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SURVEYORS

測量師時代
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**Be inclusive and
work together**
兼容並包 齊心協力

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The Hong Kong Institute of Surveyors

香港測量師學會

Designed and printed by Corporate Press

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- Clubbing professions

The Institute's annual dinner was held on 27 November, when once again, we had the honour of the Chief Executive the Hon Donald Tsang as our Guest of Honour (page 8). The annual dinner has always been a big event that attracts prominent figures from Government, members, associated professions, academia and business. Another significance is that it coincides with the change of Council year. Opportunity was taken by the President to report on the progress that the profession had made on many fronts, from strengthening cooperation with professional institutions, local and overseas, to communications with Government and comments on policy issues. The Chief Executive was clearly appreciative of surveyors' contributions. He had a good grasp of knowledge on our profession, as revealed in his speech (page 13).

Another excitement of the evening was the Distinctive Events prize presentation (page 11). As the Hon Secretary and Hon Editor and having participated in a substantial number of the Institute's activities, I must confess I shared the amazement of the guests at the number and quality of activities that the Institute managed to organize in the past year. That could not have happened without the help from a lot of members and volunteers. It is therefore most timely for the President to underscore the spirit of co-operation and an inclusive culture in his Message (page 3). Members will have received a letter from the President, enlisting helpers for various functions, activities and committees of the Institute. If you would like to take part in the Institute's activities and help us to promote the profession in any way, do indicate your areas of interest and return the reply pro-forma to us as soon as possible.

May I take this opportunity to wish all our readers a Merry Christmas and a productive 2007.

Francis Leung

學會週年晚宴在11月27日舉行過了；行政長官曾蔭權是繼去年第二次再作為晚宴的榮譽嘉賓（第8頁）。學會週年晚宴是一年一度的盛事，出席人士包括了來自政府、相關專業團體、高等院校、商界代表和學會會員。每年的週年晚宴也意味著來屆理事會將快要產生。今年，席上會長除了彙報過去一年的工作成果以外，更概括地談到學會與其他專業團體的持續合作和在政府制訂政策的具體參與。而另一方面，行政長官在講辭裡（見13頁），對學會的參與作出了正面回應；顯示他是完全掌握測量專業的投入。

另外一件令人鼓舞的事，當然是頒發本年度的「學會最優異活動」大獎（第11頁）。作為義務秘書及義務編輯，我有幸參加了若干項活動，所以，我是完全領略嘉賓們對各獎項質和量的艷羨目光。這一切都是由會員們寶貴的一心一意投入聚集而成。會長對這種兼容並包的精神作出了認同和嘉許（第3頁）。會員們大概已經收到會長的去函，邀請大家更積極參與來年的各項活動組織。若然閣下希望通過投入學會會務，齊心協力地將測量專業更發揚光大，請您把表格填好並交回學會秘書處。

在此，我祝願讀者們聖誕快樂及一個富足的2007年。

梁立基



Be inclusive and work together

I am sure that every body at the HKIS Annual Diner 2006 held on 27 November has enjoyed a memorable evening. I am very pleased with the way the Annual Dinner has been conducted. It was so successfully organized that I still received praises for the excellent work of the Organizing Committee even after a lapse of two weeks. HKIS Annual Dinner has always been a proof of the synergies gained within the Institute. Members have to uphold the fine tradition of working together in perfect harmony. As the President of HKIS, I am grateful to all, particularly those young members, who have helped to organize such a remarkable event for the Institute. The Annual Dinner has served its purposes of celebrating the Institute's achievements in the year, acknowledging members' contributions as well as providing entertainment for our guests.

It is also a pleasure to have the Chief Executive Mr Donald Tsang to join the Annual Dinner as our Guest of Honor in two consecutive years. In my welcoming speech, I emphasized that the Institute has a duty to serve the community and that the whole surveying profession is committed to city development and management. The Institute's active participation in Government policy making process has become so significant that the Chief Executive has expressed his appreciation for the contributions made by the Institute. During the past twelve months, the Institute has unrelentingly offered many ideas and suggestions for the betterment of society. In general, the

public's impression is that the Institute has played an important role in giving advice on land development, construction quality, property management, building safety and urban renewal in response to Government consultation and enquiries from other statutory bodies. The Institute's such collective efforts and contribution can be reflected by the many congratulatory messages received for the Annual Dinner.

The Annual General Meeting was held on 12 December. It is also time for me to recapitulate the Institute's achievements. The year 2006 has been a period of sustained growth for the Institute. The growth is built on sound footings and aspirations of previous years. At the beginning of the council year, the HKIS Retreat 2006 worked out the new branding strategy for the Institute. The Retreat defined the six corporate values for the Institute and reviewed the strategic directions in response to new changes. It is important that the Institute is always at the forefront in the development of a quality built environment. Members have to maintain closer ties with the Institute for the mutual benefits of the surveying profession. The Institute should exemplify the importance of professionalism and is capable of self-regulation.

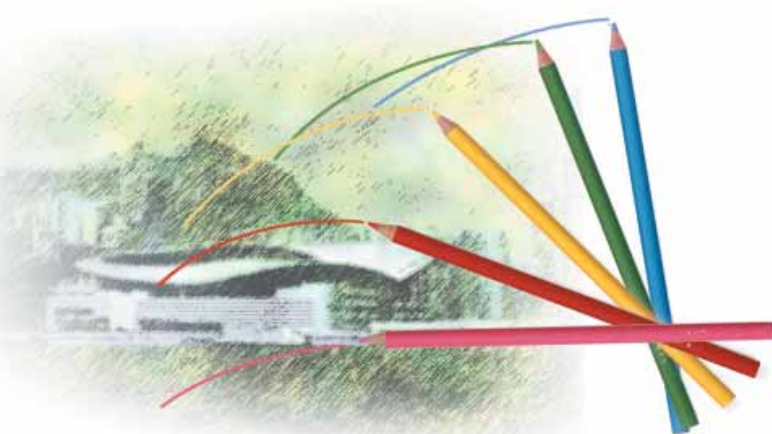
Although the Institute did not make any campaign to promote the corporate values in the past council year, I am sure that all members, particularly the incoming

General Council members, will make every endeavor to attach greater importance to the agreed values. With the strategic directions in mind, the Institute will revamp itself, enhance its competitiveness, pursue sustainability and explore more opportunities for its members. I am confident that the Institute will grow from strength to strength. However, there is still a need to foster a more inclusive

culture for the Institute. It is only with more amicable relations from within then the Institute can rise to the challenge of its enhanced responsibilities. It is imperative that the Institute should maintain its position as a recognized premier professional body in the region.

Wong Chung Hang *President*

兼容並包 齊心協力



我相信出席11月27日「香港測量師學會2006年週年晚宴」的人士，都會同意那的確是一個值得回憶的晚上。晚宴的安排是何等的合意。晚宴籌備委員會的成就，可以從這兩個星期來我不斷收到的讚賞中反映出來。「香港測量師學會週年晚宴」一直是學會力量協同的例證。這個齊心協力的優良傳統，必須維持下去。作為學會會長，我萬分感激所有參與籌備工作的人士，特別是我們的年青會員們，使晚宴有充實內容。今年的週年晚宴達到了預期目標，慶祝學會在一年裡取得的成果、答謝會員們付出的努力和款待各界嘉賓。

行政長官曾蔭權先生連續兩年列席週年晚宴的榮譽嘉賓更是學會的榮幸。在歡迎辭裡，我強調了香港測量師學會是堅定不移地肩負服務社會的責任，而整個測量專業是完全投入城市的建設及管理。行政長官也讚譽了學會積極參與政府政策制訂的工作，認同學會的貢獻。在過去的十二個月，學會不遺餘力地提出意見和建議，目的是為了社會的改善。公眾對學會的印象，一般是學會在土地發展、建造素質、物業管理、樓宇安全和市區重建等領域上，扮演著一個重要角色，不斷向政府和其他法定機構的諮詢作出回應。學會在這方面的群策群力和整體貢獻，可以從週年晚宴許多的祝賀辭裡反映出來。

「香港測量師學會會員週年大會」在12月12日舉行過了。現在是回顧工作成果的一個合適時候。2006年是鞏固學會持續發展的一年，而這些發展肯定是建基於歷屆理事會的基礎和意念上。年初的「香港測量師學會2006靜修」制訂了學會的品牌推廣策略，為學會的六個機構價值觀下了定義，並重新檢討因環境變化而需要修改的策略方針。其中，重要的一點，就是學會一定要站在維護優秀建設環境工作的最前線。為了測量專業的未來，會員們應與學會保持更緊密聯繫、共同奮鬥、互助互惠。學會有必要為專業精神作出典範，更要顯示有自我監管的能力。

本年度雖然沒有趕上什麼具體安排去推廣剛才談到的機構價值觀，但我相信所有會員，尤其是來屆理事會，將會繼續發揚這些既定的價值觀。在遵守策略方針的大前提下，學會要一如既往地自我完善、提升自身競爭力、追尋持續增長和為會員創造機會。我深信學會將不斷進步，越做越好。但與此同時，會員們務必要加強團結，求同存異、兼容並包。祇有建立更美好及和睦的工作關係，學會才可以奮起接受挑戰，肩負起更高層次的責任。學會需要堅持積極行動，保持在區內的地位，成為一個被受尊崇的專業團體。

黃仲衡 會長

From the Council Table

Change of name of JO

The Council read a proposal from the Junior Organization (JO) on a change of name to The Hong Kong Institute of Surveyors – Young Surveyors Group (HKIS-YSG) (香港測量師學會青年組).

Apart from the name change proposal, there were also several proposed changes to the JO Regulations, notably:

- Increase the number of Office Bearers;
- Incorporate Technical Associate membership;
- Increase the number of vice-chairman to a maximum number of two;
- Increase the number of honorary secretary to a maximum number of two.

The Council further noted that the change is subject to the passing of a resolution at the AGM to be held on 12 December 2006.

The 9th meeting on mutual recognition of professional qualifications

The 9th meeting on the mutual recognition of qualifications with the Ministry of Construction had taken place in Beijing on 18 October 2006.

The Council heard that the Quantity Surveying Division had been working out details with the CECA and ETWB whereas the Land Surveying Division had made use of that opportunity to explore and follow up on reciprocity issues.

Quantity Surveying Division – APC Rules and Guide

The Council had approved the Quantity Surveying Division revised APC Rules and Guide which would take immediate effect. The transitional arrangements were:–

- 18.1** Subject to the following transitional arrangements, these revised Rules and Guide would be effective from September 2006.
- 18.2** Existing Candidates who have already satisfactorily completed their approved professional training in accordance with the previous APC Rules and Guide by September 2006 are not required to comply with these revised APC Rules and Guide.

- 18.3** Existing Candidates who have not completed their approved professional training in accordance with the previous APC Rules and Guides may select to follow either the old or the new APC Rules and Guide.
- 18.4** Existing Candidates may apply for the Final Assessment provided that they would have gained 24 months Minimum Training Period and 96 hours Pre-Qualification Structured Learning in accordance with these revised Rules and Guide by September 2007.

In addition, the revised APC Rules and Guide has also included some clear provisions for dealing with those APC Candidates who study a full-time sandwich degree, or part-time or distance learning undergraduate or postgraduate degree programmes. The relevant provisions are:

- 4.1** To enter the APC Scheme, you must:
- (a) (i) hold an undergraduate or postgraduate degree or other academic qualification recognized by the Institute; or
 - (ii) have registered in a full-time sandwich degree programme recognized by the Institute and have started the placement training; or
 - (iii) have reached the final year of a part-time or distance learning undergraduate or postgraduate degree programme recognized by the Institute; and
 - (b) be in a suitable employment with an organization that can provide the appropriate professional training; and
 - (c) be a Probationer of the Institute (which status shall be continuously maintained by paying the relevant membership subscriptions throughout the APC period).
- 4.2** If you are registered with the APC Scheme under Section 4.1(a)(ii) and (iii), you are allowed to complete your first 12 months professional training concurrently with your studies. The second 12 months professional training must be attained after successful completion of the degree programme.

Local Affairs

Hong Kong Coalition of Professional Services The Council heard that the HKCPS 5th Anniversary Dinner & Website Launching Ceremony had been held on 20 November.

Local Affairs Committee The Council read a summary on media exposures. It was also noted that a submission had been made to the Legislative Council on the Rail Merger Bill (Please see Vol 15 No 10 page 6.) apart from a site visit to Kwun Tong on the URA proposed Project K7. (Please see Vol 15 No 11 page 8.)

External Affairs

4th SAA Executive Council meeting The next SAA Executive Council meeting would be held on 29 November 2006 in Singapore and a representative from the Institute would attend this meeting.

From the Board of Education

Review of policy and procedures for course approval, maintenance and review The Council heard that the Board of Education had considered the report submitted by Dr Lawrence Poon and Kenneth Chan on a review of policy and procedures for course approval, maintenance and review. The Council had endorsed the following recommendations:

Local Degrees Instead of having a local university submitting its programme to HKIS for accreditation after completion of its internal approval procedures, HKIS will appoint experts to join its programme planning team so that if the HKIS experts confirm that their comments have been well taken, accreditation of the programme will be endorsed by BOE for Council approval. This arrangement applies to both new programmes and revised programmes. If a local university does not invite HKIS to delegate members to join its programme planning team, it can still submit its programme to HKIS for accreditation after its internal approval procedures.

Mainland Degrees Some Mainland experts will be appointed to the existing Panel of Experts of BOE to identify and assess the suitability of degree programmes offered by mainland universities which are on the list of recognized universities of Education and Manpower Bureau (EMB). If a programme has been identified by a Mainland expert to be suitable, the BOE will request the concerned university to submit its curriculum for assessment by a working party appointed from other members on the Panel of Experts.

Overseas Degrees offered in countries without a national professional body recognized by HKIS or Overseas Degrees not yet recognized by its national professional body.

If a degree programme is submitted by a membership applicant to HKIS for consideration and the BOE preliminarily considers it worthy of further consideration, the degree will be assessed by a working party appointed from members on the Panel of Experts to see whether the programme by itself can be accredited by HKIS or is only acceptable on an individual basis having regard to the whole academic portfolio of the applicant. If it is the former, the programme will be added to the HKIS accreditation list.

All other cases For cases other than those mentioned above, accreditation will be conducted according to the existing "Policy and Procedures for Course Approval, Maintenance and Review" which will be revised by the Working Group chaired by Kenneth Chan. However, it is expected that cases under this category will be very rare.

Accreditation of New BSc (Hons) in Geomatics with specialisms in Land Surveying and Geo-Information – Full Time programmes offered by the Hong Kong Polytechnic University

The Council had endorsed the recommendation from the accreditation working group of the BOE to grant accreditation to all the awards of these programmes starting from the 2005 intake.

From the Research Committee

Dissertation Award (Under-graduate) The Council heard that the Research Committee had agreed to organize the Dissertation Award for Undergraduates. The arrangement and procedures would remain same as in past years.

There were a total of 16 papers received from the University of Hong Kong, City University of Hong Kong and the Hong Kong Polytechnic University. Distribution and category of papers as follows:-

- Building Surveying category – 5 papers
- General Practice category – 4 papers
- Land Surveying category – 2 papers
- Quantity Surveying category – 5 papers

Assessment of papers started in September 2006.

Dissertation Award (Post-graduate) The Council also heard that the Research Committee had agreed to organize the Dissertation Award for Post-graduates.

Papers had been received from the University of Hong Kong, City University of Hong Kong and the Hong Kong Polytechnic

University. Distribution of papers as follows:-

- PhD category – 3 papers
- MPhil category – 2 papers
- MSc category – 2 papers

Assessment of papers started in September 2006.

From Legislative Councillor, the Hon Patrick Lau

- The 2nd publication of Patrick Lau would be published in October.
- Works on several Bills Committees were on-going. He had newly joined the Bills Committee on the Rail Merger Bill.

- He had joined a delegation to Hunan led by the Chief Executive from 24 to 26 September 2006.
- Representatives from institutes had met the Chief Secretary on 3 October 2006.
- A Joint Institute Forum on GST had been arranged on 13 November 2006 with the Hon Frederick Ma as guest.
- He had assisted the Chief Executive in solving the incident of Dragon Garden.
- An open forum jointly with HKIS, HKIA and HKIE on Private Certification would be arranged.
- An open forum on Competition Law would be arranged after the publication of consultation paper.

Mr Wong Kwok Wang Warren, MHKIS, QS Division

At a meeting held on 23 November 2006, the General Council decided to expel Mr Wong Kwok Wang Warren from the membership of the Hong Kong Institute of Surveyors with immediate effect. In coming to the above decision, the General Council has taken into account the imprisonment sentence handed down by the High Court - Case no. HCCC 321 of 2003 on 14 January 2005, Mr Wong's intended appeal against the sentence, and the further sentence handed down by the District Court - Case no. DCCC103/06 on 10 November 2006.

CONGRATULATIONS TO THE FOLLOWING WHO WERE ELECTED AS

HKIS MEMBERS ON 23 NOVEMBER 2006

FELLOWS (2)

BS DIVISION

HO KUI YIP

QS DIVISION

KWAN TIN CHE SPENCER

MEMBERS (19)

BS DIVISION

CHAN MING YIN
CHAN TAK SUM
CHEUNG MAN TO
LAM KWOK SANG
LEUNG CHI MAN
LO YAN KIT
YUE WAI CHU

GP DIVISION

WO WAI HONG DANNY

LS DIVISION

CHEUNG FUK YAU (REINSTATEMENT)

LEE WAI PANG

QS DIVISION

CHENG PING WAI
CHEUNG YIU LAM
KUO WAI MEI
LAU TSZ KEI
LAU WAI KEE RICHARD
TANG PING KEUNG EDWARD
WONG KIN KEUNG
WONG LAI MEI
YING YUEN YEE

TECHNICAL ASSOCIATES (8)

LS DIVISION

CHAN SIU HIN
CHEUNG CHI SHING
HO KAM CHUEN
KWOK KIN WAI
LAU CHUN NAM THOMAS
LAM TIN CHEUNG
LEE SUI NIN

LEUNG CHU PONG

CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (9)

PFM DIVISION

CHAN CHUN SING
CHOI WING LUNG
LAM CHI MAN
LAM YUEN KEUNG
LI TIN SUNG
LOO TAI KEUNG
NG KAM TUNG BROWNING
TSE HOK LIN
YAU CHI HO

RESIGNATION (2)

CHAN YIU WAH
LO HOI YAN

Pilot scheme for voluntary mediation

On 29 September, the Institute wrote to the Registrar of the High Court to say that it is in full support of the Judiciary's direction to encourage the use of mediation for cases in the Construction and Arbitration List of the High Court and that the publication of a pamphlet is a good way to provide the most relevant information to prospective users at large.



Yet, the letter said, it has been found that the Hong Kong Institute of Surveyors is not included within that pamphlet as an organization which accredits mediators.

The letter reiterated that the conditions to become an Accredited Mediator on the Hong Kong Institute of Surveyors/Hong Kong Institute of Architects Joint Panel of Mediators are that the candidate has to go through a training course and assessment exercise which are conducted by trainers and assessors, who are respectively accredited training and accredited assessors (independent from the trainers) recognized and indeed used by the Hong Kong International Arbitration Centre (HKIAC). The standards of training and assessment are designed to be the same as those on the HKIAC Panel of General Accredited Mediators. Moreover, those on this Joint Panel are required to have at least 7 years post-HKIS or post-HKIA experience. When the Hong Kong Bar Association and the Law Society of Hong Kong are mentioned as accreditation organizations, the Hong Kong Institute of Surveyors should also be mentioned.

In that letter, the Institute took the view that the public should have the right to have the most relevant information to facilitate the appropriate use of mediation and have asked the High Court to make the appropriate change by including the Hong Kong Institute of Surveyors as an organization accrediting mediators within the pamphlet as soon as possible.

The Registrar wrote back on 11 October to say that there was no point in setting out all organizations concerned within the pages of the pamphlet as the purpose of publishing the pamphlet is to promote the pilot scheme for voluntary mediation of the Construction and Arbitration cases filed or to be filed in the High Court and should not be conceived as a means of advertisement for any particular organization or sector.

The Institute replied on 23 October.

In the 23 October letter, the Institute stated that it had once again gone through the pamphlet and found, contrary to what the Registrar had suggested, four organizations are identified as the sources of mediators, viz the Hong Kong International Arbitration Centre, the Chartered Institute of Arbitrators, the Law Society of Hong Kong and the Hong Kong Bar Association. Two other sources of mediators, one being the Hong Kong Institute of Surveyors, have been left out.

The Institute did not see the logic and the justification in setting out some but not all organizations concerned in the pamphlet unless preference or discrimination is intended and by only listing four but not all professional bodies which are sources of mediators, it must be conceived that the leaflet advertises those listed four.

It is considered that the current pamphlet is highly irregular and leads to the speculation that certain professional bodies are preferred.

The letter concluded by asking the Registrar of the High Court to maintain fairness and ensure absence of any preference or discrimination amongst professional bodies.

Surveyors Fellowship

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

801 Jardine House, 1 Connaught Place
Central, Hong Kong

**all HKIS members
are welcome**



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

We love him, because he first loved us.

1 John 4:19

HKCPS has new website



Go to www.cps.hk and you will find a new look.

"This website is launched to further promote Hong Kong professional services, to provide a channel of reporting and to strengthen the ties among Hong Kong professionals...", said Chairman of the HKCPS Leung Chun Ying on 20 November at the 5th Anniversary & Website Launching Ceremony.

"Hong Kong professionals have a great deal to contribute to national development and the growth of Hong Kong. Our contributions are not limited to our professional skills, but also the concept of organization, codes of ethics and conducts of professional services, as well as the question of bringing Mainland professional services in line with international practices..."

Ever since its establishment, the HKCPS has lobbied to the Central Government, provincial governments and the Hong Kong SAR Government on the importance of professional knowledge, skills and codes of conduct. Catering to the need of national development, we also promote exchanges between Hong Kong and Mainland professionals.

To enhance the competitiveness of Hong Kong professionals in overseas markets, the HKCPS proposed to the Hong Kong SAR Government the establishment of an assistance scheme to support development projects in the professional services sector. In the 2001 Policy Address, Chief Executive Tung Chee-Hwa announced the establishment of the Professional Services Development Assistance Scheme (PSDAS) to support the comprehensive development of professional services...

Two years later, in 2003, the Mainland and Hong Kong signed the Mainland and Hong Kong Closer Economic Partnership Agreement (CEPA), which places special emphasis on professional services. Recently, leaders from the Central Government and Hong Kong SAR Government have

repeatedly pointed out the competitive edge of Hong Kong professionals.

In the 2005 Policy Address, Chief Executive Donald Tsang stated: the signing of CEPA was certainly very important, but its implementation carries even greater significance... We will strengthen co-operation with the Mainland authorities to publicize extensively the specific contents of CEPA and the strengths of our professional services. We will also strive to help local professions participate in Mainland construction works and other projects...

Financial Secretary Henry Tang said in the 2006 Financial Budget that for several decades, the Hong Kong economy has been undergoing structural changes. In recent years, our financial markets have, for example, evolved into the predominant fund-raising platform for Mainland enterprises. In the process, these enterprises have improved their corporate governance and promoted their brand names globally. Our professionals continue to provide more services to the Mainland and its overseas markets and, in so doing, make a positive contribution to our nation's development...", said Mr Leung.

Officially established on 22 November 2001, the Hong Kong Coalition of Professional Services (HKCPS) is a non-profit seeking organization founded to promote the common interests of Hong Kong professionals, to promote and gain recognition of the contribution of the professionals to the social and economic developments of Hong Kong. Members of the HKCPS are ten major professional bodies in Hong Kong:

- Hong Kong Institute of Certified Public Accountants (HKICPA)
- The Hong Kong Institute of Architects (HKIA)
- Hong Kong Bar Association (HKBA)
- Hong Kong Dental Association Limited (HKDA)
- The Hong Kong Institution of Engineers (HKIE)

- The Hong Kong Institute of Landscape Architects (HKILA)
- The Law Society of Hong Kong (HKLS)
- The Hong Kong Medical Association (HKMA)
- Hong Kong Institute of Planners (HKIP)
- The Hong Kong Institute of Surveyors (HKIS).

The HKCPS organizes a wide range of activities to promote Hong Kong professional services to the Mainland and overseas markets. Under the framework of CEPA (Closer Economic Partnership Arrangement), it has endeavoured to attain mutual recognition arrangements for Hong Kong professionals and their respective counterparts. It has also organized symposium, expos, conferences, forums and exchange tours together with officials and professionals from Beijing, Shanghai, Chongqing, Jilin, Tianjin, Chengdu,

and many other provinces and cities to foster exchanges, friendship and collaboration between Hong Kong and Mainland professionals.

Other highlights of HKCPS work include the Young Professional Exchange and Enhancement Programme and the PRC Executive Orientation Programme, which were designed to familiarize members with the practice environment in the Mainland.

It is important to note that in March 2006, the Central Government announced the Outline of the 11th Five-Year Plan for National Economic and Social Development of the People's Republic of China. In Chapter 29, the Outline sets out the importance of the professional sector.

香港專業聯盟五週年會慶暨網站啟用儀式梁振英主席獻辭

行政長官，高主任，各位司局長，各位來賓，各位專業界朋友

首先，對各位在百忙中抽空出席專業聯盟五週年會慶暨網站啟用儀式，我代表專業聯盟表示衷心感謝。我說：「在百忙中抽空」，絕不為過。CE剛從越南出席APEC會議回港，明早又要率團到貴州。高主任公務繁忙，聯盟每次到大陸的活動都得到高主任的關懷和中聯辦其他朋友的支持和協助。和十個專業團體有關的所有司局長都請到了，部份司局長今晚還有其他活動。除了建築師學會會長林雲峰教授，因為率領建築師學會出訪廣州，未及趕返外，今晚出席的包括了全部會員團體的會長、主席和領導層。說明香港社會上下一心，精誠團結，大家一起為輸出香港專業服務搭建更高、更好的平台。

五年前，香港的十大專業團體預見到香港出口專業服務的重要性和逼切性，因此在極短時間內破天荒成功籌組了專業聯盟。我說：「破天荒」是因為完全以專業團體為會員單位的組織，香港專業聯盟是在我們認識中，在海內外的第一個，也是唯一一個。當時，社會上對香港專業服務的出口能力，對大陸客戶和病人的付費能力，都有點將信半疑，一年後，特區政府設立 PSDAS「專業服務發展資助基金」，協助香港的專業人士推廣專業服務，再一年後，內地和香港簽署CEPA。CEPA原協議和之後的三個補充協議，裏面都有專業服務的部份，而且是重要的部份，說明中央和香港政府對香港專業服務的肯定。

香港專業人士爭取輸出專業服務，並非只取不予。香港專業人士對國家的無償奉獻，有悠長的歷史，優良的傳統。同時，我們深信，國家的社會和經濟發展，實在需要香港專業人士。香港專業人士可以為國家帶來技術，專業制度，操守水平和國外聯繫。

台灣的知名文化人士，現在港大任教的龍應台教授，最近出了本新書「香港筆記」，龍教授居港兩年，之前在美國和德國都生活過，對香港事物，有深刻的觀察，文章也經常帶點善意批評。但書中一章談及在香港檢查牙齒的經歷，表揚黃慧兒牙醫的專業，文章的結論，說這就是文明。

龍教授見多識廣，對香港專業服務有這種評價，值得我們高興。我相信如果龍教授接觸過香港的其他專業服務，也會有同樣評價。

最後，我希望在中央政府和特區政府的支持下，香港廣大的專業隊伍，可以繼續努力，不僅為自己建立更廣闊的事業平台，同時更為國家做出更大的貢獻。

Not so much a case of woe

Referring to Surveyors Times Vol 15 No 10 October 2006, page 44 - 45; extra over 1500mm diameter vertical pile shaft for toeing-in to bedrock 1.50m in depth (min) Nr. \$36,000.00. I take a contrary view on several of the Court's uphold.

Firstly, the Court held the Contractor has absorbed the risk of the required depth of the toe-in because the Bill item is not measured in accordance with the SMM in linear quantity unit. The reason being pursuant to paragraph 4 of the General Principles of Measurement the staging stipulated in the SMM cannot be applied for pro-rata.

- Bill items have not been measured in accordance with the SMM in linear quantity unit

Since the Special Condition of Sub-contract Clause 1(j) stated that the final quantities shall be re-measured the contractual ground of remeasurement is established. [The Court's ground is implied interpretation. The Special Condition of Sub-Contract is explicit stipulation] As all measurements are governed by the SMM the remeasurement shall be in accordance with the Standard Method of Measurement and its amendments as appeared in the Contract. Pricing of these remeasurements is governed by the valuation method in the General Conditions of Contract Clause 61 (Valuing variations).

The fact that the Bill items have not been measured in accordance with the SMM in linear quantity unit would not render remeasurement impossible. Based on the wordings, it has imposed a minimum constraint which is 1.50m deep. Sockets below this depth shall be excluded from this Bill item. On the contrary, depths greater than 1.50m cannot be all inclusive as covered in this Bill item because this is not an 'Item' item. It is a unit item in 'nr'. SMM method guiding the depths in stages of 0.50m governs this item in remeasurements. The remeasurement items can be as follows :

Extra over 1500mm diameter vertical pile shaft for toeing-in to bedrock exceeding 1.50m but not exceeding 2.00m in depth Nr. Pro-rata \$36,000

Extra over 1500mm diameter vertical pile shaft for toeing-in to bedrock exceeding 2.00m but not exceeding 2.50m in depth Nr. Pro-rata \$36,000

So forth, unless the depth requires deployment of heavier machinery or stronger bits.

- Stipulations in paragraph 4 of the General Principles of Measurement precludes the staging stipulated in the SMM can be applied for pro-rata use

Paragraph 4 of the General Principles of Measurement of the SMM is related to paragraph 3 which says the Method of Measurement could be amended in accordance with Part III, paragraph 10. Herein allows any other adopted methods of measurement can be incorporated in the Bills of Quantities by way of a Particular Preamble. According to SMM Part V, paragraph 9.09(iii) extra over for toeing-in is measured in number. Should the pile shaft has been enumerated in lieu of in line with SMM Part V, paragraph 9.09(i) in linear metre without a Particular Preamble then it has caused a discrepancy between the SMM and the Bills of Quantities. It is a matter provided for in the General Conditions of Contract Clause 5 (Documents mutually explanatory). Pursuant to this Clause, Clause 59(3) of the General Conditions of Contract should have been exercised by the Engineer.

Despite this quantity surveying know-how is beyond a Judge's knowledge a prima facie understanding of the Bill description of 1.50m in depth(min) as it says should be to understand as confining the Bill item to toeing-in depth of not less than 1.50m. Should this explicit wordings be taken boundlessly to include all the greater depths is without considering its technical interpretation in the light of the binding documents of the Contract.

Secondly, the Court's view to base no additional quantities upon remeasurement on the fact that there is no change in quantity of toe-ing and because the unit of measurement is in 'nr' needs a second thought of the technical meaning of number in measurement. It is a measuring unit similar to linear, super and cubic (SMM Part III, paragraph 2 – Units of measurement). Therefore, similarly it is fully remeasurable. The Court's view would be of substance should the unit of measurement is in 'Item' (e.g. SMM Part V, paragraph 1.09 - Temporary accommodation of the Contractor).

Thirdly, as far as risk allocation is concerned, generally there are four aspects of risks in construction works, namely

design ; construction ; finance ; contract, therefore, risks of the Project could only be stemmed from the same classifications. To hold the risk of socket depth with the risk as the Court said included within a bill item is lapping design risk with financial risk. General Conditions of Contract Clause 23 (Design responsibility) which is stipulation of design responsibility said the responsibility for permanent work shall not be the Contractor's. Moreover, the notes of the sub-contract drawings stated that the founding levels were to be finalized by the Engineer after drilling proof boreholes and that piles would be socketed into rock of grade II or III or better grade. Therefore, to hold the Bill item to include any depths is putting design responsibility to the Contractor whom has no control.

Conclusion

As diagnosed above, basically the Court's judgment is based on the meaning of the usage of the word 'minimum'. But to hold the description to include all depths exceeding the minimum depth is basically a literary interpretation of the description without considering the description stands for technical usage. The description as itself is a Bill item description its Bill item meaning must abide by the principle of mutually explanatory as stipulated in the General Conditions of Contract Clause 5 (Documents mutually explanatory). Its technical meaning shall be interpreted in the light of principles of measurements of the Standard Method of Measurements, General Conditions of Contract, Special Conditions of Contract and the contract documents of the Contract. In this respect a quantity surveyor's expert witness opinion is indispensable.

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

Surveyors happy hour



測量師歡樂時光

Winners
of
November
Lucky
Draw






Kelvin Ng

Lai Chun Cheong

Ho Chi Wai

Jeffrey Wong

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

The dates of Surveyors Happy Hour in 2007 are:
 26 January, 23 February, 30 March, 27 April,
 25 May, 29 June, 27 July, 31 August, 28 September,
 26 October, 30 November, 28 December
 Please email : info@hkis.org.hk or
 telephone (852) 2526 3679.




HKIS Annual Dinner 2006

In his address, President Wong Chung Hang said: "... the surveying profession is committed to city development and management... surveyors have to ensure basic city facilities are adequately provided to maintain Hong Kong's competitiveness... surveyors also know that they will be relied on to maintain the completed buildings and facilities..." on Monday 27 November 2006 to a full house of over 650 guest and members at the HKIS Annual Dinner 2006 in the Ballroom of the Grand Hyatt on Harbour Road.

"... Government will continue to count on you as a reliable source of ideas and suggestions. I am particularly impressed by the Institute's readiness to render service to the community ..." said the Honorable Donald Tsang, Chief Executive of the HKSAR Government, Guest of Honour that same evening.

The Chief Executive has been thankful to the Institute for the numerous submissions that Institute submitted to Government and wittily remarked on those more controversial ones such as the West Kowloon Cultural District and Central Government Offices: *we have not forgotten that!*

Present at the function included Fan Rui-fang, Director and Cai Wen-feng, Deputy Director of the Central Government's Liaison Office in the HKSAR; the Hon CY Leung, Convenor of the Executive Council of the Hong Kong SAR; the Hon Michael Suen, Secretary for Housing, Planning and Lands Bureau of the Government of the Hong Kong SAR; the Hon Fred Ma, Secretary for Financial Services and Treasury of the Government of the HKSAR; Legislative Councillor the Honorable Professor Patrick Lau; senior government officials; presidents and vice presidents of statutory organizations and professional institutes; senior teaching staff from the local academia; founding president of the Institute, Kan Fook-ye, as well as members and guests of the Institute.



HKIS Annual Dinner 2006



ng Kong Institute of
Annual Dinner 2006





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The evening has been adorned by a prize presentation to outstanding events organized in 2006. The awards went to:

The Most Distinctive Event of BSD in 2006

Building Surveyors Conference 2006



The Most Distinctive Event of PFMD in 2006

Formation of the PFMD



The Most Distinctive Event of GPD in 2006

HKIS Property Marketing Award 2006



The Most Distinctive Event of QSD in 2006

Site Visit



The Most Distinctive Event of LSD in 2006

LSD Educational Series



The Most Distinctive Event of JO in 2006

Site Visit Series for Four Cross-Strait Region 2006



The Most Distinctive Event of PDD in 2006

廣州城市整體規劃訪問團



The Most Favorite Activity in 2006

Dragon Boat Competition – Champion of “B-Chinese Man’s Cup”



Speech by the President, Wong Chung Hang at the HKIS Annual Dinner 2006

Chief Executive, distinguished guests, members of HKIS, ladies and gentlemen

On behalf of the Hong Kong Institute of Surveyors, I welcome you all to our Annual Dinner 2006. First of all, I would like to thank the Chief Executive Mr Donald Tsang for being our Guest of Honour for the second time in two consecutive years. Our thanks also go to all other honourable guests for sharing their time with us tonight.

HKIS Annual Dinner is a very popular event for members, related professionals and friends from various sectors. It is also an event to celebrate the achievement of our aims. Although we should not be complacent with our own achievements, I must say that the Institute has been very successful in its work for the community and the profession.

The Institute has been very active in response to consultation. We have submitted many of our views to the Government, the Legislative Council and other statutory bodies. During the past 12 months, we have been involved in consultation relating to land development, land valuation, land boundary surveys, construction cost, project management, dispute resolution, building maintenance, property and facility management. All in all, the Institute is willing to use its professional understandings to serve the community.

The whole surveying profession is committed to city development and management. The Institute agrees to the idea of developing Tamar into a prime civic centre for Hong Kong. We also support other proposals to build more transport infrastructure to ease traffic congestion. Good traffic flow coupled with ample supply of office space is essential for Hong Kong. Surveyors have to ensure such basic city facilities are adequately provided to maintain Hong Kong's competitiveness.

We are happy to know that more public works projects, particularly those for our cultural, leisure and sports facilities, will be launched in the next few years. Surveyors are prepared to take part in all these projects. Surveyors also know that they will be relied on to maintain the completed buildings and facilities. The Institute supports the Mandatory Building Inspection Scheme. The scheme is an effective preventive approach to contain building maintenance and safety problems. Known by the public as "Building Doctors", building surveyors are capable of doing the jobs of the "Qualified Inspectors" in the scheme.

We are very delighted to know the Government will soon propose a bill to the Legislative Council.

In view of the difficulties faced by developers in acquiring old properties for redevelopment, the Institute has suggested lowering the threshold for compulsory sale of properties from 90% to 80%. Our suggestion together with the Government's proposal to amend the ordinance will surely help speed up many development projects for urban renewal. From time to time, the Institute will conduct research work on urban renewal and other development issues. I am sure the Institute will have another busy year in 2007.

This year also witnessed many successes as far as professional development is concerned. The China Association of Engineering Consultants and the Hong Kong Institute of Surveyors signed an agreement on mutual recognition of qualifications in June this year. We also welcome the further liberalization measures to allow quantity surveyors to set up wholly-owned engineering cost consulting enterprises in the Mainland and to accept their performance in Hong Kong in the assessment of experience.

It is important that we maintain closer cooperation with our Mainland counterparts. We have paid many visits to them in the past 12 months. We are very delighted that some high-level Mainland officials have also visited the Institute in the past few months. We will maintain good dialogue with them. We hope that we can do something to help our members to explore more opportunities in the Mainland.

In conclusion, I must say that the Institute has worked very hard this year. I hope what we have done this year will generate enough interest to encourage more members, particularly our young members, to pursue more objectives for the Institute in the years to come. Before I stop, I would like to thank all members of the General Council, the 6 divisional councils, the 3 boards and other committees for their contribution. The last but not the least, I thank you all for your support to the Hong Kong Institute of Surveyors.

Thank you.

Speech by the Honourable Donald Tsang, Chief Executive of the HKSAR at the HKIS Annual Dinner 2006

President Wong, distinguished guests, ladies and gentlemen

The surveying profession enjoys a long history in Hong Kong. It began with the arrival of the first Government Surveyor General, Mr Alexander Thomas Gordon, from the United Kingdom in 1843. Eight years later, building work began on Government House, based on plans drawn up by the second Government Surveyor General, Mr Charles St. George Cleverly. As an occupant of that impressive residence, I must admit I take more than a passing interest in its history!

The work of the surveying profession is very wide-ranging, embracing such diverse areas as land valuation, quantity surveying in construction, building maintenance and facility management. Together with other construction professionals, surveyors play an indispensable role in providing Hong Kong with a safe and sustainable built environment.

When the Hong Kong Institute of Surveyors (HKIS) was established in 1984, it started with 85 members. Its membership now stands at 6800. As the principal professional body representing local surveyors, HKIS has paid particular attention to upholding the high quality of the profession in Hong Kong. For this purpose, it has set professional standards and codes of ethics, promotes continuous professional development, and funds academic research in the surveying field.

The Institute also participates actively in public discussions on important issues, such as building safety, mandatory building inspection, property management and town planning. Government will continue to count on you as a reliable source of ideas and suggestions. I am particularly impressed by the Institute's readiness

to render service to the community. During the SARS outbreak, I recall, HKIS members provided much needed relief by carrying out free surveying and on-site drainage system inspections in key locations such as Amoy Gardens.

Internationally, the HKIS maintains an extensive network with overseas professional counterparts. This is important to give local surveyors a global perspective. Looking across the boundary, our surveyors have made an early start in tapping the business opportunities arising from the rapid development in the Mainland. Government has been working closely with the surveying sector in pursuing market liberalization measures under the CEPA framework. Our quantity surveyors may now set up wholly-owned consultancy firms in the Mainland. It has also become easier for them to do so as their experience in Hong Kong is recognized as relevant experience for the purpose of meeting the Mainland qualification threshold. I look forward to further market liberalization measures under CEPA for our surveyors and other professionals.

As we embark on several major projects, such as the Tamar Development Project, the West Kowloon Cultural District, the Kai Tak Development and the various harbour-front enhancement proposals, there will also be plenty of local business opportunities for different streams of surveyors. More than ever, we will be looking to all of you here to help us to build them and to maintain them afterwards.

Thank you very much.

In a note welcoming guests and members to the HKIS Annual Dinner 2006, Vice President Yu Kam Hung, who is also chairman of the event Organizing Committee said that here in Hong Kong, in the property and construction industries, surveyors play important roles over a wide spectrum of functions. For slightly more than two decades,

the Hong Kong Institute of Surveyors has been working on issues that are of importance not only to the general public but also to Government. The Institute has seriously engaged itself in discussions on issues ranging from land development policies to the use of aerial photography in order to enhance the efficacy of current policies which impact on a population of over 7 million

HKIS Annual Dinner 2006 Organizing Committee



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"In the course of the year, the Institute has organized many functions and events for its members and the general public. The Annual Conference in July had nearly 250 professionals gathered together to hear about the growth of Real Estate Investment Trusts (REITs) whereas the Careers Expo held in October had attracted massive public awareness on surveying as a profession. The HKIS Property Marketing Award 2006 had accredited outstanding developers in recognition of their excellence in property marketing and the winning of the Stanley Dragon Boat Championship 2006 is definitely a mark of team work and stamina. Whilst we may need a fairly long corridor to put the photographs, the message is short: the Institute is dedicated to the betterment of Hong Kong", said Mr Yu.

To commemorate the event, a programme book has been published, a 4-pages supplement also appeared in the 27 November 2006 edition of the Hong Kong Economic Times (香港經濟日報). If you wish to have a copy, please email: linda@hkis.org.hk or call 25263679.

香港測量師學會2006年週年晚宴「香港經濟日報」11月27日特刊會長獻辭

香港測量師學會週年晚宴，一直以來都是業界裡的一個非常重要慶典。除了要慶祝學會一年內的成就，也藉此鼓勵會員，繼續發揮對學會的承擔，為社會大眾服務。香港測量師學會在過去的一年內，對社會和專業發展都作出了很多貢獻。回顧一些事件，實在令人覺得非常鼓舞。

學會在回應政府的諮詢和媒體的提問時，一直採用積極的態度。我們喜歡利用不同的場合和機會，表達學會的專業見解。學會也曾經對各種不同的政策和建議，提交過書面意見給政府、立法會和其他法定機構。學會亦設立了一個很有效率的發言人制度。學會做了自己的研究工作。我們給學會以外所有機構的意見，都是合乎實際情況、不偏不倚的。學會的意見涵蓋了測量師的所有範疇：有土地利用和發展、地界測量、工程造價、項目管理、樓宇維修、物業及設施管理等等。更具體來說，今年學會對外的的工作涉及市區重建、土地拍賣勾地表、更改地契補地價、為重新發展強制售賣業權、土地業權條例、樓宇管理條例、強制驗樓計劃、添馬艦發展、中環及灣仔填海、西九龍文娛區發展、區議會地區行政角色等等。總括而言，我們是熱衷於提出我們的意見，學會是願意以其專業見解服務社會。

最近，學會也曾經提交了意見書給市區重建局和立法會，分別為對觀塘市中心重建 K7 項目和鐵路合併方案的初步看法。學會已經著手進行許多為這兩個事項和其他具爭議性的發展計劃作出深入的研究。郵輪碼頭設施當然是其中一個重要的議題。我相信學會將會有一個更繁忙的 2007 年。

今年同樣見證了許多為照顧會員而獲取的成果。經過三年的商討，中國建設監理協會和香港測量師學會簽訂了資格互認的同意書。學會亦歡迎「更緊密經貿關係安排」下的進一步的放寬措施，容許工料測量師可以在內地獨資經營工程造價諮詢企業，而且在評定設立企業的資歷時，會考慮工料測量師在香港的經驗。所有這些成就都可以說，是內地的專業團體對我們香港測量師的專業工作有信心和得到有關機構的支持。

學會關注如何改善香港測量師在內地的執業情況。學會曾經訪問了內地好幾個主要城市。學會需要與內地對口機構維持良好合作關係。我們亦非常高興內地測量同業們來到香港考察。過去幾個月，學會也曾經好幾次接待了內地高層官員到訪。藉著他們到學會的訪問，學會已經跟國家建設部和廣東省人民政府港澳事務辦公室等官員進行了很多有效果的商談。我們希望早日能夠把所有在「更緊密經貿關係安排」定下的計劃和放寬措施具體化，實現加強香港測量師在內地房地產和建造業市場的參與能力。

總括來說，學會又再經歷一個忙碌的一年，為求達致盡心盡力為會員和社會大眾服務。我希望學會今年所做的一切，能夠產生足夠的關注，去鼓勵其他會員，今後繼續追求達致更多的目標。

香港測量師學會 會長
黃仲衡

Summary of HKIS CPD Events

12 January – 10 March 2007

ORGANISER	DATE	CODE	EVENT	SPEAKER(S)
Social Event (YSG)	12 January	200701	The starry sky tour 星空漫遊	可觀天文館講師及技術員
YSG CPD	13 January	2007005	One day seminar on Contract Management, Alternative Dispute Resolution and Professional Indemnity	Michael Charlton, Cheung Tat-tong, John Molloy, Samuel Ngo, Gerry Tucker
BS CPD	13 January	2007006	Technical visit to Bethanie	Nelson Ho
YSG CPD	18 January	2007001	Claims, variations and quantum merit	Nick Longley
GP CPD	18 January	2007004	Real estate developments along Railway lines	Daniel Lam, Andrew Seah, Prof Sunny Kwong, Kenneth To, Prof Hung Wing-tat
YSG CPD	25 January	2007002	Latest information technology for surveyors: Cost Estimate, Bills of Quantities, Statutory Calculation, can they be updated automatically whenever a change occurs?	David Fung, Samson Wong
YSG CPD	30 January	2007003	Ways to prevent and handle wage arrears problem of construction workers 防止及處理勞務工人被拖欠工資的方法與措施	Stephen Lee
GP CPD	3 February	2007009	APC Workshop – discussion on written assessment 2006	Francis Lo, Lawrence Pang, Christopher Leung, Louie Chan, Simon Cheng
QS CPD	5 February	2007008	幸運方程式	何紹忠
QS CPD	9 February	2007010	Feng shui and architecture 風水與建築	Michael Hong-man Chiang
YSG CPD	10 March	2007007	Site visit to International Commerce Centre (ICC) at Kowloon Station	Gabriel KW Cheung

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

S/YSG/200701

星空漫遊 The starry sky tour

日期 2007年1月12日 (星期五) 7:00 pm – 9:00 pm

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

導師 可觀天文館講師及技術員

活動內容 天文學講座、觀星、參觀巨型望遠鏡。由可觀天文館專業講師講解基礎天文知識，認識星座，並利用望遠鏡觀看天體。

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

費用 每位 HK\$ 50 **名額** 50名 (學生會員及見習會員優先，先到先得)

交通安排 當日 6:30pm 於荃灣地鐵站綠楊新村出口集合，乘搭的士直達 (車費約HKD\$30/5人) 駕車者可直接驅車入可觀自然教育中心停泊。(車位有限，請預先登記)



The Hong Kong Institute of Surveyors
Suite 801, Jardine House
One Connaught Place
Central, Hong Kong

STANDARD RESERVATION FORM

Date of Event : _____ Event Code : _____

Name of Event : _____

Member details

Surname : _____ Other names : _____

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

Division* : BS GP LS PD PFM QS

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

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

Payment method

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

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

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

To: Shanghai Commercial Bank Limited - Credit Card Service Department

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

Cardholder Name : _____ HKIS No. : _____

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

Cardholder's Signature : _____ Date : _____

For Bank Use Only

Approved by :

Date:

Notes

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



CPD/YSG/2007005

One Day Seminar on Contract Management, Alternative Dispute Resolution and Professional Indemnity in Construction

13 January 2007 (Saturday)

9:00am to 5:00pm

Lecture Theatre ST111

The Hong Kong Polytechnic University

Co-Organizers

The Hong Kong Institution of Engineers, Young Members Committee

The Chartered Institute of Arbitrators, East Asia Branch, Young Members Group

The Chartered Institution of Building Services Engineers, Hong Kong Branch, Young Members Group

The Hong Kong Institute of Surveyors, Junior Organization

The Institution of Civil Engineers, Hong Kong Association, Graduates and Students Division

The Law Society of Hong Kong, Young Solicitors' Group



Engineering contracts are complex and there are a lot of areas for young professionals to explore. For instance, young arbitrators, engineers, solicitors and surveyors often come across a wide range of contractual and legal issues in engineering contracts.

With our great success in 2004, this one-day seminar, organized by young members of six professional bodies, aims at providing a platform for participants to recognize the procurement of engineering contracts, general principles of contract administration, claims management, professional indemnity and related practical construction law issues during their implementation in engineering projects.

SPEAKERS

CHARLTON, Michael C, BA(Hons), FRICS, FHKIS, FCI Arb, RPS(QS) Managing Director, Michael Charlton & Company Limited

Michael established Charlton Construction Contracts Consultants in December 2004 with a view to providing consultancy services to the industry. Michael has been in Hong Kong for more than 20 years (and was joint CEO of Knowles Holdings PLC until October 2004). He has been very successful in representing parties in arbitration and mediation and has extensive experience as arbitrator, expert witness, as an adviser on contractual matters. Michael is well known as a public speaker in Hong Kong and the region generally. He is a past chairman of the Chartered Institute of Arbitrators Hong Kong Branch.

CHEUNG, Tat-tong, BSC(QS)(Hon)(HKU), MSc(Arch)(London U), FHKIS, FRICS, RPS(QS), Accredited Mediator, Past President of the Hong Kong Institute of Surveyors

TT Cheung is a director of a private consultant firm, a Past President of the Hong Kong Institute of Surveyors (2004-2005) and, currently a member of the Building Committee of Hong Kong Housing Authority and Adjunct Professor, Department of Real Estate and Construction, the University of Hong Kong. He is a quantity surveyor by profession with over 20 years experience in developers, private consultancy firms and contractors. Now he specializes in project management and dispute resolution.

MOLLOY, John, Managing Director, James R Knowles (Hong Kong) Limited LLB(Hons), BSc(Hons), FHKIS, FRICS, FInstCES, MCI Arb, RPS(QS)

NGO, Samuel, BEng(Hons), LLB(Hons), Solicitor, MHKIE, MCIBSE Senior Associate, Hong Kong, Simmons & Simmons

Samuel was a building services engineer before pursuing his legal career. He is an affiliate member of Chartered Institution of Building Services Engineers and Hong Kong Institution of Engineers. Samuel has 16 years' experience of handling a broad range of construction related cases (including both contentious and non contentious matters) in Hong Kong and in the Mainland China.

CPD/PQSL EVENTS

TUCKER, Gerry

Gerry Tucker assists parties in the infrastructure sector prevent, manage and resolve disputes in Hong Kong and overseas. He is a Chartered Civil Engineer in 1978 and Environmentalist. He is also an accredited Dispute Resolution Advisor, Mediator and Expert for Time-Related issues, and a practicing Arbitrator.

REGISTRATION FEE

HK\$200 (Members of organizing institutions); HK\$400 (Non-members)

The fee includes a copy of the seminar proceeding and coffee break refreshments. Lunch is not included. Registration will be made on a first-come-first-served basis, with priority given to the members of the organizing professional bodies. Incomplete application packages will not be accepted.

REMARKS

- The seminar will be conducted in English.
- Certificate of Attendance will be provided after the event.
- There will be no refunds for any cancellation upon successful registration.

PROGRAMME	
8:30 - 8:55 am	Registration
8:55 - 9:00 am	Welcoming Address
9:00 - 10:00 am	John Molloy - Formation of Contract
10:00 - 11:00 am	TT Cheung - Contract Management on Mainland China
11:00 - 11:15 am	Coffee Break
11:15 - 12:15 pm	Michael Charlton - Alternative Dispute Resolution Procedures
12:15 - 12:40 pm	Discussion
12:40 - 12:45 pm	Presentation of Souvenirs
12:45 - 2:00 pm	Lunch
2:00 - 3:00 pm	Gerry Tucker - Winning a Claim
3:15 - 3:30 pm	Coffee Break
3:30 - 4:30 pm	Samuel Ngo - Professional Indemnity in the Construction Industry
4:30 - 4:45 pm	Discussion
4:45 - 4:50 pm	Presentation of Souvenirs
4:50 - 5:00 pm	Closing Remarks

CPD/BS/2007006

Technical visit to Bethanie



Speaker Nelson Ho, Estates Manager, the Hong Kong Academy of Performing Arts

Date 10:00 am – noon Saturday 13 January 2007

Assembly Place Central (To be announced)

Details A chance to visit the Academy's Landmark Heritage Campus – Bethanie, a 'Historic Building Restoration' project to convert the 1875 built Bethanie into the second campus of the Hong Kong Academy for Performing Arts (HKAPA) housing the Film and Television School of the HKAPA with state-of-art equipment and provisions. The visit will include the French Mission Sanatorium, Mysterious Stained Glass in the Chapel and controversial glazed roof, and Hong Kong's only Octagonal cowsheds.

Priority Places are limited to 35. Priority to members of BS Division on a first-come-first-served basis.

Fee HK\$150 per person
Deadline 6 January 2007

CPD/YSG/2007001

Claims, variations and quantum merit

(A joint event between the Lighthouse Club Young Members Club and HKIS YSG. All proceeds excluding venue costs will be donated to the Lighthouse Club Benevolent Fund)

Speaker Nick Longley has been practising law for 16 years in London, Hong Kong and Australia. He has been in Hong Kong for eight years and has been a partner at Tanner De Witt for two years. His case load is predominantly arbitration and dispute work in Hong Kong, although increasingly he is being instructed on work overseas, particularly in Taiwan, Macau and more recently the Middle East. He specializes in construction arbitrations and construction insurance claims. He generally acts for main contractors and specialist subcontractors.

Nick is a regular speaker at construction law conferences in Hong Kong and presented a paper to the Society of Construction Law in September 2005 on construction insurance and a paper to the Lighthouse Club International Construction Conference and Exhibition in May 2006 on Claims in Quantum Merit (and other Asian Equivalents) – Getting What You Deserve. Nick is a member of the Society of Construction Law, International Bar Association, Chartered Institute of Arbitrators and the Hong Kong Mediation Council.

Date & Venue 7:00 pm – 8:30 pm Thursday 18 January 2007 SLC, HKIS

CPD/PQSL EVENTS

Details Nick will discuss the practical and legal requirements for contractual claims and provide a framework for a legal basis of claims in quantum merit ie where there is a need to claim outside of the contract and show in what circumstances quantum merit claims will succeed and how much can be claimed.

Language English

Fee HK\$100 per person

Deadline 10 January 2007

Priority Probationer and Student

CPD/GP/2007004

Real estate developments along Railway lines

Speakers • Daniel Lam, Director-Property, KCRC • Andrew Seah, Linear City Project Leader, Senior Manager, KCRC • Professor Essy Baniassad, Research Leader, Chair Professor, Department of Architecture, Chinese University of Hong Kong • Professor Sunny Kwong, Resource Expert (Development Economics), Chinese University of Hong Kong • Kenneth To, Resource Expert (Planning), Private Practitioner • Professor Hung Wing-tat, Resource Expert (Transport), Hong Kong Polytechnic University.

Date & Venue 7:00 pm – 8:30 pm Thursday 18 January 2007 Joint Professional Centre, Unit 1, G/F, The Center, 99 Queen's Road, Central, Hong Kong

Details The Linear City was founded on the initiative of the Kowloon-Canton Railway Corporation's Property Division in 2003 as a research and development project amid rapidly evolving social and economic situation in and around Hong Kong. The direction of the research was guided by the aim of developing visions and guidelines for strategies in innovative and sustainable future developments in Hong Kong. The project was undertaken by the Hong Kong University and the Chinese University of Hong Kong, working on a structure to sustain collaborative research to achieve the widest possible range of exploration into its target issues involving the various sectors, disciplines and groups. The study has concluded with insights to inform of current concerns about living environment, which can be seen both as a highpoint and a moderation of the high-density development approach.

The research has recaptured a model; of a new approach that speaks of a different vision based on the idea of inclusiveness to bring about enduring good by incorporating a completely uncompromised articulation of the three primarily aspects: property, rail and urban design. To this end, railway should be placed in the ambit of planning and stations deserves to be given special attention to make it a part of the urban fabric, and supporting growth. The potential for growth, which affects the entire district under the influence of the station, is in extending the influence of the station over the urban structure by reinforcing diversity and mix, combine with sufficient pedestrian infrastructure.

Trends and certain current practices have been questioned. Future developments should benefit more by adopting the new approaches identified. New strategies to better integrate the planning process of railway and urban development on a regional/district levels have also been identified.

Language English

Fee HK\$100 per person / HK\$120 per person for walk-in participants

Deadline 10 January 2007

Priority Open to all

CPD/YSG/2007002

Latest information technology for surveyors: Cost Estimate, Bills of Quantities, Statutory Calculation can they be updated automatically whenever a change occurs?

Speaker David Fung & Samson Wong, core members of AIAB* and registered architects who understand the needs of professionals in building industry and have researched in I.T. over the years, they have developed an approach to enhance the efficiency of professionals in building industry and would like to share these ideas.

* AIAB is an interest group formed by experts in implementing information technology in the construction industry.

Date & Venue 7:00 pm – 8:30 pm Thursday 25 January 2007 SLC, HKIS

Details In the building industry, design always changes. Changes happen from the beginning of concept design till completion of construction. Every substantial change has impact on consultants as all completed drawings, reports or other documents are to be amended. In the past we have no choice but to incorporate the changes manually. Such manual updating process takes considerable amount of time, but more important is that error & discrepancies are very likely to happen. With current information technology, is there any way to incorporate the changes automatically? This seminar will introduce the current information technology related to surveyors

and facility managers, demonstrating how to prepare a cost estimate, bills of quantities & statutory calculation in a more efficient way which are able to update automatically whenever changes happen.

Language Cantonese
Deadline 11 January 2007

Fee HK\$100 per person
Priority Probationer and Student

CPD/YSG/2007003

Ways to prevent and handle wage arrears problem of construction workers 防止及處理勞務工人被拖欠工資的方法與措施

Speaker Stephen Lee, Divisional Commercial Manager, Gammon Construction Limited
BA (AS), B Building, Dip Proj Man (RICS), FRICS, FHKIS, ACIArb, RPS(QS)

Date & Venue 7:00 pm – 8:30 pm Tuesday 30 January 2007 SLC, HKIS

Details Stephen Lee is a Chartered Quantity Surveyor and has been working in the construction industry for over 25 years. He is currently Divisional Commercial Manager of Gammon Construction Ltd, Head of Commercial Department of Building Division. He has also been involved in property development projects including consultancy, project management, construction and dispute resolution in Hong Kong, Mainland China, Taiwan, Singapore and Malaysia. He specializes in contract advice and dispute resolution and has years of experience in mediation, arbitration and litigation. There is always concern from practitioners in the construction industry, in particular the main contractors, regarding problems of wage arrears of construction workers. Stephen will discuss ways to prevent the problem and share his experience in handling similar cases.

Language Cantonese
Deadline 16 January 2007

Fee \$100 per person
Priority Probationer and Student

CPD/GP/2007009

APC Workshop – discussion on written assessment 2006



Speakers Francis Lo, Lawrence Pang, Christopher Leung, Louie Chan and Simon Cheng (Examiners of General Practice Division 2006)

Date & Venue 2:00 pm – 6:00 pm Saturday 3 February 2007 SLC, HKIS

Details The speakers will share their profound professional experience through discussing the appropriate approach to answer questions in the Written Assessment 2006 for professional development purposes. All probationers and members are welcome.

Language English
Deadline 26 January 2007

Fee HK\$100 per person / HK\$120 per person for walk-in participants (if seats are still available)
Priority GPD Probationers

CPD/QS/2007008

幸運方程式



講者 何紹忠，畢業於香港理工大學銀行及金融系，擁有工商管理專業文憑。何先生現為香港化粧品同業理事長，國際青年商會資深培訓導師，在香港及多國替多間大學、政府及商業機構主持不同型式的培訓課程及訓練營，並在本年獲國際青年商會選為世界最傑出培訓導師。何先生一向致力研究激勵、溝通、團隊精神、說服及談判技巧。何先生是美國體驗式培訓導師，善於在活動中使用幽默新奇的主持手法，運用靈活多變的培訓形式，激勵學員提升自我形像和提高自信心。何先生亦是身心語言程序學執行師，同時，他正致力將東方文化的精粹揉合在「身心語言程序學」之中，使西方心理學問更適合中國國情，也更符合中國人的普遍思想。

日期及地點 2007年2月5日，星期一，晚上7時至8時30分，香港測量師學會測量師研習中心。

講座內容 「有人說，幸運是難於捉摸！很多時候，我們會祝正在求學的學生名列前茅，祝做生意的人業務蒸蒸日上，祝正

在等待抽獎結果的人好運；學生要有好成績，必要努力讀書；生意人要賺錢，必要做好貨品；難度要想中獎的人，不是要多買幾張抽獎卷，來增加中獎機會嗎？幸運不是無形，而是取決於個人的心理素質，亦即是說，我們有否在行動、意識及性格上有所改變，讓幸運之神可以留在身邊！幸運方程式，不是先天的，是可以透過後天，使我們更幸運！」本講座希望透過深入淺出的方法，解構幸運方程式，使會員了解及掌握在生活、商業和各方面的成功之道。

語言 廣東話
截止報名日期 2007年2月1日

費用 港幣\$120
優先報名 工料測量組會員

CPD/QS/2007010

Feng shui and architecture 風水與建築



Speaker Michael Hong-man Chiang, BA(AS)(Hons), HKIA, RIBA, RAI, AP (List of Architects), Registered Architect, Class One Registered Architect (PRC), Assistant Professor, Department of Architecture, University of Hong Kong.

Date & Venue 7:00 pm – 8:30 pm Friday 9 February 2007 SLC, HKIS

Details Mr Chiang is a distinguished scholar in Chinese architecture and garden designs. He is especially accomplished in the ancient science of Feng Shui and its application in architectural designs. He writes widely on this particular subject. Mr Chiang practises what he preaches as evident in the designs of the Miu Fat Buddhist Temple in Tuen Mun, the Oscar by the sea development in Tseung Kwan O, South Bay, Tung Tau Wan residential development and Kwun Tong APM Millennium City Plaza. Mr Chiang is a columnist of HKIA Journal and is currently writing his 6th book on Feng Shui. He is consultant to many CEOs and major shareholders of listed companies in Hong Kong. He has been guest lecturer of various universities and speaker at symposiums and conferences.

Mr Chiang will share with us his expertise in Feng Shui and how it applies to architectural and interior design.

Language English supplemented by Cantonese

Fee \$120 per person

Deadline 2 February 2007

Priority QSD Members

CPD/YSG/2007007

Site visit to International Commerce Centre (ICC) at Kowloon Station



Speaker Gabriel KW Cheung, MConstMgt, FHKIS, FRICS, FCI, MCI Arb, MACostE, FHKICM, RPS (QS), Senior Project Manager of Harbour Vantage Management Ltd (A subsidiary of Sun Hung Kai Properties Ltd)

Date 9:00 am – noon Saturday 10 March 2007

Gathering Point Customer Services Counter at Kowloon Station (No transportation will be provided)

Details Packages 5, 6 & 7 are the biggest single project above the Airport Express Kowloon Station, with three towers containing 2.5 million square feet of grade-A offices, one million square feet of luxury residences, another million square feet hotel space and serviced apartments for lease and a shopping mall of one million square feet, totaling 5.5 million square feet of gross floor area. Two deluxe hotels operated by world-renowned The Ritz-Carlton and W Hotels groups will contain about 700 rooms for discerning guests while public observation floor in ICC will offer superb views of Victoria Harbour. The project is scheduled for completion in phases from 2007 to 2010. ICC will rise to 490 metres, making it Hong Kong's tallest building and the world's third tallest in terms of usable floors. The site visit will include a briefing on the challenges encountered during the design and construction stages.

Priority First-come-first-served (maximum 30 persons)

Fee HK\$200 per person (including insurance)

Deadline 16 February 2007

Building Surveying Division Chairman's Message



Edwin Tang
BSD Council Chairman

To start with, I must express my wholehearted thanks to all divisional council members, co-opt members and helpers from JO for their support throughout the council year. Without their contribution, we might not accomplish our major tasks.

Mutual Recognition Agreement with the China Association of Engineering Consultants (中國建設監理協會)

The draft agreement was finalized in late March this year and the signing ceremony was in Beijing on 27 June. We started to invite applications in late September by various means and have received about 250 applications so far.

It has been agreed recently that either side would recommend about 260 members for the training and assessment. Specialist Panel of both sides would meet in January 2007 to finalize the training areas and detailed assessment arrangement. Training materials would be sent out afterwards. It was tentatively scheduled to conduct the training in Shenzhen over a weekend by end of May 2007; followed by the assessment in early June 2007.

BSD Regulations

Current "BSD Constitution" was made in 1995. In order to accommodate changes over the years, including the introduction of technical membership, we started to revamp in 2005. General Council has approved the finalized draft on 23 November 2006. We renamed it "BSD Regulations" and are going to table this for a vote in the BSD Annual General Meeting held on 1 December 2006.

Amendments to APC Rules and Guides

We noted that some probationers were taking a sluggish approach in the APC and the growth of probationers has become unhealthy to our profession. To address this complicated issue, we started with a review on our APC system and collected constructive comments during the forum in March. We resolved to amend the rules and guides in a way to discourage slothful probationers. An open forum has been scheduled for 20 December to solicit views from members and surveying students on the proposed amendments.

Preparation of Standard Form of Contract for Maintenance Works and Standard Specifications

BSD and QSD are in collaboration to prepare such contract documents for maintenance works. The working group was commenting the draft Standard Form of Contract prepared by the consultant. Tender for drafting the Standard Specification was being invited.

The working group has also drafted a Simplified Contract for Decoration, Repairs and Maintenance Works. It was targeted for situations where building professionals would not be engaged and contract sum is limited to certain amount. We hope it could assist in demarcating the rights between the employer and the contractor in small-scale projects.

Public Consultation on Mandatory Building Inspection and Enhanced Window Safety Schemes

Based on the questionnaires returned from members, the working group has formulated HKIS views and submitted to Government in March. In order to have a threshold for building maintenance and start cultivating a planned maintenance culture in society, we supported the principle direction of having such statutory provisions. We should give our views along the development of the legislative framework as well as its implementation details. What we devoted to is a simple and workable statutory framework. Therefore, in commenting the draft Guidelines for the Inspection Schemes prepared by the Buildings Department, we stressed that the Guidelines should outline the performance requirements only whilst the details including testing methods should be left to professionals. Moreover, the inspection should adopt a two stages approach and avoid unnecessary quantitative assessment.

Proposal on Building Affairs Tribunal encountered hurdles

Although HPLB, HAD and major building or property management professionals are supportive to our proposal, there has been some hurdles on a key element, i.e. "no legal representation". However, the Labour Tribunal and the Small Claims Tribunal have already demonstrated that a dispute resolution mechanism bearing the characteristic

of “no legal representation” is beneficial to society. With such mechanism, the simpler but well-defined disputes could be resolved in a more efficient and economical manner. We trust what citizens want in case of building and maintenance disputes is also a resolution mechanism of similar nature. BSD would continue to pursue the proposal with appropriate adjustments.

BS Conference celebrates 20th Anniversary

The conference was successfully held on 16 September in Four Seasons Hotel. It was well attended by more than 200 attendees. Distinguished speakers included senior BS members working in different sectors, BSD Chairman from RICS and 國家建設部 建築市場管理司 建設諮詢監理處處長. With the concerted efforts of the organizing committee and the support from various BS firms and exhibitors, we have run a successful and profitable conference.



Funding for Video on “Promotion of Planned Building Maintenance”

In mid 2004, BSD made an application to the Coalition of Professional Services Atypical Pneumonia Charitable Trust for funding on the production of a video to promote planned building maintenance in Hong Kong. There had been some technical error and the actual approval letter (a sum of HK\$200,000 approved) was received in April. We have just selected a production company to implement the project.

Publications still a difficult task

I must submit that there has been little achievement in this area due to resources constraint. However, our publication panel did manage to prepare some draft documents and hopefully you might see the products shortly.

Participation in preservation activities

I have attended meetings/activities organized by 聖雅各福群會 藍屋社區保育小組 and 中西區區議會中區警署及域多利監獄古蹟群保育行動專責小組. We have been relatively late in demonstrating to the public that BS professionals also have the skill on conservation or preservation. We moved a bit forward now.

Last but not the least, it is my honour to have served as the divisional chairman in the past two years. I wish young BS members could contribute one way or other to foster the further development and promotion of the BS profession. We need more new blood — not only in combating our threats but also in grasping our opportunities!



General Practice Division Chairman's Message



Serena Lau
GPD Council Chairperson

Congratulations

Lo Hing-chung 老興忠

General Practice Division

Fellow since 1995

Deputy Commissioner of

Rating and Valuation

has succeeded Kenneth Pang
as Commissioner of Rating and Valuation
effective 29 November 2006

Brown Tsang Mui-fan Mimi 曾梅芬

General Practice Division

one of the 85 founding members of
the Institute

has succeeded Lo Hing-chung
as Deputy Commissioner of Rating and
Valuation
effective 29 November 2006

Relevance and influence on community and other professions

2006 Election Committee Sub-sector elections have just finished. The process has been a golden opportunity for candidates (I was one of the candidates) to get in touch with members. Obviously members would like to see our profession to build up a closer relevance and influence to the community and other professions. As I told everybody, "Building our community – Contributing our Professionalism", our Institute's slogan, can only be achieved with member involvement and support! Your participation in Council work is a good start.

Join as helpers

This Council has in the November meeting set a general guideline regarding re-nomination. In general, a member who has been our representative for that external / internal committee continuously for 4 years or two continuous terms, whichever the longer period, should normally not be re-nominated, unless there was no suitable new nomination or not sufficient nominations. We wish to attract more

members to get involved in Council work and familiarize with different areas.

Cooperative agreement with Shanghai and Shenzhen counterparts

Enquiries have been received regarding the next round of reciprocity arrangement (RA) with the China Institute of Real Estate Appraisers and Agents (CIREAA). Those members who had achieved reciprocity qualifications in 2004 should note that their registration certificates would have expired after two years. For the former enquiry, our major dilemma is the overwhelming numbers from mainland who would be eligible to join the RA scheme. It is practically difficult for CIREAA to scan only two digit numbers of members to meet with ours. Nevertheless, this Council would be pleased to learn the possible numbers of members who would be interested and eligible to participate in the RA Scheme. We may email to ask your feedback. For the latter enquiry, Vice Chairman and Convenor of External Affairs Panel, KK Chiu, would check with the situation and report to members in due course.

Meanwhile, we noted that increasing numbers of members (probationer as well as corporate members) have moved into the mainland to build their careers. In this regard, we noted the huge demand on CPD events and social events locally. This Council is reviewing and will amend the cooperative agreement with Shanghai Institute of Real



Estate Appraisers and Agents and Shenzhen Real Estate Appraisers and Agents. We wish to strengthen the communication with the two counterparts, allowing members from each side to participate in the CPD / social events organized by the other,

if appropriate. Meanwhile, we may also arrange a visit to Shanghai this year. These messages have been initially conveyed to SIREAA during my recent visit to Shanghai and meeting with President Wu.

General Practice Division Meeting Schedule

The meeting schedule for the year 2007 is: 18 January,

15 February, 15 March, 26 April, 17 May, 21 June, 19 July, 16 August, 20 September, 18 October, 15 November and 20 December.

Members are welcome to submit potential agenda items together with background information two weeks before each Council meeting for consideration. If appropriate, Council will attempt to tackle the suggested issue in the then meeting.

International Valuation Standards

Please be informed that the IVS 2 issued by the International Valuation Board is under review and Convenor of External Affairs Panel, KK Chiu, would soon issue a note for your further information. Meanwhile, you can find the background information from the homepage.

Nominations and appointments of representatives

Wilson Siu, our former council member, has kindly accepted to be our representative to the WG for purchase of HKIS premises. Kenneth Pang and Serena Lau were recommended to be GPD representatives in the Surveyors Registration Board.



Knight Frank is the world's largest privately owned property consultancy with more than 140 offices in 30 countries, staffed by 4,500 professionals on six continents. The following vacancies in our China Valuation Department are now open for application:

VALUATION MANAGER (Ref: CV/CL/VMGR/HKIS221201)

This is a challenging and demanding position for surveying graduate/expertise who wish to advance their career in the Greater China region. The position offered is a managerial position with job duties mainly including supervision of junior staff, preparation and checking of reports, analysis of market data, etc.

Candidates should possess

- MHKIS or MRICS preferably with at least 2-year post qualification experience
- Good command of English and Mandarin
- Frequent travel to China is required

VALUER (Ref: CV/CL/VAL/HKIS221201)

Job duties mainly include preparing materials for property valuation including site inspection, collection and analysis of information, and preparation of report, etc.

Candidates should possess

- University graduate in Real Estate / Surveying
- At least 1 – 2 years working experience in property valuation
- Good command of written and spoken English and Chinese
- Able to communicate in Mandarin
- Hard working and frequent travel to China is a must

Candidate with less experience will be considered as Assistant Valuer.

Suitable candidates will be offered a competitive package and excellent career prospects. Please reply with quoting reference, enclosing CV, details of current and expected salary, date of availability and daytime contact number by mail to **The Human Resources Department, Knight Frank Petty Limited, 4/F Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong, by fax to 25304638 or by email to hrdept@hk.knightfrank.com**

Information about the company can be found on this website: <http://www.knightfrank.com>

Knight Frank is an Equal Opportunity Employer. All information submitted will be treated in the strictest confidence and used only for the recruitment purpose in accordance with the employer's personal data policies.

Land Surveying Division Chairman's Message



Dominic Siu
LSD Council Chairman

I must take this opportunity to thank my council members once again for their continuous and unfailing support during my term as chairman of the Land Surveying Division Council.

The accomplishment of LSD council in the last two years was marvellous. The council did an excellent job both in organizing technical and social functions as well as reaching out more to the media in local affairs (eg adverse possession, detecting illegal use of government land). Many of the divisional business and functions would not have been so successful without the devoted involvement from council members.

Meeting with Ir Mak Chai-kwong

Ir Mak Chai-kwong, the Permanent Secretary of ETWB (Works) met representatives from the five professional institutions in Hong Kong, namely, HKIA, HKILA, HKIE, HKIP and HKIS. Stephen Lai, Vice-chairman of QSD and I represented HKIS to attend the meeting on 1 December. Issues on insufficient Government spending on infrastructure development, fee bidding for Government contracts/consultancy studies, and recognition of technical grade memberships of professional institutes were raised during the meeting.

Sung Hon-kwong elected chairman of LSD 2006-2007

My congratulations to Sung Hon-kwong, who has been elected as chairman of Land Surveying Division in the

Annual General Meeting of the Division on 16 November. Elected officer bearers working along side with the new divisional council chairman are:

Kwok Chi-woo	Vice chairman
George Leung	Hon Secretary
Marvin Chau	Hon Treasurer

There are a lot of challenges lying ahead of the new Council. I wish the incumbent chairman and members of the new Council all the best in handling forthcoming institutional business. And I am confident that the new team can bring Land Surveying Division to a new height of success in the coming year.



Finally, I wish you all



★
**Very Merry Christmas
and
a Happy New Year!**
**Good Health and Good
Luck!**
★



HONG KONG
2007

FIG Working Week 13 – 17 May 2007

Strategic Integration of Surveying Services

同心共策 測量服務

Venue : Kowloon Shangri-La Hong Kong

Registration Fees

Types of Participants	Registration Fees	Functions / Food and Beverages Included (Y)				
	HK\$	Opening Ceremony	Welcome Reception & Exhibition Opening Reception	Plenary and Technical Sessions	Tea Breaks and Lunch	Chinese Evening and FIG Foundation Dinner (Each Participant is required to contribute HK\$100 to FIG Foundation)
Full Delegate (Early Bird) (Before 1 Feb 2007)	4,800	Y	Y	Y	Y	Y
Full Delegate (Regular)	5,800	Y	Y	Y	Y	Y
Day Participant	1,960	Y for Specified Day				-
Student Delegate	2,900	Y	Y	Y	Y	Y
Day Participant - Student	980	Y for Specified Day				-
Accompanying Person	1,800	Y	Y	-	-	-

Deadlines for :

Submission of Full Paper : 15 February 2007

Early Bird Registration : 1 February 2007

Enquiries

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Working Week Programme

Time	Friday 11 May 2007	Saturday 12 May 2007	Sunday 13 May 2007	Monday 14 May 2007	Tuesday 15 May 2007	Wednesday 16 May 2007	Thursday 17 May 2007	Friday 18 May 2007	Time
	FIGW2007 13 - 17 May 2007								
	FIG Administrative Meetings								
	Technical Tours								
	Social and Accompanying Persons Programme								
8:30									8:30
9:00	Council Meeting (Laurel)	ACCO Meeting (Harbour I)	General Assembly (Grand Ball Room)	Opening Ceremony (Grand Ball Room)	Plenary Session (Grand Ball Room) Exhibition (Orchid)	Plenary Session (Grand Ball Room) Exhibition (Orchid)	Presidents Meeting (Rose)		9:00
10:30	Coffee Break (Laurel)	Coffee Break (Harbour I)	Coffee Break (Ballroom Foyer)	Coffee Break (Ballroom Foyer)	Coffee Break (Orchid Foyer)	Coffee Break (Orchid Foyer)	Coffee Break (Orchid Foyer)		10:30
11:00	Council Meeting (Laurel)	ACCO Meeting (Harbour I)	General Assembly (Grand Ball Room)	Plenary Session (Grand Ball Room)	7 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III & Kowloon I)	7 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III & Kowloon I)	General Assembly (Orchid)		11:00
12:30	Lunch (Jasmine)	Lunch (Harbour II)	Lunch (Orchid)	Exhibition Opens (Orchid) Lunch (Orchid & Ballroom Foyer)	Lunch (Orchid & Ballroom Foyer)	Lunch (Orchid & Ballroom Foyer) <i>Exhibition Closes at 14:00</i>	Lunch (Fanling)		12:30
14:00	Council Meeting (Laurel)	ACCO Meeting (Harbour I)	General Assembly (Grand Ball Room)	7 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III & Kowloon I)	7 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III & Kowloon I)	7 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III & Kowloon I)	Lunch (Fanling)		13:00
15:30	Coffee Break (Laurel)	Coffee Break (Harbour I)	Coffee Break (Ballroom Foyer)	Coffee Break (Orchid Foyer)	Coffee Break (Orchid Foyer)	Coffee Break (Orchid Foyer)	Closing Ceremony (Orchid)		14:00
16:00	Council Meeting (Laurel)	ACCO Meeting (Harbour I)	Commissions Annual Meeting (Fanling, Tai Po, Shek O, Rose, Peony, Magnolia Camomille, Lotus, Jasmine, Laurel)	7 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III & Kowloon I)	7 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III & Kowloon I)	7 Parallel Technical Sessions (Fanling, Tai Po, Shek O, Harbour I, II, III & Kowloon I)			14:30
17:00				Exhibition Opening Reception (Orchid Foyer)					15:30
17:30			Welcome Reception (Orchid)						16:00
18:00					Chinese Evening & FIG Foundation Dinner				17:00
19:00						Gala Dinner (Grand Ballroom)			17:30
20:00									18:00
22:00									19:00
									20:00
									22:00

Technical Tours:

- * Land Information Centre, Lands Department, HKSAR Government
- * Geodetic Survey Section, Lands Department, HKSAR Government
- * Hydrographic Office, Marine Department, HKSAR Government
- * HK-Shenzhen Western Corridor

Social and AP Programme:

- * Hong Kong Island Tour (4 hours)
- * The Heritage Tour (5 hours)
- * 360° Lantau Explorer Tour
- * Golfing at Kau Sai Chau (8 hours, 15 May 2007)
- * Beijing, China, Tour (4 days, 18-21 May 2007)

Post Conference Technical Tour:

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

Property & Facility Management Division Chairman's Message



Michael Price
PFMD Council Chairman



I would briefly report on a year of steady progress. It is your council's decision to build on the firm foundation we have made and look to market the division more effectively and increase membership over the next 12 months. We see this as our priority and will be making the necessary arrangements. We retain good relationships with other professional bodies operating in the P&FM area.

Highlights in the year have been the establishment of Assessment of Professional Competence and Assessment of Technical Competence. These have both been built together under the leadership of Kenny Chan, Chairman of the Educational Committee. We are also looking to accredit courses by the University of Hong Kong and the Hong Kong Polytechnic University for our division. We already have 3 applications to join the APC.

CPD

Alan Wong, our divisional council member, has headed the development of targeted CPD lectures for practitioners in partnership with the Hong Kong Polytechnic University. This has proved successful and we will build on this basis to ensure that we provide practical and useful CPD to all members especially when CPD is compulsory in the future. We have good relations with other CPD providers which are constantly advised to members. In 2007, our aim is a conference on Asset Management.

RICS

We are now operating the council jointly with the RICS and we see this as a good initiative for surveyors in Hong

Kong. The practical result of this will be a joint APC for Property & Facility Management.

Other initiatives that have been carried out include the setting up of a Corporate Real Estate Committee, the good relationship that we have with Home Affairs Department in respect of the Building Management Ordinance.



Your council is building for the future over the next 12 months and I hope in my final report next year, I would be able to share with you details of good membership growth and a far

higher profile for the division. We already have over 650 members. We want the division to be a natural home for all surveyors operating in this field.



Quantity Surveying Division Chairman's Message



Dr Paul Ho
QSD Council Chairman

QS members would have received my report for the council year 2005 - 06, (a copy of which can be downloaded from the QSD website) and read that the QSD has done solid ground work and accomplished significant achievements.

Mainland

QSD successfully completed all formalities under the reciprocity agreement after the presentation of diplomas by both institutes in May. In June, the HKSAR and Central People's Government signed CEPA Supplement IV which allows us to set up wholly-owned construction engineering cost consulting enterprises in the Mainland. QSD accomplished an important milestone since no other construction-related professional institutes has achieved the same concession under CEPA thus far. With council members' unflinching and collective effort, QSD will ultimately resolve various problems being encountered in the registration as cost engineers and setting up of wholly owned cost consulting firms in the Mainland.

International

QSD actively outreached all relevant organizations to enhance our influence in the international arena. This year, QSD participated in the 5th World Congress on Cost Engineering, Project Management and Quantity Surveying and the 10th PAQS Congress and ICEC Region IV Meeting. Exchanges and visits were made by ICEC, ICES, BSIJ and RICS. QSD has discussed the proposed reciprocity agreement with BSIJ in some details and will continue to explore reaching appropriate reciprocity agreements with suitable professional institutes.

Standard Form of Building Contract

The SFBC (without quantity version) was published in July. Now, all practitioners will have a complete set of contracts which fully reflect the specific needs of the local industry. In addition, QSD also drafted two new standard forms of contract for maintenance and renovation, one for layman use and the other for professionals. These draft contracts are expected to be finalized in due course.

Hong Kong Standard Methods of Measurement

QSD published the SMM4. Over 1,000 copies were sold within a short period of time.

APC and APC Reform

The passing rate of APC 2005 moderately increased by allowing those candidates marginally failed in written assessment to sit in the professional interview. QSD has thoroughly reviewed and reformed the existing APC Rules and Guide which is now in line with other divisions within the Institute, particularly on the minimum training period. The reform not only sharpens the existing modes of APC assessment but sets a new direction for the QS profession.

CPD

The CPD Sub-Committee has organized 19 CPD seminars, which is the largest in number in recent years.

Local Affairs

All businesses emphasize on marketing and image building. I have actively participated in local affairs related to the construction industry, aiming to increase the publicity and social status of the QS profession. These included the WKCDD, New Cruise Terminal Development, Central Waterfront and Tamar Development, Wan Chai Development Phase II so on and so forth. We received encouraging feedbacks from major stakeholders.

Other Matters

QSD revised the existing Regulations for the Division to include technical membership and JO representatives.

Concluding Remarks

I would express my sincere thanks to the Vice-Chairman, Hon Secretary and all council members for their contribution. The QSD Annual General Meeting was held 5 December 2006 when a new council was elected. I wish the new QSD council a successful year.

Junior Organization Chairman's Message



Billy Wong
JO Chairman

Year 2006 has been a fruitful year for the JO. I truly believe our concerted effects have achieved the major goals which we set at the last AGM:

- To promote and enrich the professional, educational, social and cultural life among members of JO;
- To serve as a link between the Institute and undergraduates;
- To promote volunteer service in the professional field and in the community

We had over 2,800 members who participated in various activities organized by JO this Year.

Professional and education development

CPD events One third of HKIS CPDs were organized by JO. A total of 33 events (out of 94 for HKIS as a whole) were organized this year, giving a wide variety of choice for members.

I would like to highlight that tailored-made APC series were organized for different divisions with a view to assisting probationers for their APC preparation and to enrich the professional development for members. The responses have been very positive.

Site visit series for Four Cross-Strait Region 2006 (海峽兩岸四地考察) To provide an opportunity for members to further understand current and further developments of the real estate and construction industries in the four Cross-Strait Region, we organized/participated this year 9 site visits covering the four Cross-Strait namely, Hong Kong, mainland China, Macau and Taiwan.

Date	Hong Kong
Jan	Half Day Technical Visit – Central Reclamation Phase III
May	Site Visit to Tsim Sha Tsui Hotel & Retail Development
Jul	Site Visit to the Public Transport Interchange(PTI) at TST East
Oct	A better understanding of MTR Operations – Visit to Operations Training Centre and Operations Control Centre

Mainland China

- Jan 深圳考察 – 華僑城地王 – 百仕達紅樹西岸營銷交流
- Jul Pearl River Delta Visit for Young Professionals
- Nov 廣東省城市規劃、建築、房地產、風景園林行業青年人員交流

Macau

- Jul Macau Site Visit – The Venetian and Future Development of Macau

Taiwan

- Sep JO Study Tour



Social events

To promote a well-balanced life for members, a variety of social events has been organized.

Sweat and Tears of the HKIS Dragon Boat Team Hard work has paid off for the HKIS Dragon Boat Team. We are the CHAMPION of “B-Chinese Men’s Cup” amongst 34 competitors at the Stanley Dragon Boat Championship 2006 held on Tung Ng Festival, 31 May



2006. Our hearts and spirit won us lots of fans amongst the public spectators. I like to thank all OC members, paddlers, helpers and supporters for their contributions to turn the HKIS team into the CHAMPION.

Other events

Date	Event
Feb	Hiking@Sai Kung
Mar	JO Basketball Cup
Mar to Jun	Dragon Boat Race Training
May	JO Golf Fun Day at Asia Golf
May	Pre-Dragon Boat Party
May	Stanley Dragon Boat Champion 2006
Aug	BBQ and Water Sports Fun Day
Sept & Oct	Dance Class (Jazz)
Oct	筲箕灣國慶龍舟中龍賽
Dec	JO Annual Dinner
Dec	JO Kitchen



Joint Institutional Events We have actively co-organized and participated in various joint professional institutions events. We not only served HKIS members but also built up a relationship with members of other professional institutes.

Date	Event
Feb	Badminton Competition
Mar	Soccer Competition
Jun	Joint Institute Tennis Tournament
Oct	Hong Kong Medical Association Swimming Gala, 4 x 100
Nov	Hong Kong Medical Association – Family Sports Day 2006, 4x100M, Inter-Professional Relay

Community and volunteer services JO has formed a working group for Community Services this year, the aim is to promote and encourage members to participate in volunteer work in the community. I would like to report our current development:

- On behalf of HKIS, we submitted a Nomination for Caring Organization Award organized by The Hong Kong Council of Social Service in September.
- To encourage members to participate volunteering services for the community, we have prepared a “Professional volunteer accreditation programme for HKIS members”. The programme is co-organized with Agency of Volunteer Service (AVS).

- HKIS General Council approved formally to form an Organizing Committee for community and volunteer services.

A link between the Institute and undergraduates

JO has been invited by HKU, POLYU and CityU to conduct briefings on the surveying profession for undergraduates. I believe they can derive from these a better understanding on the Institute and the construction industry. They were encouraged to become our student members and to participate in JO events. We received over 100 applications from the visits this year.

Date	Description
Jan	The Hong Kong Polytechnic University Building and Real Estate Students’ Society – Seminar
Mar	The City University of Hong Kong Department of Building and Construction
Apr	The University of Hong Kong Surveying Students’ Society – JO Visit
Oct	The University of Hong Kong Surveying Students’ Society – Information Day
Nov	The Hong Kong Polytechnic University Building and Real Estate Students’ Society – Seminar

Annual dinner

The HKIS-JO Annual Dinner Party 2006 was successfully held on 2 December at Paparazzi Club, Central. We were delightful to have over 170 participants joined the party. Special thanks must give to our President, CH Wong and our Vice President, KH Yu, HKIS Council members, representative from the Liaison Office and legislative councilor, the Hon Patrick Lau to be our honorable guests and shared our happiness moment. To cope with our party theme of Clubbing Professions we had invited representatives from other professional institutes such as HKIA Young Committee, HKILA, RICS-Matrix, Young Barristers Committee, Law Society YSG, CIArb HKYMG, HKICPA, HKIP, HKIE-YMC, HKMA and Gammon YEG. JO members, students from HKU, PolyU and CityU.

Conclusion

Last but not least, my gratitude must go to my office bearers, committee members, co-opted members and all helpers. I would like to express my sincere thanks to senior members and the HKIS administration office – without their efforts and support, the above would not have been possible.

Changing world of university education for quantity surveyors: a Hong Kong study

Vivian WY Tam^{1*},
Ivan WH Fung² and
Mei-yung Leung³

Abstract

Construction industry is one of the pillars of the Hong Kong economy, in which quantity surveyors play an important role. Government is considering a reform of academic structure for senior secondary education and tertiary education. All these factors bring impacts to university education in quantity surveying. This research aims to investigate the performance of graduates, suitability of the current programme and opportunities brought by the education system reform. The findings from the study can reflect the actual situations and problems of the current program and the expectation of the industry on quantity surveying graduates. Structured questionnaire survey and in-depth interviews were undertaken. The targets of respondents include in-service quantity surveyors, undergraduates and educators. The results revealed that the majority of in-service quantity surveyors are not satisfied with the performance of fresh graduates in most aspects. More practical trainings should be provided. The general personal quality of graduates should be improved. For a 4-year degree programme, sandwich courses are suggested.

Keywords

University education, quantity surveyor, construction, Hong Kong

Introduction

Construction industry plays a significant role in the Hong Kong economy, which accounts for four to five percent of gross domestic product at HK\$1,220 billion and provides employment opportunities for 317,000 people (Hong Kong Government, 2006). One of the features of the industry is the tendering system. Large development projects are always tendered out by developers to main contractors. The main contractors will then tender parts of the works out to sub-contractors and to sub-sub-contractors (Drew, 1990). Different components of the building may be constructed by different parties in a project, in which it is linked by statutory contracts in managing the benefits of each party. Contract managers and quantity surveyors play a significant role in this process.

The prime objective of a typical construction activity is to maximize value and quality within the constraints of time and cost (Shen et al, 1999). Professional quantity surveyors have the unique knowledge and skills to achieve this objective (Leung et al 2002, 2004). As the industry keeps changing, quantity surveyors need to manage the construction costs of the whole project and act as an accountant of a construction project. Quantity surveyors should be enriched with up-to-date knowledge, in which university education is the primary knowledge provider.

This research investigates the situations of university education of quantity surveying in terms of general education, interdisciplinary education and technical education. The following objectives are focused on:

- i. Investigating interdisciplinary education on quantity surveying;
- ii. Determining the suitability of current curriculum used in the university education of quantity surveying;
- iii. Examining current degree programme offering quantity surveying by various universities;
- iv. Evaluating the importance and satisfactory levels of general, interdisciplinary and technical attributes on in-service quantity surveyors, undergraduates and educators; and
- v. Exploring recommendations for upcoming education system reform.

Interdisciplinary Education

Disciplinary and professional specializations are useful for knowledge, presentation of foundation concepts and introduction of specialized methods of the discipline. However, many practising professionals in construction do not like to be categorized as disciplinary (Davis, 1995), many universities are offering interdisciplinary courses taught by teams of faculty members.

It is necessary to understand the focus of scientific knowledge shifting from individuals to groups, major developments in other disciplines and how to appropriate, adapt and incorporate them (Kockelmants, 1979). This provides a strong rationale for interdisciplinary studies designed to

build the badly-needed bridges to overcome isolation (Davis, 1995). Interdisciplinary courses provide a vehicle for creating this critical perspective (Davis, 1995).

Many professionals are rethinking programs of preparation and in doing so are developing new configurations of subject matters that often require interdisciplinary courses. Professional practice is very complex in construction, involves many problems arising from old formulas of theories and applications (Davis, 1995). It has been encouraged that successful graduates should have knowledge on foreign languages, world-wider technical codes and standards, and cultures, when those were not necessary for past generations (Florman, 1993).

Education System Reform

The upcoming proposal for reforming the education structure of senior secondary education is from 4 to 3 years and tertiary education from 3 to 4 years (Hong Kong Government, 2006). The details are shown in Figure 1. The government agrees that in promoting the development of higher education system, importance should be attached to the curriculum as well as the quality of students.

Most countries, including the United States and major provincial cities in China, adopt a 12-year structure for primary and secondary education and a 4-year structure for tertiary education. The switch to a 4-year structure for tertiary education should on the whole better enable the education system to articulate with those outside of Hong Kong (Hong Kong Government, 2006).

To meet the needs of society, the government recommended that universities should review the functions, contents, focuses and modes of teaching of their first degree programmes, so as to strike the right balance between the breadth and the depth of such programmes. The corresponding change in academic structure can create more room for strengthening and broadening university education, so that there should be more room for universities to relax their admission requirement in respect of subjects taken by students at secondary level. A 4-year first-degree structure can also provide greater room for universities to increase curriculum

choices and groom personal attributes. This is conducive to developing a sense of integrity, positive attitude, broad vision, important generic skills and facilitate their all-round development (Hong Kong Government, 2006).

Current Degree Programmes offering Quantity Surveying

There are three universities offering courses in quantity surveying in Hong Kong, the University of Hong Kong, City University of Hong Kong and the Hong Kong Polytechnic University, in which the corresponding programmes of University of Hong Kong and City University of Hong Kong covered more than one category of surveying.

Figure 1: Time Frame of the Reform (Hong Kong Government, 2006)

School Year	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Initiatives								
Secondary School Places Allocation System	Transitional mechanism (Interim review)		Long-term mechanism					
Medium of Instruction Policy	(Interim review)		To be revised in the light of the review					
Expansion of Tertiary Education	To increase the number of tertiary places gradually, and provide 60% of senior secondary leavers with opportunities of further studies							
Reform of Existing Curriculum	First phase			Second phase				Third phase
Basic Competency Assessment	To introduce student assessment for S3 and system assessment for P3	To introduce system assessment for P6	To introduce system assessment for P3					
Reform of Existing Public Examinations	To revise the content and mode of existing public examinations to tie in with the curriculum reform							
Reorganization of Class Structure	To construct new school premises				To adjust the class structure of schools			
Development of New Senior Secondary Curriculum	To develop the syllabus and curriculum guides, conduct public consultations and make revisions							
Development of New Public Examinations	To work out the curriculum and assessment guidelines, and devise the assessment criteria, mode and mechanism							
Modification of Pre-service Teacher Training Programmes	To increase training places and modify the contents of the programmers							
Adjustment to Programmes and Admission System of Universities	To adjust the programmers and admission system of universities gradually to tie in with full implementation of the new academic structure							

University of Hong Kong The programme is called BSc (Hons) in Surveying. The course covers building surveying, quantity surveying and general practice surveying. The aim of the programme is to provide a framework within which they can develop their intellectual, analytical and critical abilities and establish a sound basis on which to build their careers, from which they are able to initiate, critically examine and adapt to innovations in the conversion process and the surveying profession. In the programme, the common academic underpinning and perspectives required by all surveyors is emphasized. There are two major components: the lecture course and surveying studies studio. The studio provides applications of an inter-disciplinary nature. It covers the land conversion process through extensive use of case studies and student centered project work.

The Hong Kong Polytechnic University The programme is called BSc (Hons) in Construction Economics and Management. It is specific for the quantity surveying. Some elements are taught in common with the BSc (Hons) in Building Surveying, and BSc (Hons) in Real Estate and Building Engineering and Management. The programme aims to produce preferred graduates who will become technically and academically qualified in the areas of construction economics and construction management. They will be able to enter, serve and eventually lead the quantity surveying profession. In the academic year of 2005-2006, this programme will be combined with BSc (Hons) in Building Surveying and BSc (Hons) in Real Estate, which will be named as BSc (Hons) in Surveying.

City University of Hong Kong The programme is called BSc (Hons) in Surveying, which covered building surveying and quantity surveying. The programme provides an environment to develop intellectual analytical and critical abilities and to exercise these abilities in the built environment. It also provides a basis for continuing professional development and encouragement for professional specialization of higher academic study.

Research Methodology

This research aims to investigate comments from in-service quantity surveyors, undergraduates and educators to the education system reform system, by measuring importance and satisfactory levels in three main areas: general attributes, interdisciplinary attributes and technical attribute. Respondents can be classified into three categories: i) in-service quantity surveyor; ii) undergraduate; and iii) educator. 684 questionnaires were sent out. 234 have

been completed and returned with a response rate of 34.21%. Table 1 shows the distribution of respondents.

Table 1: Distribution of Respondents

Categories	Frequency	Percentage
In-service quantity surveyor	68	29.06%
Undergraduate	116	49.57%
Educator	50	21.37%

The importance and satisfactory levels are calculated as Equations (1) and (2):

$$\text{Importance level} = \frac{\sum \text{importance level}}{\text{number of items}} \quad (1)$$

$$\text{Satisfactory level} = \frac{\sum (\text{importance level} \times \text{satisfactory level})}{\sum (\text{importance level})} \quad (2)$$

In order to clarify the results, twelve individual in-depth interview discussions have been undertaken, including four from in-service quantity surveyors, four from undergraduates and the remaining four from educators.

Results and Discussion

Tables 2, 3, 4 show the basic background on the respondents from in-service quantity surveyors, undergraduates and educators respectively.

Table 2: Respondents from In-Service Quantity Surveyors

Variable	Type	Frequency	Percentage (%)
Gender	Male	34	50
	Female	34	50
Education level	Master degree or above	8	12
	Degree	52	76
	Associate degree	4	6
	High diploma	2	3
	Diploma	1	1
	Other	1	1
Company	Consultant	16	24
	Contractor	52	76
Working experience	20 years or above	4	6
	10 – 20 years	25	37

	4 – 10 years	18	27
	3 years or below	21	30
Worked in both consultant and contractor	Yes	20	29
	No	48	71
Member of RICS	Yes	18	26
	No	50	74
Member of HKIS	Yes	20	29
	No	48	71
Chartered quantity surveyors	Yes	20	29
	No	48	71

	Degree	0	0
	Associate Degree	0	0
	High Diploma	0	0
	Diploma	0	0
	Other	0	0
Working experience	20 years or above	40	80
	10 – 20 years	10	20
	4 – 10 years	0	0
	3 years or below	0	0
Worked in both consultant and contractor	Yes	50	100
	No	0	0
Member of RICS	Yes	50	100
	No	0	0
Member of HKIS	Yes	50	100
	No	0	0
Chartered quantity surveyors	Yes	50	100
	No	0	0

Table 3: Respondents from Undergraduates

Variable	Type	Frequency	Percentage (%)
Gender	Male	64	55
	Female	52	45
University	University of Hong Kong	24	21
	City University of Hong Kong	72	62
	The Hong Kong Polytechnic University	20	17
Member of RICS	Yes	30	26
	No	86	74
Member of HKIS	Yes	34	29
	No	150	71

Table 4: Respondents from Educators

Variable	Type	Frequency	Percentage (%)
Gender	Male	30	60
	Female	20	40
University teaching	University of Hong Kong	30	60
	City University of Hong Kong	10	20
	The Hong Kong Polytechnic University	10	20
Education level	Master Degree or above	50	100

General Attributes Seven groups of analysis on general attributes are analyzed: i) language; ii) general practical skills; iii) general social ability and awareness; iv) personal quality; v) individual management; vi) life long learning; and vii) general knowledge.

Table 5 shows the results of the importance and satisfactory levels from in-service quantity surveyors, undergraduates and educators on the general attributes.

Table 5 clearly shows that “written English” is the most important among “Language” with mean value of 6.03. As contractual document is usually being handled by quantity surveyors, the documentation is mainly written in English. The mean of satisfactory level given by the in-service quantity surveyors are 4.12. The difference between the importance and satisfactory level shows that in-service quantity surveyors are not satisfied with the preference of the graduates. In the interview discussion with one of the quantity surveyors, she argued that the English standard of some undergraduates, in terms of writing, listening or speaking cannot achieve their minimum requirements, thus she needs to provide training for basic English.

On “Life long learning”, in-service quantity surveyors, undergraduates and educators have a common opinion

Table 5: Importance and Satisfactory Levels on General Attributes

General Attributes		Importance Level						Satisfactory Level					
		In-service quantity surveyors		Undergraduates		Educators		In-service quantity surveyors		Undergraduates		Educators	
		Mean	Average	Mean	Average	Mean	Average	Mean	Average	Mean	Average	Mean	Average
Language	English: verbal and listening	5.65		5.64		6.00		3.91		3.90		5.00	
	English: written	6.03		5.74		6.80		4.12		3.98		5.50	
	Chinese: verbal and listening	5.65	5.67	5.14	5.48	6.00	5.76	4.74	4.19	3.64	4.75	5.50	5.43
	Chinese: written	5.68		4.81		6.00		4.32		3.50		6.00	
	Putonghua: verbal and listening	5.35		5.31		4.00		3.88		3.64		4.00	
General practical skills	Team work	5.68		5.71		5.00		4.35		4.64		5.00	
	Abilities to apply theories to "real-life" problem	5.44		5.72		5.00		3.91		4.60		5.00	
	Problem identification, isolation and analysis	5.65		5.83		6.40		4.12		4.67		5.50	
	Creative and innovative approach	4.82		5.16		5.50		4.18		4.14		4.50	
	Collect, sift and analyse data from a variety of sources	5.32	5.37	5.53	5.60	6.00	5.87	4.09	4.08	4.41	4.67	5.00	5.23
	Generation of alternative solutions	5.18		5.64		5.50		4.15		4.47		4.50	
	Decision making	5.26		5.76		6.40		3.91		4.52		5.50	
	Interaction skills	5.32		5.88		6.00		4.00		4.57		5.00	
	Systematic working	5.65		5.43		6.00		4.06		4.53		5.50	
General social ability and awareness	Conflict management skill	4.85		5.41		5.50		3.76		4.41		4.50	
	Thorough knowledge of principles, role	5.06		5.38		6.00		3.88		4.62		6.00	
	Responsibilities to society	4.76		5.29		5.00		4.18		4.24		5.00	
	Sensitivity to their own and other's needs	4.79	4.76	5.16	5.70	4.50	5.76	3.97	3.99	4.28	4.63	4.50	5.43
	Ability to respond to changing society	4.74		5.50		6.00		3.82		4.16		5.50	
	Societal values	4.47		5.09		5.00		4.03		4.09		4.50	
	Appreciation of different cultures and business practices	4.65		5.02		6.00		3.97		4.19		5.50	
Personal quality	Thinking skills	5.44		5.72		6.00		4.15		4.33		6.00	
	Persistence	5.18		5.09		6.00		4.03		4.28		6.00	
	Intellectual ability	5.00		5.40		5.50		4.03		4.28		5.00	
	Imaginative ability	4.26		4.91		4.50		3.94		4.14		4.00	
	Critical ability	4.94	5.16	5.41	5.57	5.40	5.87	3.91	4.01	4.33	4.44	5.50	5.23
	Analytical ability	5.41		5.72		6.00		3.97		4.48		5.50	
	Commitment to quality	5.41		5.59		6.40		3.91		4.53		6.00	
	Commitment to timelines	5.62		5.66		6.40		4.12		4.55		6.00	
Life long learning	Learning ability	5.53		5.50		6.40		4.26		4.88		5.50	
	Ability to maintain, update and extend knowledge and capabilities	5.50	5.41	5.74	5.86	6.40	5.87	4.29	4.30	4.78	4.60	5.50	5.23

Life long learning	Continuous improvement	5.62		5.69		6.00		4.50		4.62		5.50	
	Active learning	5.21		5.38		6.40		4.41		4.47		6.00	
	Knowledge integration	5.21		5.48		6.00		4.18		4.53		5.50	
Individual management	Personal management	4.79	5.22	5.69	5.39	5.00	5.76	3.71	4.01	4.38	4.30	5.00	5.43
	Time management	5.65		6.00		6.00		4.18		4.41		5.00	
General management	Basic science	4.56	4.53	4.81	5.35	4.50	5.76	4.26	4.94	4.40	4.46	4.50	5.43
	Mathematical skills	4.62		4.81		5.00		4.79		4.36		5.00	

that “knowledge integration” is the least important. And undergraduates and educators have a similar opinion that “ability to maintain, update and extend knowledge and capabilities” are the most important points among the group. In discussions with interviewees, they explained that integration of knowledge is necessary for continuous improvement; but surveyors must understand their own duties and responsibilities. Otherwise, the whole processes will be ruined.

By comparing the factors, both in-service quantity surveyors, undergraduates and educators considered “Life long learning” as the first or second most important factor among others. It shows that all professionals are concerned with learning for continuous improvement for organization development. However, satisfactory level shows that existing performance in this issue still has room for improvement with mean values of 4.30, 4.60 and 5.23 for

in-service quantity surveyors, undergraduates and educators respectively.

Interdisciplinary Attributes Sixteen factors on the interdisciplinary attributes are discussed, including: i) system perspective; ii) basic knowledge of economics; iii) regional economics; iv) construction management; v) general management; vi) financial and trade issues; vii) multi-disciplinary perspective; viii) business law; ix) engineering concept; x) mechanical knowledge; xi) electrical knowledge; xii) industrial knowledge; xiii) chemical knowledge; xiv) understanding of technical culture; xv) computer application; and xvi) discover the connection among concepts.

Table 6 shows the results of the interdisciplinary attributes for in-service quantity surveyor, undergraduates and educators.

Table 6: Importance and Satisfactory Levels on Interdisciplinary Attributes

Interdisciplinary Attributes	Importance Level			Satisfactory Level		
	In-service quantity surveyors	Undergraduates	Educators	In-service quantity surveyors	Undergraduates	Educators
	Mean	Mean	Mean	Mean	Mean	Mean
System perspective	4.94	5.10	6.00	3.88	4.28	5.00
Basic knowledge of economics	4.53	5.38	5.50	4.15	4.36	5.50
Regional economics	4.47	5.4	4.50	4.15	4.10	4.50
Construction management	4.91	5.53	5.50	4.12	4.74	5.00
General management	4.62	5.03	4.50	4.06	4.17	3.50
Financial and trade issues	4.38	4.97	4.50	4.03	4.03	3.50
Multi-disciplinary perspective	4.62	5.19	6.00	4.12	4.26	5.50
Business law	4.44	4.97	6.40	3.82	4.09	5.50
Engineering concept	4.53	5.00	6.00	3.82	4.26	5.50
Mechanical knowledge	4.47	4.66	4.50	3.76	4.05	4.00
Electrical knowledge	4.41	4.47	5.50	3.82	4.02	5.00
Industrial knowledge	4.18	4.79	4.50	3.79	3.98	4.50
Chemical knowledge	3.50	3.84	3.00	3.59	3.28	3.00
Understanding of technical culture	4.74	5.07	5.50	3.85	4.12	5.50
Computer application	5.68	5.59	6.40	4.91	4.81	6.00
Discover the connection among concepts	5.09	5.17	6.00	4.24	4.28	5.50

It clearly shows three groups of respondent have the same opinion that computer application is a major attribute. In-service quantity surveyors, undergraduates and educators agreed on the importance of computer application with mean values of 5.68, 5.59 and 6.40 respectively. One of the interviewed quantity surveyors said that he has to use many different types of computer software for estimating, preparing contractual documentation and arranging payment. The knowledge is necessary for quantity surveyors. Fortunately, the satisfactory level also shows that all parties achieved the necessary standard on

computer applications with mean values of 4.91, 4.81 and 6.00 by in-service quantity surveyors, undergraduates and educators respectively.

Technical Attributes Regarding technical performance, groups of attributes are discussed, including: i) building science and technology; ii) law; iii) economic and account; iv) practical skills in quantity surveying; v) social awareness as a construction professional; and vi) construction management. Table 7 shows the results of technical attributes.

Table 7: Importance and Satisfactory Levels on Technical Attributes

General Attributes		Importance Level						Satisfactory Level					
		In-service quantity surveyors		Undergraduates		Educators		In-service quantity surveyors		Undergraduates		Educators	
		Mean	Average	Mean	Average	Mean	Average	Mean	Average	Mean	Average	Mean	Average
Building science and technology	Building processes	5.65		5.83		6.40		4.09		4.93		5.50	
	Building structure	5.32		5.64		6.00		4.06		5.00		4.50	
	Environmental science	4.24		4.91		5.50		3.79		4.09		5.00	
	Building components and finishes	5.41		5.72		5.00		4.24		4.86		4.50	
	Properties of basic construction materials	5.12	5.15	5.55	5.48	5.00	5.68	4.03	4.00	4.76	4.75	4.50	4.91
	Processes and techniques of construction	5.44		5.57		6.00		3.97		4.83		5.50	
	Building science	4.56		5.02		5.50		3.74		4.38		4.00	
	Construction technology	5.47		5.62		6.00		3.88		4.81		4.50	
Law	Law of torts	5.28		5.28		5.50		4.34		4.34		5.00	
	HKSAR legal system	5.29		5.29		6.00		3.95		3.95		5.00	
	Law of contract	5.88		5.88		6.80		5.14		5.14		6.00	
	Construction contract	5.95	5.16	5.95	5.60	6.80	6.47	5.00	3.91	5.00	4.67	6.00	5.53
	Procurement system and contract strategy	5.78		5.78		6.80		4.67		4.67		6.00	
	Dispute resolution	5.45		5.45		6.40		5.55		4.55		5.00	
Economic and account	Cost accounting	5.82		5.57		6.40		4.32		4.34		6.00	
	Construction economics	4.82		5.60		6.00		3.85		4.90		5.00	
	Cost estimating	5.85	5.36	5.98	5.70	6.40	6.20	3.97	3.95	4.90	4.63	5.50	5.42
	Project cost control	5.76		5.97		6.80		3.85		4.66		6.00	
	Construction sector in the Hong Kong economy	4.50		5.38		5.00		3.88		4.35		3.50	
Practical skills in quantity surveying	Practical experience	5.47		6.05		5.50		3.82		4.10		4.50	
	Construction communication	5.03		5.69		6.00		3.94		4.36		5.00	
	Computer application	4.74		5.34		6.40		4.21		4.43		5.50	
	Measurement and contract documentation	5.97		5.76		6.80		4.03		5.07		6.00	
	Occupational awareness	4.71	5.20	5.34	5.57	6.00	6.05	3.91	3.97	4.33	4.44	4.50	5.31
	Construction materials	4.76		5.48		5.00		3.74		4.48		3.50	
	Post contract administration	5.68		5.66		6.80		3.94		4.43		5.50	

	Chinese language for construction, contracts and tenders	5.24		5.21		5.50		3.91		4.02		6.00	
Social awareness as a construction professional	Government and fiscal policies	4.53		5.10		5.50		3.79		3.74		5.00	
	Understanding impact of construction industry upon society, economic and environment	4.85		5.36		5.50		3.91		4.24		4.50	
	Construction environment in Hong Kong	4.79	4.98	5.38	5.39	5.50	5.80	3.82	3.96	4.34	4.30	5.00	5.42
	Understanding duties, echelon and authorities of various professionals	5.32		5.62		6.80		3.73		4.47		5.50	
	Professional ethics	5.41		5.48		5.50		4.24		4.52		6.00	
Construction management	Construction project management	5.00	5.00	5.86	5.86	6.00	6.00	3.88	3.88	4.60	4.60	5.80	5.80

From in Table 7, “building processes” is considered as the most important element among “Building science and technology” by the three groups of participants. Satisfactory level also has a high ranking in all groups. However, the values of mean satisfactory level are lower than that in importance level. One of the interviewed educators explained that training in providing the knowledge of building processes is not enough, it should provide more up-to-date information to employees.

For knowledge on “Law”, in-service quantity surveyors, educators and undergraduate have a common opinion that “construction contract” is the most important with the group and “law of contract” is also very important. As one of the interviewed quantity surveyors has explained, one of the major duties of a quantity surveyor is contract management; they should provide enough knowledge on these issues in order to handle situations for projects.

On understanding the duties, echelon and authorities of various professionals, all agreed the importance of “professional ethics” with mean values of 5.41, 5.48 and 5.50 by in-service quantity surveyors, undergraduates and educators respectively. One interviewed educator argued that many contractual documentation need to be handled by quantity surveyors, if they do not have enough knowledge of “professional ethics”, the whole processes will be ruined.

Compared with other groups, “Construction management” ranked high on the importance for all professionals among technical attributes with mean values of 5.00, 5.86 and 6.00 for in-service quantity surveyors, undergraduates and educators respectively. However, the enhancement /

performance level indicated that current performance cannot achieve the required standard with mean values of 3.88, 4.60 and 5.80 for in-service quantity surveyors, undergraduates and educators respectively. One of the interviewed educators explained that construction project management sometimes involves innovative technologies; in order to achieve a high standard and skills, training programs should be provided to employees.

Recommendation

In order to enhance and achieve a high standard for quantity surveying, the following are suggested and recommended by the interviewees:

- Practical training should be enhanced in the programme. For example, provide more practical examples on construction issues, and placement programme can be for a longer period.
- Sandwich course is commonly suggested by respondents. At least one year industrial practice should be provided. For the 4-years degree programme, a 3+1 system, 3 academic years and one industrial training year, is strongly suggested. It can provide practical training for undergraduates and save resources of the university for the extra years.
- Undergraduates should pay attention to languages. They recommended providing more training programs in the university. Putonghua is also considered important.

Conclusion

Quantity surveyors play an important role in the construction

industry. A degree programme is basic training for a quantity surveyor. However, society and the industry are changing, the changing economic environment, new construction technologies and materials and the proposed education reform, the programme structure and the curriculum should be frequently reviewed, and suitable adjustment made. This research aims to compare the opinion of in-service quantity surveyors, undergraduates and educators on the importance and satisfactory levels brought by the degree programmes. It is found that "Language" and "Life long learning" are important factors for all parties. Furthermore, the three groups recommended to the upcoming education reform system more practical trainings should be provided. The general personal quality of the graduates should be improved. For a 4-year degree programme, sandwich courses are suggested

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Time at large – what is a ‘reasonable time’ for completion



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A number of years ago I wrote an article in this journal that described how time may become at large in a construction contract, and confirmed that in such circumstances the contractor's duty is to complete within a reasonable time.

With regard to assessing what a reasonable time may be, I commented that there appeared to be two schools of thought:

- The original completion date indicates a reasonable time without the delaying events, so it should be used as the basis for calculation with an allowance made for the delay caused. Therefore if the original contract period is 12 months and the employer's act caused a 1 month delay, then a reasonable time is 13 months.
- Once the contract period no longer applies it has no further significance. Therefore, using the same example as above, if it can be shown by the contractor that the original contract period was unreasonable and should have been 15 months, then a reasonable time for completion is 16 months (15 months for the original works plus 1 month delay caused by the Employer).

I concluded that whilst there is no authority regarding which of the above is correct, and whilst some authors appear to consider that the latter is the correct position from a theoretical viewpoint, it appeared to me that this ignores the fact that the contractor when tendering will have priced the works on the basis of carrying them out in 12 months, and so to be consistent with the bargain which both parties entered into, the former method of assessing a reasonable time should be adopted.

However there is now authority on the matter, and it is clearly time for me to bring everyone up to date on the position of the Court of Appeal in the United Kingdom arrived at in the 2005 case of *Shawton Engineering v DGP International* (18 November 2005) [CA].

The case concerned contracts at the infamous Sellafield centre for handling nuclear waste. The ultimate customer was British Nuclear Fuels Limited. Shawton was a sub-contractor responsible for a number of design and construct works packages and they in turn sub-contracted the design works for some of these packages to DGP.

Delays occurred in DGP's production of design drawings. It was accepted that these delays had arisen as a result of variations to the works and that DGP were entitled to further time to complete their works. However it was also accepted that the contracts contained no mechanism for extending the completion date due to variation of the works. Further delays occurred and eventually on 26 March 2001 Shawton issued a letter purporting to terminate DGP's subcontract. This was fifteen months after the original date for completion in December 1999.

Shawton subsequently employed another design subcontractor to complete the works and then brought an action against DGP for the cost of the replacement sub-contractor. The amount claimed in this respect was more than three times DGP's original contract price.

The first matter that the Court had to consider was what was DGP's obligation in relation to time? Of course ordinarily, a failure to meet the completion date would be a breach of contract. Here, however, there had been variations which it was agreed required further time to incorporate into the design. However, the fact that the contracts contained no mechanism for extending the completion date due to variation of the works meant that time was at large and therefore DGP's obligation to complete work by specified dates became an obligation to complete its work within a reasonable time.

This of course led to the question as to whether Shawton had the right to terminate DGP's contract, and more specifically whether on the date of termination, DGP was in repudiatory breach of its obligation to complete the design within a reasonable time? If not, Shawton could not legitimately terminate DGP's contract. If DGP was in breach however, termination would have been acceptable provided that Shawton had served a notice requiring performance by a specified 'reasonable date' thus making time of the essence.

In theory, Shawton could also terminate if the failure to complete was 'so fundamental' that it deprived Shawton of substantially the whole benefit of the contracts. However in this respect the Court noted that such an argument was very difficult where time was not of the essence and where the allegedly defaulting party was making an effort to perform.

So the primary question to be addressed was whether DGP had breached the contract, and in answering this query the Court set out a number of points of interest when considering time at large issues.

Firstly it was for Shawton to prove that there had been a breach of the obligation to complete within a reasonable period. To do this it was of course necessary for Shawton to prove what a reasonable period of time actually was, and in making such an assessment the Court held that a reasonable period could not simply be ascertained by reference to the original contract period as extended by the periods required for the variations.

Even where the experts appointed by the parties had agreed an appropriate extension of time for the variation works, this, together with the originally agreed period, could not be regarded as a fair indication of what was a reasonable time for completion of the work because this was in effect to treat the originally agreed period as being a reasonable period itself.

However in this case Shawton had provided no satisfactory evidence as to what a reasonable period might have been and this was fatal to the claim.

The second question as to whether Shawton had made time of the essence was academic because Shawton had failed to prove that DGP had been in breach of contract but for completeness the Court held that Shawton had failed to serve the necessary notice making time of the essence and requiring DGP to complete by a specified date. The Court did make it clear however that such a notice could only be served if DGP were actually in breach of contract when the notice was served.

Accordingly, it now seems clear that when time is at large and when an assessment is made as to what is a reasonable time for completion; the original contract period has no relevance as a starting point for the assessment. The entire matter will need to be assessed from first principles as to what was a reasonable time to complete the works required by the Contract. Whilst this is different to my thinking eight years ago, it is always nice when the Court gives some certainty to a grey area.

Lands Department Practice Notes

PN 7/2006 - Processing of General Building Plan Submissions

PN 8/2006 - Building Plan Submissions Use of Computer for
Mathematical Calculation of Areas

Please visit www.landsd.gov.hk for details.

Women in Surveying 測量半邊天



Kelvin Ng
JO Committee

Virginia Cheung – not becoming a financial analyst

What drove you to pursue a Master degree in finance

After graduation from the University of Hong Kong, I became interested in knowing why people invest millions or even billions in 'bricks'.

My current work heavily involves financial aspects and I need knowledge in finance to communicate with clients (especially the Chief Financial Officer) more effectively. As my career aspiration is to help clients to maximize returns on their investment portfolios, it is necessary to acquire sufficient knowledge in finance to evaluate the financial performance of the portfolio and devise strategies. The course enables me to acquire knowledge in corporate finance, financial management, statistical modeling, investment analysis, fixed income securities, derivatives and risk management.

My career aspiration is an all-round property expert to help maximize returns, achieve client's operational and financial targets. I am more interested in real estate and like to make use of surveying and finance knowledge to provide all-round property asset management consultancy services.

Surveying career

Starting as a trainee with Jones Lang LaSalle in 2001, I was provided with exposure to real estate, including valuation, property management, leasing and corporate real estate services. In 2003, I was nominated to participate in a staff exchange programme in Singapore. It was good opportunity to learn the best practice in real estate in Singapore, as well as to enjoy a valuable opportunity to be seconded into a global bank and manage its global property portfolio. I am currently working as Senior Manager of the Regional Management Solution team to provide services mainly for funds and institutional investors for portfolios including the PRC, Macau, Taiwan.

My list of work can never be exhaustive, ranging from daily account management to business development and covers largely: account managers for several property portfolios, a coordinator to manage both my clients' expectations, to manage my in-house team to deliver the services for my

clients, business development across the Asia Pacific region – mainly in asset management, portfolio management and financial services.

Memorable working experience

So far we have developed a successful service delivery platform to meet client requirements, I would say the satisfaction from this project is beyond description, and this is valuable experience.

Another memorable working experience is to start a property management team in Macau in 2005, my role is in business development and to develop the in-house team by looking for appropriate resources including staff within the budget. We have secured several appointments in one year time to be delivered by our professional management team in Macau. This experience is interesting, starting a business from scratch and self-sustained.

Advice to young female GP

Effective communication with client will ensure the service delivered is up to client expectation. Appreciation of cultural diversity is important for regional business development, no single game rule

apply to every country, one has to appreciate the culture first and formulate the strategies accordingly to cope with the cultural discrepancies.

With the rapid development of real estate industry in the PRC, I can see the demand for surveying professional is huge, especially for those surveying professional with combined knowledge say in law, accounting, finance.

Actually quite a number of my co-workers in the industry are female GP, General Practice has become popular with females. Always stay confident, being successful in the industry is not based on your sex but capability. One has to keep updated in the face of dynamic changes in the economic and legal environment.

Spare time

I like yoga, golf, watching movies.



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. Inquiries please call **2866 1677**.

Caltex StarCard

A discount of HK\$1 per litre gasoline for all successful application of the Caltex StarCard. Inquiries 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. Inquiries 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. Inquiries please call Cres Wong of Ace Way Company on **2807 3001**.

Mei Foo Super Fun Bowl (美孚繽紛保齡球)

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

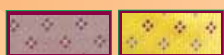
Union Hospital (沙田仁安醫院)

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

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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			
Jan	11	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	25	HKIS General Council Meeting	HKIS Board Room, HKIS
	26	Surveyors Happy Hour	HKIS Library, HKIS
Feb	8	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	23	Surveyors Happy Hour	HKIS Library, HKIS
Mar	8	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	22	HKIS General Council Meeting	HKIS Board Room, HKIS
	30	Surveyors Happy Hour	HKIS Library, HKIS
Apr	19	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	27	Surveyors Happy Hour	HKIS Library, HKIS
May	10	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	13 – 17	FIG Working Week 2007 and XXX General Assembly	FIG/HKIS Hong Kong SAR
	25	Surveyors Happy Hour	HKIS Library, HKIS
	31	HKIS General Council Meeting	HKIS Board Room, HKIS
Jun	9 – 13	PAQS 11 th Congress	PAQS Auckland, New Zealand
	14	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	29	Surveyors Happy Hour	HKIS Library, HKIS
Jul	12	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	26	HKIS General Council Meeting	HKIS Board Room, HKIS
	27	Surveyors Happy Hour	HKIS Library, HKIS
Aug	9	HKIS Executive Committee Meeting	HKIS Board Room, HKIS
	31	Surveyors Happy Hour	HKIS Library, HKIS

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



11th Congress

Auckland, New Zealand

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Theme

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- Information technology for measurement, tendering and cost control
- Innovations in structural design and building products
- Construction best practice – international benchmarking
- Whole life-cycle costing
- Modern and future Quantity Surveyor / Cost Engineer roles
- Work competencies for Quantity Surveyor graduates

Schedule

9	February	2007	Full paper/manuscript received
2	March	2007	Acceptance confirmed
11-12	June	2007	Papers Presented

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



Clubbing professions

A fusion of senior and junior – no lines found before and after the drinks (many many of them), it has been a mingling of people from the classes of 70s, 80s and 90s – the JO jells them all.



Thanks to :



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