
- 對承包商資格有何種要求？承包商承接工程的必要資格條件有哪些？
- 工程招標投標（承發包）採用何種方式確定中標單位？
- 香港政府投融資工程招標程序是怎樣的？
- 評標定標工作的程序是怎樣的？評定標時間一般要多長？在評審中是否對每一項目價格均進行評審？
- 對於最低投標價不授予合同承包商是否會投訴或提出異議？
- 對於廢標條款有否作具體規定？

### 商務標評審

- 政府投融資工程合同價款一般採用哪種方式？即採用固定總價、固定單價或可調合同？還是有其他合同價款方式？
- 招標文件中對材料設備選用品牌、型號、規格等內容有否作具體的要求，是選用一種品牌，還是選用多種品牌供投標人自行確定？
- 如何評審投標報價？如何界定投標價低於成本價而不予授予合同？
- 對於防止投標人惡意不平衡報價有何具體措施及評審方法？
- 政府投融資工程是否設標底，標底向投標人公開還是保密，標底在評審中起何具體的作用？
- 對於文明施工、安全施工、環境保護費計價有否作統一的要求，還是由投標人自行報價？
- 對於商務標評委資格認定方面有何具體條件及要求？
- 政府投融資工程如何選用測量師事務所？是採用招標還是直接委托？

### 技術標評審

- 技術標評審有何具體要求與規定？

測量師歡樂時光  
Surveyors happy hour

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



Surveyors Happy Hour in 2007 are on  
26 October, 30 November, 28 December

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



7 to 9 November 2007  
Changsha, Hunan

**2007 Mainland and Hong Kong Construction Industry Forum  
Sustainable Urban Forum: Planning and Development**

The Forum is jointly organized by Ministry of Construction and Development Bureau. It is one of the major events of the construction industry, providing members of the industry, both in Hong Kong and the Mainland, a platform to share knowledge and experience and to build business networks.

Distinguished industry leaders from Hong Kong and the Mainland have been invited to share their experience and vision on the subject theme and other distinguished panelists will join to explore new ideas in pursuance of sustainable city development, drawing on experiences in developments in Hong Kong, Mainland and overseas.

[Details of Forum](#)

<http://www.hkis.org.hk/hkis/html/upload/broadcast/MOC2007Details.pdf>

[Registration Form](#)

<http://www.hkis.org.hk/hkis/html/upload/broadcast/MOC2007RegistrationForm.pdf>

## IVSC releases 2007 edition of International Valuation Standards

The 2007 edition incorporates amendments made as a result of comments received on the 2005 edition and the various consultation papers that have been issued over the last two years. These include:

- A fundamental revision of **IVS 2 - Bases other than Market Value** - For the first time this defines a basis of value and how this is distinguished from a valuation method or any assumptions made about the condition or state of the asset being valued. It also recognizes that market value is not always the appropriate measure, defines alternative bases of value and gives guidance on when the use of these may be appropriate.
- Improvements to **GN8 - The Cost Approach for Financial Reporting** - Following the revision to IAS 16 in 2004 that specifically sanctioned the use of the depreciated replacement cost approach to value property plant and equipment when market evidence was not available, IVSC had received many queries on its correct application. The previous guidance has been re-

viewed and amendments made to clarify the principles that should be followed.

- Improvements to **IVA 2 - Valuation for Secured Lending** - This has been updated to reflect currently accepted best practice and to introduce guidance on the valuation requirements for establishing banking solvency ratios under Basle II.
- Introduction of **IVA 3 - Valuation of Public Sector Assets for Financial Reporting** - This has been developed to support the latest International Public Sector Accounting Standards (IPSAS). A new **Guidance Note - Valuation of Historic Property** has also been introduced.

Subsequent to the rapid development of IVS over the past seven years a number of inconsistencies had arisen between the presentation or detail of standards and guidance that had been developed at different times. The opportunity has been taken to undertake some housekeeping to eliminate these, and to remove some redundant references. For more details, please visit IVSC website - [www.ivsc.org](http://www.ivsc.org).

## Mandatory CPD

started on 1 June 2007

Update your CPD profile record regularly for mandatory checking in future

## Go e- for latest CPD news and log sheet

### Webmail Login

- 1) Go to [www.hkis.org.hk](http://www.hkis.org.hk)
- 2) Click "Webmail"
- 3) Enter your
  - a) User ID (choose one from: bs, gp, ls, pfm, pd, qs, then your HKIS number)
  - b) Password (the preset password is your birthday in yyyyymmdd; change this by all means when your first log in)

### CPD Log Sheet

Record your CPD attendance on a CPD Log sheet on-line:

- 1) Go to [www.hkis.org.hk](http://www.hkis.org.hk)
- 2) Click "Members Corner", then "CPD Profile"
- 3) Enter your Login Name, then Password
  - a) Login Name = HKIS number (e.g. Membership No. 3042, login name is 3042)
  - b) Preset password: see above
- 4) Click "Add Log"
- 5) Submit your event information as requested

Problems encountered with login, please contact [i\\_t@hkis.org.hk](mailto:i_t@hkis.org.hk)

# Summary of HKIS CPD / PQSL Events

06 Oct - 16 Nov 2007

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKER(S)	RAN BY
06 Oct	2007092	Technical Visit - KCRC Ho Tung Lau Property Development	2.5	Daniel Lam Ir Li Sun Kwok Thomas	BSD
13 Oct	2007091	HKIS Annual Conference: Surveyors in Heritage - Preserving and Adding Value	7	Please visit <a href="http://www.hkis.org.hk">www.hkis.org.hk</a>	HKIS
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
23 Oct	2007095	3D spatial data in Hong Kong	1.5	Koo Tak-ming	LSD
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
07 Nov	2007093	Real estate analysis: rationalizing human irrationality	1.5	Stephen Chung	QSD
16 Nov	2007094	An overview of the new HKSM4	1.5	Dr Paul HK Ho	QSD

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

For enquiries, please email [cpd@hkis.org.hk](mailto: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/BSD/2007092

### Technical Visit - KCRC Ho Tung Lau Property Development



Speakers	Daniel Lam FRICS, FHKIS, FHKI Arb, FCI Arb, RPS, AP, Director - Property, KCRC Ir Li Sun Kwok Thomas BEng(Hon), MBA, MHKIE, Property Construction Manager (Structural), KCRC		
Date & Time	9:15 am - noon Saturday 6 October 2007		
Assembly Place	Entrance lobby of KCRC House, 9 Lok King Street, Fo Tan, Shatin, New Territories.		
Details	<p>The Ho Tung Lau Property Development is a Joint Venture project between the Kowloon-Canton Railway Corporation (the KCRC) and Full Fair Limited, a subsidiary of Sino Land Company Ltd.</p> <p>This 2.67 hectare project is a residential/commercial development, providing 122,900 square metres of gross floor area. Ten 37 to 40 - storey residential towers, providing approximately 1,375 residential units, sitting on top of a two-level podium are being built over a KCR maintenance centre and a live railway track, the Racecourse line.</p> <p>This project involves highly complicated construction process, as works are involving construction built across the railway track. Apart from the normal attention on architectural and engineering design, quality, durability and future maintenance, this project specifically demands detail and careful work planning, as well as stringent requirements on site safety to avoid any possible adverse impact on the operation of the heavily scheduled train running. Other key features include long span structure and structural transfer system to cater for different spanning requirement of the residential portion and the railway track space underneath.</p> <p>This Ho Tung Lau property development project serves as a typical example of KCRC's property development projects, which tie successfully the railway operation together with housing which would be able to bring significant patronage to the rail network.</p>		
Language	English	Fee	HK\$120 per person
Deadline	4 October 2007	Priority	first-come-first-served (maximum 40 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	<p>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, <b>understand yourself, understand your counterparts, you win 100 times out of 100 conflicts</b>, we should know the customs and practice of the construction industries in other localities.</p> <p>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.</p>		



Language	English	Fee	HK\$120 per person
Deadline	15 October 2007	Priority	QSD Members

## CPD/LSD/2007095

### 3D spatial data in Hong Kong



**Speaker** Koo Tak-ming, Senior Land Surveyor, Land Information Centre of Survey and Mapping Office, Lands Department of the HKSARG

Mr Koo obtained his BSc (Hon) in Land Surveying in 1987 at the North East London Polytechnic (now known as University of East London). He was qualified as ARICS in 1989 and become member of the HKIS in 1990. Mr Koo now leads a team to implement the project: 3D Spatial Data Processing System in the Lands Department.

**Date & Venue** 6:30 pm - 8 pm Tuesday 23 October 2007 SLC, HKIS

**Details** In recent years, there have been increasing demands for high quality 3D Spatial Data by both governmental departments and the general public. 3D spatial data has been widely used in visualization of 3D models/proposals in public consultation and participation for land development, public works and environmental assessment projects.

This talk outlines the development of 3D Spatial Data in Hong Kong by the Lands Department. The common user requirements on 3D Spatial Data will be reviewed and suitable data specifications of the 3D data and the related data precision will be discussed. Available sources of spatial data in creating 3D models will be highlighted and possible workflows for creating 3D models and building prototype 3D models will be introduced.

Language	English	Fee	HK\$100 per person
Deadline	19 October 2007	Priority	LSD Members

## CPD/GPD/PDD/2007086

### 深圳房地產考察團

**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」等熱門話題印證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** HK\$300  
(包括來回交通費、午餐及保險)

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

**Speakers** Yeung Man Sing FHKIS, FRICS, LLB, FCI Arb, 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.

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.

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.

**Date & Venue** 6:30 pm - 8 pm Tuesday 6 November 2007 SLC, HKIS

**Details** 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.

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.

<b>Language</b>	Cantonese supplemented with English	<b>Fee</b>	HK\$120 per person
<b>Deadline</b>	20 October 2007	<b>Priority</b>	QSD Members

## CPD/QSD/2007093

### Real estate analysis: rationalizing human irrationality



**Speaker** Stephen Chung is Managing Director of Zeppelin and has been involved in real estate development, investment, management, and consulting in several regions and in various capacities for many years. Stephen started as a quantity surveyor evolving into project management, facility management, brokerage, research, and analysis at different stages. He also writes for the Hong Kong Economic Journal and his articles, in English or Chinese, are published in various newspapers and websites.

**Date & Venue** 7 pm - 8:30 pm Wednesday 7 November 2007 SLC, HKIS

**Details** Investment markets, real estate ones included, reflect human activities and as such embody human aspirations, emotions, and feelings which, in turn, are not always rational in the broadest sense of the word. Can analysis help? How much of a help? The speaker was skeptical of analysis when he was younger but now uses analytical methods to help contemplate investment challenges.

<b>Language</b>	English	<b>Fee</b>	HK\$120 per person
<b>Deadline</b>	24 October 2007	<b>Priority</b>	QSD Members

**CPD/QSD/2007094**

## **An overview of the new HKSMM4**



<b>Speaker</b>	Dr Paul HK Ho is the Immediate Past Chairman of the Quantity Surveying Division of the Hong Kong Institute of Surveyors and is currently Head of the Division of Building Science and Technology, City University of Hong Kong. Before joining the City University, Dr Ho has worked as a quantity surveyor and project manager for over ten years. He is an active researcher and has published a number of research papers; current research interests include property development, project/construction management, building economic and contractual matters.		
<b>Date &amp; Venue</b>	7 pm - 8:30 pm Friday 16 November 2007 SLC, HKIS		
<b>Details</b>	The HKSMM4 has been introduced in view of the advancement in architectural design and engineering technology and the ever increasing sophistication of the construction industry in Hong Kong. While the measurement rules of many existing trades in the new HKSMM4 largely follow the principles of the third edition, the new HKSMM4 has also incorporated many new trades and elements such as diaphragm walling, gun applied reinforcement concrete, various waterproofing materials, raised access floors, wall claddings, cubicle partitions, shop fronts and landscaping works, etc. The new HKSMM4 has adopted the tabulated format which is similar to that used in the United Kingdom and Australia, while still keeping the trade section rather than elemental format. In this seminar, Dr Ho will highlight the major differences between the old and new SMM and will also give examples on measurements based on the new HKSMM4.		
<b>Language</b>	English supplemented with Cantonese	<b>Fee</b>	HK\$120 per person
<b>Deadline</b>	2 November 2007	<b>Priority</b>	QSD Members

## Building Surveying Division Chairman's Message



Alex Wong BSD Council Chairman

### CACE mutual recognition agreement

Further to the training and assessment held from 7 to 8 July, CAEC has formally notified the results early this month that out of the 241 qualified applications, 228 members met the prescribed requirement. The certificate presentation ceremony has been tentatively scheduled for the morning of 19 October in Beijing with the presence of senior officials from the MOC. Site visits to various major construction projects will also be arranged. Details will be announced to qualified members accordingly.

### BS Conference

The response for BS conference, which will be held in the newly opened auditorium of the Science Park, is quite encouraging. Over 200 members have been enrolled in the conference. Limited seats are still available, members who do not want to miss the chance, please submit your application without delay.

### Wine tasting and bowling

These social functions are organized particularly for our members in order to provide another channel for social gathering and communication. The wine tasting and

bowling fun day will be held on 28 October and 6 October respectively. For details, please refer to the promotion in separate page. Let's come and enjoy the fun!

### Annual General Meeting and Annual Dinner

BSD council has confirmed the date of AGM and Annual Dinner this year on Friday 30 November. Invitation for nomination would be issued later on. If you are interested to serve our council and the Institute, please watch out for the notification. Same as past years, annual dinner would come after the AGM. For certain, every participating member would never feel disappointed with the wonderful games and prize!

### Briefing and training to APC Assessors

In order to provide updated information of APC requirements to the assessors and to maintain a uniform assessment standard, BSD and Divisional Education Committee would organize a briefing and training session to assessors on 30 October. Professor Barnabus Chung and other experienced assessors would lead the session and discuss among the assessors.

## BSD Annual General Meeting

7pm - 8pm

Thursday 8 November 2007

(to be confirmed)

Surveyors Learning Centre

811 Jardine House  
One Connaught Place  
Central, Hong Kong

(to be confirmed)

# 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](mailto:cpd@hkis.org.hk) or [michellechung@hkis.org.hk](mailto:michellechung@hkis.org.hk).



## General Practice Division Chairman's Message

*Serena Lau GPD Council Chairperson*



### Challenging Career

In the past, we may concentrate on the management, development and valuation of land and real estate. However, since Hong Kong is now viewed as a global and regional financial centre, we shall equip and position ourselves on time to take a role in this fast growing and prosperous industry. We are the most appropriate profession to play an important role in the financial, economic and managerial aspects of real estate investment and corporate asset management. I am excited to learn that a lot of our members have already anticipated the challenge and have continuously updated and extend their knowledge into areas of finance, law and other disciplines.

### Annual General Meeting

Please be informed that our AGM will be held on Thursday 8 November 2007. This year is also our election year and 20 Corporate Members will be elected during the AGM.

### CPD Arrangement with CIREA

HKIS Members who are also members of China Institute of Real Estate Appraisers & Agents via Reciprocity Arrangement is reminded to fulfill the CIREA's CPD requirements. Meanwhile, both Institutes are on the progress to finalize a Memorandum of Understanding regarding the recognition of CPD events organized by the counterparts by this year. We shall inform you the progress accordingly.

### Cooperation with Shenzhen Institute of Real Estate Appraisers

GPD and PDD are jointly organizing a one day Shenzhen tour. Thanks to our mainland counterparts, the Shenzhen Institute of Real Estate Appraisers, who kindly assists us to arrange visit with government departments. The one day tour will be held on 26 October 2007. It is extremely amazing to observe the change of the landscape of Shenzhen

city and also its escalating property prices.

### Assessment of Professional Competence - written and oral assessment

The GPD written assessment has been scheduled to take place on 8 October. Candidates are expected to show their reasonable knowledge in GP surveying. We sincerely wish them success in the written assessment and also a bingo in the coming oral assessment too. Our last passing rate of APC was 37.4%. We look forward to seeing an increase of the passing rate via the great effort by members of the APC panel. Susanna Kwan is the Convenor and she has kindly arranged various workshops to assist potential candidates in their preparation of the assessment.

### Technical Associates Membership

Council has endorsed in the August meeting to recommend to the Board of Membership that HKIS could consider candidates who are working as Land Executives, Survey office (Estate) in Lands Department / Valuation Officers in Rating and Valuation Department / Housing Officer in Housing Department to apply TA membership.

### CPD

Two GPD APC workshops were conducted on 1 and 8 September (Saturdays) on Property Management, Business Valuation, Asset Management/Agency Practice and General Valuation Principles. My sincere thank is extended to Lawrence Pang and Louie Chan who have spent considerable efforts in preparing these two workshops.

Over 110 participants attended each workshop filled with learning atmosphere. Participants enthusiastically asked questions after the presentations which were considered useful and practicable. Thanks again for the earnest and positive contributions of Lawrence Pang and Louie Chan in the development of young GP professionals.



## **GPD Annual General Meeting**

**7pm - 8pm**

**Thursday 8 November 2007**

**Surveyors Learning Centre**

811 Jardine House  
One Connaught Place  
Central, Hong Kong

## Land Surveying Division Chairman's Message



Sung Hon Kwong LSD Council Chairman

This summer is interlacing with crystal clear blue sky with burning sunshine and heavy down pours. The cost of living is on the rise and you see people striking to get pay increases. Traveling aboard could be quite costly but I still hope all of you have had a marvelous summer holiday to be remembered.

### The 5<sup>th</sup> 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 5<sup>th</sup> Beijing, Hong Kong and Macao Geomatics Conference has entered her last phase of work to get the Conference ready by 26 October. We are glad to have the Director of Lands of the Hong Kong SAR Government to be our Guest of Honour. The opening ceremony officiating guests include the President of the Chinese Society for Geodesy, Photogrammetry and Cartography 北京測繪學會, Yang Baigang 楊伯鋼 and the officials of the China Association for Science and Technology 中國科學技術協會 from Beijing, the Director of the Cartography and Cadastre Bureau of Macao, Cheong Sio Kei, the Deputy Director of Lands Department of the Hong Kong SAR Government, Man Wing-kan, our President, Raymond Chan, and official from the Hong Kong Institution of Engineering Surveyors and the Hong Kong Polytechnic University. We are glad to inform that Beijing has submitted 49 technical papers for the Conference with a wide-spectrum of topics in the field of land and engineering surveying. If you have not done so, please register as soon as possible. Details of the Conference can be viewed at <http://www.lsgi.polyu.edu.hk/bhm2007/>. Email enquiry can be directed to [lsgi.bhm2007@polyu.edu.hk](mailto:lsgi.bhm2007@polyu.edu.hk).

### 5<sup>th</sup> Across-the-Strait Geomatics Conference 海峽兩岸測繪發展研討會

The 5<sup>th</sup> Across-the-Strait Geomatics Conference will be held between 18 - 21 November in Hsin Chu 新竹, Taiwan. This biennial conference is co-organized by land surveying professionals from the four places including Beijing, Taiwan,

Macao and Hong Kong. HKIS is one of the participating organisations of this Conference. Details of the Conference can be viewed in the website [http://space.cv.nctu.edu.tw/cross\\_strait2007/home.html](http://space.cv.nctu.edu.tw/cross_strait2007/home.html).

### Revision of the LSD Regulation

The LSD Council is now circulating the amendment proposals of the LSD Regulations for Council members' comment. The revision is initiated as a result of the overhaul of the QSD Regulations by legal professionals. Our Regulations together with others will be revamped based on the QSD Regulations. Please contact our Honourable Secretary, George Leung, at [gland@biznetvigator.com](mailto:gland@biznetvigator.com) if you wish to take a good look at the draft. The agreed Regulations will be put up to the General Council for approval before announcing to the LSD members for general information.

### 測量精英 不斷提升 Surveying Professionals in Search of Excellence

### 持續專業發展 Continuing Professional Development

Surveyors Learning Centre, 8/F Jardine House,  
1 Connaught Place, Central, Hong Kong

香港中環康樂廣場1號怡和大廈8樓  
測量師研習中心

For reservation, please call the Secretariat on  
2526 3679 or email: [slcbooking@hkis.org.hk](mailto:slcbooking@hkis.org.hk)  
歡迎預定設施，請電 2526 3679 或  
電郵 [slcbooking@hkis.org.hk](mailto:slcbooking@hkis.org.hk)



## LSD Annual Dinner

**Friday 12 October 2007**

The Members Box, 5/F Happy Valley Stand  
Happy Valley Racecourse  
The Hong Kong Jockey  
Club  
Hong Kong

6:30 pm to 7:30 pm Reception

7:45 pm to 10 pm Dinner

Registration Fee: \$480

Registration Form: Standard CPD Form

Enquiries: Ms Maris Lo on 9257 1695

## LSD Annual General Meeting

**7pm - 8pm**

**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*



### CPD

#### Review of China real estate planning & development process and its phenomena

Dr Tony KT Leung, an experienced P&D and GP member, gave a CPD lecture on 6 September on real estate development and trend in China with over 100 attendees.



Tony talked from real estate historical development models, profit earning models, development process, approval process, government departments involved and advantages to local real estate development companies in China.

Previously, development focused on major big cities, now is towards development in second to third tier cities such as Chengdu, Chongqing, Changsha, Nanchang,



Nanning, Sanya. To control and curb speculation, the trend is from market economy to protecting people with small means.

The talk was well prepared and delivered, covering experience earned in planning & development and general practice in China. Tony also briefed members on his experience in the earlier days in China, which is well worthy, rewarding. He encourages young professionals, particularly GP and P&D members to work in China where professionals with China experience are in great demand.

#### Visit to Shenzhen

The GP/PDD visit to Shenzhen is on 26 October which will cover the Shenzhen Institutes of Real Estate Appraisers and relevant government departments.

#### Mutual recognition with professional planning Institutes

We are investigating mutual recognition with professional planners with recognised top up courses. Eventually, professional planners becomes P&D surveyors and vice versa.

## PDD Annual General Meeting

**7pm - 8pm**

**Monday 3 December 2007**

**Surveyors Learning Centre**

811 Jardine House  
One Connaught Place  
Central, Hong Kong



## Property & Facility Management Division Chairman's Message



*Michael Price PFMD Council Chairman*

Two big issues are coming for us all to fully support, for your Division to grow from strength and strength. As I have said, I will be stepping down as chairman and I look forward to more members joining in the activities of our Division to drive the Institute forward in the important strategic area of Property and Facility Management.

### Annual Conference

An exciting annual conference has been put together by ourselves and the RICS on Thursday, 15 November in the Sheraton Hotel. The title is "Asset Management in Real Estate - Strategic or Tactical?" We have already lined up speakers including Jochen Kleef, Head of Professional Services, North Asia, DTZ, who will talk on the needs for facility management best practice within Greater China and from the strategic asset management point of view Justin Chiu, Executive Director of Cheung Kong will be speaking. We fully believe sharing their experiences will add value to ourselves as Property and Facility Management Surveyors. It is part of our continuing drive to improve the skills of our members. See you there.

### Joint APC/ATC

We continue to take this forward, at the request of the President and the Executive Committee, we are consulting the Board of Membership and the Board of Education before presentation to the General Council. We see this significant advance for surveyors in Hong Kong, and will ease progress to professional qualification.

### Other Matters

We are following up on property managers under the voluntary classification of buildings, competencies for the property management industry, tendering for Housing Department contracts. Your council is holding a lunch with the new head of the government dealing with building management matters during September. We believe building good relationships with all stakeholders will assist in the best management of buildings in Hong Kong.

## PFMD Annual General Meeting

**7pm - 8pm**

**Thursday 29 November 2007**

**Surveyors Learning Centre**

811 Jardine House  
One Connaught Place  
Central, Hong Kong

# Joint Conference on "Asset Management in Real Estate – Strategic or Tactical?"

Organizers :



Property & Facility Management Division,  
The Hong Kong Institute of Surveyors



The Royal Institution of Chartered  
Surveyors Hong Kong

This inaugural event is organized by The Property & Facility Management Division, the Hong Kong Institute of Surveyors (HKIS – PFM Division) & The Royal Institution of Chartered Surveyors (RICS). Focusing on the significance of asset management, we have set the theme, "Asset Management in Real Estate - Strategic or Tactical?" for this conference. Speakers from developers, consultancy, financial sector as well as academia are invited to deliver their thoughts at the conference.

Date : 15 November 2007 (Thursday)

Venue : Sheraton Hong Kong Hotel & Towers, Tsim Sha Tsui  
Kowloon, Hong Kong

## Speaker List

### Mr. Keith Wu

Chief Executive Officer & Executive Director, Henderson Sunlight  
Asset Management Limited

### Dr. Chan Man Wai

Vice President, Projects and Facilities, Hong Kong Science and  
Technology Parks Corporation

### Mr. Jochen Kleef

Head of Professional Services, North Asia, DTZ

### Mr. James Clark

Head of REIT Optimisation Group, Asia, Jones Lang LaSalle

### Prof. Stephen Chung

Adjunct Associate Professor, Department of Real Estate and  
Construction, The University of Hong Kong

## Registration Fee

**Early-bird Registration** : HK\$ 980 per participant  
(Payment received on or before 15 October 2007)

**Standard Registration** : HK\$ 1,080 per participant

**For HKIS & RICS Member** : HK\$ 950 per participant

**For HKIS & RICS Probationer & Student** : HK\$ 700 per participant

## Registration Form

HKIS / RICS Membership No. (if applicable) : \_\_\_\_\_

Name (Mr./Mrs./Ms. /Prof./Dr.) : \_\_\_\_\_

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

Position : \_\_\_\_\_

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

Tel : \_\_\_\_\_ Fax : \_\_\_\_\_ \* E-mail : \_\_\_\_\_ (For sending confirmation)

## Payment Method

Please complete the registration form and return it together with a Crossed Cheque made payable to "Surveyors Services Limited" addressed to:

Conference Secretariat - Creative Consulting Group

Room 2704, C. C. Wu Building, 302-308 Hennessy Road, Wanchai, Hong Kong.

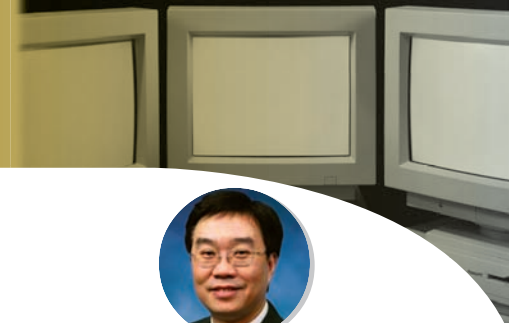
Attention : Ms. Kate Kwan

## Enquiries

For enquiries, please contact the Conference Secretariat:

Ms. Kate Kwan / Ms. Katherine Chow

Tel: (852) 2372 0090 Fax: (852) 2372 0490 E-mail: kate@creativegp.com



## Quantity Surveying Division Chairman's Message



Spencer Kwan QSD Council Chairman

### Professional Identity

We should be familiar with the name Quantity Surveyors despite it may not necessarily tell our scope of works in literal sense. Throughout the years of market change which calls for services other than purely quantity measurement, our expertise extends to a variety of services, people within the construction industry knows what we normally do though our name has never been changed. Revolutionist may move to change this status.

Recently in the local construction market, the government is under pressure to implement schemes which protects end users and home owners, our esteemed legislators called for quality services and the corresponding bureaux look for names that fit the purpose. In the property market, there are similar moves. At one times, new names like "certified person" for new/old flat inspection 收樓師, 驗樓師 are flowing around but what professions that should fit the posts are still not sure.

Opportunists see the opening and try to claim their expertise and what should fall within the ambit of surveyors could easily be fallen into the hands of others. There has been motion raised in the HKIS for implementing a certified scheme and instead of what we normally call ourselves as surveyors of our own stream, we might need to change or add a name as "Certified {function} Surveyor". Names like certified cost analysis surveyors, certified contract management surveyors and along with many others have been suggested but none whatsoever has been decided.

The rationale behind this scheme is the assurance attached. If we have to certify a surveyor, we need a set of criteria laid down and follow which we select certifiers and decide area of expertise and minimum experience, all in all to demonstrate our professional standard. Once it is formed, it can be presented to relevant authorities to patent our expertise and regain our lost battle field.

The motivation is founded but if this was to be the right approach, something else is still needed to be sorted out. At the moment, some surveyors are elected to go for "registered professional surveyors RPS". This registration scheme has the effect given under the **Surveyors Registration Ordinance** (Cap 417) and the Development Bureau gauge professional firms according to the number of RPS in the firm. In other words, there are some values attached to the registration status of professional. Similarly, our mainland counterpart may take similar reference to the system of the HKSAR bureau. It seems likely that RPS status is hard to be undermined. If QS goes also for certified scheme, there will be lots of titles under our names but all of them may mean the same thing.

Overseas, especially in UK and in the Pacific region, Quantity Surveyor is their usual term. If we change our professional name or add further elaboration, we may weaken our link in the process of globalization.

We should open our mind for changes, nevertheless, there has to be apparent and obvious advantage than just looking for short term rewards. New or added names could be easy to remember or easy to forget if it is confusing.



### PAQS 12<sup>th</sup> Annual Congress

### Construction in Challenging Environment

16-18 June 2008

Edmonton, Canada

## QSD Annual General Meeting

7pm - 8pm

**Tuesday 4 December 2007**

**Surveyors Learning Centre**

811 Jardine House  
One Connaught Place  
Central, Hong Kong

## Young Surveyors Group Chairman's Message



*Victor Lau YSG Chairman*

### CPD

The CPD on Construction Law Update by Timothy Hill and Damon So was completed with overwhelming responses. The presentation focused on recent court decisions relating to the recovery of monies for services provided to original property owner and the use of expert determination as a means for resolving disputes.

It was very interesting to visit the Olympic Equestrian venue in Shatin on 25 August. Jockey Club had explained the conversion works and introduced the facilities required for the Olympic Games.

The CPD on collective sales for general practice surveyor has attracted over 120 attendances on 17 September when Gabriel Cheng introduced the time frames, procedures, particulars for appointment of agency and difficulties

encountered during the collection of titles. Charles Chan has shared with us recent court cases relating to the application for order of sale under the Land (Compulsory Sale for Redevelopment) Ordinance (CAP 545).

Please check out our website for more information of the upcoming CPD programmes.

### Dalian Study Tour

This was held successfully from 12 to 16 September. We have a thoughtful exchange of views with the practitioners on the Mainland in city planning, land use and building regulations. We visited the Dalian Times Square construction site and noted the excellent site management and site safety measures. YSG would like to thank the coordination department of the Central People's Government in



Hong Kong SAR for sponsoring and liaising with the relevant government departments. It is hoped that visits to major cities of China could continue.

### Social & external events

A welcoming drink session for surveyor graduates was held at One Bar of Exchange Square on 10 September. We are glad to welcome them to join activities of young surveyors group and will be pleased to help them to resolve their problems in achieving membership and professional qualification.



Buildings Department in conjunction with URA and HKHS will organize the annual Building Safety Carnival on Sunday 14 October at Soccer Pitches 1 & 2 in Victoria Park. All members are welcome to join the exhibition and games.

## YSG Annual General Meeting

7pm - 8pm

Friday 7 December 2007

Surveyors Learning Centre

811 Jardine House  
One Connaught Place  
Central, Hong Kong

# Ten years since the Handover - fluctuation of residential land price



**Yu Kam Hing**  
Senior Managing Director  
Valuation & Advisory Services, Greater China

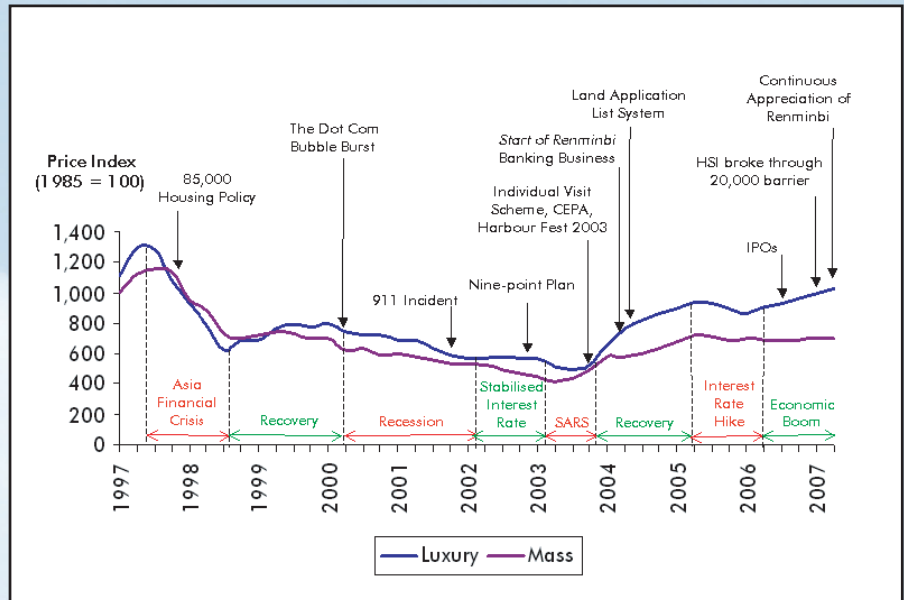


**Wong Tsz Choi**  
Manager  
Valuation & Advisory Services

In the 10 years since The Handover on 1 July 1997, Hong Kong has undergone a number of distinct cycles. The residential property market, affiliated closely with the economy, was affected and influenced by various macroscopic incidents and government policies. By observing the results of land auctions throughout this period, the market's perspective on the future at different stages can be analyzed. The fluctuations in land prices reflect the confidence of developers at particular moments. The notable change of practice from regular land sales to the Application List System has had a great impact on both government income and developer behaviours.

This paper, written on the basis of the land price variations, is a broad summary of the Hong Kong residential property market 10 years in retro. We will review the residential market based on the mass and luxury sales transaction prices, notably more reliable indicators of short-term or immediate effects of historical incidents in the market. This gives us a more accurate time-scale perspective on the residential property market as a whole before investigating land prices more closely.

## Hong Kong residential property market at a glance



Year	Brief Description
<b>1997 - 1999</b> Sliding from the peak	In early 1997, prices of local residential properties reached a peak, before experiencing a sharp decline in the final quarter of the year, hit by the Asian Financial Crisis. The new housing policy to produce 85,000 units annually, advocated by the Tung's administration, further deepened market worries. There was a mini-recovery in the luxury residential sector in 1998 because of speculative investment activities, but it failed to induce long-term effects on the market as a whole.
<b>2000 - 2002</b> Investors beset with uncertainties	In 2000, the dot.com bubble burst, damaging investors' confidence. Uncertainties clouded both the local stock and property markets gradually over the next two years. The situation was worsened by the 9/11 incident in 2001. In 2002, Michael Suen proposed a 9-point plan to boost the declining property market.
<b>2003</b> A moment of darkness	Unfortunately, due to the outbreak of SARS in early 2003, the Hong Kong property market overall reached a 10-year low. And the civil service wage



	reduction further pressurized the market. Both users and investors hesitated to enter the property market. As a consequence, the HKSAR Government introduced a series of policies aimed at reviving the local economy. They included: the Individual Visit Scheme, the CEPA Agreement Establishment, Harbour Fest 2003, etc.
<b>2004 - 2005</b> The Road to Recovery	After SARS ended, both the local economy and the property market experienced a tangible recovery. The implementation of the Land Application List System was a strategic movement of the government to stabilize land prices. In order to encourage an influx of money, Renminbi Banking Business was introduced in Hong Kong. Amidst the recovery process, the local property market had a little setback due to the interest rate hike in 2005.
<b>2006 - 2007</b> Economic Boom	The local economy was flying high from early 2006. The favourable performance of the local stock market generated a wealth creation effect for investors to re-invest in the property market. Simultaneously, it attracted several notable Mainland companies to launch IPOs in Hong Kong, where their management group created solid local demand for luxury residential premises. Furthermore, the appreciation of the Renminbi made Hong Kong properties more attractive to Mainland buyers. There is room for further upward growth in residential prices, since the latest average price of mass residential to large apartments is still 20%-40% lower than in 1997.

withdrawn. The date of execution, type and location of the sites were totally dependent on the government's plan. Geographically, before the Application List System, sites being auctioned were more evenly distributed across the territory. Of all mass residential sites auctioned within the period, 42 were located in the New Territories or offshore islands, while Kowloon and Hong Kong Island had 16 sites and six sites, respectively. A total of 13 luxury sites were auctioned in these years, with the majority located in the Hong Kong Island district.

### 2004 - 2007: Application List System

After the outbreak of SARS in 2003, the HKSAR Government determined to rescue the collapsing property market by introducing the Land Application List System. Land supply would be driven purely according to actual market needs, so as to avoid oversupply. Sites being triggered from the application list would go on to land auctions. In other words, the holding of land sales would depend on developers' activities.

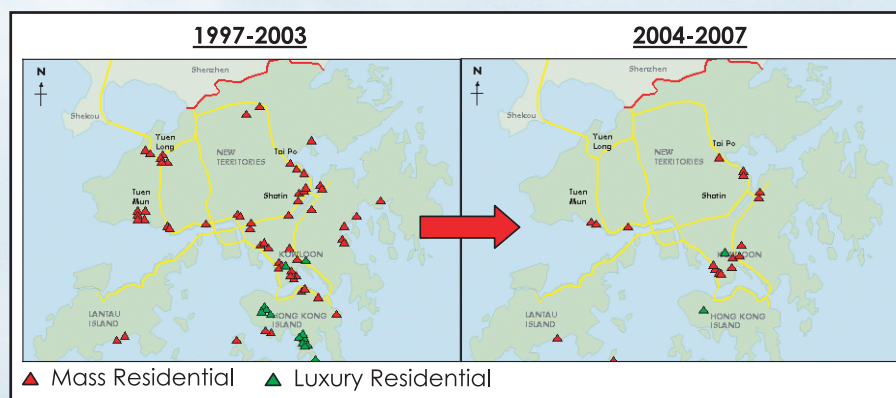
Sites being triggered and auctioned were different from those under the old system, obviously. For the mass sites being successfully triggered, 11 and four sites were located in the New Territories and Kowloon, respectively. None was on Hong Kong Island. These triggered sites were particularly focused in some secondary districts, such as Tuen Mun, Tai Po and West Kowloon.

Prime luxury residential units are in good demand, as the latest average price has already risen higher than on the Peak in 1997. The increasing

### Geographical shift of sites acquired through auctions (Before and After Application List System Implementation)

#### 1997-2003: Regular Land Sales

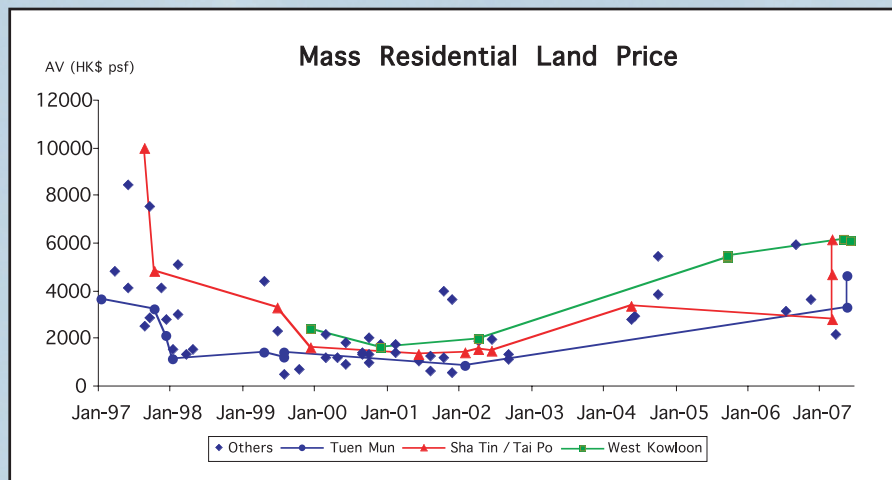
Before the Application List System was implemented, the HKSAR Government held regular land sales. A total of 81 sites were launched for auction between 1997-2003, of which 72 were permitted for residential development, with five of those either frozen or



growth of the property market strengthens investors' confidence. The rising investment developments in the luxury residential market have already expanded to secondary districts. The spill-over effects of the growing investment perspective of developers led to an increasing demand for secondary premises. Therefore, more and more luxury apartments in secondary districts have been introduced within recent years.

### Variations in land price since Handover

#### Mass Residential Market



A large proportion of mass residential sites appearing at land auctions after the handover were mainly located in the newly developed districts, such as Tai Po, Sha Tin and Tuen Mun. However, most of them were auctioned at regular land sales. Over the past 10 years as a whole, V-shaped price lines were drawn based on the results of the auctioned sites within those districts.

#### Sha Tin/Tai Po

The red line shows the prices of auc-

tioned sites located in either Sha Tin or Tai Po, which are more or less in the same class. On 27 August 1997, a site located at Mei Wo Circuit in Sha Tin was sold for an accommodation value (AV) of HK\$9,966 psf, marking the summit of the mass residential market in the past 10 years. Land prices in these two places dropped significantly during the economic slump but, arguably, to a more reasonable level. With the recovery on track since 2003, along with the effect of the Application List System, land prices recouped some of the previous falls. However, the current price level still cannot compete with that of 1997. Most recently, in March 2007, two adjacent sites located at Pak Shek Kok in Tai Po were

sold for an AV of HK\$4,668 psf and HK\$6,109 psf.

#### Tuen Mun

Another newly developed district, Tuen Mun, also experienced an up-and-down decade for land prices. In January 1997, a sea-view site at Cafeteria New Beach was acquired for HK\$3,629 psf (AV) by Eton Properties. Land prices within the district dropped to their lowest point in 2002, when Sino-Land acquired a site at Hoi Chu Road for an AV of just HK\$805 psf,

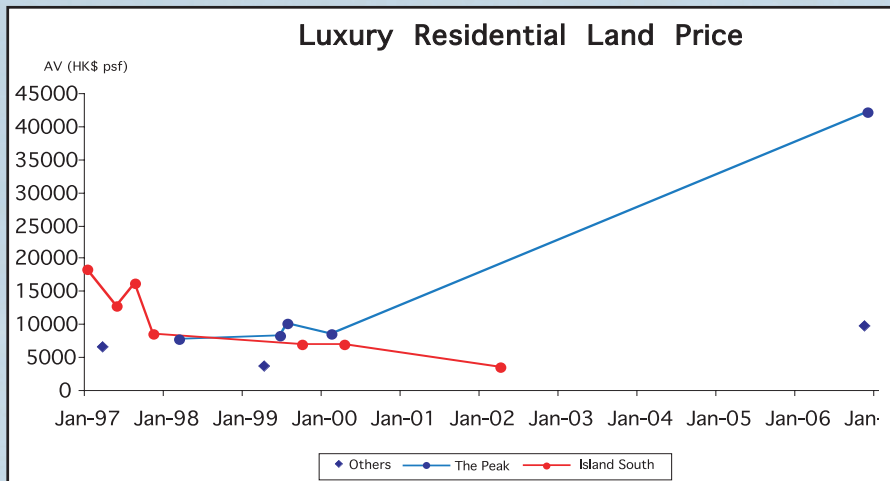
which was subsequently developed as "Oceania Heights" at the end of 2004. In May 2007, a site at Tsing Lung Road was acquired by Manhattan Garments for an AV price of HK\$4,604, which represented a 27% price surge compared with the one acquired by Eton in 1997 with similar sea view.

#### West Kowloon

A residential site in West Kowloon figured in land auctions in December 1999, and was located at Hoi Fan Road of the West Kowloon Reclamation Area. Cheung Kong won the bid at HK\$1.34 billion, the equivalent of HK\$2,391 psf (AV). After the implementation of the Application List System in 2004, developers seemed interested in triggering residential sites in West Kowloon. The AV prices of four auctioned sites by the new system ranged from HK\$5,342 psf to HK\$6,147 psf. Of the two sites recently sold in 2007 in particular, the selling price for both was above HK\$6,000 psf (AV), which broke the land sale record in the West Kowloon district.

#### Luxury Residential Market

The luxury residential market is always the leading indicator of the local property market. It is a volatile market in which to invest because it sensitively reflects the local market economy immediately. However, the luxury residential market is usually a better option for investment. During the recession, the value of luxury premises declined comparatively more slowly. Besides, the luxury residential market grew the fastest during the recovery period. Therefore, the luxury residential market is worth investing in because it has lower risks and yield compared with others.



### The Peak

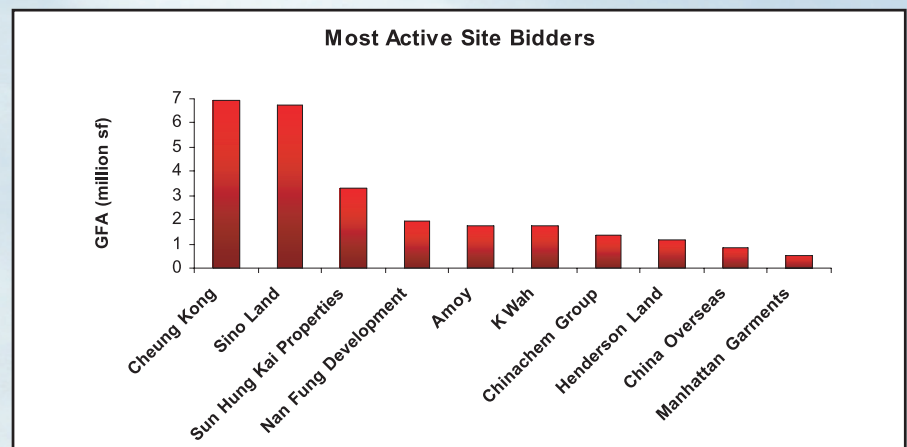
After the outbreak of the Asian Financial Crisis, a luxury residential site on Mount Austin Road was acquired by Nan Fung for an AV of HK\$7,591 in March 1998. Over the same period, the average price of premises on The Peak had already dropped from HK\$19,000 psf to HK\$13,583 psf. Nevertheless, the land cost of the site acquired by Nan Fung was still much lower than the developed luxury properties on The Peak area at that time. This situation lasted until the record sale of the Mount Kellett Road site in December 2006. Sun Hung Kai Properties bought the site for a record AV of HK\$42,196 for houses, far above the capital value of existing properties, averaging HK\$15,307 psf for apartments on The Peak.

### Island South

Seven luxury residential sites in Island South were auctioned in the last 10 years, all before the introduction of the Application List System in 2004. On a par with the mass sector, prices of the sites in Island South were at their peak in 1997. Three sites auctioned before August 1997 were priced between HK\$12,800 psf and HK\$18,400 psf, while the AV dropped to HK\$8,584 in

November after the Asian Financial Crisis hit. As the general economic outlook remained unpleasant throughout, investors hesitated to make aggressive bids at the regular land auctions. A series of negative external factors further eroded developers' confidence. The land price in Island South dropped gradually between 1997 and 2002. In April 2002, Tai Cheung Holdings acquired a site at Cape Road, Stanley for HK\$100 million, or the equivalent of just HK\$3,330 psf (AV). Since then, luxury sites of the Island South have yet to appear at land auctions.

### Accumulative residential GFA acquired through land auctions (By Developers)



The graph above shows the 10 most active site bidders over the past 10 years. In terms of the GFA acquired, Cheung Kong and Sino Land exceptionally outstripped other developers; they obtained 6.9 million sf and 6.7 million sf, respectively. Major highlights of Cheung Kong's acquisitions are the mass residential site in Shum Shui Po in April 2000 for HK\$1.9 billion, and the ex-Tin Kwong Road Police Married Quarters, Ho Man Tin, in October 2004 for HK\$9.4 billion. Their GFA were 1.56 million sf and 1.72 million sf, respectively. Sino Land acquired a large site in Siu Sai Wan in March 1997, later to be called "Island Resort". During the peak of the local property market, Sino Land paid HK\$11.8 billion for the site, the equivalent of HK\$4,805 psf (AV), which added over 2.4 million sf of residential space for its company's land bank.

Sun Hung Kai Properties acquired 3.3 million sf of residential GFA. It has become more active since 2004 when the Land Application System was implemented. Around 3 million sf of residential GFA was added to their stock. Nan Fung, which usually participates in land auctions through co-operation deals with other developers, has acquired around 2 million sf of resi-

dential GFA through auctions within the past 10 years.

### Annual Government income from land auctions (Residential)

The annual revenue generated from land sales is also another useful indicator for the local property market. In 1997, total revenue from sites being sold at land auctions reached HK\$40.5 billion, with an average AV of HK\$6,096 psf. Because of the Asian Financial Crisis, the dot.com bubble burst and the outbreak of SARS, the revenue of land sales was seriously impaired. The total revenue generated from land auctions between 1998 and 2003 amounted to just HK\$20.9 billion in total, half of what had been achieved in 1997. Moreover, the government even temporarily suspended all land auctions and housing supply of the rail projects in 2003.

There was a significant price level recovery in 2004, as Hong Kong gradually recovered from the SARS epidemic. The Application List System proved successful in stabilizing the

local property market and it effectively lifted the government's income from land sales. Five residential sites were triggered and sold successfully immediately after the first year of adoption, earning the government an income of HK\$18.1 billion.

In 2005 and 2006, income from land sales dropped, probably due to difficulties in triggering the sites, but surge of land prices persisted. In order to increase flexibility of the policy, the government announced a new measurement in mid-2005 refining the Application List System by adjusting the triggering requirement, whereby a bid reaching at least 80% of the government's assessed Open Market Value (OMV) would be accepted as a trigger to initiate an auction.

In early 2007, investors' optimism continued to surge and total revenue from land sales within the first six months reached over twice what was credited in the whole of 2006. Eight sites were sold by auction in the first half of this year, with an aggregate value of HK\$17.6 billion, or the equivalent of an average AV of HK\$5,234 psf.

### Current role of land auctions in Hong Kong

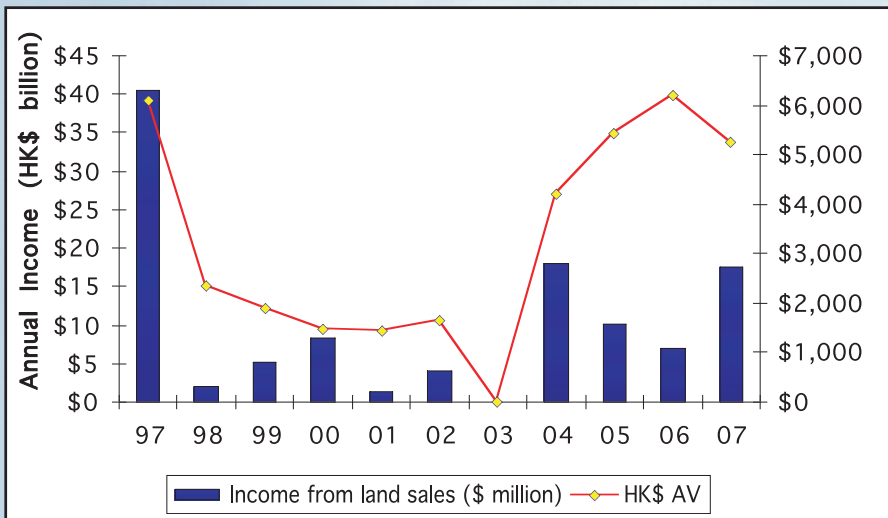
Because of the satisfactory land sales results and the growing local economy, the Hong Kong residential property market is likely to be heading towards another summit.

The Land Application List System has created a demand-driven market and effectively avoids the oversupply of residential units.

However, because of tightening land supply and limitation of the Application List, some parties suggested the government re-implement regular land sales. In contrast, some developers are encouraging the implementation of a dual approach, in which regular land sales and Application List System can be conducted simultaneously. If the frequency of regular land auctions could be adjustable, the supply level of residential units in the upcoming 5 to 10 years could be guaranteed, and the flexibility of land sales could also be retained.

### Conclusion

There was a major change in housing and land policies during the late period of Tung's administration. In recent years, the property market has returned to its proper track as driven by the market forces. Benefited with the continuous economic development in the PRC, the local economy will maintain its existing momentum. We expect that the Hong Kong property market will perform well in general, though the retail and the luxury residential sectors may be better.





## A walkthrough from tender invitation to binding of the contract

**Joanna Kwok**  
YSG Committee Member

On 13 August, we had a senior quantity surveyor KC Tang to deliver this PQSL talk which covered the process from tender invitation to binding of the contract documents, including issuing tender documents, issuing tender addenda, answering queries, receiving and opening tenders, tender analysis and reporting, tender interviews, awarding the contract, and preparing the formal contract documents.

KC went through the various kinds of tender selection methods, namely open tendering, selection tendering and negotiation with single tenderer. Next, the purpose, information given to the prospective tenderers and information required from the tenderers during the pre-qualification process were discussed. Usually, tenderers would be required to submit information such as job reference, current and anticipated workload, business registration certificate, audited accounts, CVs of professional and technical staff.



KC also talked about selection criteria including technical and financial capabilities, past experience, track records, workload, claim history and qualitative judgment. The con-

tents for a tender invitation letter and tender documents were discussed. After receiving the tenders returned from tenderers, it is important to check the form of tender for discrepancies between words and figure. Whereas doing tender analysis and tender report, there are several areas that should be analyzed. For instance, the completeness of tender submissions, the completeness of pages including amended pages, arithmetic error, unreasonable high or low rates, qualifications, front loading so on and so forth should all be checked.

Lastly, the speaker revealed the issuance of letter of intent / letter of award and the common controversies about the binding effect. The execution of the contract document as simple contract or contract under seal was also discussed.



It was a very detailed talk, which lasted for 2.5 hours! The talk is fruitful to all participants indeed, especially to the APC candidates. Thank you once again, KC!



## Construction law update

**Joanna Kwok**  
YSG Committee Member

On 28 August, we have had the pleasure of Timothy Hill and Damon So to deliver a PQSL talk to the Young Surveyors Group on construction law update.

Tim is the Partner of Lovells Projects (Engineering and Construction) Practice in Asia and Damon is a Chartered Civil and Structural Engineer as well as a Solicitor. The presentation focused on two recent court decisions, one on the "legal black hole" and the other on expert determination.

Damon discussed how contractual relationship was created and the meaning of "legal black hole", where there was no privity of contract between the party suffering loss and the party causing the damage. Nevertheless, the claimant can claim by tort subject to certain constraints. **Linden Gardens Trust v Lenesta Sludge Disposal HK [1993] 3 All ER 417** was illustrated to explain the situation.

Tim introduced expert determination to the audience. The process, decision, enforcement, court proceedings and position of experts were discussed. Finally, Tim summarized the pros and cons for such kind of dispute resolution.

We would like to convey our sincere gratitude to the speakers for a useful seminar.



## Members' Privileges (With your HKIS membership card, you can enjoy these special offers.)

### Cosmos Bookstore (天地圖書)

15% discount on books and 10% on stationery purchases (except fix priced and special priced items) in the Cosmos Bookstore on 32 Johnston Road, Wanchai and 96 Nathan Road, Tsimshatsui until 31 December 2007. Enquiries please call **2866 1677**.

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## HKIS

Pattern style  
Blue, Gold



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- 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
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## Welcome to the HKIS Shop

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*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	
<b>2007</b>				
<b>Oct</b>	10	HKIS Executive Committee Meeting	Board Room, HKIS	
	12	LSD Annual Dinner	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	Library, HKIS	
<b>Nov</b>	01	HKIS Executive Committee Meeting	Board Room, HKIS	
	08	GPD Annual General Meeting	HKIS / GPD	SLC, HKIS
	15	LSD Annual General Meeting	HKIS / LSD	SLC, HKIS
		PFM Conference 2007	HKIS / PFMD	Sheraton Hotel, Hong Kong SAR
	20	HKIS Annual Dinner	HKIS	Grand Hyatt, Hong Kong SAR
	22	HKIS General Council Meeting	HKIS	Board Room, HKIS
	30	Surveyors Happy Hour	HKIS	Library, HKIS
<b>Dec</b>	12	HKIS Annual General Meeting	HKIS	SLC, HKIS
	28	Surveyors Happy Hour	HKIS	Library, HKIS

For details, please visit [www.hkis.org.hk](http://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.

## AIIB / BSOMES

### 3<sup>rd</sup> International Conference

# Scientific Feng Shui & Built Environment 2007

## Sustainability & Operability

26-27 October 2007

City University of Hong Kong

Hong Kong SAR

More than 11 distinguished speakers from Australia, Germany, Italy, Japan, Serbia, US, Brazil, UK, Malaysia, China and Hong Kong will be gathered to share their case studies and research on the Scientific Feng Shui and Built Environment. A study tour will be included in the 2 days conference to show the real cases to the participants.

The Hong Kong Institute of Surveyors is one of the supporting organizations and members can enjoy a privileged price. For further information, please visit [www.aiib.net](http://www.aiib.net). For general enquiries, please email: [scifengshui@gmail.com](mailto:scifengshui@gmail.com).

# HKIS

## Annual Dinner 2007

20 November 2007

The Grand Ballroom

Grand Hyatt, Harbour Road, Hong Kong

### *Guest of Honour*

*The Hon Henry Tang Ying-yen GBS JP*

*Chief Secretary for Administration*



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