

SURVEYORS

ANNUAL DINNER

1993



The Hong Kong Institute  
of Surveyors



The Royal Institution  
of Chartered Surveyors

# **Levett & Bailey**

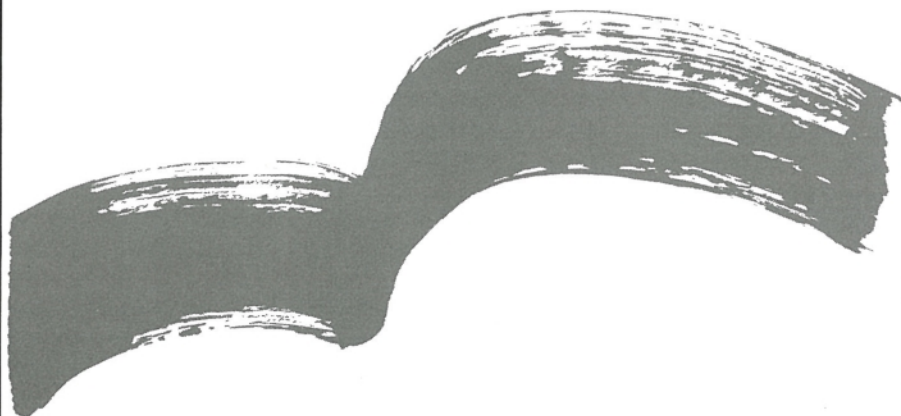
**Chartered Quantity Surveyors**

Asian House 11th Floor One Hennessy Road Hong Kong. Telephone: (852) 823 1823

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# P R O G R A M M E

Introduction by Master of Ceremonies

*Mr. Daniel Lam*

Address by the President,  
The Hong Kong Institute of Surveyors

*Mr. Michael Mann*

Dinner served

Toast to the Guests

Introduction of Guest of Honour by  
Master of Ceremonies

Address by  
His Excellency the Governor  
*Rt. Hon. Christopher Patten*

3

Vote of Thanks and Closing Address by  
*Mr John Peacock,*  
Chairman,  
The Royal Institution of Chartered Surveyors  
Hong Kong Branch

Toast to **The Royal Institution of Chartered Surveyors**  
Hong Kong Branch

and

**The Hong Kong Institute of Surveyors**



**DAVIS LANGDON & SEAH**

MESSAGE FROM THE GUEST OF HONOUR  
HIS EXCELLENCY THE GOVERNOR  
RT. HON. CHRISTOPHER PATTEN

I am delighted to be with you at tonight's Annual Dinner jointly organised by the Royal Institution of Chartered Surveyors, Hong Kong Branch and the Hong Kong Institute of Surveyors to celebrate another year of valuable service to our community. Hong Kong is one of the world's most exciting places in which to live and to pursue a career. Surveyors have done much to help make it so and will continue to have an important role in building Hong Kong's future.

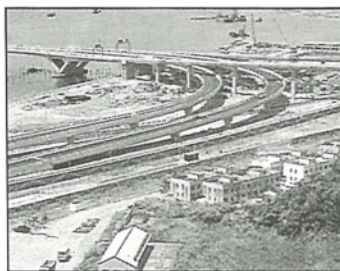


I commend the work done by the Branch and the Institute in promoting good professional practices and high standards of service in the surveying profession. I wish every one of you a most enjoyable evening.

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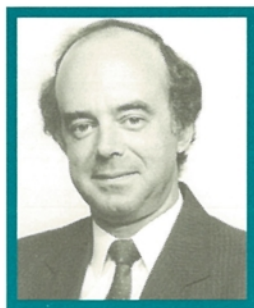
## MESSAGE FROM THE PRESIDENT, HONG KONG INSTITUTE OF SURVEYORS

I would like to extend a warm welcome to you on the occasion of the 1993 Annual Dinner and hope you have an enjoyable evening.

When I was elected President a couple of months ago I stated that my aim during the coming year was to strengthen the role the Institute can play for its members and the business community of Hong Kong and at the same time encourage all surveyors practising here to become members. If we can achieve the former, hopefully the latter will follow close behind.

If the reader is not a surveyor, he or she may find this statement rather odd because it would seem normal that all surveyors should belong to their own Institute. However, we effectively have two Institutes with the RICS Hong Kong Branch being the other and all Chartered Surveyors have to be members of that body, being the parent institute in London through which they received their qualification. However, surveyors do not necessarily have to be members of the HKIS. This situation has come about mainly because the RICS has been in existence in Hong Kong much longer than the HKIS which was formed about ten years ago. To complicate matters a little more, we now have a new requirement that all surveyors should be registered.

Our professional identity does not need these complications which are not only confusing to the man in the street but sometimes within our own membership. In truth we have already started the streamlining process whereby we have joint committees at all levels and are now



looking at the overall pairing of the two bodies so at next year's dinner you should see a single President at the top of both.

However, much of this is really just an internal restructuring exercise.

Externally what the HKIS has to do is to be seen to be the governing body of the surveying profession and act in that capacity to ensure that we are consulted by both the private and public sectors on all property or land matters. I see this as the main task of the new Council for this year. Changes do not happen overnight but we have to realise the eyes of the business world will be on Hong Kong over the next four years and beyond and we have to ensure that they can always be assured that the present high professional standards obtainable here will be maintained at all times.

It is all too easy to let standards slip for whatever reason in such a dynamic city where the bottom line is generally the governing factor. Indeed, why shouldn't it be, but we must ensure that it is a true reflection of the professional service being given for that job. I firmly believe that all have to work to ensure that this is truly appreciated by our clients whether they be in the private or public sectors. This is where the strength of the HKIS can play a very important role.

**Michael Mann**  
FHKIS, FRICS





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| EUROPE        | : | Germany, Belgium, Luxembourg, France, Sweden, Italy, Netherlands, Spain, Czech Republic, Hungary. |
| BRITISH ISLES | : | London, Glasgow, Edinburgh, Dublin.   |
| AUSTRALASIA   | : | Sydney, Melbourne, Canberra, Brisbane, Adelaide, Perth, Auckland, Wellington.                     |

**Worldwide, JLW now has over 3,200 people in 63 offices in 22 countries.**

## MESSAGE FROM THE CHAIRMAN, RICS HONG KONG BRANCH

I bid a warm welcome, on behalf of the Institution, to all members and guests to this 1993 Surveyors Annual Dinner.

The future role of the Hong Kong Branch of the Institution remains the subject of a working party whose findings and recommendations will, I am sure, be the subject of much discussion and debate amongst members when these are presented early in the New Year.

In the meantime the Institution continues to broaden its links with China through formal visits by professional delegations to our regional neighbours and by hosting various visiting delegations to headquarters in London.

On the education front our local resources continue to be heavily taxed by the demands to both set and evaluate papers for TPC and APC assessments for the various divisions. Our local members have continued to assist in the revalidation of courses run by the University and Polytechnics and this year has also seen the graduation of the first students from the Shanghai course in Quantity Surveying run under the supervision of the College of Estate Management. Graduates from this course now await visa approval prior to taking up appointments with firms in Hong Kong leading to their sitting the Test of Professional Competence in two years' time. With a continuing high level of activity in the Chinese construction market there is likely



to be high demand for future years' graduates from this course.

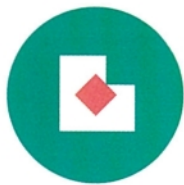
Within our home territory the profession has had a mixed year and

requires to build, as a matter of high priority, a higher profile with both the Government sector and with the public at large. As a profession we are not sufficiently voluble on property matters that we are immediately recognised as being "the" Property Professionals, both here and in China, who can advise on all aspects of property investment. This inevitably is a time consuming function and which the profession must address if we are to effectively play a rightful leading role within the industry.

I wish to take this opportunity to thank the members of my committee and the various Divisional Committees for the work they have put in during the past year. I also wish to thank the staff of the Joint Office for all their input without which we could not administer the extensive number of membership activities, functions and information releases throughout the year.

Finally, I wish you all an enjoyable evening.

**John Peacock,**  
**FRICS, FHKIS**



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HONG KONG INSTITUTE OF SURVEYORS  
GENERAL COUNCIL, 1993/94

LIST OF MEMBERS

*Office Bearers*

President	Michael Mann
Senior Vice-President	Leung Chun Ying
Junior Vice-President	P C Lau
Hon. Treasurer	Michael Tibbatts
Hon. Secretary	Peter Hart
Immediate Past-President	Albert Cheung

*Divisional Representatives:*

Building Surveying	David Chan Samson Wong Barnabas Chung
General Practice	Stephen Yip K K Chiu David Faulkner
Land Surveying	Wong Thien Nyen Winnie Shiu
Quantity Surveying	Andy Gordon John Nelson Derek Mackay
Junior Organisation	Samuel Hui

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THE ROYAL INSTITUTION OF CHARTERED SURVEYORS  
HONG KONG BRANCH COMMITTEE 1992/93

LIST OF MEMBERS

*Office Bearers*

Chairman	John Peacock
Senior Vice-Chairman	Michael Mann
Junior Vice-Chairman	Leung Chun Ying
Hon. Treasurer	Michael Tibbatts
Hon. Secretary	Eddie Lee
Chairman, Education & Membership	Raymond Bates
CPD Convenor	Roger Nissim
Immediate Past-Chairman	Anthony Samson

*Divisional Representatives:*

Building Surveying	Raymond Cheng Lewis Ho
General Practice	Stephen Yip K K Chiu David Faulkner
Land Surveying	K F Yeung Winnie Shiu
Quantity Surveying	Andy Gordon John Nelson Derek Mackay
Junior Organisation	Samuel Hui Stephen Lai

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RICS HONG KONG BRANCH  
MEMBERSHIP STATISTICS

	<u>Fellow</u>	<u>Associate</u>	<u>Student</u>	<u>Total</u>
Building Surveying	43	227	163	433
General Practice	128	532	418	1078
Land Surveying	17	75	54	146
Quantity Surveying	98	578	671	1347
<b>TOTAL</b>				<b>3004</b>

HONG KONG INSTITUTE OF SURVEYORS  
MEMBERSHIP STATISTICS

	<u>Fellow</u>	<u>Associate</u>	<u>Student</u>	<u>Total</u>
Building Surveying	47	207	109	363
General Practice	124	407	87	618
Land Surveying	27	87	20	134
Quantity Surveying	92	427	140	659
<b>TOTAL</b>				<b>1774</b>


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offices,  
retail, industrial  
and  
business space

Agents

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## Capital Transactions

US\$9.2 billion

acquisitions and sales  
on behalf of investors  
and  
corporate occupiers

Advisers and Agents

 Jones Lang Wootton

## Funds Under Management

OVER US\$7.5 billion

on behalf of  
pension funds,  
insurance companies  
and charitable trusts

Fund Managers

 Jones Lang Wootton

## Valuations

US\$132 billion

offices, retail,  
industrial, hotels and  
leisure properties

Valuers

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## Property Management

4,500 Properties

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nearly 37,000 tenants

Property Managers

 Jones Lang Wootton

Achievements over the last year.



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## PAST CHAIRMEN OF THE ROYAL INSTITUTION OF CHARTERED SURVEYORS

### Hong Kong Branch

<b>Year</b>	<b>Name</b>	<b>Year</b>	<b>Name</b>
1964/65	R H Hughes MA FRICS	1977/78	E Kennard
1965/66	P V Shawe, FRICS	1978/79	R Stringer, FRICS FIOB
1966/67	J V Moore, FRICS FIArv	1979/80	A C Hill, FRICS
1967/68	R C Clarke, BEng FRICS AMIME	1980/81	Donald Cheung, FRICS
1968/69	P W Sanderson, FRICS FIS(FM)FIArb	1981/82	A F Pipe, FRICS
1969/70	W L T Crunden, FRICS	1982/83	R E S Law, FRICS
1970/71	E H Rowley, FRICS	1983/84	J H Chynchen, FRICS
1971/72	E D Wood, FRICS	1984/85	D G Levett, FRICS
1972/73	C S Toh, FRICS	1985/86	D C Lee, FRICS
1973/74	N Cooked, FRICS	1986/87	R D Pope, FRICS
1974/75	H Varty, FRICS	1987/88	C N Brooke, FRICS
1975/76	R A Fry, FRICS	1988/89	K K Chan, FRICS
1976/77	R J Hart, FRICS	1989/90	Dr Anthony Walker, FRICS
		1990/91	Paul Varty, FRICS
		1991/92	Anthony Samson, FRICS

## PAST PRESIDENTS OF THE HONG KONG INSTITUTE OF SURVEYORS

<b>Year</b>	<b>Name</b>
1984/85	F Y Kan, FHKIS
1985/86	F Y Kan, FHKIS
1986/87	Daniel Lam, FHKIS
1987/88	Francis S K Lau, FHKIS
1988/89	Francis S K Lau, FHKIS
1989/90	Raymond Bates, FHKIS
1990/91	S C Leung, FHKIS
1991/92	Marco M H Wu, FHKIS
1992/93	Albert H S Cheung, FHKIS



# THE ROYAL INSTITUTION OF CHARTERED SURVEYORS AND THE HONG KONG INSTITUTE OF SURVEYORS

## AN INTRODUCTION

**The** origins of the Royal Institution of Chartered Surveyors go back a long way. They can be traced directly to the Surveyors' Club founded in 1792, the Land Surveyor Club in 1834 and the Surveyors Association in 1864. From these roots the Institution of Surveyors was created in 1868 and in 1881 it was granted a Royal Charter. In 1946 it was renamed the Royal Institution of Chartered Surveyors.

The Institution's origins and traditions are long established and have provided the basis of the ethics and professionalism of today. Whilst strongly maintaining these standards, the Institution has developed into one of the world's most forward looking professional bodies.

The surveying profession is very diverse, covering a large number of specialisms. The objectives of the RICS, defined in the Royal Charter, can however be summarised as "making land and buildings work for people". Surveyors are trained to measure, value, develop, conserve and manage land, property and marine resources; to plan and control construction costs; and to manage and maintain structures upon the earth and beneath its surface.

Surveyors work in the public sector; in property development, construction and financial companies; and as independent consultants.

The Institution has over 65,000 qualified members and 20,000 student and probationer members (those still undergoing academic or practical training).

An increasing number of RICS members - more than 10% - live and work outside the UK. The Hong Kong Branch is currently the second largest of all the regional and international branches of the Institution, with a total membership of more than 3,000.

Records show the existence of the Surveyors Institution, Hong Kong Branch as far back as 1929. After the war, when records were lost, and following renaming of the Institution, the Branch was known as the Hong Kong and China Branch of the RICS.

The history of the surveying profession in Hong Kong can be traced as far back as 1843, when Alexander Thomas Gordon was appointed and landed in Hong Kong as the first Surveyor General.

Since then Hong Kong recruited surveyors from overseas, mainly from the United Kingdom and these generally were all qualified as Chartered Surveyors, qualified members of the RICS.

In 1978 the Hong Kong Branch of the RICS set up a working party to examine the possibility of establishing a local institute of surveyors and the conclusion was positive. The Hong Kong Institute of Surveyors was therefore founded in April 1984 with 85 founder members.

From its small beginnings less than a decade ago, the HKIS has gone from strength to strength and now has a total of 1,418 qualified members in the four Divisions of Building Surveying, General Practice Surveying, Land Surveying and Quantity Surveying.

Whereas the RICS holds its place in the international forum, the Hong Kong Institute of Surveyors concentrates on Hong Kong and regional issues.

The formation of the HKIS was most timely - at the height of the Sino-British talks regarding the future of Hong Kong and hitting deadlocks over important issues such as land leases. The Institute, still in its infancy, reacted promptly by forming an ad hoc group of prominent members to study this highly complex

issue, and this group made a number of recommendations to both Governments.

The Institute took an active role in the drafting of the Basic Law for Hong Kong with several of its members sitting on the Basic Law Consultative Committee.

Since then, the Institute has participated actively in advising Government, other statutory bodies and the general public on a large number of land and property related issues. Members of the Institute, either independently appointed or nominated by the Institute, serve on various important government advisory committees and boards.

Further milestones for the Institute came in 1990 with the enactment of the Hong Kong Institute of Surveyors Ordinance, and again in 1991 with the passing of the Surveyors Registration Ordinance.

The maintenance of professional standards by its members is governed by the Institute's Code of Conduct, which was formally adopted in 1988.

Entry into the profession, and membership of both the RICS and HKIS is by examination at first degree level, following by a minimum of two years' supervised work experience and an Assessment of Professional Competence. Only then do members carry the qualification ARICS or AHKIS.

**Building** Surveying is a relatively young profession in Hong Kong and also has only twenty years recorded history in the world. Currently, there are more than 260 qualified Building Surveyors practising in Hong Kong. They provide professional services to clients on the construction and economics of new buildings, the regulations relating to them and on the maintenance of existing buildings. Building Surveyors are engaged in private practices, large property development companies and in various roles within Government Departments- Architectural Services Department, Buildings Department, Housing Department.

Within the division, the committee structure has developed from a small group to a council, a think tank and six supporting panels. One of the most active panels is the Technical Advisory Panel. Their members meet once a month and provide continuous technical support to the council and to other members who are representing the institutes on various Government Consultative Committees.

As property professionals we owe a duty of care not only to our clients but



also to our society and the general public. The division has maintained close contact with the Buildings Department,

Fire Services Department and other professional bodies such as HKIA & HKIE and continue to contribute balanced, independent and considered views on government policy issues relating to land, works, planning and the environment. Major issues addressed during the year are:

- Overall Thermal Transfer Value (OTTV) Control for buildings
- Comprehensive Review of the Town Planning Ordinance
- Banning of caisson works
- Unauthorised Building Works (UBW)
- Consultancy Work for the Buildings Ordinance Office
- Liability for Defects in new buildings
- Licensing Requirements for Hotels and Guest Houses

To continue being a high-performing profession in Hong Kong, Building Surveyors have a constant desire to try out new things and a willingness to accept change. In addition, we wish to develop ourselves as an integral part of 'The Property Profession'. However, this can only be done through the personal commitment of all Building Surveyors. Hong Kong has a prosperous property market. The continuous growth of the economy and the limited supply of land have made property development a highly profitable business for investors. A wide variety of private and corporate clients need the help of properties efficiently managed. Historically, Building Surveyors were offered the opportunities in practising on building law administration, property maintenance, project management and other trouble-shooting assignments. Today, the Building Surveying profession appears to have built up their own market share. The expertise of Building Surveyors makes a critical contribution in the complex relationship between properties and the related legal and financial issues. Our role today is much more than the narrow, technical role frequently perceived of Building Surveyors by the public. Moreover, many Building Surveyors are able to command senior

managerial positions in property development and asset management. However, we must recognise that we are practising in an industry in which we are not enjoying any monopolistic advantage. With this in mind, Building Surveyors need to differentiate themselves with quality, reliability, creativity and responsiveness. We must help businessmen marry their business plans with their property strategy and be much more aware of business in its widest sense. Areas such as finance, marketing and business management must be part of our continuous professional development programme.

My vision for the Building Surveying profession in year 2000 and beyond is a strong, superbly managed professional body - expert in its chosen markets and valued highly by the public. I believe the opportunities for our Building Surveyors are virtually boundless.



## THE GENERAL PRACTICE DIVISION

**The** General Practice Division claims the second largest membership of the Institution. Of 3,004 RICS members in Hong Kong, 1,078 belong to the General Practice Division, while in the HKIS there are 618 out of a total membership of 1,774.

As the name General Practice Surveyor suggests, he possesses general knowledge of the property industry from sales and acquisition, planning and development to the management and maintenance of land and buildings, but nevertheless specializing in the valuation aspects. Thus the public turns to the General Practice Surveyor for expert advice on the market value of all types of properties. In the case of development of land a General Practice surveyor provides the vital function of assessing the development potential of the land, with consequent implications on decisions leading to redevelopment. An indispensable partnership with an investor who is prepared to take risk resulting in significant changes to the urban landscape, bringing in new and modern developments to replace either physically, functionally, or economically obsolete buildings. The General Practice Committee has initiated actions in 1993 to review and update the whole set of valuation standards and guidelines for the Hong Kong practice.

This Division contains a good mix of professionals working in both the public and private sector, from

Government departments, quasi-government institutions to large public corporations and small private companies and private practice. Through their inter-action these professionals administer land and development policies, all with the ultimate objective of bringing about efficient and effective use of landed properties to the benefit of all. We offer observations and comments on Government proposals and policies with a view to achieving practical and effective implementation schemes. Currently a working group is studying the recently published Territorial Development Strategy Review.

With the rapid rate of development in the past few years coupled with a substantial surge in property prices, much attention has been focused on the property market by the general public. This has led to increasing demand for the professional expertise and services of a General Practice surveyor. The media these days also contains regular coverage of comments and remarks on the property market by analysts which points to the less obvious, but important role of General Practice surveyors to foster better public awareness and understanding of the underlying economic logistics of the property market. The General Practice Committee has been working towards this objective by contributing impartial and informative remarks relating to the property industry to the media. At the same time this helps to enhance the image of the profession to the general public.

Another issue of general interest, the licensing of estate agents, has been the subject of much debate both within the Government and the community at large. The Committee is currently formulating its views on the subject, hoping to provide positive suggestions to the Government in devising policies which will protect the average consumer. Our representative will participate in the Government working group on Regulation of Real estate Agents.

Along similar lines of consumer protection the Committee has been working closely with the Consumer Council in refining the Saleable Area definition. A new brochure to enable a better understanding of area calculation and definition, an essential ingredient in any property transaction, is being printed.

Naturally the scope of interests in properties is not restricted to the local market. With the emerging free market economy in Mainland China bringing about an active property market, the definition of open market value is a major subject of interest to valuers and investors. Representatives of the Committee are in regular contact with the Securities and Futures Commission and Stock Exchange to monitor the valuation of mainland properties. On a more relaxed front, the committee has been organising visits outside Hong Kong, including Mainland China and Taiwan, to establish support and communication.

Committee work is not restricted to properties alone. A recent arrangement

with the Transport Department has made it possible for General Practice Surveyors to practice their skills and enjoy the good fun of conducting auctions for charity purposes, the commodity being the much beloved and auspicious lucky vehicle registration marks.

Catering to the need of young professionals, many Continuing Professional Development functions have met with good response. Topics were targeted to brush up technical skills, to improve performance standards and to maintain high degree of professional integrity and ethics. The profession is fast expanding along with the establishment of degree courses at the Universities and Polytechnics. The growing number of students will meet the demand of an active and maturing property market. Committee involvement centres on ensuring a high standard of trainees to qualify as professional members of the General Practice Division, who will live up to the name of the Institution.

Although a General Practice Surveyor's work is closely associated with land and buildings, his key role must be to co-ordinate with other professionals to achieve an effective and efficient use of this scarce commodity through market mechanisms and guided by the necessary Government policies.

**Nancy Hung**  
**ARICS, AHKIS**



## THE LAND SURVEYING DIVISION

**In** Hong Kong, there are about 120 professionally qualified Land Surveyors, with the majority being members of the Royal Institution of Chartered Surveyors and The Hong Kong Institute of Surveyors. Of these, about 80% are working in various Government departments, providing expert service in mapping, land boundary determination, engineering surveys on land and hydrographic surveys in the sea, and specialist surveys to determine precisely the positions of points on Earth. The remaining 20% are working either in private practice, in the academic field, or in consultancy firms which help build up the infrastructure of Hong Kong.

### LAND SURVEYING DIVISION EVENTS 1992/1993

#### **International Visits**

In July 1992, a 5-member delegation visited Cheng Du to attend the Conference on Exchange of Academic and Technological Information in Surveying between Mainland China and Taiwan.

In September 1992, the Chairman attended the Biennial Conference on land and Hydrographic Surveying in Bath to promote the Institutional image and foster closer relation and co-operation amongst the Surveying Institutions of other countries.

In December 1992, the Hon. Secretary and Chairman together with the Chairman of the General Practice Division and Building Surveying Division visited the Guangdong Surveying Society. The aim was to foster closer link and co-operation between

China and Hong Kong at Institutional Level. As a result, the Guangdong Surveying Society will be paying a reciprocal visit to Hong Kong later this year.

#### **Scale of Professional Charges for Land Surveying Services**

The first edition of the Scale of Professional Charges for Land Surveying Services was issued in April 1992. All Professional Surveyors are encouraged to adopt the fee set out in this guide for securing future contracts.

#### **Registered Professional Surveyors**

Members who wish to carry out private practice can register with Surveyors Registration Board.

#### **CPD Events**

Many CPD lunches, CPD evening talks, CPD dinners and Technical Seminars were organised.

## RANGES OF LAND SURVEYING SERVICES

### **Cadastral Surveying**

Cadastral surveying covers the aspects of physical determination of areas and boundaries of land properties, setting out of new lot corner, re-definition of old lot boundaries, sub-division of land parcels and the preparation of plans for land transaction and registration.

### **Engineering Surveying**

Engineering Surveying includes the preparation of initial survey plans for detail design; setting out of critical points for construction; measurement of earthwork quantities for interim and final payments; and monitoring of unstable structures, slopes and areas.

### **Geodetic Surveying**

Geodetic Surveying involves the establishment and maintenance of a survey network of horizontal and vertical reference points covering the entire territory. The network in Hong Kong is maintained by the Survey and Mapping Office of the Lands Department. All surveys carried out in Hong Kong are connected to this unique system.

### **Topographic Surveying and Mapping**

Topographic Surveying involves the measurement of topographical features on ground and the transformation of the measurements into graphical outputs such as survey plans and maps

at various scale. Most areas of Hong Kong are covered by standard series of 1:1000 and small scale maps which are available from Government Map Sales Offices.

### **Photogrammetric Surveying**

Photogrammetric Surveying is an alternative method to Topographic Surveying for producing survey plans and maps from photographs taken on ground or by camera carrying in aircrafts. This type of surveying also serves the purposes of monitoring structures; recording and restoration of antiquities and monuments; preparing mosaics; and providing digital data from photo pairs for computer manipulation and various engineering design projects.

### **Hydrographic Surveying**

Hydrographic Surveying provides the services for the determination of depth and topography of sea bed; measurement of water current, location of rocks, bars, lights and buoys; preparation of navigation charts, determination of subaqueous excavation quantities; and collection of information relating to marine navigation.

**TN Wong, ARICS, FHKIS**  
**KF Yeung, FRICS, AHKIS**  
**Winnie Shiu, ARICS, AHKIS**

## THE QUANTITY SURVEYING DIVISION

**Quantity** surveying has developed far beyond its original roots in providing standard sets of quantified project information to enable contractors to prepare tenders, although this still plays a vital role. Unless tenderers can accurately assess the work required in a project then an enhanced risk allowance must be incorporated in tenders.

A better idea of the scope of modern day quantity surveying is conveyed by terms such as “construction economics” or “accountants to the construction industry”; although even these terms do not encompass the full range of services available.

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Services now regularly provided by many practices include advising on contractual arrangements, programming and phasing of works, cash flow analysis and life cycle costing. Some have branched out into project management, alternative dispute resolution, advising banks on mergers, acquisitions and loan financing. There is a rapid development focus on providing comprehensive advice incorporating advice on the building services aspects of projects. There is also a heightened awareness of the benefits which can be obtained on civil engineering projects through the use of quantity surveying techniques. Many of the large consultant engineering practices employ in-house quantity surveyors to take advantage of these skills.



Developers have now realised that the best way to benefit from the wide range of services is by direct appointment.

Appointment of the quantity surveyor by the lead design consultant has diminished and the norm today is an independent client appointment as a means to obtain the maximum benefit.

Quality assurance has become a major topic within the construction industry in Hong Kong over the last couple of years and most quantity surveying firms are taking initiatives to become accredited to ISO 9001 standards. Within a few years it may be expected that major public and private sector clients will insist on accreditation as a condition of appointment. The public sector is in the midst of this movement and both the Architectural Services Department and the Housing Department are committed to achieving accreditation of design and construction services.

Surveying is in a period of rapid change, as noted in the Cubbon Report on the working of the RICS, published as a consultative document earlier this year. The traditional divisions within surveying are breaking down and the range of activities of all divisions, not least quantity surveying, continues to expand. The skills panels within the RICS cover an enormous range of



activities undertaken by practitioners, some of which would have been unrecognised a few years ago. Fortunately there is not too much demand for insolvency services within the construction and property sectors in Hong Kong, but the same cannot be said for expertise in improving the environmental effects of the construction process and the final product.

Practitioners in Hong Kong have, as an essential element of survival, had to become adept at adapting skills and services in a dynamic and changing environment. The most striking recent development has been the demand for the services of quantity surveyors, together with the other divisions, in developments within mainland China. Members have had to rapidly develop skills suitable for a very different market in such specialist areas as joint ventures. Such has been the demand, some practices are entering into joint venture practices and opening offices in major Chinese cities.

Those developments reflect the opportunities being grasped, but also lead to the major challenge of handling what may be looked at as the professional equivalent of technology transfer. The profession must ensure that the concept of professionalism with its combination of expertise and ethics as understood in Hong Kong can, at the very minimum, be maintained in regions where there is little awareness or understanding of the surveying profession and all it stands for.

Hong Kong quantity surveying practices are now receiving requests from mainland Chinese candidates who have succeeded in completing the academic

stages via UK based studies, but who now need to gain the practical skills under the supervision and guidance of experienced practitioners, in order to then be able to sit the test of professional competence as the final step to qualification. Two practical difficulties have been visa requirements and accommodation. This development could lead, within a few short years to a pool of mainland surveyors with a professional training and an understanding of Hong Kong ways. This would be a development of huge benefit to local practices and Hong Kong in general.

Links are not only being developed with mainland China. Negotiations are in progress for the HKIS to enter into reciprocal recognition with two overseas professional quantity surveying institutes. These will help to broaden the horizons of Hong Kong quantity surveyors and further enhance and entrench the values and standards of corporate membership.

The establishment of the HKIS in 1984 was a major development for local surveying and has since been followed with statutory recognition. The one remaining step to complete the development of the HKIS into a fully fledged professional body will be the assumption of full responsibility for the post academic stage of the qualification path for quantity surveyors. The success and quality of this stage relies on the participation, supervision and guidance of experienced practitioners and it is hoped this final transition can be achieved within a few years.

**Andy Gordon**  
**FRICS, FHKIS**

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## THE JUNIOR ORGANISATION

**The** Junior Organisation ("JO") is a division under the General Council, RICS (Hong Kong Branch) and HKIS. It comprises members of all divisions under the age of 33. In short, the JO's are the younger members of the RICS/HKIS who represent the interests of the junior members within the Institutions.

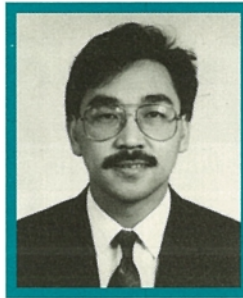
The terms of reference of the JO are :-

- Encouraging younger members to be involved with and committed to the activities of the Institutes.
- Promoting and raising awareness of the profession.
- Fostering education and training.
- Acting as the voice of the younger members within the Institutes.
- Serving as a link between the Institutes and the Students/ Probationers.
- Organising social and sporting activities.
- Within the institutions, the JO Committee ensures that the views and interests of junior members are reflected by actively participating in institutional affairs through Councils, Education Board, Membership Committee and the International and PRC Committee.
- The JO members are also kept informed on the latest developments relating to the institutions and the profession.

### **Other activities include:-**

#### *CPD Events*

The JO have taken an active role in organising CPD events and have managed to organise one CPD event for each month with topics covering various disciplines.



*Careers' Expo*  
On behalf of the General Council, the JO has been successfully organising the Careers' Expo for two years.

#### *ISCOPS Exhibition*

The Exhibition for Information Service Centre of Professional Studies was our first participation which targeted at the working class. The event was held in July this year and was very successful.

#### *APC/TPC Workshop*

In August this year, the first APC/TPC Workshop was held. The purpose of this event was to provide assistance to local APC/TPC candidates to prepare for their test.

#### *University/Polytechnic/School Visits*

The JO has been very active on the educational front. School, University and Polytechnic visits were maintained to enlighten the students about practical issues of the profession.

#### *Charity*

The JO organise a number of events for charity.

On the social side, a number of social and sporting activities are held annually.

As the importance of the JO grows within the Institution, the workload of the JO inevitably becomes heavier and our calendar of events being organised remains full until the end of this year.

**Stephen Lai**  
**ARICS, AHKIS**



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## SURVEYORS REGISTRATION BOARD

**The** Surveyors Registration Ordinance enacted in July 1991, is to confer on suitable applicants a registered identity to demonstrate that they have the relevant competence to practise as Surveyors in Hong Kong in a specified division, primarily for consumer protection. Those registered are designated Registered Professional Surveyors, or RPS.

Since its inauguration in March 1992, the Surveyors Registration Board has so far processed 275 applications, including 6 rejections. The Register of Registered Surveyors, which was formally opened in January 1993, now contains 269 names comprising 46 in the Building Surveying Division, 102 in the General Practice Division, 12 in the Land Surveying Division and 109 in the Quantity Surveying Division.



The Surveyors Registration Board is appointed by the General Council of the Hong Kong Institute of Surveyors and comprises two

representatives of each Division and one academic, together with the incumbent President of the Hong Kong Institute of Surveyors, the Senior Vice President and the Chairman of the Education Board. Government also appoints a member to the Board. Current members of the Surveyors Registration Board (whose appointment will expire in December 1993) are:

### **DIVISIONAL REPRESENTATIVES**

Mr. Chan Ka Kui	Quantity Surveying
Mr. Chung H K Barnabas	Building Surveying, Chairman
Mr. Kan Fook Yee	General Practice, Vice-Chairman
Mr. Lam Chun Daniel	Building Surveying
Mr Leung Shou Chun	Land Surveying
Mr Denis Levett	Quantity Surveying
Mr Mak Kang Hoi Sam	Land Surveying
Mr Robert Pope	General Practice

### **ACADEMIC**

Dr. Anthony Walker	Hong Kong University
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### **EX-OFFICIO**

Mr Cheung Ho Sang	President
Mr Michael Mann	Senior Vice-President
Chairman, Education Board	

### **GOVERNMENT REPRESENTATIVE**

Mr Kong Kwok Ching	Chief Assistant Secretary (Education and Training) Works Branch
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**Barnabas Chung,**  
**FRICS, FHKIS**

