

## **HKIS Media Luncheon – 16 January 2008**

The Hong Kong Institute of Surveyors is dedicated to promoting public understanding of the surveying profession and, for more than two decades, has been playing an important role in giving professional advice to Government bureaux and departments, the Legislative Council and the public by addressing topical issues that have been pertinent to the betterment of Hong Kong.

香港測量師學會宗旨之一是向社會推廣測量專業。回顧過去的二十多年，在服務社會的大前提下，我們重點工作一直是向政府部門、立法會以至市民大眾提供測量專業見解、觀點及應用，務求香港這個家園會變得更好。

### **Topical issues**

#### **時事項目**

1) **West Kowloon Cultural District Development**

西九龍文娛藝術區發展

**(NOTE)** Whilst HKIS does not have a strong view on most key development parameters of WKCD, and agrees that the commercial sites for residential, office and hotel development within the district should be disposed of under the normal land sale mechanism, the Institute expects Government to adopt practical ways to accelerate the project progress after almost a decade of fruitless debate. Meanwhile, as rental income from commercial properties of the development will be the life blood for operating the future arts and cultural facilities, success of WKCD would hinge on whether the WKCD Authority would be run in a business-like manner towards community-centred approach for catering the changing community needs rather than being bureaucratic.)

2) **Tamar Development Project and Central Reclamation Phase III**

中環填海第 III 期及添馬艦發展工程

**(NOTE)** HKIS welcomes the latest development of the Tamar Development Project, when Government issued a Letter of Acceptance to the joint venture that won the design-and-build contract of the Project, suggesting that detailed work needed to execute the contract can now commence. The contract covers the design and construction of the Central Government Complex, the Legislative Council Complex, an open space of not less than two hectares, two covered pedestrian footbridges and other ancillary facilities. HKIS supports the Government in embracing the opportunity to develop its headquarters into one of Government's "greenest" complexes, and is of the view that this new and iconic civic centre should commence as soon as possible.)

3) **HK-Zhuhai-Macau Bridge**

港珠澳大橋

4) **Kai Tak Development Plan**

啓德發展規劃

5) **New Cruise Terminal Development**

郵輪碼頭

- 6) Urban Renewal (Graham Street, Yue Lok Lane, Fa Yuen Street, Kwun Tong projects, etc.)  
市區重建 (嘉咸街、餘樂里、花園街、官塘等項目)
- 7) Land (Compulsory Sale for Redevelopment) Ordinance (CAP 545)  
土地 (為重新發展而強制售賣) 條例 (第 545 章)  
**(NOTE)** After the consultation exercise carried out in early 2006, Government is planning to lower the compulsory land sale application threshold to 80% for certain classes of lots. The three classes mentioned in the 2006 consultation exercise included **a/ a lot** with “all units but one” acquired, **b/ a lot** with all building aged 40 or above; and **c/ a lot** with missing or untraceable owners. HKIS will provide professional comments on Government latest proposals and ensure that the proposals and implementations are practical and facilitates the market.)
- 8) Land Sale System and Application List for Land Sale  
土地政策及勾地申請表
- 9) Closer Economic Partnership Arrangement (CEPA)  
《更緊密經貿關係安排》  
**(NOTE)** To facilitate the arrangements relating to the implementation of commitments secured under CEPA Supplement IV as well as to discuss other issues on the mutual recognition of professional qualifications between Hong Kong and the Mainland, the President of HKIS will lead representatives from the Institute, including all Office Bearers, Divisional Chairmen and YSG Chairman, to Beijing in March 2008. Intended to enhance mutual understanding between the Central Government and HKIS through this visit to the Ministry of Commerce, Hong Kong and Macao Affairs Office of the State Council and the Ministry of Construction, the Institute believes that more opportunities for future co-operation between professional bodies of both places should be made.)
- 10) Mandatory Building Inspection Scheme  
強制驗樓計劃  
**(NOTE)** HKIS supports the proposed MBIS. The proposed building age threshold of 30 years and inspection interval of 10 years are considered barely acceptable at the outset of the scheme.

HKIS understands Government is drafting the legislation and is continuing her consultation with various stakeholders including “Who should be the Registered Inspector” and the “Draft Code of Practice on MBIS”.

Regarding the Registered Inspector, they should have minimum 3 years post-qualification experience in the areas of condition survey, diagnosis of defects, building maintenance and building control. These areas of competency are required to ensure satisfactory repair of a defect.

Regarding the draft Code of Practice, HKIS will submit comments shortly. Taking the current practice in condition survey into account, the draft Code in hand has put too much “Detailed Investigation” under the scope of “General Inspection”, making MBIS expensive, time consuming and may cause great disturbance to occupants, which are against the direction that was outlined in the consultation stages.)

11) Proposed "Building Affairs Tribunal"

建議中的《樓宇事務審裁處》

**(NOTE)** In late 2004, HKIS proposed this alternative mechanism to Government in order to resolve building management and maintenance disputes in an efficient, effective and affordable manner. The main feature is that both parties dispense with legal representation. It is supported by stakeholders since most disputes are having little or no legal issue (e.g. refuse to pay management fee) and they see the need of BAT. The proposal has been one of the supportive measures included in the consultation paper and LegCo has passed a motion in November 2006 supporting alternative dispute resolution mechanisms.

Unfortunately, the proposal was not favored by Government due to constitutional and human rights implications if the proposed mechanism is to dispense with legal representation. However, HKIS considers it is not an insurmountable hurdle to establish a BAT because the proposal does not prohibit any party from appointing legal representation according to the formal legal system. Therefore, HKIS will continue to find way to materialize the proposal. Recently HKIS understood that the Lands Tribunal has introduced a pilot scheme (from 1.1.2008 to 31.12.2008) encouraging parties to resolve building management disputes by mediation. However, this is restricted to cases with legal representation on both sides.)

12) Adverse possession and land boundary issues

逆權管有, 土地界線

**(NOTE)** Adverse Possession allows long-term occupier of subject land to claim for permanent rights. According to the Limitation Ordinance (Cap 347) 7(2), the period of long-term occupation for private lands has reduced from 20 years to 12 years in 1991. HKIS is aware of the problem that the number of claims has inevitably arisen. Professional Land Surveyors and General Practice Surveyors are indeed serving the community in providing professional advice and act as expert witnesses in court on such issues. HKIS is willing to form a working group to give advice to Government and public when necessary.)

13) Land Titles Ordinance (CAP585)

土地業權條例(第 585 章)

14) Buildings Management Ordinance (CAP344)

建築物管理條例(第 344 章)

15) Annual Budget Report of HKSAR Government

特區財政預算案

16) Geographical Information System - Spatial Data Infrastructure, Utility Information System, Traveler Information System, Vehicle Navigation System

地理資訊系統 - 空間性資料基礎建設, 設施資訊系統, 旅客資訊系統, 車輛導航系統

17) Global Positioning System (GPS) and navigation technology development

全球衛星定位系統與導航技術發展

- 18) 3D digital recording / preservation for old structures  
三維數碼記錄 / 古舊建築物與文物保護

**(NOTE** 3D digital recording for old structures can be done by the new Laser Scanning technology which uses high speed laser to scan through the surface of objects to capture 3D data for the establishment of 3D models and images. The coordinate points of an object collected can be grouped together to form stereo model for visualization. Colour and texture can be added to the stereo model for enhanced effect. 3D model generated can be used in virtual reality and flythrough application. The Old Star Ferry Pier, Old Blake Pier, Lei Cheng Uk Han Tomb, Tai Fu Tai Mansion in San Tin, the Fire Boat *Alexander Grantham*, and various slopes and retaining walls have been scanned to create 3D digital models for studies.)

- 19) Underground utility survey  
地下設施測量

- 20) Public utility information or spatial information  
公共設施資訊或空間性資料

- 21) Elderly Housing Scheme  
長者住屋計劃

- 22) Review of Home Ownership Scheme policy  
居者有其屋政策檢討

- 23) Asset Valuation and Management  
資產估值及管理

- 24) Alignment of development parameters  
土地及規劃事宜規管機制  
**(NOTE** HKIS looks forward to Government streamlining the procedures, unifying the development parameters among governmental departments.)

- 25) Lease renewal  
契約重批

- 26) Revitalization of Industrial Area  
復興工業區

- 27) Conservation and preservation of antique buildings  
保存及保育古舊建築  
**(NOTE** HKIS offers practical suggestions and assistance in whole Territorial Heritage Mapping, Heritage Economics, Conservation and Preservation, Recording, Rehabilitation, Revitalization and associated Land and Property Administrative arrangement.)

- 28) Minor Works Control Scheme under the Buildings (Amendment) Bill 2007  
2007 年建築物(修訂)條例草案

29) Saleable Area

銷售面積

(NOTE The HKIS Saleable Area Working Group newly appointed Chairman Dr Lawrence Poon is having a series of meetings with major stakeholders. On 22 Jan, he will meet with government departments and related organizations; on 23 Jan, he will meet with local surveying firms and on 24 Jan, he will meet with REDA. The purpose of all these meetings is to find out the current practices of the concerned parties in adoption of saleable area and secondly, to find out how the existing practices of the concerned parties may be affected if revision to the Code of Measuring Practice published in 1999 is contemplated

30) Border Area

開放禁區後有關土地開發、文物保護、建築工程、經濟及房地產發展等事宜

31) Hong Kong 2030: Planning Vision and Strategy

香港 2030：規劃遠景與策略

32) Urban Design Study for the New Central Harbourfront

中環新海濱城市設計研究

If you wish to seek HKIS views on these or other subjects, please call Linda Chan on (852) 2526 3679 or email: [linda@hkis.org.hk](mailto:linda@hkis.org.hk)

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16 January 2008