

THE ConSTRUCTOR

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Winter 2005 冬季

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*New PRC Rules on Establishing Project
Services Enterprises*



Vice-President's
Message

JO News

News & Events



The JCWC Seminar on 'Road Map for the Contractors' conducted by Deacons HK

The Joint Contracts Working Committee (JCWC) was set up in late 2004 with the consensus of its stakeholders, the three sponsoring professional institutes. The JCWC comprising representatives from HKIA, HKIS and HKICM has helped to launch the Standard Form of Building Contract on 11 April 2005 and continues to promote the new Contract through organizing CPD events.

Mr. Kenneth H. W. Mok and Mr. Barry W. N. Sin have since been dedicating themselves in representing HKICM to sit in the JCWC for the hard work of further developing and promoting the important document.

A list of CPD events has been organised to promote the new sets of Standard Form of Building Contract in the form of seminars conducted by renowned law firms. On 24 October came the seminar on Road Map for the Contractors conducted by Mr. Geoffrey Shaw and Mr. Glenn Haley, Partners of Deacons Hong Kong.



Mr. G. Shaw and Mr. K. Mok



Mr. G. Haley and Mr. K. Mok



The attentive audience



Mr. Shaw in action



Mr. Haley presenting

The JCWC is continuing its earnest efforts to work on the development of the Standard Form of Building Contract Without Quantities.

As an academic means of promotion, the JCWC has endorsed SPACE, The University of Hong Kong to organise short courses for the construction public to learn more about the Standard Form of Building Contract in a structured way. Please visit our website or the website of SPACE for details of the course.

Dear Members,

HKICM will continue to contribute to the various aspects of our community. Representation is an important part of our objectives. We, at HKICM, should speak out for the construction professionals in addressing on policy issues related to construction.

In response to the 5th Report of the Chief Secretary for Administration on Constitutional Developments, a letter has been sent to the Task Force to express our supportive views to the constitutional developments and our requests for a clearer representation in the Election Committee and in the Legislative Council. A stable environment is essential for economic development hence construction where our career is vested in.



In the near future we shall endeavour to initialise discussions with the Government on construction related policies in particular terms related to construction employment opportunities.

Though it is an uphill battle, the continual efforts in the developments in the Mainland go on in its petty pace.

We believe our endeavours will pay off, with active support from you - our valued members.

May I wish you a Merry Christmas and a Happy New Year.

Yours sincerely,

Raymond H. M. Leung
Vice-President

Portrait of Mr. Raymond H. M. Leung From the Editorial Committee:

Mr. Leung is the CEO of C & L Group of Companies. He has diversified interests in the construction and property sectors of over 25 years of professional exposure serving key posts of renowned companies including Wharf China Ltd., Sanfield Construction Ltd. of Sun Hung Kai Property. In addition, Mr. Leung also has extensive experience in the telecommunication and information engineering sector.

Mr. Leung holds Fellowships of a number of professional bodies. He qualified as Fellow members of ICE, HKICM, HKIE, ASCE and that of a number of other professional bodies. Also, Mr. Leung is an experienced mediator and arbitrator in both Hong Kong and China. He is the Founding President of the Hong Kong Mediation Centre and arbitrators in a number of arbitration organizations in China and overseas.

Mr. Leung is also committed to serve the society extensively. He was the Founding President of ASCE (HK), President of the Society of Builders (2002/2004), Immediate Past Chairman of HKSDP, Vice President of HKICM and a Council Member of HKCA. He is also involved in a number of boards and committees, such as Member of the HKSAR Election Committee, Member of China and DIT Committee of HKGCC, the Standing Committee Member of the Chinese Chamber of Commerce.

Remarkably Mr. Leung was elected President of the Hong Kong Institute of Arbitrators recently.

The Communication, Publicity & Publications Committee of HKICM 2005/ 2006

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CPD Events Coming up

Date	Events
7 January 2006	深圳預製混凝土建材製品廠參觀
10 January 2006	CPD Seminar on “Hong Kong and PRC Construction Law”
February 2006	Site Visit

CPD Event Held

The seminar on The Newly Invented Reconstructable Laminated Wall Panel was successfully held on 25 October 2005.

The Board of Examination Appreciation Dinner to Professional Assessors and Interviewers at the Craigenower Cricket Club

In appreciation of the years of voluntary services offered by Assessors and Interviewers for Professional Assessments of membership application, the General Council has approved to organise a dinner as a token of thanks to their continual service and dedication.



Mr. William Cheng (left) and Mr. Y.K. Lau

President Prof John K. W. Chan, members and chairman of the Board of Examination also joined the dinner. Enlightening speeches were given by President Chan and by Prof. C. M. Tam respectively, Prof Tam is the new Chairman of the BOE. Certificates of service were presented during the dinner.



Mr. P.F. Chan and President Chan



Mr. W.S. Yau and President Chan



The Team of Professors (from left): H.C. Chan, Peter K.W. Mok, John K.W. Chan, C.M. Tam

Structured learning of the Standard Form

HKU SPACE will deliver a 5-day **Advanced Course on Building Contract Management - The New Standard Form** on 7, 14 Jan and 11, 18, 25 Feb 2006 (Sat) (2:00 - 5:00pm). It aims to provide interpretations of the new Standard Form published in April 05 and consider the wider implications of its use in the local construction industry through an examination of hypothetical cases. The closing date for application is 23 Dec 05. For details please refer to the website at: <http://hkuspace.hku.hk/hs>.

Seminar on the New Integrated Site Supervision System

As the new Integrated Site Supervision System will take effect from 31 December 2005, we have invited the Buildings Department to conduct a seminar on the new integrated system.

On 07 December 2005 Mr. Philip Kwok, Senior Structural Engineer of the Buildings Department conducted a seminar for us to introduce the new system.



Mr. Y.K. Lau introducing the seminar



Mr. P. Kwok (left) and President Chan in concentration



President Chan presenting the souvenir to Mr. Kwok Presentation in progress

CASA Talks with Membership Drive Committee at HKICM Secretariat Office

Three representatives from the Contractor's Authorised Signatory Association (CASA) visited the Secretariat Office for a meeting with the Membership Drive Committee on 17 November 2005.



CASA Representatives and Members of the Membership Drive Committee of HKICM



Experience Sharing Forum

進營社 (JO) 2005/06 委員名單

主席： 何賜明

副主席： 余志良

委員： 鍾復平、李志豪、梁迪倫、伍紹年

增選委員：章俊彬、黎樹生、黃東峰

秘書： 李昌輝



進營社經驗分享論壇

JO Experience Sharing Forum

- 本論壇供本會各會員分享工作經驗之用，歡迎來信 (或電郵) 提問、解答、研究、討論與工程和學術有關的課題。
- 論壇內由會員提供的資料屬作者個人意見，不代表HKICM或進營社的立場。
- 論壇內提供的答案只供參考，絕無指導作用。
- 由於工程項目各具特色，合約內容和施工章程各異，專家所提供的意見未必適合套用於每一工程項目上。在處理工程問題時，讀者必須遵照有關項目的合約條文和主理人員的指示執行。

1. 鋁窗的安全備受關注。據知安裝鋁窗鉸可用螺絲或拉釘，請問那種比較穩固？

答：不銹鋼螺絲或拉釘的穩固性相若，屋宇署於05年5月出版了一份PNRC47，詳細說明有關鋁窗安裝指引，其中建議在螺絲或拉釘位置加裝鐵板或加厚鋁料，有助加強螺絲或拉釘的穩固性。

(以上資料由協興建築有限公司高級地盤總管蔣武石先生提供)

答：根據最近屋宇署發出有關鋁窗設計及安裝的作業守則 (PNAP 248) 及宣傳單張，正確的窗鉸構造和安裝細節對窗扇承受壓力負荷和不同風壓都有結構性的影響。大部份市面安裝的普通鋁窗框/窗扇用2mm厚的鋁空心鑄料組合而成，拉釘比螺絲更適合堅固連接不銹鋼窗鉸及2mm厚鋁料 (螺絲接合能力在於坑紋與附着構件接合面積的多少)。

但屋宇署提出建議在設計/安裝窗鉸時有兩點考慮：

- 鋁和不銹鋼一起使用時，鋁拉釘會因金屬錯配所做成的侵蝕 (Corrosion at Bimetallic contacts) 而快速被侵蝕耗掉；
- 一般較大的窗框，設計是會加入不銹鋼或鍍鋅鋼 (GMS) 條於企料 (mullion) 內以減低鋁通尺寸 (Section Size) 及在窗框底部與窗台接合位置裝設一條內置作防水用的金屬或鋁條，防止雨水滲入，這兩種設計等同將窗框/窗扇加厚。在這情況下，不銹鋼螺絲坑紋會加長接合已加厚的鋁框/窗扇，變得非常穩固而不易鬆脫。

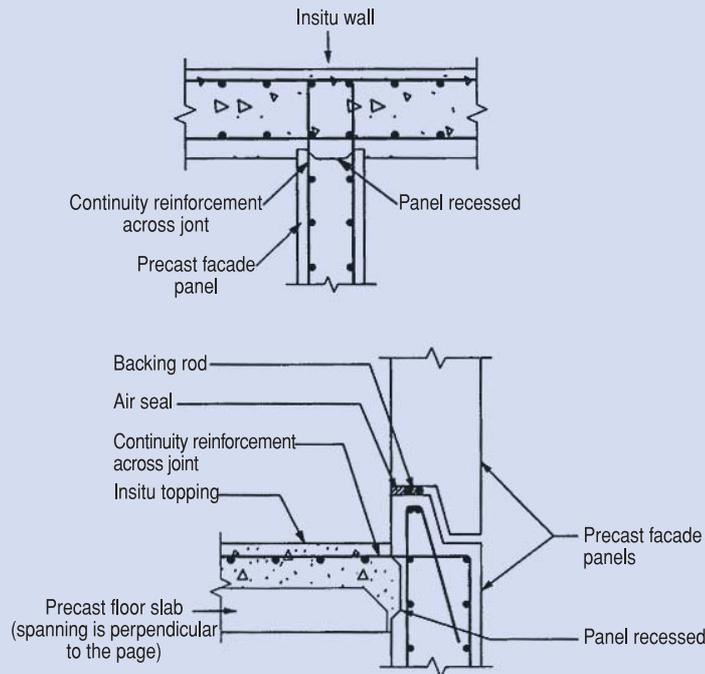
(以上資料由信和置業有限公司發展部黎樹生先生提供)

2. 我知道很多公屋的外牆都使用預製件裝嵌法建造，請問該預製件和結構牆及樓板的碰口如何接合？如何處理防漏？

答：預製件通常深入結構牆最少25mm，當結構牆落石屎時，將預製件同時穩固，形成了無縫結構。而預製件與樓面碰口，通常有一個Z形夾縫，讓雨水不能滲入室內。

(以上資料由協興建築有限公司高級地盤總管蔣武石先生提供)

(附圖B.D. Code of practice for precast construction 2003)



(Source: Buildings Department, Code of Practice for Precast Concrete Construction 2003)

3. 聞說有些結構混凝土的受壓強度可達80MPa以上，不知道是否真確？處理這高強度混凝土的施工過程有什麼須特別注意的地方？

答：是有的。一般用於基礎結構上，由於此類高強度混凝土會用在大型結構，如混凝土表面和內裏的散熱程度不一，表面會產生裂痕，為了防止這些裂痕產生，通常在澆注混凝土前都會裝上冷卻管，在澆注完成後，用水注入(循環)冷卻管，使表裏溫差大致一樣。

(以上資料由協興建築有限公司高級地盤總管蔣武石先生提供)

答：高強度混凝土並不限用於基礎結構上，現正在施工中的新鴻基公司於九龍站的環球貿易廣場(International Commerce Centre)柱身及牆身都用上90MPa的混凝土。

(以上資料由本會前任會長莫國和先生提供)



4. 沙磚間牆藏燈喉後要在表面加批盪網才可批盪，到底有何作用？

答：由於磚牆碼口已受損害而位於夾縫中的燈喉通常是膠質或鉛水喉，構成接駁弱點，引至批盪容易破裂，所以加批盪網作為鞏固之用。

(以上資料由協興建築有限公司高級地盤總管蔣武石先生提供)

答：沙磚間牆藏燈喉後在表面加批盪網是為了避免日後出現批盪鬆脫 (De-bond) 及爆裂 (Crack) 現象，因水泥沙批盪和燈喉不能黏牢，故靠批盪網 (Steel Lathing) 「抓着」水泥沙批盪，防止批盪脫落。同時避免因兩旁水泥沙磚面收縮時產生明顯的直線裂紋缺陷。

(以上資料由信和置業有限公司發展部黎樹生先生提供)

5. 我是一名CSM會員，中五會考成績差，未能報讀IVE課程，請問可有其他途徑晉升為仲會員 (Associate Member)？本會可有內部升級考試？

答：CSM會員可以申請香港大學專業進修學院HKU SPACE主辦的“Foundation Certificate in Construction”，該課程為期三至四個月，學費HK\$9,000，凡本會CSM會員，年滿21歲，並有兩年相關工作經驗者則可申請；此外，中五畢業同學具有關工作經驗者亦可個別考慮。此課程乃專為CSM會員持續進修而設，有些完成了課程的CSM會員現正繼續修讀較高級的課程，準備晉身仲會員行列。

持續進修流程如下：Foundation Certificate in Construction Studies (3至4個月) → Professional Certificate (10至12個月) → Professional Diploma (18至20個月) → BSc學位 (16至20個月)。上述Professional Diploma獲HKICM認可符合仲會員學歷要求，BSc則符合法定會員學歷要求。

(以上資料由HKU SPACE葉志波先生提供，經進營社編委翻譯)

答：香港專業教育學院 (IVE) 亦有提供基礎證書課程，供會考成績未如理想的申請人選讀。我向各CSM會員推介的是基礎證書 (工業技術分流) 課程 (編號03601T)，這是一項夜校課程，兩年完成，入學資格只需完成中五 (並曾修讀中文)，該課程內容包括中、英、數、資訊科技，工程科學、綜合電機學和生活技巧等。完成基礎證書後可繼續升讀土木工程、建築學、測量學等和建造業有關的技術員課程。

(以上資料由HKIVE高級講師鍾復平先生提供)

編者按：HKICM暫時沒有內部考試作為CSM會員晉升途徑。

徵求義工啟事

進營社誠徵義工一名，協助繪製本版插圖，擅長CAD更佳。有興趣的會友請向秘書處報名 (電話：2523 2081)。謝謝。



6. 很多參考書都有介紹爬升模板的施工方法，但總欠缺講述樓面接駁牆身的方法和施工程序。請問可否提供有關資料和參考圖則？

答：在牆身中留有框位 (Blockout) 及嵌位 (Rebates)，以便將牆身與橫樑及平台接連，當牆身工作進行時，以嵌入物 (Inserts) (如發泡膠) 嵌蔽指定的框位及嵌位地方，當滑模經過後，將嵌入物 (Inserts) 拿出，平台及橫樑便到所要求的平水上。

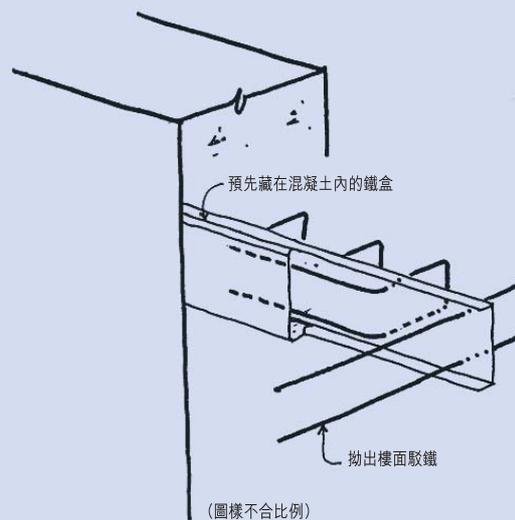
牆中的鋼筋向外拉直，以駁接主要平台的鋼筋，使到不論橫樑或平台的鋼筋都能不斷貫入牆內。

框位及嵌位的尺寸大小及位置，是應該以最後結構圖則為準。

(以上資料由HKU SPACE劉與坤先生提供)

答：一般做法是先將樓面駁鐵先與牆身鐵一併扎妥 (可用預製鐵盒如圖示，發泡膠或木板等把樓面駁鐵封妥)，待落完牆身石矢及爬模升妥後於牆身把樓面駁鐵拗出及屈直接駁樓面鐵。若需接駁較粗之鐵枝 (如陣鐵)，則會於牆身先藏Coupler，待落石矢後才打出使用。

(以上資料由本會前任會長莫國和先生提供)



7. 同一地盤倘有兩台天秤，一高一低，但覆蓋範圍有重疊，請問有什麼安全措施可避免兩天秤碰撞？

答：現時普遍地盤如有天秤重疊問題，必須要安裝天秤重疊區防撞系統，主要在天秤吊臂加裝感應器，當2部天秤進入重疊區時，將有燈號及警號提醒天秤操作員，並有自動「拮制」停機。

(以上資料由協興建築有限公司高級地盤總管蔣武石先生)

答：勞工處發出的「安全使用塔式起重機工作守則」中，對防止兩台天秤碰撞方面有嚴格規定，詳情可參閱該工作守則，現將主要章節摘錄如下：

當兩部或以上塔式起重機同時架設在一處工地而可能出現碰撞或吊纜纏繞的危險，應採取 (但不限於) 以下安全措施：

(a) 應委任一名負責人，負責全面監控起重操作；



- (b) 當駕駛塔式起重機時，每名操作員應能在切實可行的範圍內清楚看見所有重疊的區域；
- (c) 應提供一套專為塔式起重機操作而設的有效溝通系統。此系統應不受其他訊號干擾，以及可以讓各操作員直接溝通；
- (d) 順風擺動操作模式應保持可運作，並應作出適當的安排，以免任何兩部塔式起重機在順風擺動操作時互相碰撞或直接接觸；
- (e) 應設有適當的「作業空間限制器」(符合英國/歐盟BS EN12077-2標準或同等標準)，以確保最多只有一部塔式起重機能逗留在重疊區域內。另一方法是裝設一套適當的「防止碰撞系統」，俾令超過一部塔式起重機在重疊區域內作業而不會發生碰撞；
- (f) 應就項目 (e) 提供的每套作業空間限制器或防止碰撞系統，作適當的安裝及保養；
- (g) 如果採用防止碰撞系統，應依從製造商指示手冊內列明有關防止碰撞系統的正確安裝、校準、測試、檢查、保養及使用的程序及方法；
- (h) 除非裝設於塔式起重機的作業空間限制器或防止碰撞系統(視乎適用者而定)已作適當的測試，否則不應使用塔式起重機。當塔式起重機或工地參數有任何修正、調校或改動(如塔式起重機的高度有改變)，該塔式起重機須作進一步測試；
- (i) 測試的記錄應存放在工地的辦公室內，並可以隨時讓有關人士查閱；及
- (j) 如須暫停作業空間限制器或防止碰撞系統的安全功能，以便進行安裝、調校、測試或維修等工作，則所有起重操作應由負責人直接監管，而該負責人應可與所有塔式起重機操作員及與起重操作相關的人員直接溝通。

(以上資料由HKU SPACE劉與坤先生提供)

澄清及道歉啟事

本刊上一期(2005秋季)第4頁進營社專訪莫國和先生一文中，談及本會成立的歷史和主權回歸後英國專業學會在香港的演變，文句或欠清晰，可能產生誤會。

進營社、該文作者及本刊編輯陳子健先生特此澄清，該文中「質變」一詞只是「性質改變」的意思，並無貶低其他學會地位之意。所謂「性質改變」，只是指香港自1997年後，由英國殖民地回歸中國主權統治，英國專業學會在香港的新政治主權下，已往的宗主國專業學會的性質已有所變化而已，與專業資歷並無關係。事實上，其他英國專業學會(如會計及法律專業等)也一樣，但並不影響其國際專業地位。

英國特許建造學會在本港歷史悠久，人才濟濟，對建造業貢獻良多。本會於1997年成立，亦有賴當時英國特許建造學會在香港的會員策動和鼓勵，故此我們對該學會是絕對尊重的。上述文句修辭過於簡略，有可能令讀者誤解，就此所引起的誤會和不安，我們深表遺憾，並謹此致歉。

New Rules on Establishing Construction Project Services Enterprises in China Will Create Investment Opportunities for Foreign Investors

Lovells International Law Firm



Introduction

1. On 19 September 2005, the PRC Ministry of Construction (“MOC”) issued a draft of the Administrative Regulations on Foreign-invested Construction Project Services Enterprises (the “Draft Regulations”) in order to solicit public comments. The deadline for submitting comments is 15 October 2005.
2. Since China’s accession to the World Trade Organisation (“WTO”), the MOC has issued Decrees 113, 114 and 116 in order to create regulatory paths for foreign investors to establish foreign-invested enterprises (“FIEs”) to engage in construction works, engineering, construction design and urban planning activities in China. The Draft Regulations will supplement the existing PRC construction regulatory regime, and will widen the range of construction industry sectors in which foreign investors are permitted to set up local entities. If the Draft Regulations are issued in their current form, after 11 December 2006, foreign contractors will be permitted to establish FIEs to engage in the provision of construction supervision, tendering agency and cost surveying services.
3. For the purpose of understanding the Draft Regulations, we have set out below an overview of the Draft Regulations and our comments on the Draft Regulations.

Primary contents of the Draft Regulation

4. Article 2 defines the basic scope of application of the Draft Regulations: they apply to the establishment of foreign-invested construction services enterprises in China and to applications for qualifications by such foreign-invested construction services enterprises. According to Article 3, “Construction Project Services Enterprises” refers to construction project supervision enterprises, construction project

tendering agencies and construction cost surveying enterprises. Article 3 of the Draft Regulations further states that Foreign-invested Construction Project Services Enterprises may take the form of Sino-foreign equity joint ventures (EJVs), Sino-foreign co-operative joint ventures (CJVs) as well as wholly foreign-owned enterprises (WFOEs). In other words, the whole range of traditional foreign direct investment vehicles are available. It is important to note, however, that the Draft Regulations provide that in the case of EJVs and CJVs, the Chinese investor must hold at least 25% of the equity interests.

5. Pursuant to Article 4 of the Draft Regulations, the procedures for foreign investors to set up Foreign-invested Construction Project Services Enterprises involve obtaining the Foreign-invested Construction Service Enterprise Approval Certificate issued by the relevant Ministry of Commerce (“MOFCOM”) authorities and then filing an application for registration with the relevant Administration of



Industry and Commerce (“SAIC”) to obtain a PRC business licence. Subsequently, the Foreign-invested Construction Project Services Enterprise must proceed to apply to the competent construction authorities under the MOC for the corresponding construction project services qualification.

6. As with entities created pursuant to MOC Decrees 113 and 114, the Draft Regulations outline a two-step approval process. Pursuant to the relevant provisions in the Draft Regulations, the establishment of Foreign-invested Construction Project Services Enterprises is subject to the approval of the MOFCOM authorities, who must seek the opinion of the relevant MOC authorities.
7. As with the procedures specified in MOC Decrees 113 and 114, the establishment approval and subsequent qualification application procedures are administered by MOFCOM and MOC at different hierarchical levels, depending on the grade of qualification applied for by the to-be-established Foreign-invested Construction Project Services Enterprise. If the entity seeks a Grade A qualification, the MOFCOM and MOC authorities at the central level will be responsible for issuing the establishment approvals and dealing with the subsequent qualification application. However, if the entity only applies for a Grade B or a lower grade of qualification, it will be the local MOFCOM and MOC authorities at the provincial (or equivalent) level that will be involved in the establishment and qualification approval process.

New path to project management (PM) works

8. According to the Draft Regulations, Foreign-invested Construction Project Services Enterprises are, after establishment, required to apply for the relevant construction project services qualification. As with MOC Decree 113 and 114 entities, Foreign-invested Construction Project Services Enterprises

must comply with the same qualification requirements as are applicable to domestic Chinese construction project services enterprises. This “level playing field” rule has created grave concerns among foreign investors with respect to MOC Decree 113 entities set up by foreign investors, given the onerous registered capital requirements for higher grades of construction works qualifications. Although a MOC Decree 114 entity has a much lower registered capital requirement, as compared to a MOC Decree 113 entity, applications for formation of MOC Decree 114 entities have not been accepted to date by MOC, ostensibly due to the absence of any Implementing Rules for MOC Decree 114.

9. In general, as compared with MOC Decree 113 or 114 entities, a Foreign-invested Construction Project Services Enterprise is subject to less challenging qualification requirements. For example, the minimum registered capital requirement for a Grade A construction supervision company, tendering agency or construction cost surveying enterprise is only RMB 1 million (equivalent to USD 123,300), which is one attractive feature for foreign investors.
10. The Draft Regulations may also provide a useful “back door” route for foreign investors to engage in project management (“PM”) services on China projects depending on the content and timing of promulgation of pending amendments to the PRC Construction Law. According to MOC Decree 200, foreign enterprises or even FIEs are not allowed to provide PM services in China unless they hold one or more of the “six qualifications”: namely those relating to surveying, design, construction works, construction supervision, cost surveying or tendering agency. Until the Draft Regulations are promulgated, foreign investors will only be able to obtain construction works or engineering design qualifications, by means a Decree 113 or 114 entity. If the Draft Regulations are passed in the current form, foreign enterprises will have a wider choice as to the type of vehicle they can use to meet their business objectives by performing other construction-related services in China.

Timeframe

11. It is important to note that Article 18 of the Draft Regulation provides that applications for the establishment of Foreign-invested Construction Project Services Enterprises will not be accepted until 11 December 2006. This is in line with China's WTO commitments. According to China's WTO accession commitments, construction-related services industries will be opened to foreign investment five years after China's accession to the WTO.

Conclusion

12. In conclusion, the circulation of the Draft Regulations can be seen as a positive step in the direction of further opening up the PRC engineering and construction market to foreign investment. Compared with MOC Decree 113 and 114 entities, Foreign-invested Construction Project Services Enterprises will have the lowest minimum investment of all the construction-related foreign investment vehicles, and will provide spin-off benefits in terms of rights to engage in PM. The only downbeat aspect of the Draft Regulations is the long lead time between now and December 2006. However MOC should be commended for its transparency and for giving potential foreign investors a foretaste of the changes to the regulatory regime ahead, so that they can plan their China businesses accordingly.

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