

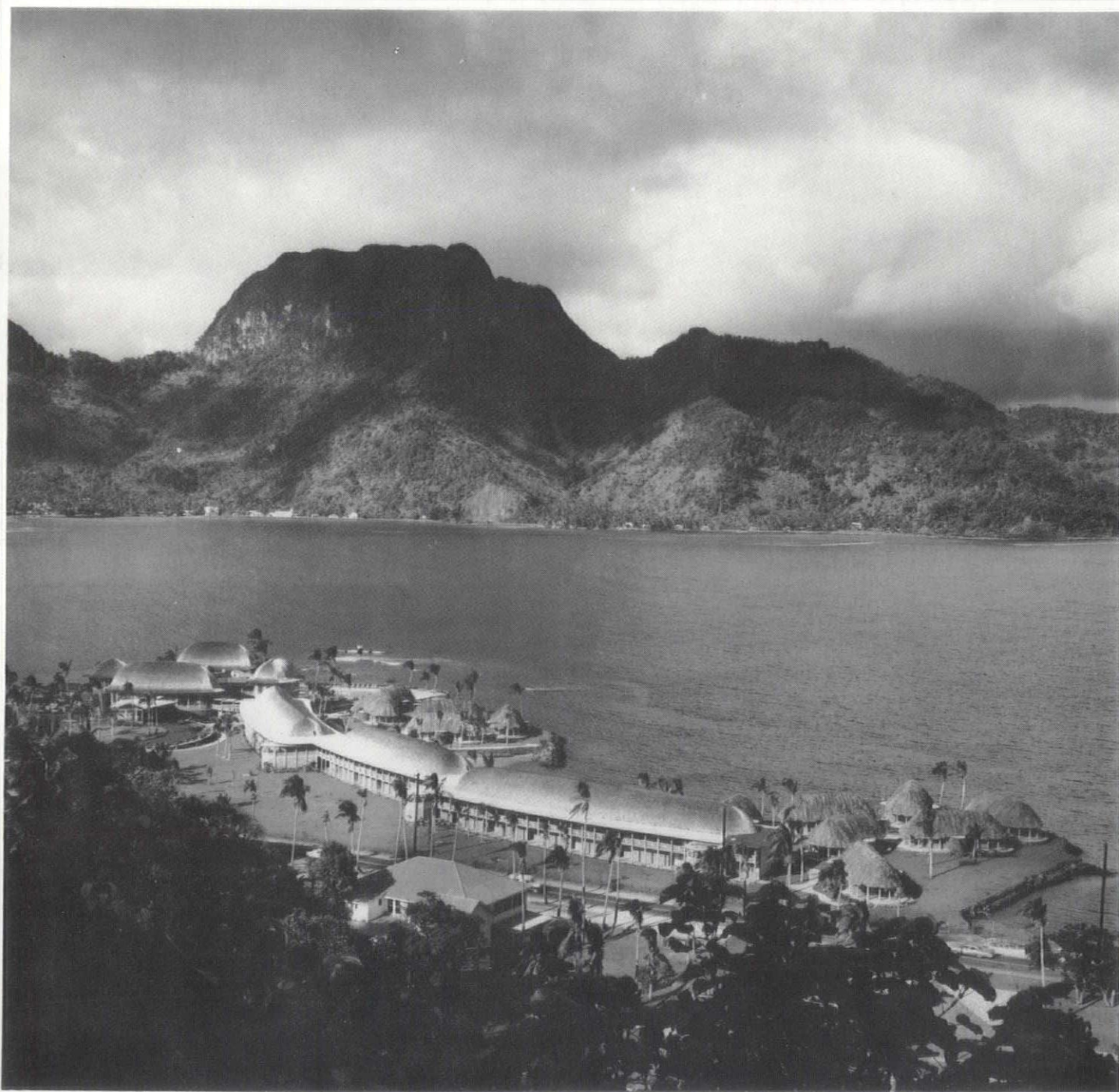
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Volume 10, No. 5

May, 1981

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All correspondence should be directed to:

Hawaii Society/AIA
233 Merchant Street, Suite 200
Honolulu, Hawaii 96813

Beverly McKeague
Executive Secretary
Phone (808) 538-7276

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Art Director
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Published monthly by:

Crossroads Press, Inc.

863 Halekauwila Street
P.O. Box 833
Honolulu, Hawaii 96808
Phone (808) 521-0021

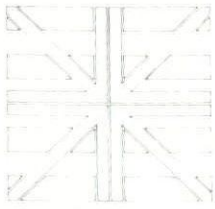
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Headlines

HS/AIA Meetings and Students

by DONALD D. CHAPMAN, AIA
President, Hawaii Society/AIA

Mahalo nui loa to our Student Affiliates from the Manoa Campus for saving the business meeting on March 19 and also the EXCOM's bacon. Quorums are difficult to come by in this society, and are especially so when you are asking members to make hard decisions concerning their pocketbooks. It is easier all around to not show up and let the issue die for lack of said quorum.



Donald Chapman, AIA

Knowing we would have this difficulty, I placed a long distance call to Ron, who referred me to Nancy, who referred me to little Amy, who Jimmy said was too busy meeting a third grade thesis deadline entitled, "The Imminent Dangers of Nuclear Reactor Proliferation In Emerging Fourth World Nations," to be of assistance to the EXCOM at this time. Rejection! Dejection!

Not knowing what else to do, I turned on the personal computer to LOGIC mode and received: "Students part of voting membership, therefore place on agenda along with dues increase, a resolution to do away with student vote, therefore assuring quorum — end logic problem." Having solved Problem No. 1, Problem No. 2, "How To Keep Cool and In Control of Meeting So That Order of Agenda Is Not Switched From the Floor After Quorum Is Established, With Possibility of Student Vote Being Abolished First, Thereby Leaving Lack of Quorum, Resulting in No Legal Meeting To Discuss Proposed Dues Increase," was programmed. The computer response to this was much more scientific: "Rely on copy of O. Garfield Jones' *Parliamentary Procedure At-A-Glance* — and a lot of luck."

Well—maybe not exactly how the meeting was conceived, however any port in a storm. The EXCOM sincerely thanks all who attended, discussed the issues, and voted for a two-year assessment. It gets us over the monetary hurdle, brought about by our forced office relocation and preparations for the 1982 National Convention, without disrupting ongoing projects. By the way, if you haven't visited your new HS/AIA home, make it a point to drop by. You will be pleased — designed by some guy named Frank Gray.

Speaking of students, with vacation time approaching, try to remember how good it felt when you were hired for the summer, and do the same for them. It is usually a very pleasant way of repaying your early professional dues. Also, any thoughts on how we may achieve a greater interaction between the campus and our offices would certainly be appreciated and given serious consideration.

Another "Ask not what your AIA can do for you, but what you can do for your AIA." This month's Mahalo Award goes to Legislative Committee members Maurice Yamasato, Dennis Toyomura, and Art Kohara. These three, along with members of the CEC Legislative Committee, have and are spending untold hours researching, lobbying, and testifying on issues of vital concern to the design profession. Results to date are encouraging — mahalo.

For years we've had overseas A&E firms, usually from the Mainland, coming into Hawaii and opening branch offices, joint ventures, or new practices. Some last but a short time, while others live on to become a part of Hawaii's design establishment. As a possible means of evening out the back-and-forth flow of Hawaii's economy as it affects our work, or as a means of expansion, many of us have kicked around the idea of doing work away from our shores. The first questions one usually asks are "What do I have to offer? Where and how do I start? How can I fit into the political, monetary and social system? Do I really want to take the plunge and hang in there until the pioneering produces results?" Hard questions indeed. However, it is being done.

This issue features articles by members of Hawaii's design professions who have, through ability and a pioneering spirit, succeeded in establishing themselves beyond our shores. I believe most of you will agree that there is something both dynamic and romantic about buzzing off to build in faraway places. I know you will find the following articles by several of those doers stimulating. They are definite proof to the rest of us that it can be done.

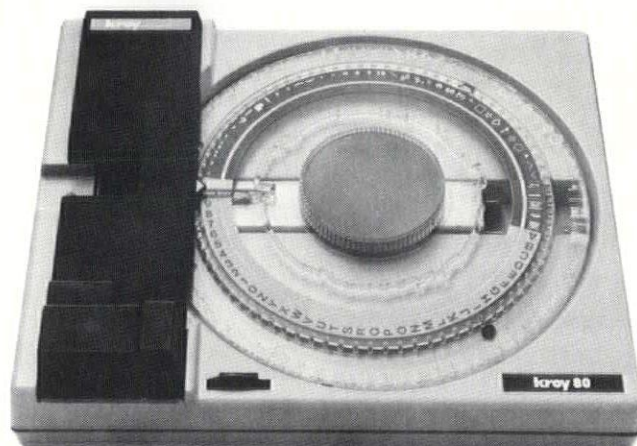
Finally, I'm glad the business meeting is pau. Thanks for the quorum and the vote. HA

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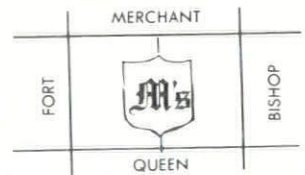
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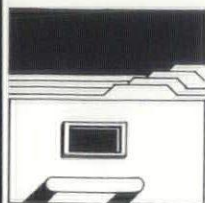
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Technical Problems In Overseas Construction

by **GEORGE V. WHISENAND**

Senior Partner

Wimberly, Whisenand, Allison, Tong & Goo

It has been my good fortune to be closely involved in the design and construction of buildings during the past 25 years in the following countries: Japan, mainland China, Hong Kong, Philippines, Singapore, Peninsula Malaysia, Thailand, Sabah, North Borneo, Indonesia, Sri Lanka, Australia, New Zealand, Fiji, Western Samoa, American Samoa, Tahiti, Bora Bora, Guam, and the Trust Territory. The major difficulty in writing a lucid but brief account of my experiences is the great diversity found over such a huge expanse of land and ocean. So, I will try to stick to basic principles.

Let us consider first the degree of sophistication in the building technology with which we would work. This will range from the exceedingly high level of Japan, Australia, New Zealand, and Singapore down to primitive levels where, to avoid embarrassment, I will mention no names. My first comment is that, regardless of how primitive the technology of a given area may seem to the sophisticated eye, never dismiss it as unsatisfactory or to be ignored. Remember that — for good reasons — the local building industry has been doing that way and successfully for a long, time.

Some of the materials and methods will appear so primitive as to curl your hair but, after a bit of investigation, you may find that, within their context, they make sense. On the other hand, you may discover that even in a high-technology area, such as Japan, you will be shocked by either design criteria or ways of using materials which are either obsolete or very inefficient by U.S. standards. The problem then becomes a matter of judgment, flexibility, tact, and diplomacy in deciding what local materials and techniques to follow and how many U.S. or foreign ideas to introduce.

In observing the work of other firms, both U.S. and foreign, my general comment is that they tend to take too heavy a hand and ignore local ways which would do the job just as well.

In researching the construction technology of an area in which I have not previously worked, my first attention is directed to the materials which are in common use and ample supply. If the materials are there, a little design ingenuity can always be used to combine them in a way which will produce both a better functioning building, a more aesthetically pleasing building, and a building which will look

as though it truly belongs where it is and not some foreigner's weird idea of what the local people should have been doing.

My attention is next directed to the pay scale and skills of the local labor. At this point, let me inject an absolutely iron-clad rule. Beware of trying to introduce foreign labor-saving materials and techniques. In a country where the wage scale for skilled labor is the equivalent of \$US1.50 per day, with no fringe benefits, as opposed to \$US15 an hour plus 50 percent fringe benefits, you are living in a different world. The ratio is \$US1.50 a day local to \$US180 per day, or a ratio of 1 to 120.

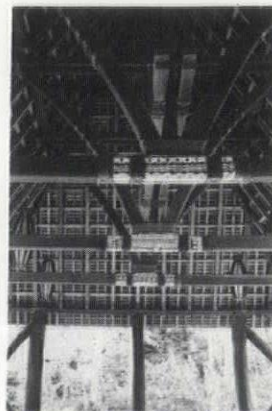
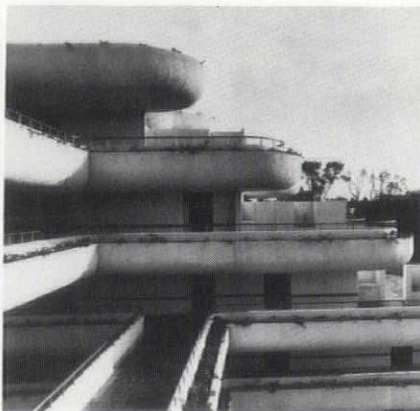
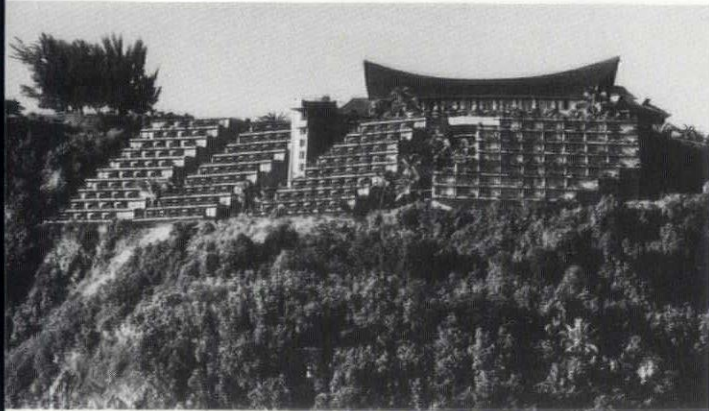
In addition, undeveloped nations have high unemployment rates. Nobody is going to thank you for putting a whole lot of people out of work. About the only justification for producing a building design which requires high technology to produce in an undeveloped nation is:

1—An education pilot program from which the local industry can learn and adapt to their needs.

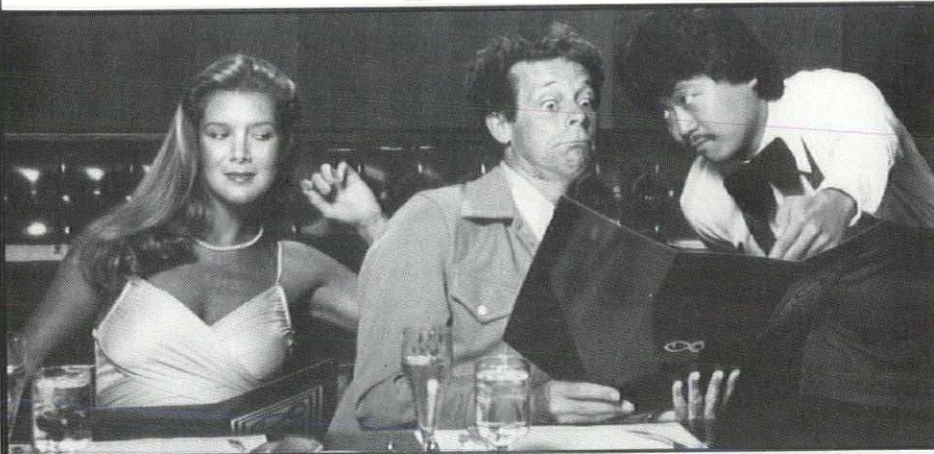
2—A high priority, tight schedule project where a shortened construction time is essential.

It has been our experience that

Wimberly, Whisenand, Allison Tong & Goo projects, left to right: Tahara'a Tahiti Hotel, Tahiti; Shangri La Garden Wing addition, Singapore; Interior of the Fijian Hotel, Fiji.



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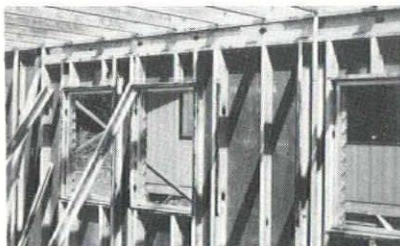
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even semi-skilled local workmen are surprisingly teachable if they are approached in the right way. Whenever we wish to use a material with which the labor force is familiar but needs added training we bring in one or two skilled American workmen, not foremen or white collar guys who stand around telling people what to do, but men who bring down their tools and act as working lead men showing how it is done — not trying to *tell* the locals how it ought to be done. This system really works. Production goes up dramatically, and the results are uniformly good.

A few words about the relative construction costs in a high-wage rate area such as the U.S. and a low-wage rate area. If we assume the U.S. base at 100 and the foreign wage rate at a modest 50 percent of U.S. wages or even down to the percent described in a previous paragraph, what is the overall effect?

1—There will be many more workmen on the foreign job.

2—Their labor efficiency will vary from 50 to 75 percent of U.S. standards.

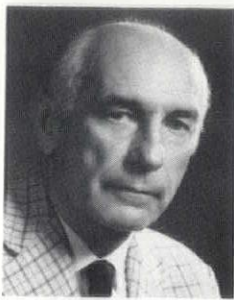
3—There will be a higher ratio of non-productive supervisory personnel on the job.

4—All imported material and

WWAT&G: Cuscaden Road Condominium, Singapore.



HAWAII ARCHITECT



equipment — and this is a big factor — will cost more.

5—Things will mysteriously disappear between the loading dock and the job site.

The net result will be a final construction cost of an absolute minimum of 80 percent and probably closer to 90 percent of U.S. costs. This is, of course, not true of small-scale residential or commercial buildings where the entire job is done native style. But it will definitely be true on buildings of the type where a U.S. architect/engineer or construction management firm is involved.

In conclusion I would sound a note of caution to any U.S. A&E or construction firm contemplating entering the foreign field. You will have a lengthy learning curve. Don't expect to start making money from day one. I have only discussed the technical problems. In addition, there are legal, financial, logistics, staffing and tax problems that can pin you in a lot harder than the technical ones.

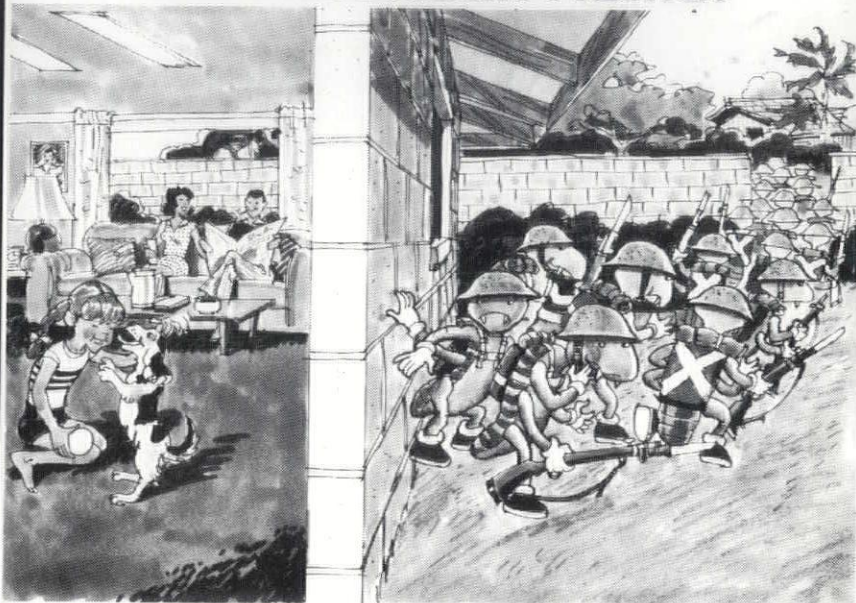
In passing, our firm has done no work in the Middle East or Arab countries. This is a completely different world. Nothing which I have said can be considered in any way applicable. HA

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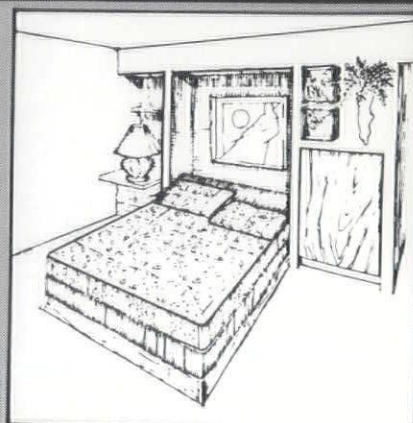
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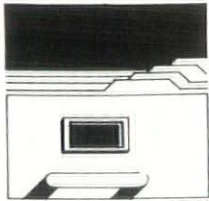
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Playing in Someone Else's Backyard

by GREGORY TONG, AIA

Vice President

Wimberly, Whisenand, Allison, Tong & Goo

The following comments are based on Gregory Tong's many years of negotiating architectural contracts in some 20 Pacific Rim countries (including mainland China, but not discussed herein because the generally accepted rules of international trade are not applicable).

In a very broad sense, we are speaking about the balance of trade. This may sound a bit strange for we traditionally think of ourselves as architects providing services to our client and getting paid for those services — neat and simple, without the connotations of international politics.

Architecturally speaking, America is a young nation. As such, we have always stayed at home to build our own cabins and thought little of exporting our services. Oh yes, the U.S. traded with other nations, but primarily with agricultural goods, machinery, and products.

It wasn't until the aftermath of the heyday of space technology that America began in earnest to sell information. Even then the architectural profession was, and is, lagging far behind in taking the initiative to export its services. While there are few statistics available, it can be estimated that less than 1 percent of the nation's architects

do work abroad.

There are very good reasons for this phenomenon; namely the disincentives of the U.S. government, registration laws, taxes, currency controls and foreign exchange, fees, and accounts receivables.

FOREIGN EARNED INCOME ACT OF 1978

The 1976 Congress virtually eliminated the policy of exempting most or all of the income earned by Americans overseas from U.S. taxes. This act became a major disincentive to employment of U.S. citizens overseas, much to the advantage of other foreign nationals. For example, Canada underwrites the traveling expenses of her architects seeking work abroad.

The direct impact is the loss of opportunity for American architects to specify U.S. products. This can be dramatically illustrated if 500 American Standard plumbing fixtures were installed in a Singapore hotel only because the architect happened to be an American.

REGISTRATION LAWS

Most Asian countries, together with Australia, New Zealand and some of the South Pacific nations, have or had very strong ties with the British Empire. Therefore, it is not unusual to find their registration

laws patterned after the British system with similar language and connotations.

In order to contract to provide full architectural services, one must be registered in these countries. Fortunately, such registration is more frequently a formality than a matter of substance. Proof of registration in the U.S. indicates that you are technically qualified and the rest is a matter of paying a registration fee.

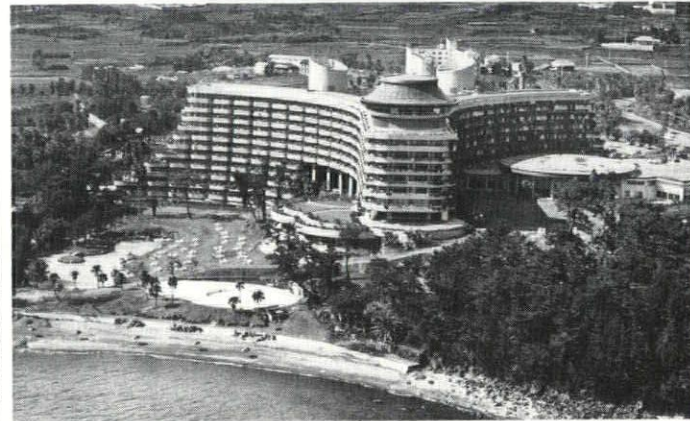
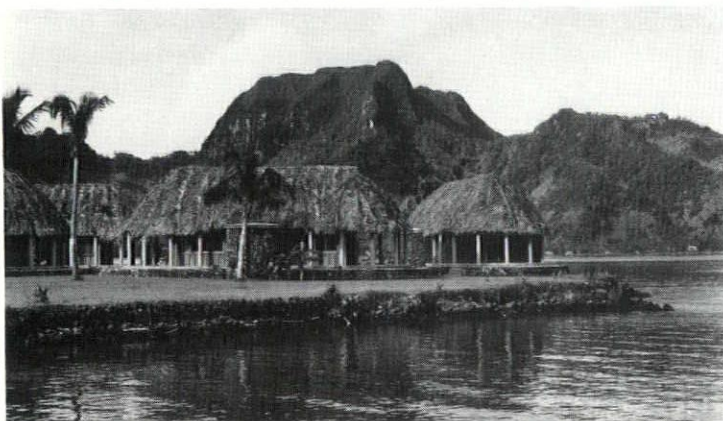
However, not all countries encourage foreign architects. Those countries are protective of their own, and forbid foreigners from practicing. Under these conditions, a U.S. architectural firm must associate with a local firm who becomes the "architect of record" and is credited with the work and sometimes a disproportionately higher fee. Registration in a foreign country usually means registering all the principals of that firm.

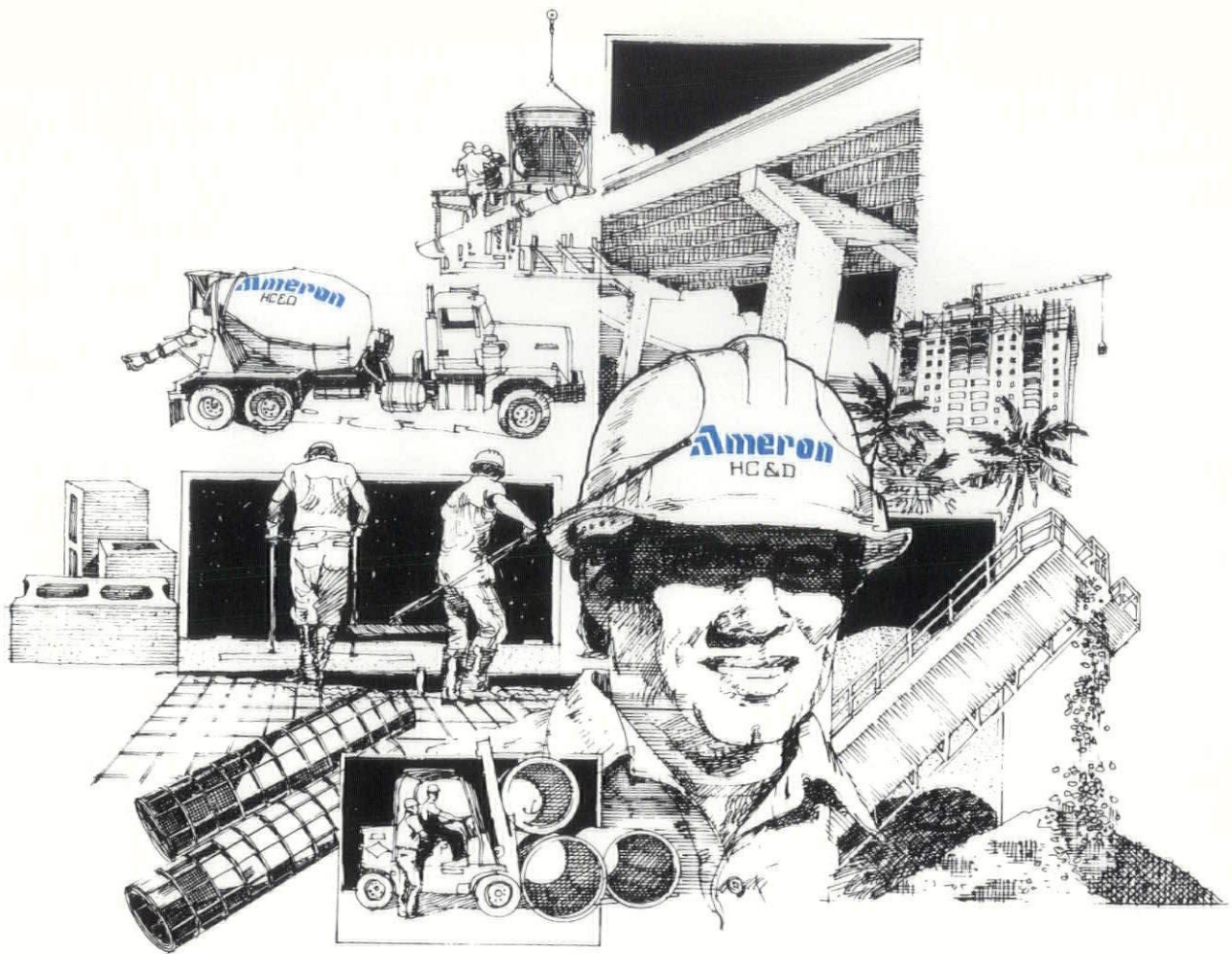
TAXES

For U.S. architects working abroad, taxes are levied on your fee not only by the U.S. government but also by the host country. The U.S. architect usually pays the taxes of the host country first and should the U.S. tax be at a higher rate, the architect must then pay the balance owing.

There is also, in some countries, a

Left to right, WWAT&G projects: Pago Pago Hotel, American Samoa; and Ibusuki Kanko Hotel, Kagoshima, Japan.





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withholding of as much as 40 percent of your fee during the life of the project until it can be finally assessed what your actual tax should be and it is subsequently deducted from the withheld 40 percent.

This can have a serious adverse effect on your cash flow should the drawings and construction of the project extend for a long period of time.

As it more closely relates to architects from Hawaii, the Hawaii state tax is exempt for work that you physically produce in a foreign country, but work that is produced in Hawaii is taxable at the 4 percent rate. Since most foreign clients are not familiar with paying a state tax in addition to a federal tax, the Hawaii state tax is always a bone of contention and causes much friction, far more than its value. It is simpler to waive this Hawaii 4 percent tax rather than go through the hassle of lengthy explanations. Notwithstanding this waiver, however, is the fact that you must still pay the state tax, thereby lessening your fee.

CURRENCY CONTROL AND FOREIGN EXCHANGE

Closely connected with the subject of taxes is the subject of cur-

rency control and foreign exchange. Only in countries that are considered free ports, such as Hong Kong and lately in Singapore, are you allowed the free flow of currency. Even the U.S. has restrictive laws regarding the flow of currency. While a U.S. citizen is able to bring back to the U.S. any amount in the form of a check or written instrument, the U.S. Customs will only allow the inflow of a maximum of \$US5,000 in cash or its equivalent in foreign currency without declaration. This is our government's method of discouraging unreported income.

Non-free port countries (this applies to a great majority of the foreign countries) will usually allow you to take out what you originally brought in, but everything else must go through the foreign exchange commission and be subject to taxes. This is usually the client's obligation but application must be made ahead of time to allow your client to send money out of the country to pay for your services. It is no less a task even if you request that your fee be paid in the local currency. The conversion of foreign currency to U.S. dollars or vice versa can result in a loss of 1 to 2 percent in the exchange.

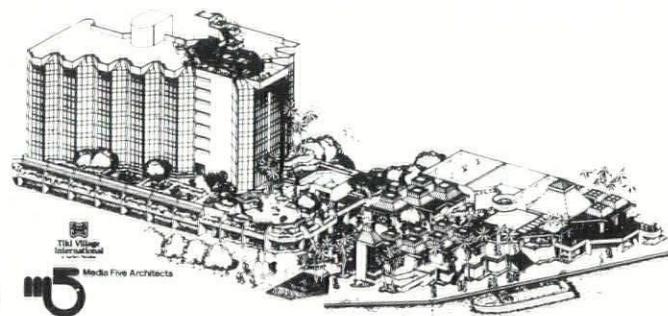
Devaluation of currency can be a serious problem during periods of monetary instability, compounded by the inability to move currency quickly. In most countries, large sums of local currency in your possession upon leaving that country, can be confiscated together with endless forms of red tape resulting, in more severe cases, in detainment and imprisonment.

FEE STRUCTURE AND CONTRACTS

Again, the British system seems to prevail, and the language is somewhat strange. For example, variations mean extras or deductions; bill of quantities is material take-off; quantity surveyor is equivalent to our estimator; in-principal approval equals approved schematic; obtaining tenders means taking bids; dilapidation equals remodeling; conditions of engagement is our owner/architect agreement; secondary consultants refer to our normal architect's consultants such as structural, mechanical and electrical engineers.

By far the most prevalent method of fee compensation is the percentage method familiar to all of us. These percentage fee schedules

Top left, Sam Chang Architect & Associates Inc.: Chiang Kai Shek (CKS) International Airport, Taiwan.
Bottom left, Peter Hsi Associates Inc.: Hotel Dacca, Bangladesh.
At right, Media Five Architects: Tiki Village International Resort Complex, Surfers Paradise, Australia.



FEE SCHEDULE — PERCENTAGE BASIS

	Up to 50,000	Up to 100,000	Up to 250,000	Up to 500,000	Up to 1,000,000	Up to 2,500,000	Up to 5,000,000	Up to 10,000,000
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Warehouse, Parking Buildings, Shelters, Industrial Buildings	7.25%	7%	6.75%	6.5%	6.25%	6%	5.75%	5.5%
GROUP 2								
Ambulance Station, Apartment House, Bank, Club, Classroom Building, Cafeteria, Department Store, Exhibition Building, Factory, Flats, Fire Station, Gymnasium, Hall, Hostel, Hotel, Indoor Recreation Building, Library, Motel, Municipal Centre, Office Building, Police Station, Post Office, Service Station, Shopping Centre, Shop, Sports Pavillion, Stadium, Storage (special), Swimming Pool, Transport Terminal, Government Administration Buildings	7.75%	7.5%	7.25%	7%	6.75%	6.5%	6.25%	6%
GROUP 3								
Art Gallery, Broadcast Studio, Church, Court House, Hospital, Jail, Kitchen, Laboratory, Medical Centre, Museum, Theatre, Library	8.5%	8.25%	8%	7.75%	7.5%	7.25%	7%	6.5%
GROUP 4								
Individual House, Landscape Design	9%	8.5%	NEGOTIATED					
GROUP 5								
Furniture, Interior Design	14%	12%	NEGOTIATED					
Where the cost of the work falls between the listed amounts, apply the next lower percentage to the overage.						Total Project Construction Cost \$535,000		
Example: Type of project: Shopping Centre						\$500,000 @ 7% =	35,000.00	
Group: 2						\$ 35,000 @ 6.75% =	2,362.50	
						Basic Fee	<u>37,362.50</u>	

are not unlike those used by U.S. architects before the consent decree invalidated those schedules. Projects are divided into similar groups based on complexity coupled with a sliding scale based on cost of construction. These range from 5.5 to 9 percent. (See chart this page.)

Cost base compensation is too complicated and sophisticated to attempt with clients who are far more interested in the bottom line than the mastication of details. The professional fee plus cost method is virtually unknown, and the lump sum fee is an outgrowth or an aftermath of the percentage fee.

Similar to the American system, on projects where the scope of work is not easily defined, 2½ times salary costs (not the 2½ times direct personnel expense which takes into consideration the fringes) is used as the multiplier of cost method. The terminology "DPE" and its use can be quite confusing.

Should a U.S. architect associate with a local architect, he should be aware that his fee is usually not a part of the local architect's fee, but in addition to. This provision can be found in the local architect/client

agreement. This makes the engagement of the U.S. architect that much more difficult. His services are only justified if he can bring a certain otherwise unavailable expertise to the project.

In certain foreign countries, signed contracts are only good and valid as long as that signatory person is good and valid in that firm. Departures in the event of death or dismissal may relieve the firm of obligations to honor the contract. The use of the "chop" or stamped character signature, sometimes used by non-English speaking Asians, can be unnerving when one realizes that these "chops" can be manufactured and bought on-the-spot from any street corner vendor.

These little known quirks, peculiar to only certain countries, can result in heavy losses in non-collectible fees.

Because of the tax laws in foreign countries, and unlike U.S. corporations that handle many projects under one entity, there is a great tendency to create a new corporation for every new project. This corporation would have its own board of directors and officers, and so forth, and more importantly, does not necessarily have any legal

ties with the parent organization even if the same people serve on the board. Under this system, this new entity could dissolve overnight, leaving you without a client. These are some of the risks in playing in someone else's backyard.

ACCOUNTS RECEIVABLE

Up to this point everything is achievable, however frustrating. We now come to the area that separates the men from the boys, the rock from the hard places, the wheat from the chaff, the proof of the pudding, and all the other cliches. This paragraph could rightly be entitled, "The Fast Shuffle". If you are the average U.S. architect, you have aged accounts receivable by as much as 90 days, and you also have heard all the excuses. Now, as a U.S. architect working in a foreign country, add these new ones to your list:

"The exchange rate is not favorable."

"The foreign exchange commission has not yet approved the transaction."

"The Export/Import Bank is still working on the loan."

"My Middle East investors have not yet consummated their oil deal."

"My temple priest says this is not

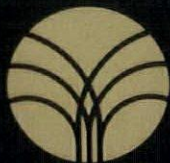
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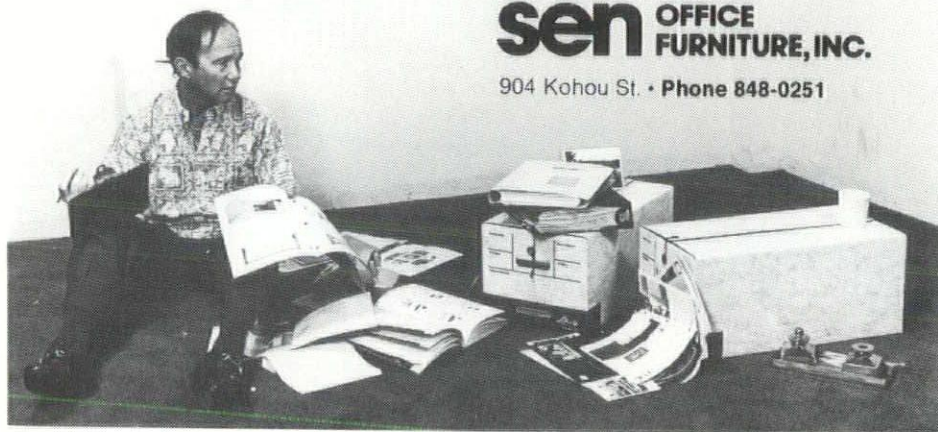
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Backyard

a good year to build."

There is an endless variety of explanations that could prevent your fee from leaving the country. This is not to say that all clients are not honorable; it is just that the long distance makes it impractical to be effective. With the distance, the foreign exchange and the mode of the client's operation, it is not unusual for aged accounts receivable to be six months, or even a year, in arrears.

SUMMARY

It is not surprising to find other architects working on your same project without your knowledge and that the client has commissioned you, not to the project, but instead to a competition. Especially in the Asian countries, competition with the locals and other foreign nationals is very keen and only those with proven track records are selected. The learning curve is extremely steep and the price high.

In order to secure commissions, a firm must be willing and able to send out a principal who can devote a significant amount of time to initiate business development and even serve as resident manager overseas. Clients from foreign countries expect to be dealing with the top man; anything less is wasting your time.

The rewards can be excellent for those projects that move ahead and are successful. Since a competitive atmosphere prevails, the chances of being commissioned to a successful project versus expending money on unsuccessful projects are not in your favor.

This is not the arena for the timid, the uninitiated, and those without strong financial staying power. Unless you have a serious long-range commitment to doing foreign work and a unique talent that is not locally available, my advice is "Don't play in somebody else's backyard." HA

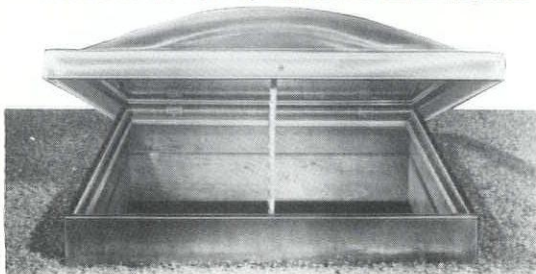


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To the Editors:

Your choice of a title for my article "McBryde-Robinson Doesn't Matter" is somewhat inaccurate in describing my views. A more appropriate title would have been "Robinson v. Ariyoshi Doesn't Matter." The latter is the case presently on appeal to the Ninth Circuit. The former, McBryde v. Robinson is the Hawaii Supreme Court decision which does have importance as the present guide to the Hawaii Supreme Court's attitude towards water rights.

WILLIAMSON B.C. CHANG
Univ. of Hawaii Law School

To the Editors:

I greatly enjoyed the article "The Path to Our Future" by Will Beaton and James M. Reinhardt. I find that I am frequently involved in conversations where the question is constantly asked, "What is Hawaiian architecture and how do you interpret it into high-rise buildings today?"

I further enjoyed the authors' interview with Elmer Botsai and the questions asked of him regarding identifying Hawaiian architecture.

The two articles each brought out excellent points and conflicted at the same time. I enjoyed reading them so much I have sent my copy on to clients who I know would enjoy reading it. Thank you.

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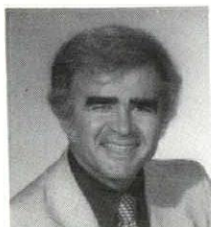
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The Landscape Architect in Asia

by **RAY CAIN**
Director, Landscape Architecture
Belt, Collins & Associates



Throughout Asia, the rapid development of all forms of business activity, including tourism, is creating a tremendous construction boom. Ample money is available; therefore, much of the construction consists of quality design and includes an attempt to create a better overall environment.

Singapore is the pacesetter in terms of creating a quality environment in Asia. Proper landscaping is no longer thought of as a luxury cosmetic to be brought in at the very end of the project for that "last-minute touch." The developers and architects, with and sometimes without government prodding, are allowing ample space for landscaping within their densely developed urban environments.

Several months ago I participated in an urban development seminar in Singapore and was pleased to see sincere interest in the value of proper landscape treatment. I presented slides of various Honolulu urban scenes such as the Financial Plaza, the Davies Pacific Center, and the Royal Hawaiian Center in Waikiki. These were of great interest to Singapore architects and developers. They were intrigued by photos of the creeping fig vine covering the 16-story Palo Alto condominium, the best example of what we have done in Honolulu to landscape a building with limited ground space.

Rarely a month goes by without an Asian group contacting our Honolulu office to ask if we will assist them in inspecting the various developments throughout our state. These people come here and learn a great deal about good development. They also see what to avoid.

Many of our initial client contacts were made by the late Walter K. Collins, who directed our numerous tourism planning projects during the late 1960s in Fiji, Taiwan, Malaysia, Singapore, Ceylon, and other Pacific Rim countries.

Another reason for the success we now have in obtaining foreign contracts is simply that until recently there weren't that many planners and landscape architects in Asia.

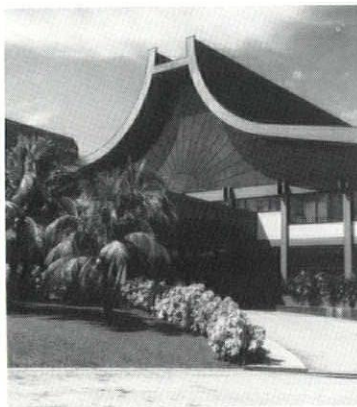
We have been fortunate to establish many good working relationships with architects throughout Asia. We have been able to sell ourselves as valuable contributors toward the proper treatment of the external areas.

Many of our Asian clients at first assumed that we could provide only planting plans. Now they are retaining us to handle all external work including hardscape items. Recently the atrium concept has tremendously influenced architects. As a result, many of our contracts include interior gardens that emphasize fountains and other internal landscape elements.

Large areas of such old cities as Hong Kong, Singapore, and Kuala Lumpur are being torn down to make room for urban renewal. The governments of these cities are often requiring that landscape architects be part of the redevelopment planning process to consult on the design of urban parks, roof gardens, and paved plazas.

When working overseas, we

Belt Collins & Associates landscape architecture projects, left to right: Atrium of the Shangri La Garden Wing addition, Singapore, WWAT&G architects; entry to the Rasa Sayang Hotel, Penang, Malaysia; Golden Sands Hotel, Penang, Malaysia.



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Photo by Jerry Chung (Pasop's Floating Restaurant)



Where a Square Paver fits Around a Round Pool

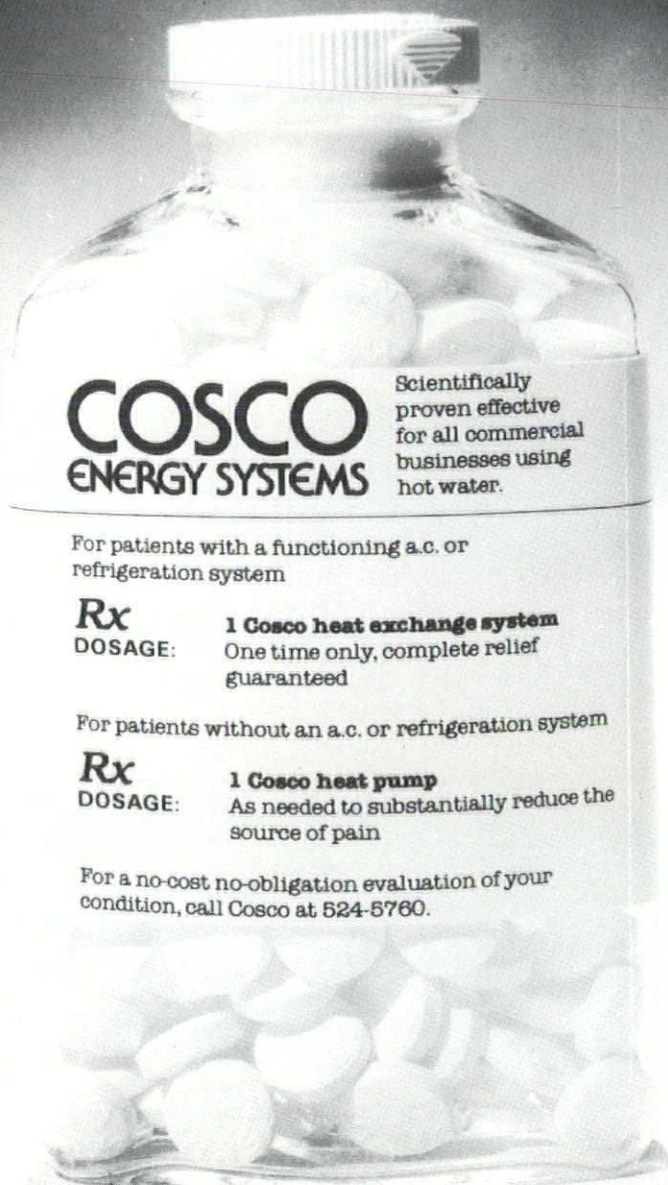
Actually, the pool at the Bruce Westfall residence is kidney shaped—but no matter, Custom Ceramic Tile, Inc. fit this ideal unglazed UPTM Ceramic Tile to fit and flow with the natural curves of the pool and the graceful outside perimeter.

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The L.A. In Asia

always try to collaborate with local consultants who are familiar with the landscape conditions of their particular country. If language is a problem, we find it best to communicate our ideas with sketches and reference photos. In some cases, our plans and specifications are in "comic book" form with very simple and graphic illustrations.

In some cases, our foreign colleagues have retained us for a minimum fee to review their landscape designs. We are delighted with this reverse role and the chance to assist their professional development.

Over the last few years, I have been quite active in the International Federation of Landscape Architecture (IFLA), a worldwide organization that is seeking to place landscape architecture in its rightful position as a design profession. It seeks to encourage the use of landscape architects in the various countries of Asia as these countries develop their urban environments, industrial subdivisions, and residential resort facilities.

Foreign work assignments, which are supervised by Don Vita, have been challenging for our staff. His policy is to send the individuals involved in these overseas projects to the job site whenever possible to experience conditions there firsthand. Chief landscape architect Alan Katsunai directs the overall department as well as the Hawaii projects that make up the bulk of our landscape architectural services. Katsunai feels that exposure to foreign projects is beneficial to our staff because it allows them an opportunity to exchange ideas with people in foreign countries — and experience has shown that all of us still have a lot to learn! **HA**



Laurels

Gregory L. Skog, AIA, project designer with the Maui office of Architects Hawaii, Ltd., was elected president of Planners, Architects



and Landscape Architects of Maui (PALM) at a recent meeting.

PALM's other 1981 officers include Calvin Higuchi, vice president; Bill Gossman, treasurer; and Wayne Pak, secretary.

Skog moved to Maui four years ago from Minnesota as a recent graduate of the University of Minnesota School of Architecture. His projects have included condominiums, detail work on several commercial structures, and the interior of Architects Hawaii's new offices in the Wells Street Professional Center in Wailuku. **HA**

Passive Solar Design Handbook

The State Energy Office recently received a two-volume Department of Energy report entitled, *Passive Solar Design Handbook*. Volume one deals with design concepts and volume two discusses design analysis. The section of passive solar cooling may be of particular interest to the local design community.

The set can be purchased from: The National Technical Information Service (NTIS), U.S. Department of Commerce, 5285 Port Royal Road, Springfield, Va. 22161. Price: \$13.25 printed; \$3 microfiche. **HA**

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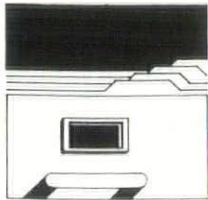
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Index

Tourism Development Planning in the Pacific

by ROBERT I. BUSH
Planner, AICP

Robert Bush served as senior planner to the Territorial Planning Office in 1959, and in this capacity coordinated the work of consultants John Child & Co.; Harris, Kerr, Forster & Co.; Belt Collins & Associates; and Harland Bartholomew & Associates in the formulation of the Visitor Destination Area Development Program.

In 1959, with statehood and jet age aviation on the horizon, the legislature authorized a planning study for tourism in Hawaii. This became the Visitor Destination Area Development Program, which eventually served as a model for comprehensive planning of tourism development in many parts of the Pacific.

The principal thrust of this statewide plan was to foster tourism development at selected areas on the Neighbor Islands, with the twin objectives of improving economic conditions on those islands and enhancing Hawaii's "visitor plant" by providing alternative and complementary experiences to centralized tourism in Waikiki.

The Visitor Destination Area Development Program was completed in 90 days, including an around-the-world, on-site analysis of successful and unsuccessful destination areas by John Child, which produced criteria for selection and planning of destination

areas in Hawaii. Those criteria were then applied by the planners, and a program of public works emerged which was aimed at attracting the private investment necessary to develop the proposed resort complexes.

By any reasonable measurement, the Hawaii plan was eminently successful. It was used as a guide by the administration and the legislature, and by the counties in preparing their Island master plans. Close to 100 percent of the private investment in tourism facilities on the Neighbor Islands between 1960 and 1970 conformed to the plan because private financing simply was not available for a project that did not conform.

Tourism developments at Kailua-Kona and Mauna Kea Beach on Hawaii, Kaanapali and Wailea on Maui, Kalapaki Beach (Kauai Surf) and Wailua (Coco Palms) on Kauai could never have taken place without state projects to relocate highways away from the shoreline, provide water, improve access roads, install boat launching ramps, and other proposals of the plan.

The 1959 Hawaii tourism program was translated into Japanese and used as model by the Japanese government. Tourism master plans were developed for

Western Samoa, Sri Lanka (then Ceylon), Nepal, Malaysia (including a national and five regional plans), Alaska, and portions of Fiji, the Philippines, Indonesia, Thailand, Singapore, Australia, New Zealand, Korea, and the Trust Territory.

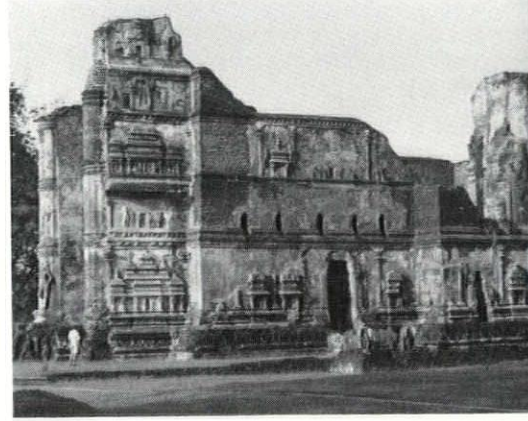
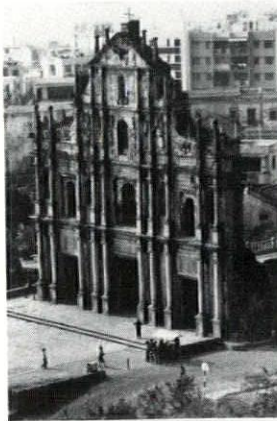
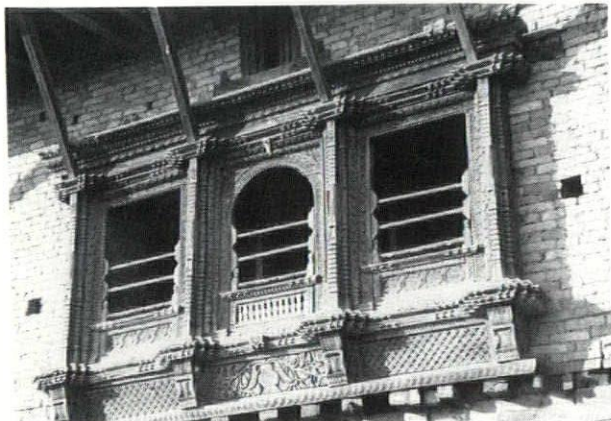
The Pacific Area Travel Association has sponsored "PATA Task Forces" to undertake studies of specific tourism development problems in Pokhara Valley, Nepal; Chiang Mai, Thailand; Jogjakarta, Indonesia; Sentosa Island, Singapore; Truk Island and Macau, and have scheduled similar projects for Kiribati (Gilbert Islands) and Tasmania, Australia.

A great majority of these Pacific nation tourism planning study teams and the PATA Task Forces have included professionals from Hawaii, including market analysis, planners, architects, and economists.

Since 1959, the team approach to tourism planning has widened to include consideration of social and economic impact and, most importantly, preservation of cultural heritage.

The function of the architect in the study team is to assist in evaluating visitor attractions of the area, to identify and illustrate unique architectural values, and to take the lead in recommending programs

Indigenous architectural forms, left to right: carved wood window frames of brick building, Pokhara, Nepal; remaining facade of St. Paul's Catholic Church, Macau; ruins of 1,200-year old temple at Anuradhapura, Sri Lanka.





for preservation of historic and cultural structures, use of craftsmen and traditional construction practices.

A frequent problem in planning for growth of tourism in a developing country is that of convincing the local authorities and entrepreneurs that their traditional designs and materials are great, should be preserved, and are what tourists want to see. Pete Wimberly has pounded tables in many remote reaches of the Pacific, emphasizing his concern for heritage preservation. It is an endless but frequently rewarding battle.

A frequent assumption in a developing country is that the international traveler wants to stay in a standard "international" hotel. To receive a four-star or five-star rating they assume the hotel must be of reinforced concrete, have elevators, air conditioning, and wall-to-wall carpets. I've seen some of the crummiest elevators, air conditioners, and carpeting you can imagine in hotels with top ratings, and yet brick buildings, handsome carved doors and window frames and shutters, ceiling fan ventilation and beautiful hand woven rugs would have been less costly, not require imports, and be much more pleasing to the tourist.

In Kathmandu, Nepal, raping of the architectural heritage by new hotels became highly visible a few years ago. Fortunately, the entire valley was then proclaimed an historic district, and now all construction must be of traditional materials and feature traditional design. This not only will preserve a very attractive city and the cultural flavor of many centuries-old buildings, but it will also conserve their limited foreign exchange rather than expend it on unnecessary imported construction materials.

HAWAII TODAY

As in all planning, once put to

use a plan or program must be periodically reviewed in the light of new trends and requirements. Unfortunately, this was not done in Hawaii. The original 1959 study produced a six-year program, with projections to 1970.

In 1967 the Hawaii Chapter, AIP, urged the legislature to update the Visitor Destination Area Development Program and \$50,000 was appropriated for this purpose. That was used for a mathematical analysis which, while useful, did not solve emerging problems.

Ten years later, in 1978, a more comprehensive plan for Hawaii's No. 1 industry was attempted by the state. That study report was submitted to the legislature last year, is still under review, and apparently no action will be taken on it this session.

Since 1959 approximately ten tourism planning firms in Hawaii have achieved a high state of recognition throughout the Pacific. It would be nice if, someday, this Hawaii-bred expertise were also utilized by the state. It hasn't happened in 20 years. **FA**

Keeping Hawaii Plastered

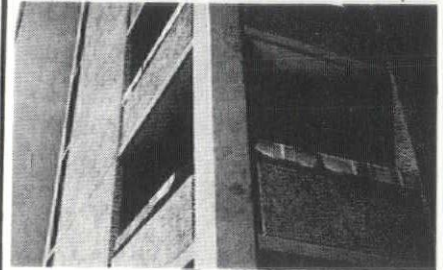


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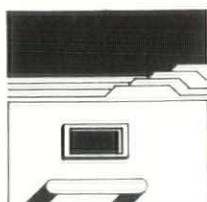
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Noise Level Impacts on Proposed Ewa Marina Residential Development

by MICHAEL J. LEINEWEBER, AIA

A number of years ago several Citizens Against Noise directors held a series of meetings with land use planners, the commanding officer and his staff at Barbers Point Naval Air Station, and representatives of the Campbell Estate on the matter of compatible land use zoning around the air station from the standpoint of noise.

Navy officials took the position that agricultural and heavy industrial zoning under the flight paths of the air station had been and would continue to be compatible with the present and future use of this military aviation facility. Residential development, they predicted, would result in a large increase in the number of noise complaints, which were relatively few.

The Campbell Estate asserted that if federal government restrictions on uses of lands surrounding the naval air station at Barbers Point reduced their land value, they must receive compensation for this loss. The federal government asserted that they do not restrict land use, and that land values would change as land use designation or zoning changes were implemented by appropriate jurisdictional authorities.

The appropriate authorities, and the actions that they must take, are outlined in the environmental impact statement for permit actions regarding the proposed Ewa Marina Residential Community Development at Honouliuli, Ewa, Oahu.

The environmental impact statement asserts that the proposed Ewa Marina residential project requires: redesignation of the state Land Use from current designation of Agriculture to Urban (granted by the state Land Use Commission on December 9, 1980); modification of the Detailed Land Use Map (DLUM) or adoption of appropriate development plan; establishment of the project area as a Special De-

sign District; revision of current City and County of Honolulu zoning designations; a Special Management Area (SMA) permit; and a permit from the Corps of Engineers to construct the proposed marina.

The foregoing requirements for the proposed project are actions that call for significant revision of long standing and existing land use policies and zoning conditions. These policies, and conditions, along with the present agricultural and industrial uses in the Barbers Point area, historically have existed over a long period of time. What is being proposed by MSM & Associates, a Colorado corporation, is that appropriate jurisdictional authorities in Hawaii permit the construction of a 1,100-acre residential development for 21,000 people located in an agricultural

and industrial area under the flight paths of an existing naval air station and international airport. See the "Noise Exposure Zones" illustration, showing typical noise exposure patterns in the vicinity of the naval air station.

Proper government planning and zoning decisions can prevent

"Open public, non-camping recreational type use ... could be permitted ..."

serious noise problems from developing, and prevention is almost always cheaper than the cure (See for example, "New legal squalls over jet noise," Business Week, November 24, 1980, p. 144; or "Airport Loses Appeal on Noise Claim Award," Engineering News Record, October 16, 1980, pp. 23, 24). In this case (See "Urbanization of 181

Noise Conflicts With Land Use

LAND USE	NOISE EXPOSURE ZONE		
	1 LOW NOISE IMPACT	2 MODERATE NOISE IMPACT	3 HIGH NOISE IMPACT
RESIDENTIAL, LOW DENSITY			
RESIDENTIAL MEDIUM DENSITY			
RESIDENTIAL, HIGH DENSITY			
SCHOOLS, HOSPITALS			
OFFICE			
COMMERCIAL			
INDUSTRIAL			
AGRICULTURE			
CNR	100-	100-115	115+
NEF	30-	30-40	40+
Ldn	65-	65-75	75+

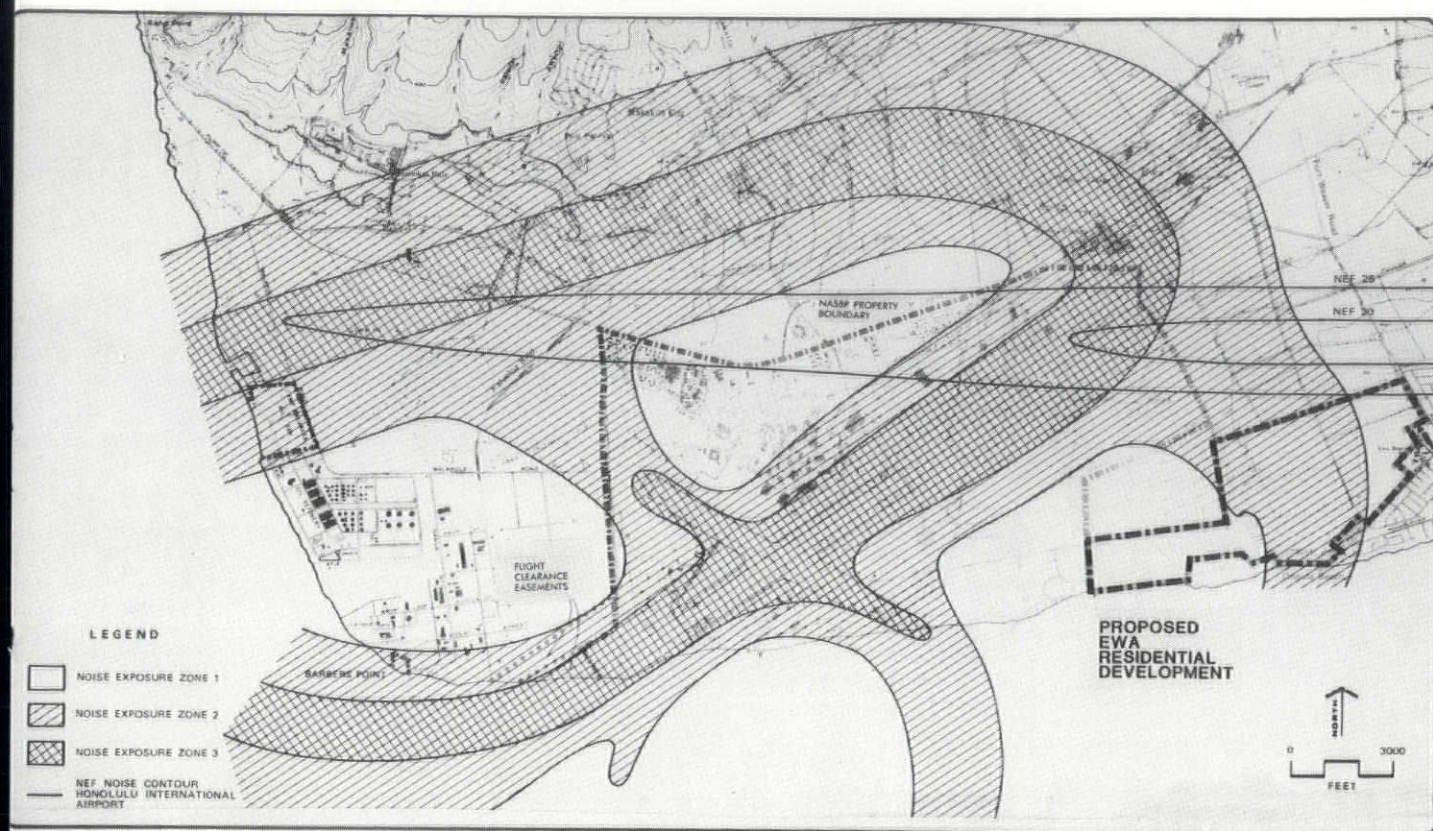
LEGEND

NO CONFLICT	LOW CONFLICT	MODERATE CONFLICT	SERIOUS CONFLICT

NOTE:

NOISE COMPATIBILITY REFLECTS OPEN VENTILATION COMMONLY USED IN BUILDING IN HAWAII.

HAWAII ARCHITECT



Noise Exposure Zones

...res of Ewa okayed," Honolulu Advertiser, Wednesday, December 10, 1980, p. A-6) the wisest zoning decisions would seem to be those not allowing human dwelling use (residential, apartment, hotel, and similar uses) within the areas impacted by the flight path noise. See the "Noise Conflicts with Land Use" table from the Air Installation's Compatible Use Zones (AICUZ) study for Barbers Point Naval Air Station.

Open public, non-camping recreational type use, such as a boating marina park or similar public recreational or entertainment type activity compatible with aircraft noise probably could be permitted without adverse noise impacts.

Government officials ought to

Government officials ought to make their decisions ... on unbiased, reliable studies and common sense ...

...ake their decisions in this case and others on unbiased, reliable studies and common sense, always keeping in mind that taxpayers pay for bad decisions made in their behalf. It may be appro-

priate for MSM & Associates to be required to indemnify the appropriate jurisdictional authorities as a result of any permits or approvals granted to MSM & Associates for changed land use, since residential and similar land uses are likely to result in lawsuits and award of damages to residents adversely impacted by aircraft operations out of Honolulu International Airport and Barbers Point Naval Air Station.

The noise impacts of these operations can be quantitatively assessed by further field measurements and studies to refine the 1972 noise study for Barbers Point Naval Air Station and the 1974 noise study for Honolulu International Airport. The appropriate jurisdictional authorities can choose to use or reject these studies and recommendations under their statutory police powers of land use and zoning control.

The study methodology used at the Honolulu International Airport, and referenced by Yoichi Ebisu in his article "Honolulu International Airport Noise Levels" in the February 1981 issue of Hawaii Architect, could provide convincing evidence of actual Ldn contours in the Barbers Point area. If properly de-

veloped over time, an objective and quantitative analysis could provide useful information to decision makers.

In exercising land use and zoning controls, authorities should consider more than the financial protection of landowning interests and speculators. Our authorities should also protect the health, safety, and welfare of the general public, home owners, and the taxpayer who may ultimately pay for land use and zoning decisions which benefit special interests.

The existing heavy industrial and agricultural land uses at Barbers Point are compatible with the noise impacts of continued air operations at Honolulu International Airport and naval air station facilities. Allowing increased residential uses in these areas will remove agricultural land from production, compromise the operation of two major air facilities, and create a public health noise hazard for future residents living in Hawaii's open air environment. We should exercise care in making land use and zoning decisions now that can, and have, resulted in public nuisance and injury suits for damages caused by inappropriate land uses.

TEST YOUR ENERGY

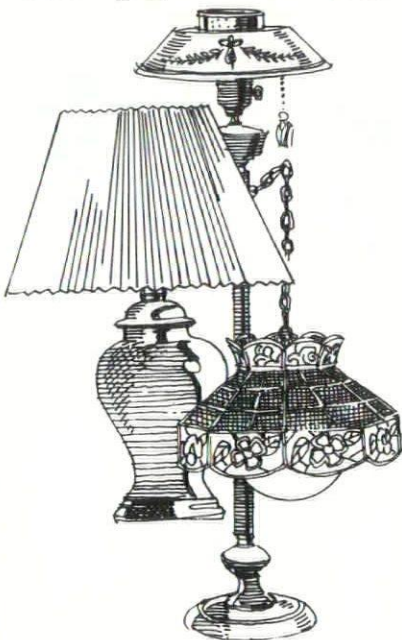
IQ

(Inflation Quotient)

If you know the correct answer to this question, you can help us fight energy inflation. Remember. Efficient use of electricity keeps costs down for everyone.

The biggest single users of electricity in a home are the lights.

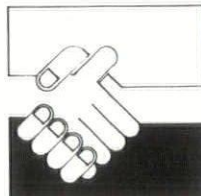
Yes ☐ No ☐



Answer: No. It is usually the water heater. Typically for a family of four, lights will use only 7% of all the energy used, water heaters about 40%. If you have any questions about the efficient use of electric lighting in your home or business, call us at 548-3511.

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New Members



CAROL HITOMI AOKI; Student Affiliate; School of Architecture, University of Hawaii at Manoa. Hobbies: traveling, stamp and coin collecting, jogging, skiing, music, martial arts.



JOANNE S. FUJITA; Student Affiliate; freshman, School of Architecture, University of Hawaii at Manoa. Hobbies: body surfing, running, aerobics, traveling.



PHILIP D. HAISLEY, JR.; Student Affiliate; B.F.A., University of Colorado at Boulder; sophomore, School of Architecture, University of Hawaii at Manoa. Hobbies: painting, hiking, swimming, diving.



COLLEEN MAHONEY; Student Affiliate; Ossipoff, Snyder, Rowland & Goetz; University of Hawaii at Manoa. Hobbies: sailing, scuba diving, tennis, racquetball, water and snow skiing.

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ARCHITECT: Boone & Associates
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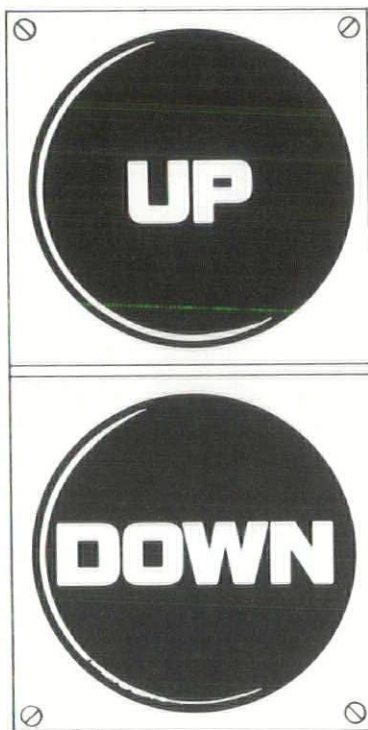
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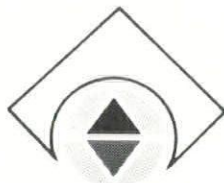
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