

SURVEYORS

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From the Editor 編者話

On 30 September, I represented the HKIS to visit the Victoria Prison for the "Arts in Prison" workshop organized by the Central and Western District Council to arouse public interest as well as how to make the best and creative re-use of these historic buildings. Impressed by the style of this colonial construction and its past, I was thinking of how and to what extent can surveyors contribute to this meaningful programme to preserve our assets (albeit I have yet to come up with any innovative idea).

This site is also part of the Central Police Station Compound where the Jockey Club has recently proposed a substantial scheme of revitalization. Members may also aware from the Policy Address that HKSARG is working actively on heritage conservation by introducing a series of new initiatives. I believe the success of such policy initiatives largely depends on the support from stakeholders and public. Professional surveyors, being the experts on land economics, valuation, planning, development, management and maintenance of landed properties, are the right ones to offer valuable advice to the community and should be fully engaged in the entire process, along with other stakeholders.

Fellow members, are you prepared for the challenges and the opportunities ahead?

Ben W H Chong

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9月30日，我代表學會出席了於域多利監獄由「中西區區議會」主辦，一個名為《監獄藝術坊》的活動；區議會工作目標是希望借此引起公眾對保護和活化古蹟群的興趣及關注。有感於這些殖民地建築物的風格和歷史背景，我不斷思考究竟測量師在這建築群未來發展、活化等工作上，可以扮演什麼角色（雖然我還沒有一個具體構想）。

項目地點其實是中區警署古蹟群的一部份。最近，香港賽馬會提出資助古蹟群未來活化和發展的工作。大家一定記得特區政府最新施政報告對保育工作的著墨非常明顯，具體內容呼之欲出。我深信政府所倡議一系列施政措施的成敗得失，很大程度是有賴於各持份者及公眾的參與和支持。在活化古蹟和保育的工作上，專業測量師是責無旁貸。因為無論在那一個環節，不管是土地經濟、估價、計劃、發展、管理還是落成設施管理，測量師都完完全全地擁有所需的專業知識，將項目付諸實行。

當大家面對目前的挑戰和機遇，可有適當的準備呢？

莊永康

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October has been decorated nicely by the Institute's annual conference, a traditional yearly event when we all put our heads together and share interesting subjects in our profession. This year, we looked into heritage conservation and it is simply elating to hear this conclusion: surveyors are professionally trained for and are well equipped in all aspects of heritage conservation.

Secretary for Development Mrs Carrie Lam came as the Guest of Honour this year on 13 October and her opening speech is particularly inspiring, undoubtedly manifesting Government commitment, echoing the theme of the Conference, putting heritage at the heart of town planning and develop-

ment manoeuvre. The five initiatives laid out in the speech were well received by the audience, as evidenced in the panel discussions that ensued. It is particularly interesting to note the high degree of support for Heritage Impact Assessment and to engage the private sector in future heritage initiatives.

On behalf of the Institute, I would like to thank, once again, all speakers both from home and abroad for their learned sharing.

Raymond Chan
President

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學會的週年研討會是一個良好傳統，宗旨是讓大家聚首一堂，學習和分享與測量專業有關的課題。今年的週年研討會在十月份舉行過了，題目是「測量師與保育發展」。研討會除了為學會帶來不少的贊譽以外，它確實點到題：測量師是真正具備了在保育範疇上所需要的一切專業知識。

13日，「發展局」局長林鄭月娥女士蒞臨研討會作主禮嘉賓。她的講話特別有意義，不單毫無疑問地說明政府對保育工作的重視，講話內容與研討會課題更互相呼應；而當她提到要把保育貫徹於所有城市建設和

發展計劃過程中，發揮它本來就應該佔有的角色時，研討會熱切的反饋可以算是對她講話的嘉許。特別令人鼓舞的是出席人士對實行「保育評估」的高度重視。

我僅再次代表學會向所有出席的海內外嘉賓和講者致謝，感謝他們的分享。

陳旭明
會長

HKIS Annual Conference 2007



The objective of the Conference has been clear from the very beginning, that the surveying profession has a fundamental role to play in heritage conservation, the profession needs to study further on heritage conservation, to identify stakeholders and issues, to investigate heritage economics and valuation methods to face the challenges ahead.

The end product is a society which truly believes heritage conservation must be at the heart of planning and development, the importance of an implementation framework suitable to the HKSAR environment, for things to be in place and let them happen as the Chief Executive has envisaged in his 2007 Policy Address.

To quote the Guest of Honour, Secretary for Development Mrs Carrie Lam, "... development and conservation are not opposing forces. One of my working priorities in the

coming five years is to strike a pragmatic balance between infrastructural development and heritage conservation..." certainly, pragmatism rules society. The process, though, cannot ignore emotions, sentimentality and nostalgia sometimes exaggerated - balance and certainly not trade on.









Speech by the President

For many years, the Hong Kong Institute of Surveyors Annual Conference has been a significant event, facilitating discussion and sharing of experience among fellow surveyors, other professionals and stake-holders on a wide spectrum of issues. Topics covered in previous years include Dispute Resolution, Public Private Partnerships, and Real Estate Investment Trusts (REITs).

For this year, no topic is more appropriate than heritage and conservation. Until recently, the topic has not received as much attention as it deserves, particularly during the past years when society's effort, rightly so, was pre-occupied with economic recovery from the recession left in its wake by the Asian Financial Crisis, and then the SARS epidemic. It was not until the Star Ferry Clock Tower, Queen's Pier, Wanchai Market, and more recently, King Yin Lei triggered debates in society when we suddenly realized how inadequately we knew of heritage as an all-embracing subject, and how unprepared we were, in terms of having a structured system in place - the collective "we" covering the government, the professions, and society-at-large.

Against this background, it is hoped that the Conference offers a good opportunity for all stake-holders to come together, gain a better understanding, learn more from our speakers, review what we have and have not done, and chart our future.

We are honoured to have Mrs Carrie Lam, the official in charge of development and heritage, as our Guest of Honour. Her presence no doubt provides the impetus we all need to move the subject forward. Balancing development and conversation, as Mrs Lam says, is a "big challenge". We never underestimate this challenge. As a professional institute encompassing expertise in planning, development, valuation, land management, geomatics, project management, building maintenance, property and facilities management, the Hong Kong Institute of Surveyors advocates a co-ordinated approach, and is committed to furthering the knowledge of heritage, with a view to devising a robust framework for heritage recording, funding and management.

I hope you will find this Conference informative and enjoyable.

Speech by the Secretary for Development

Dear President Chan, distinguished speakers coming from Australia, UK and the World Bank, guests, ladies and gentlemen,

Let me give you first of all our warm welcome to this Annual Conference of the Hong Kong Institute of Surveyors (HKIS). It gives me great pleasure to join you here at the opening of this year's Annual Conference. I wish to congratulate the Organizing Committee for choosing Heritage as the theme of this year's Conference. As Raymond has said this is both timely and relevant given the increasing public interest on heritage matters and more importantly the package of heritage conservation initiatives just announced by the Chief Executive three days ago in his annual Policy Address. As the officer responsible for heritage conservation, of course, I greatly welcome this opportunity to share with you the HKSAR Government's vision and commitment to this important area of work which contributes to the Chief Executive's progressive view on development.

But before that, let me express my appreciation to the HKIS and the surveying profession for the support you have pledged in adopting this particular theme "Surveyors in Heritage - Preserving and Adding Value". While Raymond has just claimed some credit for the foresight of the HKIS and himself, I would like to likewise claim some credit for my Chief Executive. I believe this particular theme was chosen and prompted by the Chief Executive when he appeared at the annual dinner of the HKIS held in November last year. On that occasion, the Chief Executive articulated that the surveying profession enjoyed a long history in Hong Kong beginning with the arrival of the first Government Surveyor General, Mr Alexander Thomas Gordon in 1843 and that eight years later, building work began on Government House, based on plans drawn up by the second Government Surveyor General, Mr Charles St. George Clevely. As we all know, Government House today is a declared monument under the Antiquities and Monuments Ordinance, and still used very frequently both as the residence and office of the Chief Executive. So, surveyors do have a long history of association with, and contribution to, our local heritage.

Over the past 160 years, Hong Kong has successfully and miraculously transformed itself from a remote fishing village into a global city. This would not have been possible without extensive changes to our cityscape, with leveling of mountains, reclaiming of the harbour, urban regeneration, and old buildings giving way to high rise buildings. But as Hong Kong becomes a civilized and developed society, people are naturally aspiring for quality living in terms of clean air, clean water; richness in life through participation in arts and culture, links to society's past and a sense of identity through preservation of heritage. In my view, the Chief Executive's "Progressive View of Development" which he has advocated in his Election Manifesto earlier this year is a strong and positive response to such public aspirations.

Under the Chief Executive's progressive view of development, we need to strike a balance amongst environmental protection, sustainable development and heritage conservation. As a first step, the Development Bureau which I headed was created from 1 July 2007 to help achieve that very needed balance by overseeing on the one hand the planning, land and works portfolio as well as on the other hand heritage conservation work. I am indeed honoured and privileged to take up the position as Hong Kong's first Secretary for Development. From Queen's Pier to King Yin Lei, my first three months in the job have already given me a good glimpse of the challenges to follow in the next few years and indeed I earned myself a new title of Secretary for Heritage, rather than the Secretary for Development. This balancing act is indeed a very tall order.

To rise to this challenge and to demonstrate the HKSAR Government's commitment to heritage conservation, the Chief Executive has outlined a comprehensive and I would regard as exciting package of measures in his Policy Address. This package is action-oriented, innovation-driven and partnership-based. Let me address these features by taking you through some of the proposed initiatives.

Local heritage work started 30 years ago with the enactment of the Antiquities and Monuments Ordinance. In the same year the Antiquities and Monuments Office was set up to advise the Government on heritage matters. And you will agree with me that thirty years ago, the idea of preserving the city's historic past was probably an idea only in the minds of a handful of academics. The public at large was generally not interested in the subject.

Thirty years have gone by and now we have 82 declared monuments, of which 64 are buildings like the Government House that I have mentioned and 18 are rock carvings, forts and archaeological sites and on top of that we have some 496 historic buildings graded by the Antiquities Advisory Board on an administrative basis. But the common complaint hitherto was we did not have a clear heritage conservation policy and incidents of heritage preservation tended to be dealt with in an episodic ad-hoc manner, sometimes taking on a confrontational approach. Two rounds of consultation on our heritage policy were conducted by the Home Affairs Bureau before the re-structuring in this new term of government. The time has come for us to put to rest any skepticism about our commitment to do better to preserve our local heritage and this latest package announced by the Chief Executive is therefore characterized by an action agenda which we will roll out as soon as possible, in other words, no more talk but action. Our efforts are also underpinned by a clear policy statement on heritage conservation which is "To protect, conserve and revitalize as appropriate historical and heritage sites and buildings through relevant and sustainable approaches for the benefit and enjoyment of the present and future generations. Of course, in implementing this policy, due regard has to be given to development needs in the public interest, respect for private property rights, budgetary considerations, cross-sector collaboration and active en-

gagement of stakeholders as well as the general public."

To achieve this important policy objective, we will implement five major initiatives in the coming years covering both the public and private domains. Each of these calls for an innovative approach.

First, in the public domain, we will require heritage impact assessments (HIA) to be conducted for all public works projects at the project inception stage. This new requirement is imposed with the aim to avoid new projects interfering with historic sites or buildings, or where interference is unavoidable, to mitigate the impact. Through this process, we could also engage the public at an early stage and address their concerns on heritage conservation in the first instance. This internal mechanism, apart from demonstrating Government's commitment to enhance heritage conservation, will also ensure the best balance be struck between development and conservation. This heritage impact assessment requirement will no doubt generate additional workload and may prolong the project planning process in the short run but I firmly believe that such a requirement will ultimately help to ensure capital works projects could be delivered smoothly and to the satisfaction of all the parties concerned.

Innovation is particularly prominent in our second initiative within the Government domain which is to promote adaptive re-use of government-owned historic buildings. In line with the theme of this Conference, preservation is about adding value - there is little point in preserving historic buildings for the sake of preservation. We should give these local heritage a new lease of life and allow public accessibility for the enjoyment of both local and overseas visitors. Instead of going into details about the proposed "Revitalising Historic Buildings Through Partnership", I would invite you all to pick up a leaflet which I hope my colleague have brought some leaflets and placed them at the reception and join subsequent open forum and briefing sessions for professional institutes and Non-Government Organisations to engage them in finalising the Scheme for implementation. The HKIS would certainly receive an invitation from me shortly to come to one of these briefings especially for professional institutes on the revitalization scheme. I should just add that two days ago together with the Hong Kong Jockey Club we have already announced a major revitalizing scheme at the Central Police Station Compound. I hope you would have time to look at this fabulous project and be able to give the project your support.

Our third initiative targets historic buildings in private ownership. We will put in place appropriate incentive schemes to promote and facilitate the preservation of these buildings, thereby striking the practical balance between heritage preservation and the respect for private development rights. We will explore incentive measures including those advocated by the public and the professionals including HKIS, such as land exchange and transfer of development rights to facilitate conservation of privately-owned historic buildings. I have to confess that this is an area

that is very complicated and that is why we need support from the professionals including surveyors and with no doubt we need your significant contribution. I am optimistic that this initiative will create a win-win situation. For privately-owned historic buildings not under threat of redevelopment, we will also introduce measures to promote proper maintenance by making available financial assistance now available only to declared monuments, of course provided some conditions are fulfilled such as allowing the public to go into the historic building to appreciate and to enjoy the building.

As the Chief Executive has pledged, the public would be better and more deeply engaged in the decision making process on public policies. This applies equally if not more prominently to heritage conservation. Our fourth initiative is characterized by partnership. We will create more opportunities for engaging members of the public in heritage conservation. Specifically, we will enhance the transparency of the Antiquities Advisory Board and will engage the public in formulating the details of the various proposed administrative measures. We will invite the non-governmental organizations to participate in the Revitalising Historic Buildings Through Partnership Scheme. We will also conduct publicity to promote our new heritage policy and measures. As a first step of such public engagement, we have lined up public forum and briefings and meetings throughout this month to engage various groups. Indeed if you could excuse me that I have to leave after this opening session as I need to go to a radio phone-in programme to answer public queries on this very interesting subject.

In order to implement all these new measures, we need a focused and effective mechanism. Our fifth initiative is therefore to create an Office of the Commissioner for Heritage in the Development Bureau. The Commissioner will coordinate work on heritage conservation and provide a focal point for local and overseas networking. So I am looking forward to visit Australia and London with my Commissioner in due course to study the overseas experience. In the longer run, we will examine the setting up of a heritage trust in Hong Kong to take over part of the heritage conservation work. I still believe that mobilizing the community through a non-government institution is the best way forward.

Ladies and gentlemen, heritage conservation requires the concerted efforts of all. As a representative professional institute, I look to the HKIS for advice and input to make our initiatives more practical and more effective because surveyors are generally pragmatic people. As individual surveyors, I urge you to assist Non-Government Organisations in putting forth innovative proposals to revitalize the stock of historic buildings. And of course, if you could do it pro bono that is even better. As a member of society, I hope you share our vision for a progressive view of development and help us in striking the needed balance.

I wish the Annual Conference of HKIS every success and all of you a nice weekend.

Mandatory Building Inspection Scheme

Government is formulating a Mandatory Building Inspection Scheme (MBIS) as a practical long-term solution to building neglect and the Director of Building has written to the Institute, seeking views on the requirements of the Registered Inspectors (RI) system for the scheme.

The Institute replied on 28 September to express its support of a registration system with the following comments.

Proposed requirements for Registered Inspector

Proper academic training leading to professional qualification is a prerequisite of potential RIs, it is recommended that only professionals possessing sufficient training and expertise in areas of building control and building maintenance technology, which are considered as the fundamental knowledge of building inspection, are considered.

In respect of core training leading to a professional qualification, it should be noted that training in connection with building construction is entirely different from building inspection and maintenance. Potential RIs must be equipped with on-the-job training essentially on building control, maintenance, condition survey and diagnosis of defects.

Similarly, potential RI, although being professionally qualified from respective professional institutes, should continuously develop their skills and working experience with core competency in building control, maintenance, condition survey and diagnosis of defects. Although working experience in building design and construction would be an advantage, this should not be counted towards the minimum requirement of 3 years of post-qualification experience.

Registered Professional Surveyor (Building Surveying) (RPS(BS)) are indeed the most appropriate professionals to perform the function a RI taking into account the rele-

vant training both academically and working experience on areas of building control, maintenance, condition survey and diagnosis of defects. However, when only building professionals who could fulfill the minimum requirements to become qualified as AP or RSE under the Building Ordinance are considered suitable, then this should also include Registered Professional Surveyor (Quantity Surveying) (RPS(QS)).

Proposed registration procedures

The formation of a Registered Inspector Registration Committee (RIRC) to assist the Building Authority (BA) in considering applications for inclusion in the RI Register is appropriate as this will lead to an objective assessment to applications.

Taking into account the professional training background of RPS(BS) and considering that they are customarily being employed, by both the public such as the Buildings Department, Architectural Services Department, Housing Authority and other private organizations, these professionals perform the functions of building control, condition survey, maintenance and diagnosis of defects, and they should be automatically qualified as RIs without the need of further interview by the RIRC.

Whilst other building professionals who may not be similarly trained in areas with relevance in academic background or working experience, an interview conducted by the RIRC in order to assess their suitability is necessary.

The future RIRC shall only comprise representatives from professional institutes which are able to provide qualified RI together with representatives from the Building Authority.

AP/RSE applying for registration as Registered Inspector

In the Institute's comments to the then Housing, Planning and Lands Bureau on 13 March 2006 in connection with the Public Consultation on MBIS, it has been emphasized that AP and RSE are no doubt professionals experienced



in building design and structural elements of building works whilst condition survey and building maintenance are specialized subjects for existing buildings. As described, only AP and RSE with academic and professional training in prescribed areas are considered competent for registration as RI.

If AP or RSE has only been engaged in a building construction project during the period of 7 years immediately preceding the date of application, such acceptance criteria are indeed far lower than the requirements of other registered professionals, not to mention their irrelevance of working experience. It is believed that all AP or RSE must possess 3 years post-qualification experience in core competencies of building control, maintenance, condition survey and diagnosis of defects. Professional interview requirement may be waived for those who possess experience that exceeds the minimum requirements, and who have personally dealt with statutory repair order.

As a transitional arrangement at the onset of MBIS, and with the aim to enable a readily available RI list for procurement of services by the public, the first registration of qualified AP or RSE as RI can be administered by the BA on an one-off basis. However, future registration and renewal should be conducted by the RIRC similar to other candidates since the maintenance of two separate registration systems of RI will not only lead the public to a misconception of the varying qualifications, but also adds extra public expenses in administration.

The letter concluded by saying that as a professional institute which represents the qualified surveyors for the provision of professional services in areas of building control, maintenance, condition survey and similar advice, the Institute has not only offered comments with due consideration of the current market situation but also paid attention to genuine needs of building owners.

City Hall Annex

Planning Department has commissioned consultants to prepare an interpretative plan for the proposed permanent Hong Kong Planning and Infrastructure Exhibition Gallery and the interpretative plan will provide a basis for undertaking detailed architectural planning and interior design to be undertaken by the Architectural Services Department under a separate consultancy study. A briefing session by the Planning Department has taken place

on 11 October when views and comments on the preliminary architectural design and thematic conceptual framework of the proposed permanent Gallery were heard.



Government proposes to expand the existing Gallery to include the remaining four floors of the City Hall Annex and its adjacent area such as the area between the City Hall Complex and the City Hall Annex, which is now under skylight cover, and turn them into a permanent exhibition gallery.

Constitutional development

Functional constituency legislator Professor the Hon Patrick Lau has written to Secretary for Constitutional Development and Mainland Affairs Stephen Lam on 10 October, advising him that the Institute had conducted a survey on the Green Paper and the HKIS General Council majority views were:

- The composition and size of the nominating committee for electing the Chief Executive by universal suffrage should be constituted by more than 800 members with an expansion to between 1200 and 1600.
- Election of the Chief Executive by universal suffrage should be in year 2012.
- Functional constituency seats for formation of the Legislative Council by universal suffrage should be retained, however, with the electoral method changed.
- Election of the Legislative Council by universal suffrage can be in 2012 or 2016 (response rates for both years were identical).

Design concepts for Central Waterfront



The Institute is pleased to have housed the Central Waterfront Design Forum organized by Designing Hong Kong in the Surveyors Learning Centre on Saturday 22 September when Director of Planning Ava Ng came. The Senior Vice President Yu Kam-hung is a member of the Jury Panel. Other HKIS members present included Augustine Wong, Tony Wan, Kwok Kwok Yuen and Kat Chan.

The Planning and Design Competition for the Central Waterfront organized by Designing Hong Kong has yielded 82 design concepts. The adjudication and selection of finalists took place on 15 September and the final winners would be announced by early November.

The purpose of the Forum is to look at the key aspects identified, the way that responses may fit with the ongoing Urban Design Study for the new Central Harbourfront.

In May 2007, Designing Hong Kong has submitted an application under Section 12A of the Town Planning Ordinance proposed amendment to the Central District Outline Zoning Plan No. S/H4/12, and the Central District

(Extension) Outline Zoning Plan No. S/H24/6. This submission is in response to the Planning Department Urban Design Refinement Study of the Central Waterfront, and the Central Design Review Workshop in November 2006. This submission proposed changes which will result in:

- Reducing the wall effect of single large developments;
- Greater visual permeability;
- Reducing traffic generation;
- Reducing air and noise pollution;
- A more competitive business environment;
- Increased diversity and vibrancy;

It also identified a number of common themes or parameters:

- Small building footprints;
- Natural ventilation;
- Lower plot ratios;
- Creation of visual corridors;
- The option of placing service facilities underground;
- Connectivity and transition between spaces;
- Diversified uses in spaces.

The common design features identified include:

- North-south connectivity;
- Water features;
- A new mode of transport;
- Changing Road P2 into a boulevard
- Creating focal points in Central.

Please visit www.designinghongkong.com for more information.



Editorial Board discusses e-newsletter



The Executive Committee asked in June the Editorial Board to implement a webcast upon publication of the **Surveyors Times** starting the June 2007 issue. The hit-rate monitoring reports showed that the average number of hits for the June, July and August issues is around 1000.

In a meeting on 12 September, the Editorial Board decided on an e-newsletter proposal which the Executive Committee endorsed the following day. The Executive Committee asked the Editorial Board to study further the logistics leading to an e-newsletter; Honorary Editor Ben Chong is currently working in conjunction with Staff Editor Linda Chan on an implementation proposal which will be submitted to the Executive Committee for endorsement and then consultation prior to a final submission to the Council. It has been made a parameter that a trial period must be built in, irrespective of implementation pattern or timeline. It is hoped that this environmentally-friendly exercise will lead to a paper-less newsletter in time.

LS members win outstanding civil service award

Immediate past chairman of the LSD Dominic Siu and a past chairman of the YSG Lesly Lam are members of the Survey Team in CEDD. The Team is 2nd Runner-up in the Application of Technology Team Award by using **3D Laser Scanning Technology** and **Computer Animation** for Project 構築數碼立體模型—展示香港的過去、現在與未來.

The Award is run by the HK-SARG Civil Service Bureau.



Building Surveyors Conference 2007



The theme of the Conference was Future Development in Hong Kong - Foresight, Innovation & Sustainability and took place on Saturday 29 September in the Auditorium of the Hong Kong Science and Technology Parks.

Similar to other developed cities, here in Hong Kong both public and private sectors have made great efforts to work for a better and sustainable future by taking into account economic, environmental and social aspects of every dimension. The year, the Conference provided a platform to look at issues including intelligent buildings, environmental initiatives, advanced construction technology and innovative building designs.

President of the Institute, Raymond Chan, gave the welcoming speech and the keynote remarks were given by Nicholas Brooke, Chairman of the Hong Kong Science & Technology Parks Corporation. Other speakers included HKSARG Director of Architectural Services Yue Chi-hang; Vice Chairman of Professional Green Building Council KS Wong; Head of Technical Services of Swire Properties Management Ir Cary Chan; HKSARG Housing Department Chief Structural Engineering Ir Lam Sze-chuen. Chairman of the Building Surveying Division Alex Wong made the closing speech; followed by a technical visit to the photovoltaic cells panel and district cooling system.

Building Management (Third Party Risks Insurance) Regulation

Chairman of the Legislative Council Subcommittee the Hon James To has asked the Institute to provide further views on the Regulation as published in the Gazette on 6 July which deviated from the draft Regulation upon which the Institute had commented in 2006, primarily the differences are:

- An asbestos exclusion clause is included in section 3 (2)(d);
- The phrase "exercise reasonable diligence to ensure

compliance with the deed of mutual covenant concerned" is used in section 6(3)(a)(ii) of the Regulation;

- Section 6(4) sets out the circumstance under which an owners' corporation may be considered as having failed to exercise reasonable diligence.

The PFM Division is studying the matter.

SAA Executive Council 5th meeting



On 12 October, Executive Council members of the Surveyors Alliance Asia had its 5th meeting in the HKIS Board Room. Representing the Institute were President Raymond Chan, Vice President Francis Leung, Past Presidents Stephen Liu and Wong Chung Hang; the Singapore Institute of Surveyors and Valuers was represented by Dr Lim Lan Yuan and the Institute of Surveyors Malaysia was represented by Sarkunan Subramaniam.



P, SVP & VP hair down

None of them had a tie on, which was okay with Café Too, the P had a beige jacket, takes years off him! Want to see them with the abundant hot dishes, dessert and of course the surround sound chit chat all evening? Did they talk Institute affairs? The limited space here stops the Editor from commissioning another full length article, sorry.

All these happened because the VP who has also been convener of the 2007 Annual Conference Organizing Committee Francis Leung decided to thank all the guys and gals who have worked on the project.



The President Raymond Chan and Senior Vice President Yu Kam-hung came as

guests and so did Albert So, a senior member of the Institute and from the GPD.



戊子年



2008

日	一	二	三	四	五	六
		1 元旦	2 廿四	3 廿五	4 廿六	5 廿七
6 小寒	7 廿九	8 十二月	9 初二	10 初三	11 初四	12 初五
13 初六	14 初七	15 初八	16 初九	17 初十	18 十一	19 十二
20 十三	21 大寒	22 十五	23 十六	24 十七	25 十八	26 十九
27 二十	28 廿一	29 廿二	30 廿三	31 廿四		

日	一	二	三	四	五	六
					1 廿五	2 廿六
3 廿七	4 立春	5 廿九	6 三十	7 正月	8 初二	9 初三
10 初四	11 初五	12 初六	13 初七	14 初八	15 初九	16 初十
17 十一	18 十二	19 雨水	20 十四	21 元宵	22 十六	23 十七
24 十八	25 十九	26 二十	27 廿一	28 廿二	29 廿三	

日	一	二	三	四	五	六
						1 廿四
2 廿五	3 廿六	4 廿七	5 驚蟄	6 廿九	7 三十	8 二月
9 初二	10 初三	11 初四	12 初五	13 初六	14 初七	15 初八
16 初九	17 初十	18 十一	19 十二	20 春分	21 十四	22 十五
23 十六	24 十七	25 十八	26 十九	27 二十	28 廿一	29 廿二
30 廿三	31 廿四					

日	一	二	三	四	五	六
		1 廿五	2 廿六	3 廿七	4 清明	5 廿九
6 三月	7 初二	8 初三	9 初四	10 初五	11 初六	12 初七
13 初八	14 初九	15 初十	16 十一	17 十二	18 十三	19 十四
20 穀雨	21 十六	22 十七	23 十八	24 十九	25 二十	26 廿一
27 廿二	28 廿三	29 廿四	30 廿五			

日	一	二	三	四	五	六
					1 勞動節	2 廿七
3 廿八	4 廿九	5 立夏	6 初二	7 初三	8 初四	9 初五
10 初六	11 初七	12 佛誕	13 初九	14 初十	15 十一	16 十二
17 十三	18 十四	19 十五	20 十六	21 小滿	22 十八	23 十九
24 二十	25 廿一	26 廿二	27 廿三	28 廿四	29 廿五	30 廿六
31 廿七						

日	一	二	三	四	五	六
1 廿八	2 廿九	3 三十	4 五月	5 芒種	6 初三	7 初四
8 端午節	9 初六	10 初七	11 初八	12 初九	13 初十	14 十一
15 十二	16 十三	17 十四	18 十五	19 十六	20 十七	21 夏至
22 十九	23 二十	24 廿一	25 廿二	26 廿三	27 廿四	28 廿五
29 廿六	30 廿七					



2008

日	一	二	三	四	五	六
		1 廿八	2 廿九	3 六月	4 初二	5 初三
6 初四	7 小暑	8 初六	9 初七	10 初八	11 初九	12 初十
13 十一	14 十二	15 十三	16 十四	17 十五	18 十六	19 十七
20 十八	21 十九	22 大暑	23 廿一	24 廿二	25 廿三	26 廿四
27 廿五	28 廿六	29 廿七	30 廿八	31 廿九		

日	一	二	三	四	五	六
					1 七月	2 初二
3 初三	4 初四	5 初五	6 初六	7 立秋	8 初八	9 初九
10 初十	11 十一	12 十二	13 十三	14 十四	15 十五	16 十六
17 十七	18 十八	19 十九	20 二十	21 廿一	22 廿二	23 處暑
24 廿四	25 廿五	26 廿六	27 廿七	28 廿八	29 廿九	30 三十
31 八月						

日	一	二	三	四	五	六
	1 初二	2 初三	3 初四	4 初五	5 初六	6 初七
7 白露	8 初九	9 初十	10 十一	11 十二	12 十三	13 十四
14 中秋節	15 十六	16 十七	17 十八	18 十九	19 二十	20 廿一
21 廿二	22 秋分	23 廿四	24 廿五	25 廿六	26 廿七	27 廿八
28 廿九	29 九月	30 初二				

日	一	二	三	四	五	六
			1 國慶日	2 初四	3 初五	4 初六
5 初七	6 初八	7 重陽節	8 寒露	9 十一	10 十二	11 十三
12 十四	13 十五	14 十六	15 十七	16 十八	17 十九	18 二十
19 廿一	20 廿二	21 廿三	22 廿四	23 霜降	24 廿六	25 廿七
26 廿八	27 廿九	28 三十	29 十月	30 初二	31 初三	

日	一	二	三	四	五	六
					1 初四	
2 初五	3 初六	4 初七	5 初八	6 初九	7 立冬	8 十一
9 十二	10 十三	11 十四	12 十五	13 十六	14 十七	15 十八
16 十九	17 二十	18 廿一	19 廿二	20 廿三	21 廿四	22 小雪
23 廿六	24 廿七	25 廿八	26 廿九	27 三十	28 十一月	29 初二
30 初三						

日	一	二	三	四	五	六
	1 初四	2 初五	3 初六	4 初七	5 初八	6 初九
7 大雪	8 十一	9 十二	10 十三	11 十四	12 十五	13 十六
14 十七	15 十八	16 十九	17 二十	18 廿一	19 廿二	20 廿三
21 冬至	22 廿五	23 廿六	24 廿七	25 廿八	26 廿九	27 十二月
28 初二	29 初三	30 初四	31 初五			

香港公眾假期：1月1日 元旦 ● 2月7日 農曆年初一 ● 2月8日 農曆年初二 ● 2月9日 農曆年初三 ● 3月21日 耶穌受難節 ● 3月22日 耶穌受難節翌日 ● 3月24日 復活節星期一 ● 4月4日 清明節 ● 5月1日 勞動節 ● 5月12日 佛誕 ● 6月9日 端午節翌日 ● 7月1日 香港特別行政區成立紀念日 ● 9月15日 中秋節翌日 ● 10月1日 國慶日 ● 10月7日 重陽節 ● 12月25日 聖誕節 ● 12月26日 聖誕節翌日





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

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



CONGRATULATIONS TO THE FOLLOWING WHO WERE ELECTED AS

HKIS MEMBERS ON 27 SEPTEMBER 2007

MEMBERS (4)

BS DIVISION

HO CHUN SANG
KWOK KING WAI
LEE KWUN SHING
WONG FUNG SANG

CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (2)

PFM DIVISION

CHAN YUET YUE
HO SIU LEUNG

RESIGNATION (1)

HAMILTON-MEIKLE, ALEXANDRA F.

HKIS 學會簡訊
NEWS

International 國際

2nd WAVO Valuation Congress



The Institute was represented by GPD Council Chairperson Serena Lau and Vice Chairman KK Chiu at this Congress which took place from 17 to 19 October in Beijing.

The theme of the Congress was: **The valuation profession - localization and globalization** and highlights included:

- A session on World Valuation Practices in various WAVO

members' countries will be discussed.

- A Best Research Paper which is based on a survey, literature review or an enunciation of new principles including any paper written with a strong academic rigour.
- A Best Practice Paper which focused on practice issues.

The topics included:

- Valuation methods
- Real estate investment trust (REIT) valuation
- Specialist valuations
- Business valuations
- Valuation standards and practice
- Professional ethics and conduct
- Professional liability for valuers
- Tax assessment and rating
- Training and education of valuers.

For more information, please visit Congress website: <http://www.wavoglobal.org>



THE HONG KONG INSTITUTE OF SURVEYORS GOLF SOCIETY ANNUAL GOLF TOURNAMENT 2007

Date	10 December 2007 (Monday)
Venue	Wind Valley Golf Club, Yintian, Shenzhen (雲海谷)
Game	One 18-hole game with first tee-off at around 9:30 a.m. (short-gun)
Transportation	Coach transportation from Central via Sheung Shui / Shataukok to Wind Valley and return is inclusive. The exact departure time of the coach at Central and club house will be confirmed close to the event.
Format of Play	New New Peoria (maximum handicap allowed: 28 for Men and 36 for Ladies)
Awards	Divisional champion trophy and individual trophies and other prizes to be advised
Charge	HK\$950 - HKIS Golf Society members. HK\$980 - HKIS members but non-HKIS Golf Society members HK\$1,000 - Guest Cost inclusive of trophies, coach transportation, 18 hole-green fee, caddie and buggy (twin share), locker and buffet lunch.
Remarks	Participants must ensure they have a valid "Home Visit Permit (回鄉証)". China visas are required for passport holders. Travel & golf insurance is not included. For ease of administration, charge would not change whether you take the coach or not. Depending on the entries received, we are considering to have 2 groups of prizes for men and ladies golfers.

The closing date for reservations is 30 November 2007. Only 60 places are reserved and will be allocated on a first-come-first-served-basis. Further details will be circulated to individuals upon the close of registration.



RESERVATION FORM HKIS Annual Golf Tournament on 10 December 2007

Surname: _____ Other name (s): _____ Mr / Mrs / Miss

Grade of membership: F 5, M 5, TA 5, P 5, TT 5, S 5

HKIS No.: _____ Div. BS / GP / LS / PD / QS / PFM HKIS Golf Society member: # Yes/No

Tel: _____ Fax: _____ Mobile phone no.: _____ (for emergency use)

E mail address: _____

Transportation # Join the group / self arranged

Cheque No.: _____ made payable to "HKIS - Golf Society".

Please delete if inappropriate



OFFICIAL RECEIPT HKIS Annual Golf Tournament - Wind Valley Golf Club 10 December 2007 (Monday)

Please fill in capital letters or print: -

Name in full:	For office use only
Correspondence address :	Fee received and confirmed by HKIS:
	<input type="checkbox"/> \$950 - HKIS GS member
	<input type="checkbox"/> \$980 - HKIS member
	<input type="checkbox"/> \$1,000 - Guest

Sustainable Building Conference 2007



4 & 5 December 2007
Langham Place Hotel
Kowloon, Hong Kong



Theme A : Connecting the Pearl River Delta Region

Theme B : Creating a livable, healthy and environmentally viable cities

Theme C : Education and Market Transformation

For more information, please visit

<http://www.hkpgbc.org/sb07/index.html>

West Kowloon Cultural District Consultation

7pm - 8pm, Monday 12 November 2007
Surveyors Learning Centre
811 Jardine House, Central, Hong Kong

The Chief Secretary has recently announced recommendations of the Consultative Committee on the Core Arts and Cultural Facilities (CACF) of the West Kowloon Cultural District (WKCD) and the launch of a three-month Public Engagement (PE) exercise to last till 12 December 2007. The objective of the exercise is to enable the general public and various concerned sectors to understand the recommendations and express views on them.

The WKCD project is an important strategic investment in arts and culture for the future of Hong Kong. Government would like to brief Members of the Institute on the recommendations proposed and the way forward.

Representatives from the Home Affairs Bureau

- Esther Leung, Deputy Secretary for Home Affairs
- Vincent Fung, Principal Assistant Secretary for Home Affairs

West Kowloon Cultural District Consultation

Reply Slip

WKCD Forum, HKIS, Fax 2868 4612

I will attend this Forum.

Name _____ Membership No _____

Telephone _____ Date _____

(Deadline for registration: 9 November 2007. Free admission.)

Summary of HKIS CPD / PQSL Events

06 Nov - 11 Dec 2007

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKER(S)	RUN BY
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
14 Nov	2007100	The professional communication process of surveyors in Hong Kong	2	Professor Winnie Cheng Professor Esmond Mok	LSD
16 Nov	2007094	An overview of the new HKSM4	1.5	Dr Paul HK Ho	QSD
22 Nov	2007098	Proposed minor works control system	1.5	ST Lam Michael YL Pang	BSD
04 Dec	2007099	An uncommon sense approach to health and safety at work	2	Michael Leung	BSD
06 Dec	2007102	Mock mediation	2	Representatives from The Hong Kong Mediation Council - Construction Committee	QSD
07 Dec	2007103	Practising in China investment market and the way forward	1.5	Francis Li Alvin Yip Jim Yip	YSG
11 Dec	2007101	Latest review on Design Manual: Barrier Free Access	1.5	KM Mo	BSD

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

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

STANDARD RESERVATION FORM

Event Date: _____ Event Code : _____

Event Name: _____

Member details

Surname : _____ Other names : _____

Grade of membership* : F M TA P TT S HKIS No. : _____

Division* : BS GP LS PD PFM QS

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

Tel no. : _____ Fax no. : _____ E-mail : _____

Payment method

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

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

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

To: Shanghai Commercial Bank Limited - Credit Card Service Department

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

Cardholder Name : _____ HKIS No. : _____

Card Number : [] [] [] [] [] [] - [] [] [] [] [] [] - [] [] [] [] [] [] - [] [] [] [] [] [] Expiry Date : _____ / _____

Cardholder's Signature : _____ Date : _____

For Bank Use Only

Approved by :

Date:

Notes

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



CPD/QSD/2007090

How to tackle major projects - contract preparation and dispute resolution

Speakers Yeung Man Sing FHKIS, FRICS, LLB, FCIArb, Chairman of the Association of Cost Engineers (HK) Region, Partner of the Construction and Engineering Group of Li & Partners. Mr Yeung is a qualified quantity surveyor, a chartered arbitrator and a Hong Kong lawyer. He has extensive construction experience: providing legal and contractual advice to developers, construction professionals and contractors, pre-contract and post contract services including preparation of tender and contract documents, and also representing parties in resolving Mainland, Hong Kong and Macau construction disputes through litigation, CIETAC and domestic arbitrations.

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 6:30pm - 8pm 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.

Language	Cantonese supplemented with English	Fee	HK\$120 per person
Deadline	5 November 2007	Priority	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 7pm - 8:30pm 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.

Language	English	Fee	HK\$120 per person
Deadline	5 November 2007	Priority	QSD Members

CPD/LSD/2007100

The professional communication process of surveyors in Hong Kong



Co-organised by Hong Kong Institute of Surveyors, Royal Institution of Chartered Surveyors Hong Kong, The Hong Kong Polytechnic University, English Department, Research Centre for Professional Communication in English, The Hong Kong Polytechnic University, Land Surveying and Geo-informatics Department.

Speakers Professor Winnie Cheng, Professor and Director, Research Centre for Professional Communication in English, English Department, The Hong Kong Polytechnic University. Professor Winnie Cheng is Director of the Research Centre for Professional Communication in English, The Hong Kong Polytechnic University. Her current research interests include Professional and Intercultural Communication, Discourse Intonation, Corpus Linguistics, Conversation and (Critical) Discourse Analysis, Pragmatics, Lexical Studies, Collaborative Assessment, and Online Learning and Assessment. She is currently working on compiling and analysing specialized corpora, such as the seven-million-word Hong Kong Financial Services Corpus (HKFSC) and the one-million-word Hong Kong Corpus of Spoken English (HKCSE) (Prosodic), and interdisciplinary collaborative projects with different professional associations and communities.

Professor Esmond Mok, Land Surveying and Geo-informatics Department of The Hong Kong Polytechnic University. Dr Esmond Mok is Professor and Associate Head of the Department of Land Surveying and Geo-informatics, The Hong Kong Polytechnic University. Prof. Mok is Member of HKIS and RICS, currently Hong Kong Representative of Commission 5 (Positioning and Measurement) of International Federation of Surveyors (FIG), and Editorial Board Member of a number of Journals, including Survey Review, Journal of Global Positioning Systems, Journal of Applied Geodesy and Journal of Location Based Services.

Date & Venue 6:30pm - 8:30pm Wednesday 14 November 2007 Room CF305, The Hong Kong Polytechnic University

Details Effective Communication is essential for workplace success. The speakers had conducted an analysis of the communication process of the professional surveyors for a consultant company. They will share with us the findings on the nature and pattern of professional communications. The talk will also cover the study on the structure and languages used by novices and experienced professionals.

Language	English	Fee	HK\$80 per person
Deadline	10 November 2007	Priority	LSD Members

CPD/QSD/2007094

An overview of the new HKSMM4

Speaker 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.

Date & Venue 7pm - 8:30pm Friday 16 November 2007 SLC, HKIS

Details 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.

Language	English supplemented with Cantonese	Fee	HK\$120 per person
Deadline	9 November 2007	Priority	QSD Members

CPD/BSD/2007098

Proposed minor works control system



Speakers ST Lam, Assistant Director/Support, Buildings Department
Michael YL Pang, Senior Building Surveyor/Legislation, Buildings Department

Date & Venue 7pm - 8:30pm Thursday 22 November 2007 SLC, HKIS

Details Under the extant Buildings Ordinance, all building works, except “exempted works”, are regulated under a control system which requires the appointment of registered professionals to oversee the building works and registered contractors to carry out the works. Prior approval of plans and consents for commencement of works from the Building Authority are also required. The present statutory procedures are considered too cumbersome for some minor building works.

Building control should be commensurate with the degree of risk involved. Some minor buildings works such as light-weight canopies, drying racks and maintenance & repair of buildings pose less risk than major building works and do not require the present level of control under the Ordinance. There is therefore room for rationalizing the building control system such that professionals and contractors, as partners of the Building Authority, may assume greater responsibility to ensure building safety. To this end, it is proposed to introduce a new minor works control system under the Buildings Ordinance to regulate the carrying out of minor works.

The objective is to provide building owners a lawful channel to carry out minor works under a simplified procedure.

Outline of presentation (for reference only)

- Background and existing building control system
- Proposed new building control system
- Classes and types Minor Works
- Registration system of minor works contractors

Language English supplemented with Cantonese **Fee** HK\$120 per person (HK\$150 for walk-in participants)
Deadline 15 November 2007 **Priority** BSD Members

CPD/BSD/2007099

An uncommon sense approach to health and safety at work



Speaker Michael Leung BSc, MSc, RSO, F.FPM, FRSH, MSOE, MCIQB, PEng, Chartered SHP, Facility Manager of the Hong Kong Institute of Education

Date & Venue 7pm - 9pm Tuesday 4 December 2007 SLC, HKIS

Details How much do you understand about safety? Is safety common sense stuff? Is the use of working platform safer than the use of safety harness? Can a safety standard be varied? If a safety standard is variable, how safe is safe then, when something safe yesterday is now considered unsafe? Is risk good or bad? How reliable is a risk assessment? And how much do you understand about safety professionals? Should the safety manager of an organization manage its safety? Should he or she be held responsible for accident losses? Is the outbreak of a crisis good or bad for a safety professional? Is he or she your friend or foe?

The speaker will try to unveil common understanding or misunderstanding about safety from different perspectives.

Language Cantonese supplemented with English **Fee** HK\$120 per person (HK\$150 for walk-in participants)
Deadline 27 November 2007 **Priority** HKIS Corporate Members

CPD/QSD/2007102

Mock mediation



Speakers Representatives from The Hong Kong Mediation Council - Construction Committee

Hong Kong Mediation Council is a non-profit making organization established with the objective of promoting the use of mediation and other forms of Alternative Dispute Resolution (ADR). The activities of The Hong Kong Mediation Council include holding seminars and meeting on various aspects of mediation and other forms of ADR; training of mediators and educating users of mediation; coordinating the development of mediation through its various interest-groups; establishing standards of practice for mediation.

Date & Venue 7pm - 9pm Thursday 6 December 2007 SLC, HKIS

Details Mediation is a confidential dispute resolution process in which a neutral person (the 'mediator') assists the parties in a dispute to reach a negotiated agreement. The mediator assists the parties to understand the issues in dispute, identify creative options to resolve the dispute and finalize agreement. Mediation is a recognized and well accepted alternative to arbitration and litigation. Mediation costs a small fraction of the cost of arbitration and litigation and can result in a fast and effective solution to a complex problem. In this event, Representatives from The Hong Kong Mediation Council - Construction Committee will give a presentation on the process of mediation and perform a mock mediation on a construction dispute.

Language	Cantonese	Fee	HK\$120 per person
Deadline	22 November 2007	Priority	HKIS Members

(Non members are welcome if seats are available.)

CPD/YSG/2007103

Practising in China investment market and the way forward



Speakers Francis Li MRICS, MHKIS, MCREA, Vice Chairman, Head of DTZ North Asia Investment
Alvin Yip MRICS, MHKIS, RPS, Director, Head of DTZ South China Investment
Jim Yip MRICS, MHKIS, MCREA, Director, Head of DTZ North China Investment

Date & Venue 7pm - 8:30pm Friday 7 December 2007 SLC, HKIS

Details China property market has reached a new climax, driven by unprecedented capital flow from domestic and international developers and investors. A burgeoning market, with many promises, yet it is still an unsophisticated and challenging market.

Seasoned investment professionals from DTZ China Investment will in this talk discuss the current practice of china investment market and share their insights with respect to the current regulatory environment and investor appetite.

Language	Cantonese supplemented with English	Fee	HK\$100 per person, HK\$150 non-member, HK\$20 walk-in surcharge for all pricings listed.
Deadline	24 November 2007	Priority	Probationers and Students

CPD/BSD/2007101

Latest review on Design Manual: Barrier Free Access



Speaker KM Mo, Assistant Director, Buildings Department

Date & Venue 7pm - 8:30pm Tuesday 11 December 2007 SLC, HKIS

Details The speaker will look into the review and visit the revisions to the Design Manual: Barrier Free Access.

Language	English	Fee	HK\$120 per person (HK\$150 for walk-in participants)
Deadline	27 November 2007	Priority	BSD Members

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

Buildings Department

Issue of revised PNAP 273 and PNRG 54

Practice Note for Authorized Persons and Registered Structural Engineers 273 on Contractor's Sheds has just been revised. The direct link to the document is:

<http://www.bd.gov.hk/english/documents/pnap/Pnap273.pdf>

Practice Note for Registered Contractors 54 on Contractor's Sheds has also been revised. The direct links to the English and Chinese versions of the document are:

<http://www.bd.gov.hk/english/documents/pnrc/Pnrc54.pdf>

http://www.bd.gov.hk/chineseT/documents/pnrc/Pnrc54_c.pdf

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
- 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
- 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

Building Surveying Division Chairman's Message



Alex Wong BSD Council Chairman

BSD Annual General Meeting & Annual Dinner

7pm Friday 30 November 2007

38FI World Trade Centre Club
280 Gloucester Road,
Causeway Bay, Hong Kong

You may have already received our notification for the AGM and Nomination Form for office bearers and council members for next year. Please take action if you want to serve our council and the Institute for the betterment of building surveyors. The closing date for nominations is 8 November.

Distinguished Building Surveyor

Further to our invitation, we have received one nomination by the closing date. Subject to Council's evaluation and endorsement, presentation of award would be conducted at BSD Annual Dinner on 30 November.

MBIS

Please refer to pages 11 and 12 in the News section.

Conference inside egg shell

This year's BS conference, titled Future Development in Hong Kong - Foresight, Innovation and Sustainability was



successfully held on 29 October in the newly completed Auditorium of Hong Kong Science and Technology Park. Attended by over 220 members and guests, the Conference was inaugurated by both the President Raymond Chan who delivered the welcoming speech and Chairman of Hong Kong Science and Technology Parks Corporation. Nicholas Brooke BBS, JP delivered the keynote remarks. The Conference ended by a technical visit to three special system viz District Cooling system, Building Integrated Photovoltaic Panels and Automatic Refuse Collection system. I am sure those who joined the Conference would have found it inspiring and informative.

Volunteers for Property Management Advisory Centre (PMAC)

Housing society has invited our volunteer help to deliver seminars from time to time to property owners in relation to property management, maintenance, selection of consultant and contractors. These members kindly committed to help :- Peter Dy; Nathan Lee; Denny Yeung; Kenny Chan; Henry Chan; Alan Wong; Edgar Li; Gary Yeung and Jason Law. Members who are interested in voluntary services please contact Gary Yeung at garymkyeung@hkis.org.hk. Meanwhile, the Housing Society has paid HKIS for the procurement of professional indemnity insurance of \$10M.

General Practice Division Chairman's Message

Serena Lau GPD Council Chairperson



“Building our community - contributing our professionalism” can only be achieved with your involvement and support. The AGM will be held on 8 November, an opportunity to raise your concerns on the continuous development of the Division and the Institute and to show your support to the Council which shall compose of twenty (20) elected members, not more than 2 Technical Associate members, 2 representatives from YSG and ex-officio (immediate past Chairperson).

Funding from SRB

With the support from the Chairman of the Board, Yu Kam Hung and Board members, a funding of maximum \$200,000 was approved by the Surveyors Registration Board to review the qualification standards for registration as a registered professional surveyor (General Practice) and ways to promote registration. The focus, however, would be on asset valuation requirement among major international financial markets. We expect to meet with stakeholders and promote GP Surveyor abilities and importance in the asset valuation. GPD council has designated to arrange the tendering of suitable institution to take up the research.

Written Assessment



This was successfully held on 8 October. Again thanks to the APC Panel members who spent a lot of time for the various arrangements. APC panel convenor, Susanna Kwan would soon announce the results and the dates of the Oral Assessment.

Section 12(c) of Lands Resumption Ordinance on Compensation Assessment

The research study was completed and has been endorsed by this Council. The research investigated, in broad terms, impacts in Hong Kong with reference to other common law jurisdictions. Panel of Local Affairs and Government Practices, Convenor CK Lau is considering further actions including preparation of draft position paper by HKIS, arranging meeting with Development Bureau and a press release.

Mainland

Vice Chairman and Convenor of External Affairs Panel KK Chiu and myself have scheduled to attend the 2nd WAVO (World Association of Valuation Organizations) Valuation Congress in Beijing from 17 to 19 October. Discussion of the CPD arrangement with China Institute of Real Estate Appraisers and Agents would be expected.

Over 40 members have enrolled in the Shenzhen Visit on 26 October. I and Chairman of PDD Edwin Tsang would join and meet with government representatives for an update on the Shenzhen market.

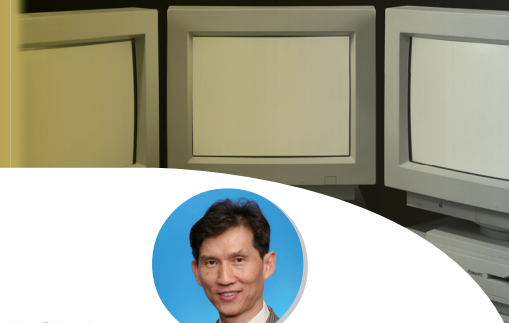
GPD Annual General Meeting

7pm 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

The AGM will be held on Thursday 15 November in the Surveyors Learning Centre at 7 pm. Your comment and advice to the coming Council will be most valuable and important if you wish the Council working to your expectation. Please make every endeavour to come. See you then.

Revision of the LSD Regulation

General Council has in the meeting on 27 September approved in principle the Regulations of LSD subject to amendments suggested by GC members. The document will be distributed in digital form to LSD members for information and will be uploaded to the webpage of LSD for general reference. To save paper and be more environmentally friendly, no hardcopy will be produced for this new version.

Cadastral Survey Consultative Committee

Tang Wing-lun has replaced Henry Chan to represent HKIS in the Cadastral Survey Consultative Committee of Lands Department. The Committee is chaired by the Deputy Director / Survey and Mapping of Lands Department and comprises of representatives from Transport and Housing Bureau, Development Bureau, Lands Administration Office (Lands Department), Planning Department, Land Registry,

Hong Kong Polytechnic University, Hong Kong Institute of Architects, Hong Kong Institute of Engineers, Hong Kong Institute of Planners, Hong Kong Construction Association Ltd., Law Society of Hong Kong, Association of Consulting Engineers, Hong Kong Institute of Construction Managers, Real Estate Developers Association of Hong Kong and Heung Yee Kuk New Territories. The terms of reference of the Committee is to discuss all matters relating to cadastral survey; to advise Survey and Mapping Office (SMO) on client's requirements in cadastral survey; to provide information to the client and the general public on SMO's working procedures and principles in respect of cadastral survey; and to recommend any working procedures that may be required and propose related charges for services where applicable.

China Association of Geographical Information System

I have re-nominated Hak Chan, our Past President, to represent HKIS to sit in the 4th Council of the China Association of Geographical Information System 中國地理信息系統協會理事會. The Council will run from 2007 to 2011. Mr Chan has been the representative of HKIS in the last Council. The Association was established in 1994 in Beijing and the current President is Chen Jun 陳軍. Details of the Association can be found on www.cagis.org.cn.

LSD Annual General Meeting

7pm 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



Becoming a PD surveyor

- 1 The under-graduate degrees in Surveying offered by the University of Hong Kong and HK Polytechnic University are acceptable for entrance to APC of BS, GP, QS, P&D and PFM. However, the BSc in Surveying of the University of Hong Kong will be up for re-accreditation at the 2007 academic year. The re-accreditation panel recommends that Basic Principles of Town & Country Planning should be included in the course modules for BSc (GP & P&D) streams.
- 2 A college student can opt for P&D stream as early as possible in the BSc course and work after graduation in professional firms or with property developers in the P&D Division. Many developers have a P&D Division which may not be headed by P&D Surveyors. But the relevant experience will be counted for APC examination.
- 3 a) Undergraduate Non-cognate Degrees

The Institute has a route to Membership for undergraduates of approved non-cognate degrees with 5 years surveying practice.

b) Postgraduate Degrees

The Division will be investigating a much shorter route for Master of Urban Design & MSc in Urban Planning graduates, possibly with only a top up course.

- 4 Students can take any stream, preferably P&D and that they have to pass the APC examination of the P&DD.

Education

I have been appointed by the Board of Education to act as Panel Chairman in the recent Reaccreditation of BS, GP, QS and the accreditation of P&D & PFM courses of the University of Hong Kong. The recommendation will be submitted to the Board of Education for approval.

CPD

A CPD visit has been arranged with GP Division to visit Shenzhen on 26 October 2007. The programme will include visits to the Shenzhen Planning Institutes, Shenzhen Institutes of Real Estate Appraisers and Research Centre at the Shenzhen Municipal Bureau of Land Resources and Housing Management. There will be visits to new developments in the afternoon. It is expected that 40 participants will attend.

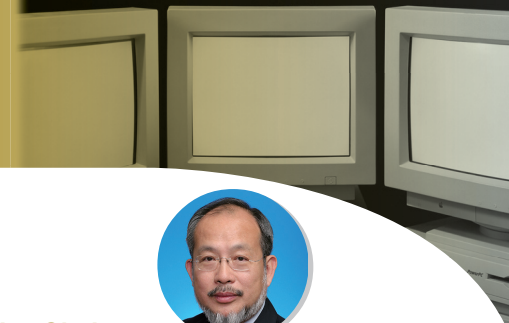
PDD Annual General Meeting

7pm Monday 3 December 2007

Surveyors Learning Centre

811 Jardine House

One Connaught Place, Central, Hong Kong



Property & Facility Management Division Chairman's Message



Kenneth Chan Jor Kin, Vice Chairman

The AGM will be held on 29 November when a new council for a term of two years will be elected. Some existing members have expressed to stay on for another term. We need new blood and wider participation. Please register your interest with the Honorary Secretary, Dick Kwok at dickcyk@hotmail.com.

Joint Conference: Asset Management in Real Estate - Strategic or Tactical

Nicolas Brooke, a past president of RICS and founding member of the HKIS has kindly agreed to deliver the keynote address on 15 November. Members will benefit from Mr Brooke as he will speak from his extensive and invaluable experience in real estate and asset management as a matter *"right at his heart."* Is asset management an issue right at your heart? ANYWAY, ENROLL NOW!

Council's reception and small chow

The Council has the pleasure to invite you to the Reception and Small Chow immediately after the AGM. A great opportunity to talk with new council members over a glass of

wine and snacks. You might wish to know new council plans and actions or let us know your views and aspiration to drive the Division forward. I look forward to seeing you.

Joint APC/ATC

The General Council endorsed the presentation by the Division on the Joint APC/ATC with RICS HK for review by the Board of Education and Board of Membership. We are anxious to have this in place and in time to capture the first cohort of property management graduates from the Hong Kong Polytechnic University.

Benchmarking of management fees for residential properties

Commissioned by the Division with funding support from the Institute, the study on "Benchmarking of Management Fees for Residential Properties" is currently being undertaken by the City University of Hong Kong. Questionnaire has been prepared and ready for distribution. You are urged to complete or help get other management companies or personnel to complete the questionnaire for the study to further.

PFMD Annual General Meeting

7pm Thursday 29 November 2007

Surveyors Learning Centre

811 Jardine House

One Connaught Place, Central, Hong Kong

Quantity Surveying Division Chairman's Message



Spencer Kwan QSD Council Chairman

Congratulations to Lee Wing Chi who has won the best APC candidate award.



MBIS

The Development Bureau has written to HKIS suggesting Building Surveyors to take up the role along with other relevant professions. In this aspect, QSD council has reflected to the General Council that QS with appropriate maintenance experience should also be qualified. This suggestion was written down in the reply to the Development Bureau. (Please refer to News column.)

PQSL

There was a heated debate at the recent QS divisional council on the policy decision regarding whether in house training schemes are required to be pre-approved before they are considered as PQSL. It was with tight vote that pre-approval of training scheme is not necessary but assessors could raise queries if doubt arises.

Registration of Cost Engineers on Mainland

In February, Ministries of Construction (MOC) has drafted the registration procedure for those who qualified, i.e. passed the Reciprocity Assessment, to become Registered Cost Engineers on the Mainland. Under that procedure, only members with mainland working permit would benefit. That was not considered satisfactory and the council had voted in March to further pursue. We met senior officials from MOC and Hong Kong Macau Liaison Office, formally and informally, expressed our wishes but we hit walls; on the government side, they scheduled to meet MOC in November to open up the dialogue again.

Looking back, the initial procedures offers opportunities for every member passing the assessment to be registered when they work on the Mainland, those already there are to benefit and those who will be should be covered eventually. Of course, the arrangement leaves behind the interest of a group who chooses not to be there but still wishes to be registered. The interest either on personal or on commercial aspect is well founded but seems like that we steer our way to an "all or nothing" scenario. The lobbying exercise is ongoing and lat-

est progress will be updated.

Reciprocity with Japan Cost Engineer

The Council has approved the reciprocity agreement and it is expected to sign the agreement soon. Under that agreement, we are able to practise in Japan after one year local relevant working experience and passing an interview. For those who fancy Japanese culture, you may need to brush up your Japanese language.

Sustainability of the QSD council

The divisional council is to facilitate our profession for a sustainable growth both in terms of job specialization and promotion, by representing the wholesale interest of over 3000 QS members. For the growth to be sustainable, the council itself would also need to be sustainable and we need talents from all of you which wish to contribute.

Shortly, you will receive a nomination form calling for members for the forthcoming QS division council commencing December, help us and help yourself to make your profession prosperous by making nomination for the right candidate. Being a council member, it is voluntary and hard but at the same time you meet friends beyond the boundaries of companies for the common goal of making our future better.

QSD Annual General Meeting & Annual Dinner

6:30pm

Tuesday 4 December 2007

38FI World Trade Centre Club
280 Gloucester Road
Causeway Bay, Hong Kong

Young Surveyors Group Chairman's Message



Victor Lau YSG Chairman

The AGM will be held on 30 November. Thanks to all who have done very well in the last ten months. A new committee with more members will be formed to meet the new challenges and the ever increasing demand of work, following the change of regulations last year. I will report on the work by us, so please come to support the new committee members for 2007/08.

We have been actively supporting the Institute by maintaining the link with senior management as well as extending the network with other professional bodies and the public. We are also exploring co-operative initiatives with other young professionals including the architects, town planners and engineers.

HKIS Annual Conference



A few young members helped on 13 October in the JW Marriott. The event was very successful with the opening speeches by the president Raymond Chan and Mrs Carrie Lam, Secretary for Development of the HKSAR

Government. who has stressed that Government will strike a balance amongst environmental protection, sustainable development and heritage conservation in line with the Chief Executive's progressive view of local development in Hong Kong. The presentations by the overseas speakers are particularly insightful.

Building Safety Carnival

The carnival was on 14 October in the Victoria Park, jointly organised by Buildings Department, HKHS and URA, promoted timely maintenance of buildings to ensure public safety. YSG members have helped in setting up a game booth and exhibition boards to alert the public on building safety and the work of building surveyors.

CPD

A seminar regarding the Personal Image for Professional was held on 27 September by Christine Ho, Editor-in-Chief of ELLE Hong Kong. Christine has taught us how to dress

up like a professional and the various fashion styles for different occasions. A CPD on China Property Investment Market will be held on 7 December.

Social Events

17 HKIS young members joined a wine tasting event, which was jointly organized with the young groups of the Chartered Institution of Building Services Engineers (CIBSE), the Institution of Civil Engineers (ICE), the Chartered Institution of Arbitrators (CIArb), the Hong Kong Institute of Engineers (HKIE) and the Law Society of Hong Kong at the Hong Kong Cellarmaster Wine Club in Central on 5 October.

A barbeque function for the surveying students from the University of Hong Kong, Hong Kong Polytechnic University and the City University of Hong Kong and our young members was scheduled for 21 October in Tai Po. The event is to foster a closer link with the surveying students and the Institute. A joint study visit, organized by the HKSAR China Liaison Office, to Guangdong Province will also be held in the mid November together with other young professionals in the construction industry.

YSG Annual General Meeting

7pm Friday 30 November 2007

Surveyors Learning Centre

811 Jardine House
One Connaught Place
Central, Hong Kong

YSG Annual Dinner

7pm Saturday 17 November 2007

Fong Underground

(Basement, California Entertainment Building
34-36 D'Aguilar Street, Central)

Surveyors in Heritage

Michael Roland Price

Chairman of HKIS Heritage Working Group

The Government has asked the community for ideas on drawing up and implementing a Heritage policy acceptable to the community as a whole. Our Institute, the Hong Kong Institute of Surveyors (The HKIS), being a professional body with specialists in the economics, management, and maintenance of both land and buildings are in an appropriate position to provide expert opinions on the topic.

This paper serves to express views within the HKIS Heritage Working Group, which draws expertise and representation from the 6 divisions of the Institute. The aim is to provide feasible and practical Heritage policy solutions, for the community at large to consider in the formulation of Heritage Policy.

Major Considerations and Concerns

Responsibility for all heritage issues and policy should be concentrated in one branch of Government alone, and not split between bureaux and departments. Another option would be for an independent Statutory Body set up for the purpose. This will avoid the problems of co-ordination between many parties.

Antiquities Advisory Board

We see there is a clear need for a review of the role of the Antiquity Advisory Board (AAB). The Board is a statutory body established in accordance with the Antiquities and Monuments Ordinance ("the Ordinance") enacted in 1976. According to the Ordinance, the AAB shall advise the Antiquities Authority ("AA") (now the Secretary for Development) on matters related to antiquities and monuments, including:

- whether an item should be declared a monument or a proposed monument under sections 3(1) and 2A(1) of the Ordinance; and
- any matters relating to antiquities, proposed monuments or monuments referred to it for consultation under sections 2A(1), 3(1) and 6(4).

As an advisory body, it has not been granted the authority to declare a building as monument under the Ordinance. Instead, it is the AA who may, after consultation with the AAB and with the approval from the Chief Executive, declare a building as a monument by reason of its historical, archaeological or palaeontological significance. The recent case of Queen's Pier clearly demonstrates the limited power of the AAB and the exclusive authority of the AA. Members of AAB are appointed by the Chief Executive and possess with expertise in various relevant fields. There

are 28 members currently in the AAB.

Appeal Against AA's Decision on Declaration

Pursuant to section 4 of the Ordinance, if the AA serves to the owner or lawful occupier a notice of his intention to declare a building as a monument within private land, that owner or lawful occupier may raise objection by petition to the Chief Executive. In fact, there is no appeal system stipulated in the Ordinance against any decision made by the AA on declaration of monuments. Thus when, either the AA decided to or not to declare a particular public building as monument, the stakeholder and the general public are not able to appeal against the AA's decision, apart from judicial review.

Graded Historic Buildings

Up to the present, there are 82 declared monuments protected under the Ordinance. Apart from the above, the AAB have also accorded 495 (as at August 2007) historic buildings a grading, namely Grade I, II & III, subject to their heritage value, Grade 1 being the highest. According to the latest AAB meeting held on 9 May 2007, the assessment criteria used for grading Queen's Pier include historical interest, architectural merit, group value, social value and local interest, authenticity and rarity. But it could not be saved, as it lacked the authority to do so, even after grading it as 1.

It is worth noting that the 495 graded historic buildings have no statutory protected status and is only regarded a reference list for the AA or the Antiquities Monuments Office (AMO) in considering the value of a certain historic building. As such, there is neither statutory protection nor financial resources provided for the conservation of those graded historic buildings.

What is needed is an authority which can clearly look after heritage issue, with the power to declare, and manage heritage properties. The Antiquities monument office needs to be part of this set up. The HKIS can assist in any review of the AAB, with its expertise in the property field.

The Main Issues

There are two major issues in heritage conservation, which are:

- (a) What to conserve; and
- (b) How to conserve.

These two issues have and are attracting much debate amongst the community as a whole. All stakeholders have to take thorough considerations on the following points.

What to conserve - Have a clear definition of "heritage"

Heritage should not be limited to a built structure, but the concept of "heritage" should be of a wider extent covering a broader spectrum to include customs and traditions such as festivals and streetscapes such as a neighbourhood or cluster of buildings and places. Collective memory of the community at large would be an issue to consider yet not to be exaggerated. Heritage does not cover buildings or structures alone, but the way people live, such as our festival events or even street activities such as markets. Most of all Government must not take on the task to choose or designate Heritage all by itself. It will be onerous. The whole process has to be clear, transparent, and accepted by the community at large. It is the community that should drive and agree on what constitutes our Heritage, both now, and in the future. The current debate on the markets at Wanchai, and at Peel Street/Graham Street, underlines the conflicts at work. But community consensus will be key going forward.

The basic criteria for choosing a heritage

While the broad term of "collective memory" can serve as a significant part of the overall justification in any decision to conserve, different stakeholders and people of different age groups may have distinctively different collective memories for the same place. Policies for conservation may therefore need to be based on some wider factors, such as historical significance, aesthetic and architectural values, cultural importance and intangible value to a community. The overall economics of the heritage site that embraces costs to the private and public having regard to the capital and future expenses (including maintenance and revitalization) may have to be incorporated in the decision making process of whether or not to conserve. It is not good to preserve buildings that have no use, e.g. Haw Pa Garden Mansion at Tiger Balm Gardens. Buildings need to live, be used, and enjoyed.

A good understanding of the potential Heritage is suggested to be necessary. Evidence, historical records and documentations have to be collected and the potential Heritage and its surroundings have to be inspected so that its significance in cultural, architectural, contextual and social aspects can be thoroughly analyzed and assessed.

Many overseas countries recognize the importance in preserving their own cultural identities and historical landmarks and a series of internationally recognized guidelines have been established. e.g. 'the China Principles', in respect of Heritage Conservation, and the 'Burra Charter'. The Government and Community can make reference to the practice overseas in formulating its conservation policies.

Once a heritage is chosen, the existing protection arrangements must be changed to ensure that it is properly protected from unnecessary demolition, or removal.

Proper incentives to owners need to be in place.

How can we as a community conserve - suggestions

An efficient conservation of our Heritage, needs a set of thorough, systematic and carefully considered heritage policies and actions, which cover various aspects including strategic planning, compensation and financial arrangements, heritage recording, daily maintenance and management and the revitalization and re-use of the Heritage. The policy must be sustainable to cater for the future potential heritage projects in the long term. It has to be drawn up urgently.

What can be done?

Heritage held by the Public Sector

Hong Kong's Core Heritage Buildings

As a first action, Government and the community could identify and decide on heritage features in the public domain, that can and should be permanently protected, immediately.

In cities around the world, there are monuments for which there can be no question of redevelopment and removal. These include the Great Hall of the People in Beijing, and the Arc de Triomphe in Paris. They all sit on what are extremely valuable sites, however these places are a immovable part of the country's cultural heritage.

That they are in public ownership is a great benefit. We should designate such properties, now on a permanent basis, so as to avoid the problems associated with the demolition of the Star Ferry Pier, and Queen's Pier.

It is suggested the consideration of the buildings below for this category, as well as a total review of the 500 or so listed buildings, plus others.

- Legislative Council Building
- Statue Square
- Central Government Offices
- Helena May Institute
- Court of Final Appeal
- Central Police Station

This seeks to remove from divisive argument those Heritage buildings and structures, that form part of the cultural heart of Hong Kong, and are close to the heart of all its people. This will allow both Government and the Community at large to concentrate on those opportunities of lesser heritage value, and heritage held in the private sector.

It must also be recognized that not all Government buildings will pass the test.

Heritage Areas

These can bring additional value to surrounding areas. Areas of the city can be designated as Heritage Areas, and incentives and proposals put in place. An alternative for Peel Street/Gra-

ham Street is not re-development as suggested by the URA, but renovation, refurbishment and re-use, allowing the street market closest to Central to continue to thrive. The upper floors could be reviewed, and refurbished as offices, or serviced apartments, etc. All the whole nuisance and problems of re-development in an already crowded area avoided, and the community retained in place.

Heritage held by the Private Sector

Planning and financial implication

As a part of a solution, government or a statutory body should one be set up, may look at and assess the financial implications, before listing a heritage, held privately.

Compensation to an owner, where justified, may not be limited to loss of redevelopment potential, but may also cover the cost to be incurred in compulsory maintenance.

Clearly though, and this is important, where a land lease is restricted to usage to the "Heritage building" only, then only existing use value can apply, and there can be no question of compensation, for a listing. Certainly in the UK, there is no question of compensation being paid for a listing, but we need to consider the circumstances of Hong Kong. It has actually been found abroad that adjacency to a heritage building leads to increases in values in the surrounding areas. In any case once a heritage building is listed, there should be a clear responsibility for the owner to maintain the building. Financial incentives such as tax breaks, or maintenance grants should be considered, and available as encouragement.

The financial implications of a potential heritage can be assessed by professional surveyors based on the optimal uses under "Before" and "After" being listed. The differences of the "Before" and "After" values, or the "Unutilized Potential" lost, if any, reflects the cost of conserving the heritage. By this method, various factors such as the redevelopment potential of the heritage site, the loss possibly suffered by an owner due to the change or termination or freezing of existing use, or the cost incurred in upkeeping the heritage building can be properly reflected and quantified, to be used as part of the consideration processes. Redevelopment may not be the only option - refurbishment and re-use could be equally valid.

Respect of the property rights of owners is a basic principle and foundation stone for the success of the Hong Kong economy and such same concept should be adopted in any Heritage project. When a private property is listed as a Heritage, should the community agree, the owner may need to be sufficiently compensated, as detailed, and encouraged or even compelled by legislation to retain. There is no compensation for changes in an OZP, though.

Several options of compensation are outlined for consideration.

Detailed consideration will be in separate papers we aim to produce. These may require some new 'out of the box' thinking, probably with special arrangements made within Government departments engaged in land administration to ensure these proposals are successful.

Resumption is the simplest but the most costly method, and should be used rarely. A Heritage listing would not result in the owner automatically being unable to derive any benefit from the property. He can occupy the property and receive income like rent or licence fee from the property, through proper conservation and refurbishment. Government, with the community needs to put in place a vehicle for such acquisitions, and their long term management. This could also be bolstered by private donations from the public at large. It needs to be careful to use this approach.

One suggestion on source of funding could be to sell a site of lesser heritage value and the money provided will fund purchases of higher heritage value to the community. The whole community needs to accept this. A site could be sold and the funds raised used elsewhere, specifically for Heritage conservation. There needs to be balance.

Transfer of development rights, generally perceived as transfer of plot ratio, refers to the transfer of the unutilized plot ratio of the Heritage listed property to another site. This can be done by either transferring the right to a totally independent site, or by including the listed property in a larger development site whereby the unutilized plot ratio is realized by applying the maximum permitted plot ratio to the whole site. Had this method been adopted in the case of the Lee Theatre in Causeway Bay, this icon may still be with us today. The owner could have had more plot ratio for its new office development, close by. Apparently it was considered at the time, but shelved as it did not conform with the existing Building (Planning) Regulations. Loss of this heritage building would be difficult to accept in today's environment.

Such a system has been successfully used in Canada to preserve the Christ Church Cathedral, Vancouver. This has a lot of important potential for use in Hong Kong.

Non-insitu land exchange requires the property owner to surrender the property to government free of cash payment, whilst the government grants another site, either similar in terms of location and size or similar in terms of value, to the owner in return. This could be particularly useful for heritage/nature conservation sites also. Apparently a number of such exchanges have been suggested.

Securitization is also a possible solution, should compensation be needed. Similar to the Letter A/B mechanism implemented since the 1970s till 1997, the unutilized potential, upon quantification, is compensated by means of a certificate which

entitles the holder to purchase government land or settle levies payable to government (e.g. rent, licence fee, land premium, etc.). Such certificates should be freely transferable in the open market.

General Practice Surveyors are experts in this field of compensation and value, and can assist. Other options include premium waivers, and lease extensions.

Heritage Recording

We also recognize the urgent needs of various types of survey, including condition, structural and measure surveys, to be carried out for these heritage buildings to record and better understand their physical condition and such for posterity.

In particular, the recent laser scanning technology is very useful and suitable for recording historical structures or heritage with historical significance. Surveyors in Hong Kong have started to use the laser scanning technology since 2002. The Old Star Ferry Pier and its Clock Tower, Queen's Pier, Old Blake Pier, Lei Cheng Uk Han Tomb, Tai Fu Tai Mansion in San Tin and the Fire Boat "Alexander Grantham" have been scanned to create 3D digital models for further manipulation. It is expected the advancing surveying and mapping technology would keep on contributing in the aspect of heritage recording.

Land Surveyors are experts in this field.

Daily Maintenance, Management and Revitalization

Heritage maintenance is a complicated task facing a number of challenges. Building records of built heritages are often missing such that it is very difficult to indicate its original construction. Old buildings are usually constructed by conventional method and technique using traditional building materials, such as brick, stone and timber, which cannot be easily found nowadays and require specialist knowledge to replace or reinstall. The problem is worsened by the alteration and improper maintenance by the subsequent users that items or construction with valuable historical interests may have been damaged, removed, demolished or covered up. In addition, the heritage buildings are often not compatible with modern public safety and hygiene standards.

As the conservation of heritage buildings usually requires specialist knowledge and experience, the maintenance of these invaluable buildings should be carried out by professionals with expert building maintenance knowledge, in-depth understanding of building materials and experience in heritage conservation. Professional surveyors, who possess comprehensive expert knowledge in the area, would certainly be one of the suitable choices to contribute in the aspect of formula-

tion of conservation policy, on-site execution of conservation and maintenance works and provision of facilities management after the revitalization of the heritage building.

There is also suggestions for the introduction of conservation guidelines for potential future heritage buildings in order to keep the original design and to avoid any inappropriate or non-reversible alterations or additions in its future revitalization. When will IFC-2 be a heritage building? Bank of China?

Guidelines for the conservation/ repair/ maintenance works of built heritage on materials selection, method statement, quality standard, works supervision may also be introduced. A pawn shop preserved in Wan Chai has faced a lot of problems and awkward fittings because there is no building guidelines in HK for revitalization of such old old building. Such guidelines should now be provided.

Surveyors are also experts re: renovation, refitting and leasing out of all sorts of buildings. They would be a key to maximizing the usage of heritage buildings. Building Surveyors work day to day in the Antiquities and Monuments Office, preserving heritage buildings. The Central Police Station is an ideal building for re-vitalisation. What about a Boutique Hotel? What about an in Town University Campus to bring life to the building?

Building Surveyors, Land Surveyors, Quantity Surveyors, Property and Facility Management Surveyors, Planning and Development Surveyors, General Practice Surveyors all work in this field, and can provide professional solutions, and ideas.

Heritage Trust

To ease the financial burden, Government, in addition to the above compensation regimes, needs to study the feasibility of a Heritage Trust in detail. Similar to the National Trust in the UK, it would take on the running and maintenance of heritage buildings, and areas. It would collect funds from the public at large, and reduce reliance on the public purse. It would be able to receive a donation from the public, and ensure access to these heritage buildings at sites for the future enjoyment of the community at large and ensure their on-going usage. Obviously its actions would be properly regulated.

Conclusion

The six divisions of the Hong Kong Institute of Surveyors cover the entire spectrum of professional expertise that heritage conservation may require at different stages of any given project. As a professional body, the Institute must be committed to fulfilling its corporate responsibilities by providing professional views to Government and the public at both policy formulation and operational stages at all times.



A study of Information Technology application in the quantity surveying profession in Hong Kong

Geoffrey Qiping Shen¹ and Jacky KH Chung²

This paper introduces the findings of a recent study on the use of Information Technology (IT) among quantity surveying (QS) organisations in Hong Kong. The survey was conducted between March and May 2004 among 34 QS organisations (nearly all QS organisations registered in Hong Kong). A total of 18 valid replies were received before the closing date, representing a response rate of 53%. The survey focused on how QS organisations use IT in their daily operations. Most of the respondents agreed that IT played an important role in the QS profession but they had not fully taken up the advantages of IT to improve their competitive edge in the marketplace. The survey results reveal that IT has been widely used by the QS profession but their applications are highly fragmented. IT is used to support various individual tasks of QS services at a basic level rather than to streamline the production of QS services as a whole through automation.

Keywords

Information Technology, Quantity Surveying, Survey, Hong Kong

Background

Information Technology (IT) is a collective reference to the integration of computing technology and information processing (Long and Long, 1997). The use of IT has attracted increasing attention worldwide and it has made significant impacts to the construction industry in recent years. A significant number of studies have been conduct-

ed overall the world to explore the state-of-the-art of IT applications in the industry. They included the surveys conducted in Singapore (Betts et al., 1991), Malaysia (Lim et al., 2002), U. K. (O'Brien and Al-Soufi, 1994), Canada (Rivard, 2000), New Zealand (Doherty, 1997), Scandinavia (Howard et al., 1998), and Hong Kong (Shen, 1996; Shen and Fong, 1999; Futcher, 2000) etc. Nevertheless, study focusing on the use of IT in the Quantity Surveying (QS) professional is very limited and only a few reports can be found (Best et al., 1996, Darmawan, 2000, Shen et al., 2003, and Smith, 2004). For example, the level of IT applications in the QS organisations is relatively low in Hong Kong. It is because many organisations are conservative and they tend to rely heavily on junior staff to do repetitive work rather than to invest in IT (Shen et al., 2003).

In 2004, a study was undertaken to collect the up-to-date information about IT usage in the QS profession in Hong Kong. This paper aims to present the findings of this study and discuss how

well the QS organisations have equipped themselves with IT after the two-year development. The paper starts with an introduction to the questionnaire survey and then discusses the usage, benefits, and limitations of applying IT to the QS professional.

Survey

The study mainly consists of a structured questionnaire survey supported with a pilot test and a series of follow-up interviews. The questionnaire survey was conducted between March and May 2004. A total of 34 QS organisations, representing nearly all QS organisations in Hong Kong, were invited to participate in the survey. To protect their interests, all participating organisations will kept anonymous.

It was a three-page questionnaire The participants were asked to respond to 18 phrased terms on a 5-point Likert type scale (from 1 'Strongly disagree to 5 'Strongly agree" with the midpoint 3 regarded as 'Neutral')

Table 1: Background of the respondents

	No. of respondents	%
<i>Full-time employees number (person)</i>		
1-49	13	72.1
50-99	0	0.0
100-149	1	5.6
150-199	1	5.6
≥200	3	16.7
<i>Total assets (HK\$ million)</i>		
<10	12	66.6
≥10 and < 100	4	22.2
≥100	1	5.6
Not answer	1	5.6
<i>Experience in using IT (year)</i>		
<2	0	0.0
≥2 and < 4	1	5.6
≥4 and < 6	1	5.6
≥6 and < 8	1	5.6
≥8 and < 10	1	5.6
≥10	14	77.6

The effective response rate of the survey was 53%. The majority of the respondents belonged to small to medium size organisations which had less than 50 employees and had less than HK\$10 million assets. A summary of the participated QS organisations is given in Table 1.

Usage

The respondents were asked to indicate to what extent IT applications were being used in various QS tasks based on the resources used. Figure 1 showed that the percentages of IT based applications ranged from around 40-60% to 60-80% in the study. For the QS-specific tasks, the

	MS Excel	MS Word	Ripac	MS Project	Atles	Buildsoft	Everest	Others
Cost estimation	57.1[1]	21.4[2]	3.6[4]	10.7[3]	-	-	3.6[4]	3.6[4]
BQ production	39.4[1]	33.3[2]	9.1[3]	-	3.0[6]	6.1[5]	-	9.1[3]
Tendering	38.7[1]	38.7[2]	6.5[3]	6.5[3]	3.2[5]	3.2[5]	-	3.2[5]
Drawing management	64.3[1]	28.6[2]	7.1[3]	-	-	-	-	-
Valuation of variation	55.6[1]	29.6[2]	3.7[3]	3.7[3]	3.7[3]	-	-	3.7[3]
Interim payment	51.9[1]	37.0[2]	3.7[3]	-	3.7[3]	-	-	3.7[3]
Claims for loss and expense	45.2[1]	35.5[2]	-	12.9[3]	-	-	-	6.5[4]
Final account	50.0[1]	36.7[2]	6.7[3]	3.3[4]	-	-	-	3.3[4]

Table 2 showed that Microsoft (MS) Excel was the most frequently used IT tool and it had dominated the QS tasks including drawing management (64.3%), cost estimation (57.1%), and valuating of variation (55.6%) etc. These results were in line with Doherty's

(1997) finding that MS Word and MS Excel dominated the word processing and spreadsheets software in New Zealand's construction industry. Moreover, only a very small percentage of the respondents (around 3-9%) adopted the use of the specialist QS packages in their routing tasks. This finding was also in line with the finding that no single specialist QS packages could dominate although many of them were available in market (Doherty, 1997).

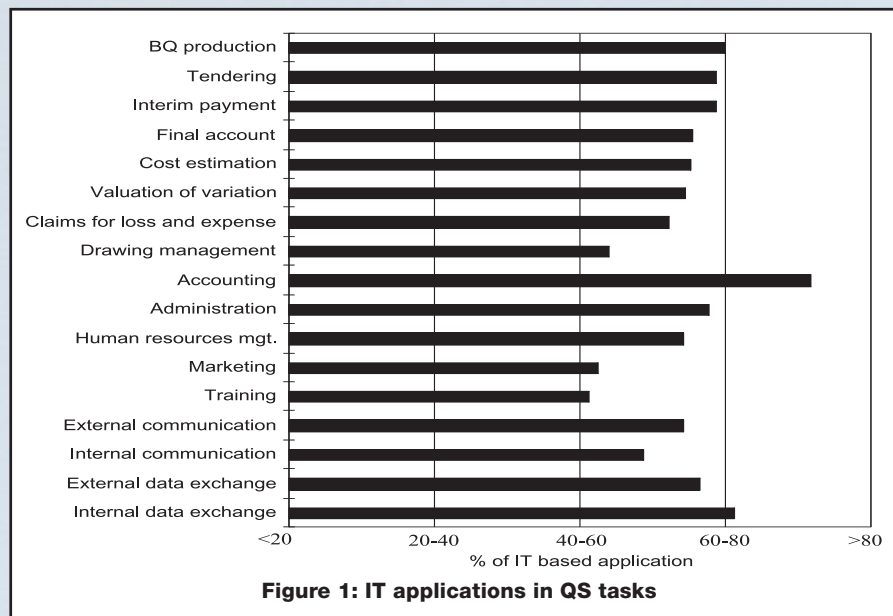


Figure 1: IT applications in QS tasks

figures were around 60-80%. The tasks of Bill of Quantity (BQ) production, tendering, and interim payment were reported on the top of the list. For the general-purpose tasks, around 60-80% of the accounting, administration, and human resources management tasks had used IT, whereas around 60-80% of the internal and external data exchange tasks had used IT applications as well.

Benefits

As shown in the Figure 2, the survey results showed that around 60% of the respondents were satisfied with the performance of the IT applications being used in their organisations. However, around 24% had neutral comment on IT applications while around 18% were dissatisfied with the

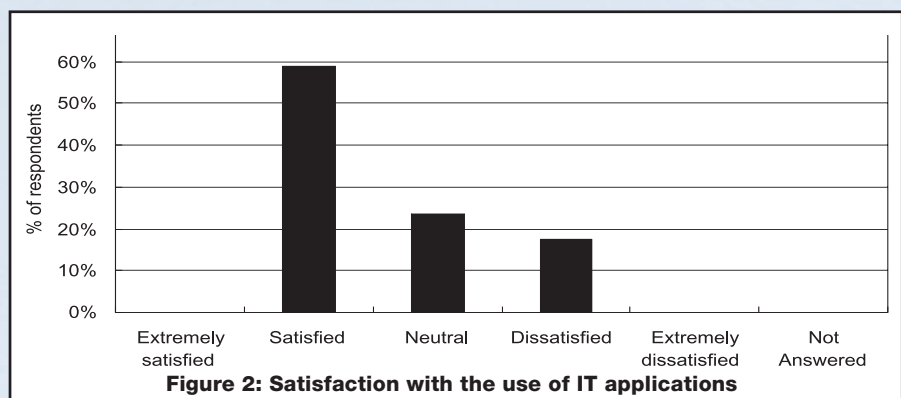


Figure 2: Satisfaction with the use of IT applications

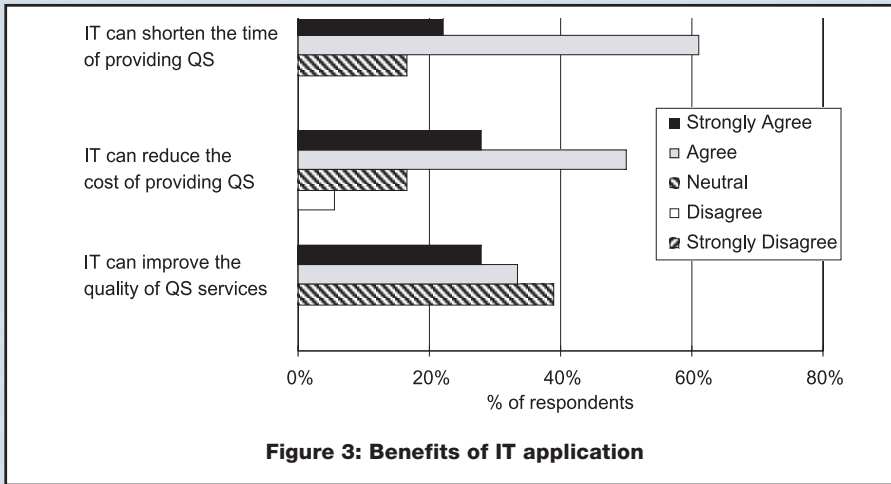


Figure 3: Benefits of IT application

This finding clearly demonstrated that the QS professional was generally agreed that the application of IT is beneficial to their work. The ranking of the perceived benefits in descending order are: (i) improving the quality of QS services; (ii) reducing the time of QS services; and (iii) reducing the cost of QS services.

Figure 4 showed the major factors considered by the QS organisations in selecting software packages. The figure revealed that the factors such as user-friendliness, flexibility, and compatibility were considered to be the most important criteria in the survey. Besides, factors including initial cost, running cost, and past experience were also important in the process. It was interesting to note that security and company policy which were generally believed to be crucial factors did not gain as much importance as expected in the QS profession.

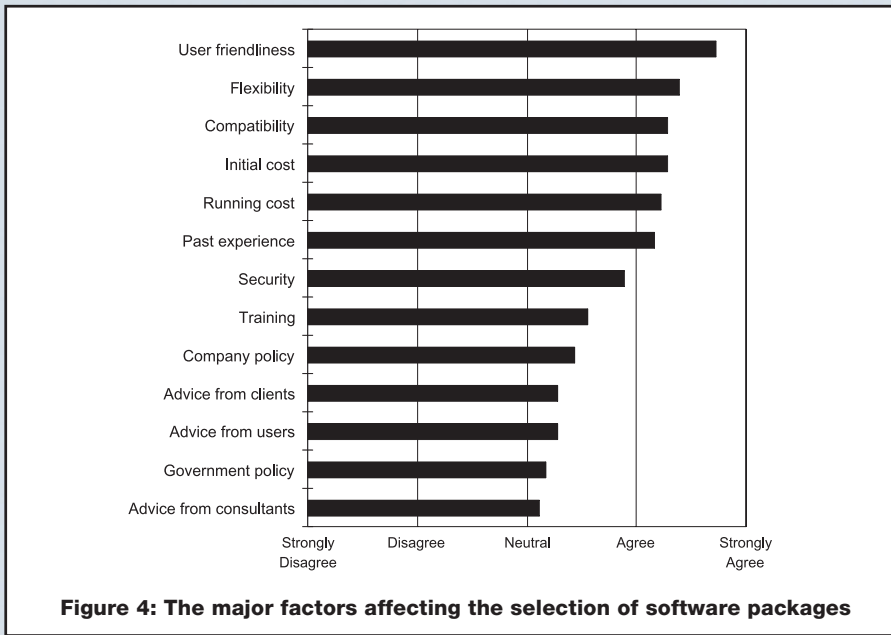


Figure 4: The major factors affecting the selection of software packages

applications. Such finding demonstrated that the overall performance of IT applications was satisfactory in the QS profession but we still had some room for further improvements in the future.

Figure 3 illustrated that the overwhelming majority of the respondents generally agreed that IT could help them provide the QS services. It shows that 83% of them strongly agreed or agreed that IT could improve the quality of QS services, 78% strongly agreed or agreed that IT could shorten the time of providing QS services, and 61% strongly agreed or agreed that IT could reduce the cost

of providing QS services. Only a very small percentage of respondents (less than 6%) disagreed or strongly disagreed with the described benefits.

Barriers

Figure 5 demonstrated that high initial software cost, high initial hardware cost, and lack of suitable software for the QS profession were the most significant obstacles inhibiting the use of IT in the QS profession. They were followed by the factors of high running cost, lack of technical support for QS profession, lack of IT standard for the

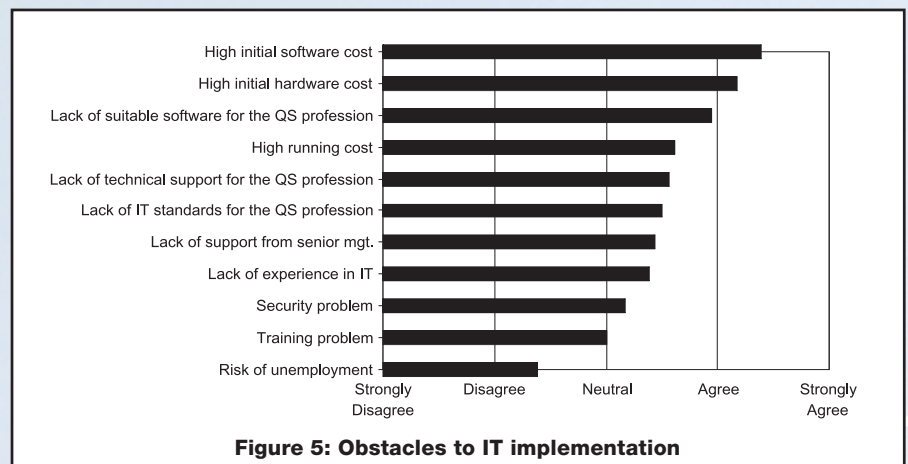


Figure 5: Obstacles to IT implementation

QS profession, lack of support from senior management, and lack of experience in IT. These obstacles were very similar to the Doherty's finding (1997) that lack of financial support was the major barrier in the QS profession.

Discussion

The response rate of the survey was very good, much higher than the response rates (normally 10-15%) of similar questionnaire surveys in Hong Kong's construction industry. In the study, most of the respondents agreed that IT played an important role in the QS profession. It could help improve the quality of QS services, reduce the time of providing QS services and reduce the cost of QS services. The survey results indicated that IT had been widely used by the QS profession in the tasks of BQ production, tendering, and interim payment. Nevertheless, IT was not fully utilized in the profession and its application area was disperse. For example, IT was used to support individual tasks of QS services rather than to streamline the tasks as a whole through automation. Many comprehensive QS specific packages such as Ripac, Atlas, Buildsoft, and Everest were available in the market but they were seldom used. This mismatch suggested that most QS organisations did not fully utilize IT to improve their competitive edge in the marketplace. One of the reasons was that Hong Kong lacked comprehensive strategic policy in promoting the use of IT in QS organisations. Most organisations just adopted a passive "wait and see" approach. The QS profession institutions should take up an active role in exploring how IT could be used to deal with the changing QS market in Hong Kong.

Conclusion

This paper presents and discusses the

current situation of IT applications in Hong Kong QS organisations. It provides a holistic view on IT applications in the QS profession which can be used in benchmarking studies of the best practices in this sector. The data set generated from this study provided rich information on IT tools used by the QS profession, the benefits perceived and barriers experienced by the users in the industry. This paper can help QS professionals re-consider their IT policies and improve their IT development plans in the future.

Acknowledgement

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Technical due diligence in merger and acquisition transactions

Andrew Kung
CPD Convener
Building Surveying Division

On 16 August, Kenny Suen, Managing Director of Vigers Asia Pacific Holdings Ltd was invited to deliver a talk titled “Technical Due Diligence in Merger and Acquisition Transactions” in the Surveyors Learning Centre.

Kenny is an experienced building surveyor who had conducted many Technical Due Diligence surveys for clients from different sectors. Due Diligence(DD) is a provision in contract execution to review and identify concerning issues on accounting, legal, market value and physical conditions which will jeopardize the investors’ interest if not taken into account in the decision making process prior to concluding a transaction. Developers, Financial Institutions REIT asset management Companies and Real Estate Investors will need to conduct DD survey in their business operation.



Professionals involved in the DD process may include: Accountants (for Accounting DD), Lawyers(for Legal DD), Property Professional(for Valuation DD and Building Surveyors (for Technical DD). Kenny emphasized that Technical Due Diligence is not equal to Condition Survey as the extent is much wider that includes Architectural Review, Structural Review, Unauthorized Building Works(UBW) Scrutiny, Building Services Survey, Dilapidation Survey, Environment, Health and Safety Compliance Check, Area Survey, Asset Enhancement and Maintenance Plan Review.

Kenny concluded the seminar by highlighting the niche area for surveyor services and invited participants to think about who is/will be the most successful Due Diligence surveyor?



Olympic Equestrian venue in Shatin

Jeffrey CH Wong
YSG Honorary Secretary



YSG organised a tremendous event on 25 August, visiting the 2008 Olympic Equestrian venue in Shatin, where two distinct disciplines Jumping and Dressage will be held.

A total of 47 members visited the venue which is converted from the Hong Kong Sports Institute and Penfold Park. Apart

from the main facilities, we also visited the warm-up and training areas, accommodation for the grooms and constructed stables.

With this great work by the Hong Kong Jockey Club, we wish the first ever Olympic event held in Hong Kong a great success.





Expert Witness : a witless or wily witness

Andrew Kung
CPD Convener
Building Surveying Division

On 8 September Saturday afternoon, two senior members of the Building Surveying Division David Chan and James Kenneth Pong jointly delivered a 3 hours seminar in the Surveyors Learning Centre.



David and James covered law of evidence, expert witness report, case studies and liabilities of an expert witness in the seminar. They shared with us their valuable knowledge and experience such as court layout, seating arrangement, dress code and hearing procedures. They also shared with the audience their experience through some case studies to demonstrate how to become a wily expert witness, avoid getting into pitfalls and become a witless witness, which is

the theme of the seminar. It is hoped that through similar training provided to our members, more building surveyors could understand the roles and duties of an expert and participate in this area where there are plenty of opportunities now and in the years to come.



David and James suggested that an Expert Witness Panel should be formed for members currently serving as expert witness and those who have interest to participate in this area so that experience could be shared.

Building Surveying Division will organize more CPD seminars on this topic with a view to upholding the quality of services provided by members in this area.

Collective sales in Hong Kong

Philip Tse
YSG GP CPD Team

On 17 September, this invaluable CPD was successfully held with over 200 members attending that evening. We are pleased to have Charles Chan, Managing Director of Savills Valuation and Professional Services Limited and Gabriel Cheng, Director of Investment Department of Savills (Hong Kong) Limited presenting on the topic.



Gabriel has introduced the normal procedures and the problems that would be usually faced when surveyors deal with various collective sales situations. The appointment of agency, application procedures and potential traps of some of the cases are also discussed.



Charles moved on to the Ordinances and legal issues. He



talked about the relative ordinances that support collective sales in Hong Kong. In order to let our members to have a thorough understanding, the ordinances are elaborated with some court cases and judgments handed down.

In the Q & A section, many questions were raised and we would like to give our sincere thanks to Charles and Gabriel for such an informative presentation and share their experience with us.





大連交流團2007

青年組委員鍾敏慧

本籌委首先衷心感謝「中聯辦」和「大連市委統戰部」；在他們積極努力和鼎力協助的安排下，青年組一年一度的交流考察團終於在12/9-16/9順利舉行。交流團內容豐富，實在有賴得到兩個單位協助安排拜訪行程，協調當地市政府及有關政府部門作聯合拜訪，及「中聯辦」贊助交流團部份經費。

這個為期五日之大連交流團，由於飛機航班問題，所有交流及參觀活動都只可在13/9-15/9舉行，行程十分緊密。

13/9早上，我們在瑞安建業有限公司劉炳章的陪同下，首先參觀「希望大廈」。「希望大廈」位於大連市中心位置，樓高40層，辦公樓配以時尚外型及智能大廈管理系統，最高租金高達每呎80人民幣，無疑是地標式建築物。隨後，參觀瑞安有份參與發

展的「大連軟件園」。軟件園位於大連西部旅順口，兩期佔地面積達11.6平方公里，項目主要為軟件產業，配以完善配套如辦公樓、住宅、會所及政府公建等，整個項目是大連市其中一個重要的經濟發展區，規模令我們驚嘆。

午餐由瑞安建業宴請，劉先生與會員分享其國內工作經驗。

下午，大隊到了大連市市政府，聯合拜會當地市建委、規劃局、國土資源與房屋局及測繪院，有關領導更為我們詳盡講解大連市城市發展、整體規劃及國土資料。而本會幹事簡介學會各組別的功能及專業範疇。團友爭取機會積極發問有關文物保育、國土出讓及規劃等問題，對各領導的答覆表示滿意。是次拜訪確實能令各會員瞭解國內建築及房地產的運作，與香港的差別。



交流團前茶會



離港



希望大廈合照



希望大廈頂樓



軟件園介紹



參觀軟件園



海鮮大餐



與市政府領導合照



晚宴由大連市統戰部宴請，席上各會員與大連市市政府領導進行深入交談及瞭解當地發展。

14/9上午，參觀了當地市政府推薦的其中一個大型住宅樓盤「大有田園」及其樣板房，瞭解住宅小區設計及建築水平。緊接拜訪「大連理工大學」及「土地交易市場」，加深對國內出讓土地“招標”、“拍賣”及“掛牌”運作模式。

中午，則相約十數名建築協會會員，包括建築監理、估算師、造價師及測繪師作午餐聚會，細談內地考取專業資格及執業問題。

下午，到了發展中的「大連時代廣場」地盤考察，項目發展商、主承包商及造價師均在場為各會員詳細講解項目發展資料、施工困難、地盤安全管理及整體項目之時間及成本監控等。隨後更帶隊參觀地盤，我們對工地之管理及安全措施感到十分滿意。

離開工地後，所有拜訪活動順利完成。

15/9 各團友懷著非常輕鬆的心情到大連市及旅順區各旅遊熱點參觀，包括星海廣場、日俄監獄舊址、軍港及虎灘樂園等。

16/9乘中午航班返港，是次交流團亦終告結束。

活動共有32名測量師學會會員、學員及學生參加，各人表現踴躍及滿意行程安排。參加者不但加深瞭解國內建築及房地產的發展情況，更與國內同業建立了友好的關係。

在此謹代表青年組鳴謝以下單位：中聯辦，大連市委統戰部，謝威寧謝香港有限公司、九龍倉置業發展有限公司及瑞安建業有限公司安排到旗下發展項目參觀。

最後要感激各籌委會成員包括黎俊昌、鄭瑋皓、邵家偉、陳君浩、陳志雄、李碧琪、周偉廉、蘇子良、黃家榮、張家遜、範志偉與我共同籌備是次交流團。



參觀大有田園



參觀大連理工大學



統戰部贈予紀念品



與建築協會會員合照



大連時代廣場



參觀工地



旅順軍港



虎灘石雕前合照

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**.

Caltex StarCard

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

Shell Card

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

Esso Card

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

Union Hospital (沙田仁安醫院)

A privilege offer of \$3060 (original \$4650 for male) and \$2880 (original \$4390 for female) for all HKIS members and their families. Plan inclusive of TWO Doctor Consultations, Physical Examination (Weight, Height, Blood Pressure & Pulse) & Medical History, Chest X-ray, Electrocardiogram, Kidney Function (Urea & Creatinine), Liver Function (SGPT & SGOT), Complete Blood Count, Diabetic Screening (Fasting Glucose), Rheumatology Screening (Uric Acid & RA Factor), Lipid Profile (Total Cholesterol, Triglycerides HDL and LDL), Thyroid Screening (T4), Urine Test (Urinalysis), Occult Blood, Colon Cancer Screening (CEA), Hepatitis Profile (HBsAg, HBsAb), Prostate Specific Antigen for male, Pap Smear for female. Offer valid till 30 June 2008. Enquiries please call **2608 3170** or visit www.union.org.

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

HKIS

Pattern style
Blue, Gold



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

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



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

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

Beige silk scarf with single HKIS embroidered logo.

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

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

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

Welcome to the HKIS Shop

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

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

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



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

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

Date	Event	Organiser	Location
2007			
Nov	01	HKIS Executive Committee Meeting	HKIS 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
	17	YSG Annual Dinner	HKIS / YSG Fong Underground, Hong Kong SAR
	20	HKIS Annual Dinner	HKIS Grand Hyatt, Hong Kong SAR
	22	HKIS General Council Meeting	HKIS Board Room, HKIS
	29	PFMD Annual General Meeting	HKIS / PFMD SLC, HKIS
	30	Surveyors Happy Hour	HKIS Library, HKIS
		BSD Annual General Meeting & Annual Dinner	HKIS / BSD 38FI World Trade Centre Club, Hong Kong SAR
Dec		YSG Annual General Meeting	HKIS / YSG SLC, HKIS
	03	PDD Annual General Meeting	HKIS / PDD SLC, HKIS
	04	QSD Annual General Meeting & Annual Dinner	HKIS / QSD 38FI World Trade Centre Club, Hong Kong SAR
			HKIS Annual General Meeting
	28	Surveyors Happy Hour	HKIS Library, HKIS

For details, please visit www.hkis.org.hk or contact the HKIS office on 2526 3679. Board Room, HKIS = 810 Jardine House, 1 Connaught Place, Central, Hong Kong. Library, HKIS = 801 Jardine House, 1 Connaught Place, Central, Hong Kong. SLC, HKIS = 811 Jardine House, 1 Connaught Place, Central, Hong Kong.



Annual General Meeting

6:30pm

Wednesday 12 December 2007

Surveyors Learning Centre
811 Jardine House
One Connaught Place
Central, Hong Kong

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

Annual Dinner

Tuesday 20 November 2007

Guest of Honour

**The Hon Henry Tang Ying-yen GBS JP
Chief Secretary for Administration**

The Government of the Hong Kong Special Administrative Region

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

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



Reservation Form

To : The Hong Kong Institute of Surveyors, 801 Jardine House, 1 Connaught Place, Central, Hong Kong
Please reserve for the **HKIS ANNUAL DINNER 2007**

No. of tables (12 persons) @ HK\$ 12,600 _____ No. of tickets @ HK\$ 1,050

Name/Contact Person: _____ Title : Mr/ Mrs/ Miss/ Others

Company name : _____

Address : _____

Telephone : _____ Fax : _____

Payment Method (please tick appropriate box) :

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

• By HKIS Visa Platinum/Gold Master Card

HKIS Visa Platinum/Gold MasterCard – Payment Instruction for HKIS Event Reservation Fee Ref.: [_____] HKIS ANNUAL DINNER 2007

To : Shanghai Commercial Bank Limited – Credit Card Service Department

I would like to pay the reservation fee HK\$ _____ (\$12,600 per table, \$1,050 per ticket) to Surveyors Services Limited by charging my HKIS Visa Platinum/Gold MasterCard account as follows:

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

HKIS No. : _____ Cardholder Name : _____ Expiry Date : _____ / _____

Cardholder's Signature : _____ Date : _____

For Bank Use only

Approved by : _____ Date : _____

Conditions:-

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