

THE ROYAL INSTITUTION OF
CHARTERED SURVEYORS (H.K. Branch)

THE HONG KONG INSTITUTE
OF SURVEYORS

NEWSLETTER

– SEPTEMBER 1989 –

CONTENTS	PAGE
Presidents View	2
Message from the Chairman	2 – 3
Michael Pattisons Visit	3
Prime Ministers Office Letter	4
HKIS Extraordinary General Meeting	5
HKIS News	5 – 6
Branch News	6
Around the Divisions	6 – 9
Ricshaw – J.O. Jottings	9
Taiwanese Valuers Seminar	10
Assoc. of Property Management Companies	11 – 12
Beijing Study Tour 88/89	12 – 13
Monkey Business	13
News from RICS Headquarters	14
Joint Office News	14 – 15

Editor Graham Heath.

Members are welcome to make use of this Newsletter to express their views on any matters relating to the Institutions and/or the profession. These may take the form of written articles, photographs or cartoons. All contributions should be sent to the Editor, Graham Heath, 7th Floor, St. Johns Building, 33 Garden Road, Hong Kong (Tel. 5-240931) The next Newsletter is scheduled for release in December 1989.

The advertising space on the backcover of the Newsletter is available to any member, income being used to finance the publication costs. Details from the Editor.

Articles contained in this Newsletter do not necessarily reflect the views of the Editor nor those of the Committees of the Institute or Branch. The Editor reserves the right to reject or amend any articles submitted.

THE PRESIDENTS VIEW

By Raymond Bates

The newsletter publishes a response from the Prime Ministers Office on the questions raised by the Joint Council of nine Professions that includes the HKIS. While the letter is well worded, it does not change the British Government's entrenched position. This will take a much longer process ensuring that the British people and their legislators are better informed about Hong Kong. The steps that the RICS are taking to contribute to this process are to be commended.

It does, however, raise an interesting issue. To what extent should the officers of the HKIS speak out on behalf of the HKIS on such matters as Right of Abode and the Basic Law. What is the line between politics and members interests. One argument is that unless there is a clear membership mandate i.e. a referendum, it cannot be said to be an HKIS view. The other is that the President, on the advice of General Council, represents the Institute i.e. the views of the Institute do not necessarily represent the views of all members.

The fact is the HKIS is part of the functional constituency, it does lobby Government, it is involved in the development of the Basic Law. Even an oblique topic such as Foreign Law Firms in Hong Kong takes on a different dimension when one examines the need for an independant legal system after 1997. The question is obviously time related. Some issues may be put to widespread membership debate as has been the case with the Basic Law. Most issues are for the consideration through elected and nominated members of the 30 odd Committees and Boards that the Institute runs. Some issues require an almost instantaneous response. Following the Tianamin massacre, the petitions to the Chinese Government (jointly with RICS), the Governor and the Prime Minister (Jointly with 8 other Institutes) were put together simultaneously within a space of about four hours. What is of importance is that your Council is in touch with membership feelings on various issues, and that when there is a need to take independant action, as there must be from time to time, then representatives should have a pretty good idea of the views of most members.

MESSAGE FROM THE CHAIRMAN

by K.K. Chan

In response to my visit to London in July and invitation of the Branch, Mr. Idris Pierce, Senior Vice President and Mr. Michael Pattison, Secretary General set to visit Hong Kong on 20th September, 1989. Most unfortunately, Mr. Idris Pierce had a car accident on his way to the airport and was unable to come.

During his visit, Mr. Pattison met a wide cross-section of the community both inside and outside of the RICS membership. An open meeting for all members was arranged together with several other occasions for him to meet the Branch committee, office bearers of HKIS, senior members of the profession and a lunch meeting of the Junior Organisation. He had also met representatives of the OMELCO, senior government officials and community leaders.

At the end of the 3 days visit, Headquarters decided to commission Hong Kong University to prepare a study to identify the significance of the property and construction industry to the economy of Hong Kong. The study will be published when the President visits Hong Kong in January 1990. The President will also discuss the report's findings in other Asian capitals during his tour scheduled to include Tokyo, Singapore and Bangkok.

By the end of October, 1989, Hong Kong Branch will assemble a preliminary report for Mr. Pierce to further discuss the Hong Kong issue with the Foreign Office of the British Government.

It is hoped that these exercises will enable the British Government to recognise the Importance of and the contribution that amongst others, the Surveying Profession makes to the continued prosperity of Hong Kong. Hopefully, a scheme of insurance can be devised to encourage these people to remain in the territory.

The Institution, particularly. Idris Pierce and Michael Pattison have done a lot for Hong Kong. I repeat here what I have said in many occasions during Mr. Pattison's visit:

"We are proud to be Chartered Surveyors. There is no other professional institution that has shown so much care and support to its members in Hong Kong."

This is the last message that I will deliver in the Newsletter as Chairman of the Branch. I wish to take this opportunity to thank the Branch Committee for its guidance and your support during my year of office which was dull of challenge and excitement.

Visit to Hong Kong by Mr. Michael Pattison: 20-22 September 1989

The Secretary-General of the RICS was due to accompany Mr. Idris Pierce, Senior Vice President, on a three day visit to Hong Kong to reassure local members of the RICS concern for their future and to discuss ways in which the RICS could lend practical support to the Branch efforts to rebuild and maintain confidence in Hong Kong, particularly in the property sector. Unfortunately, Mr. Pierce was injured in a Road accident on the way to the Airport and was unable to travel to Hong Kong but Mr. Pattison continued with the visit and during a hectic three days gave his full support to the Branch Chairman, K.K. Chan, and his efforts, via a group of 14 professional institutions with branches in the territory, to gain recognition of the importance of the right of abode in UK to the continuing prosperity and stability of Hong Kong.

Mr. Pattison's first appointment was to lunch with the Branch Committee and Officers of the HKIS in order to brief himself on the current thinking of the Branch and to hear first hand the views of those active in Branch affairs. During the next two days he met with Mr. Clement Mak Principal Assistant, Secretary, General Duties, Hong Kong Government, Sir David Akers Jones, Chairman of the HK Housing Authority, attended a briefing meeting with LEGCO members including Rosanna Tam, H.K. Cheng and Edward Ho and followed this with a meeting with Leo Goodstadt, leader of the Government "Think Tank". In between he attended a Open Meeting with members, a dinner with senior members of the Branch and a very well attended JO Lunch. At each he listened carefully to local members' views on the current situation and outlook and what the RICS could do to assist Hong Kong and assure a future here for RICS members.

He announced that the RICS is to fund a study to bring together existing and other data to establish the status of the property and construction sector in relation to the HK economy as a whole. The aim was to demonstrate the dependency of the economy on the property and construction sector and to identify the contribution of the professions to the growth and value of Hong Kong's property stock, with particular reference to surveyors. Further approaches would be made to the UK government by the RICS for support for the right of abode for the professionals involved in the property sector. Discussions had already taken place with Mr. Francis Maude prior to his visit to Hong Kong and a further approach would be made in the near future. In the meantime Mr. Maude had requested a briefing on the Hong Kong property market itself and this was being prepared for submission during October. Mr. Pattison gave a radio interview on Radio 3's "Hong Kong Today" programme and a press briefing to the leading English and Chinese papers which was well reported. All in all, a very busy but well received and productive three days for which Branch members should be most grateful.



10 DOWNING STREET
LONDON SW1A 2AA

24 July 1989

From the Private Secretary

Dear Mr. Hu

The Prime Minister has asked me to thank you for your letter of 7 June, which you wrote in your capacity as convenor of eight professional institutions in Hong Kong, and to reply on her behalf.

You ask for the right of abode in the United Kingdom to be granted to all British nationals in Hong Kong. The Prime Minister is very conscious of the deep anxiety of Hong Kong people about the future, following the recent appalling and tragic events in China. She can well understand their wish to secure some form of ultimate assurance for themselves and their families. But as she has already made clear, there would be overwhelming practical difficulties for this country if we were to take on the massive new immigration commitment that this would involve.

You describe the granting of right of abode as no more than an insurance policy. But unlike any other such policy, it is one on which claims could be made by all the potential beneficiaries at any time. It would be wrong for us to make commitments or to raise expectations which any future British government could not possibly meet.

We are, however, working urgently on a scheme to provide assurances to people in the private and public sectors on the basis of service to Hong Kong as well as connections with Britain. The objective will be to encourage those people whose professional, technical, entrepreneurial and managerial skills are essential to Hong Kong's continued success to remain in the territory.

Secondly, you call for the establishment of a fully elected democratic government in Hong Kong as soon as practicable. We have been carefully considering the pace and nature of democratic elections to ensure the decisions we take are the right ones and reflect the wishes of the community as a whole.

There has evidently been a shift of opinion in Hong Kong in favour of a faster rate of change: our task is to determine to what extent a consensus now exists. It is already clear that we will need to reconsider present plans for the LEGCO elections in 1991. We will also want to ensure that the democratic system we established before 1997 continues after the transfer of sovereignty to China. That is why it is of such importance that the provisions in the Basic Law should reflect the wishes of Hong Kong people and carry forward the changes we shall be making before 1997.

Thirdly, you called for the immediate enactment of human rights legislation in Hong Kong. As you will be aware, the Foreign Secretary announced on 5 July that a Bill of Rights for Hong Kong will be introduced as soon as possible. This will ensure that there is one fundamental legal text which sets out all the rights and freedoms that the people of Hong Kong enjoy. As I am sure you will understand, it is too soon to say what precise form the Bill will take or to give any detail as to its content, but we intend that the relevant provisions of the two international covenants should be fully reflected.

The British Government have also made it clear that it is for the Chinese Government to demonstrate by their actions that they are committed to the Joint Declaration and to the "one country two systems" concept, and thereby to regain the trust of people in Hong Kong. They can help to do this, for example, by ensuring that the final version of the Basic Law is in a form which commands confidence in Hong Kong and by their response to the concerns of Hong Kong people about the stationing of Chinese military forces in the territory after 1997.

Charles Powell

H.K.I.S. EXTRAORDINARY GENERAL MEETING

On 12th July 1989, a resolution to proceed with the HKIS Bill was debated, 526 votes were cast in favour and none against representing 59.4% of the corporate membership. Because the resolution did not seek to change the constitution, only a majority affirmative vote of voting members was required. The resolution did, however, seek a change in the status of the Institute by Incorporation in Hong Kong of the HKIS by legislation and so the General Council required a very clear mandate from members to proceed. This has been obtained by the unanimous vote in favour, and promulgation of the Bill is now proceeding as instructed by members.

A resolution proposing the formation of an Education Board was passed by an overwhelming majority at the same meeting. The Education Board is now being formed and the existing Education Committee will soon be dissolved.

HKIS NEWS

Legislation

Following the E.G.M. the proposed HKIS Bill is now moving ahead. H.K. Cheng, the Surveyors functional constituency member, has been asked and has agreed to sponsor the Bill as a private members bill. Detailed discussions are now taking place on the final text of both English and Chinese versions between the Legal Draftsman and the HKIS legal advisor.

In addition to the HKIS Bill which seeks to establish the HKIS by legislation, a second piece of legislation, the Surveyors Registration Bill, is also being proposed. This will be sponsored by Government and seeks to provide a vehicle by which Surveyors in Hong Kong may be registered by Government. Although the HKIS will control the Registration Board, the register will not be restricted to members of the HKIS. The intention is that people on the register will be able to use the term 'Registered Professional Surveyor' (RPS) or the divisional designation such as 'Registered Quantity Surveyor' (RQS).

A third piece of legislation affecting surveyors is the Government sponsored Land Surveyor Bill. Long overdue this seeks to bring under control the unsatisfactory position with plot boundary surveys. It proposes a register of Authorised Land Surveyors.

Professional Conduct

Thomas Poon and his Committee on Professional Conduct have completed the Guidance Notes on Conduct and Discipline. This has been a major task and the Guidance Notes will be considered by General Council at their October meeting. The guidance is intended to be used with Part VI of the Institutes Bye-laws.

Divisional Consultation

A consultation paper on Continuing Professional Development prepared by the Education Committee is with Divisional Committees. It seeks to determine an Institute policy in respect of CPD and also raises the question of whether CPD should be compulsory. Also with Divisional Committees for comment is the issue of professional indemnity insurance, and whether this should be compulsory for certain members.

Administration

The HKIS will be moving onto a computer based billing system next year. A study of the Institutes tax liability has been completed and a study of the Institutes insurance cover has commenced. Also being studied is the possibility of forming a limited liability company with the RICS to operate the joint office and certain other HKIS/RICS activities.

Mediation

Building Surveying and Quantity Surveying Members of the Institute are being nominated as mediators in the Government initiated mediation scheme. Where parties to a contract do not wish to go to litigation or arbitration, a mediator may be selected by mutual agreement. Where the parties cannot agree on a mediator, this will be selected by a board run by the HKIE, HKIA and HKIS. While there is no legal obligation to comply with the recommendations of the mediator, the pilot mediations that have taken place have been concluded successfully.

Education

The Institute has responded to a request from the Hong Kong Council for Academic Accreditation for nomination of validation panel members. The Council will take over the accreditation of degree courses run by the Polytechnics.

The Institute is pressing heavily for the establishment of a Land Surveying Degree Course. Following the representations to the University and Polytechnic Grants Committee, the Institute has been in contact with the Director of the Hong Kong Polytechnic, where the establishment of the much needed degree is under serious consideration.

A meeting has been held with CHU Wei-Woo, the Vice Chancellour of the University of Science and Technology to discuss the possibility of running surveying courses at the 3rd University to meet demand at the end of the next decade.

Research Advisory Board

Raymond Bates has been appointed as the HKIS representative to the City Polytechnic Institute for Research and Consultancy Advisory Board. Chaired by Sir David Akers Jones, the Board is intended to develop the links between the City Polytechnic and industry.

BRANCH NEWS

Members are advised that the Branch A.G.M. will be held on 9th November 1989, at 6:00 p.m. at Beaconsfield House 2nd Fl, Central. An E.G.M. concerning local Subscriptions will also be held.

AROUND THE DIVISIONS

Building Surveyors

By David Lawrence

Even though some of our members were on overseas leave during the Summer the BS Division remained very active.

CPD events included visits to

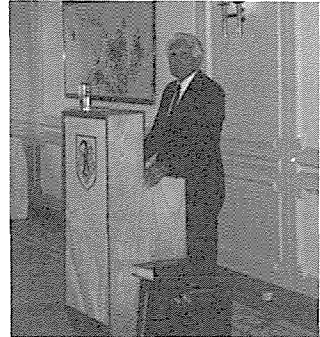
1. Whitehead Detention Centre to see rapid methods of construction for temporary accommodation
2. Kowloon Walled City to learn of demolition plans
3. Hydrocutting for concrete alteration/demolition
4. China Bank to see new construction techniques.

On the social side there was a dim sum lunch and we took part in the Dragon Boat races.

We were sorry to bid farewell to Chip Au after many years of service to Building Surveyors through the RICS/HKIS Committees. We wish him well in his new life in Canada.

The Town Planning Ordinance; Rural Planning and Improvement Strategy and the Metro Plan are actively under consideration. Any comments on the above issue please contact K.K. Chiu of JLW on 5-8465503 (or Fax: 5-8100677).

A high level CPD on "Rent Review" was held on 30th June, when a large number attended the given by Ronald Bernstein QC the pre-eminent British expert. The talk covered the wide experience of Mr. Bernstein in this field, with special reference to the conduct of Arbitration Hearings, and the effect of the various UK Landlord and Tenant Acts. A question and answer session followed with an adjournment to the bar. On November 10th a joint function will be held on "Deeds of Mutual Covenant-Practical Aspects" with the junior organisation — details to follow by flyer. Members should note that with effect from 1 January 1990 the entire membership will have to participate in continued profession development.



Due to poor performance of HK candidates in the Final Examination of RICS GP Paper , a seminar is being arranged for identification of the problems areas. Any suggestions for the above, please also contact us.

Land Surveyors

by Ronald Chan

The joint council of RICS/HKIS land surveyors division will publish a booklet "Reference on Land Surveying" before the end of this year. The booklet will be useful for surveyors, civil engineers, map users and geographers. The proposed contents include map projection, horizontal control, vertical control, map series and photogrammetry.

Dr. Fisher, head of the Department of Land Surveying of East London Polytechnic, is visiting the Hong Kong Polytechnic at the end of September. He will have meetings with the advisory committee of the Centre of Land and Engineering Survey and other concerned bodies on the setting up of land surveying degree course in the Polytechnic.

The joint annual dinner for the land surveyors division of the HKIS and RICS together with HKILS will take place in the Hong Kong Jockey Club, Happy Valley on 27.10.89. Details of this great social function for all land surveyors to get together will be announced very soon.

The AGM of RICS Land Surveyors Division will be held on 4.10.89 at the Royal Hong Kong Auxiliary Police Mess at 3rd floor Beaconsfield House, Queen's Road Central. Members are advised to attend the meeting.

Despite the June 4th incident in China which happened immediately before the RICS Land Surveying final examination, seven out of a dozen candidates passed the examination. Well done the following successful candidates:

LI Wai-shan	CHANG Kwok-fai
SO Man-cheung	TAU Yuk-ming
WOO Chi-pong	LEE Wai-pang
CHU Fei-man	

Mr. Jeffrey Lanham, senior lecturer in the Hong Kong Polytechnic has just conducted a seminar on Land Surveying education in Hong Kong. More seminars are being organised as CPD is emphasised by both RICS and HKIS.

The committee on the Land Surveying Bill chaired by Mr. YEUNG Kin-fal held its first meeting on 8.9.89. The proposed bill was mentioned in the last land and building advisory committee in which Mr. Daniel Lam represented HKIS. The proposed bill is very likely to bring arguments and controversy between land surveyors and other concerned professionals. It is now time for us to monitor the drafting of the proposed bill which is the basic law of the future land survey profession as well as land definition and demarcation. Land surveyors in Hong Kong are entering a challenging era and we must make preparations now.

Quantity Surveyors (HKIS)

by Y. C. Chan

The Education Sub-Committee, led by Johnny Tam, has been preparing at full speed the *Practice Problem for the Test of Professional Competence*. The test will be held on 2nd and 3rd October 1989. Question papers will be sent to the Supervisors in the last week of September. The Supervisors are reminded to read the Employers Guide to TPC as well as the instructions issued with the question papers. He should provide facilities to the candidates to sit for the test and should prevent any collusion in preparation of the submission.

The CPD talk by Mr. Tom Blair was held on 18 May 1989 at the University of Hong Kong attended by around 60 members. Mr. Blair described the operation of the computer system being used by the QS Division of the Housing Department. He expected that there will be a lot of developments in computerization of QS services and said that with the aid of the computer the QS profession can improve its competitiveness.

A badminton competition is being considered. If members have suggestions for other activities please write to the Division.

Quantity Surveyors (RICS)

by John Peacock

CPD Events

With no CPD events for some time, we suddenly had a week in which two events were organised. The first was presented by Professor Rodger Flanagan of Reading University (who was on a visit to Hong Kong in connection with his role as external examiner at Hong Kong University) on the subject of "Risk Management An Overview". The second (which was presented only three days later) was the previously postponed talk by Michael Charlton on "The Consultants Duty of Care". Both talks were well attended and the QS Division wishes to thank both speakers for their interesting presentations.

A format for this year's high level CPD presentation has now been agreed and this will take place in November. Full details of timing and venue will be circulated in due course. The seminar will take place over two days and there will be places for approximately thirty delegates. Costs of a two day seminar are likely to be approximately HK\$4,500 per delegate.

1988 TPC

As I write these notes, TPC candidates are wondering just how difficult this year's paper will be. A vast proportion of this year's candidates should, however, be better prepared having taken the opportunity to attend a number of TPC Doctor sessions in preparation for this year's examinations.

The RICS has confirmed that this year's Hong Kong papers will be marked locally and willing volunteers (I?) have been approached to form the assessment panel. D. Picken, on behalf of the QS Division, is attending the assessors panel meetings in the UK and will be responsible for briefing all assessors prior to the commencement of marking.

It has also been confirmed that the 1990 TPC papers will be prepared in Hong Kong and marked locally. A steering committee for the 1990 paper has been formed and discussions will commence with the HKIS with a view to setting this as a Joint TPC Paper.

TPC candidates for future examinations should note that when changing employers, they are required to seek the approval of the RICS of both their now employer and their personal supervisor. Failure to obtain such approvals from the RICS could result in their being ineligible to sit the RPC examination. Copies of any letters to the RICS headquarters requesting approval of new employers and supervisors should be copied to the local Branch office of the RICS in Swire House marked for the attention of the QS Division Education and Membership Sub-Committee.

QS Dinner

The year's QS Dinner was held in the Excelsior Hotel on the evening of Friday, 30th June, at which the guest speaker was Mr. Stewart Wolfendale. The evening was, I understand (your scribe was unable to attend) a high successful, and for some at least, a very liquid evening.

Annual General Meeting

The Annual General Meeting of the QS Division will be held in Beaconsfield House on 31st October, 1989. Formal notice will follow in due course.

RICSHAW — J.O. JOTTINGS

by David So

The honourable Chairman of the Joint J.O. Committee, Nicholas St. Johnston, has lately been busily shuffling between Hong Kong and Bangkok, Hence, this stop-press insertain to keep J.O. members informed of the Division's affairs over the past few months.

The HKIS J.O. EGM took place on 7th September and the resolution to change the current Committee year from March-ended to September-ended was passed. Thus, we will have a joint AGM on 4th October and a new Joint Committee.

On 22 September the Secretary General of RICS U.K. attended special J.O. Lunch Meeting to discuss ways in which Headquarters can assist it's H.K. members over the 1997 issue. As you may be aware the J.O. is getting ever more attentions from our senior Divisions in their time of political turbulence. The J.O. members today are the future pillars of our profession, hence, they should participated in J.O. affairs, so that their views can be expressed and heard through a proper channel.

Speaking of participations, your J.O. Committee has agreed to admit member from the senior Divisions to join our future CPD evants. This is to benefit all the Divisions concerned. So, from now on, if you are interested in our CPD events, please return your reply slips early.

Feeling missed our? Don't worry, your Committee will try to organise monthly CPD events and quarterly social functions. Just keep a watch on your mall boxes and ask around your fellow J.O. members.

REMINDER

JOINT ANNUAL DINNER

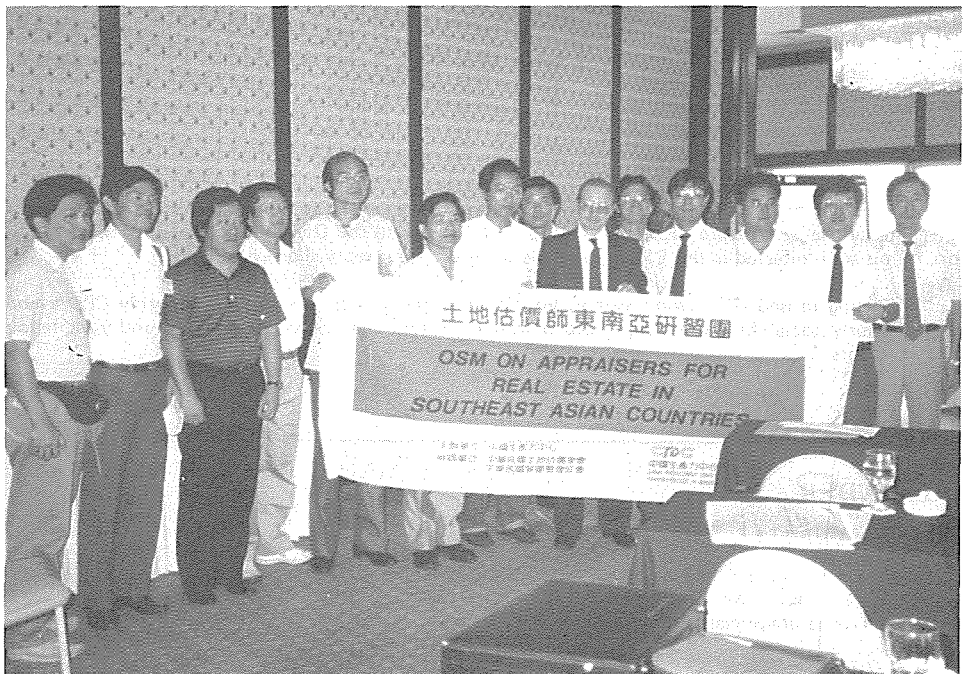
The Joint Annual Dinner of the RICS/HKIS will take place on Thursday 23rd November 1989 at the Regent Hotel, Mr. David Gledhill, Chairman of John Swire & Sons Ltd. will be the Guest of Honour. Tickets are priced at \$375 each or \$4500 a table.

SEMINAR FOR TAIWANESE VALUERS

The Centre for Real Estate Studies in China successfully held its first seminar. 25 valuers from Taiwan met at the Excelsior Hotel for a two-day seminar arranged by the Centre on 2nd and 3rd July 1989. The group under the auspices of the China Productivity Centre were on a tour of a number of countries in the region, Hong Kong being their last stop. Drawn from a number of fields including property development, construction and academic institutes the Chief Interpreter Prof. WU Geng-tung was familiar with United Kingdom valuation practice having obtained a masters degree in the subject at Reading University.

The seminar covered on the practical elements of valuations and property development in Hong Kong with an emphasis on the development of high rise buildings on hill sites. A total of 11 speakers participated all leaders in their particular fields. Subjects ranged from private and Government perspective of valuation practice in Hong Kong through high rise building appraisal to geotechnical considerations and use of under-going space. The seminar was punctuated by a series of site visits on the first afternoon that comprised developments at Old Peak Road, Wong Nei Chung Gap Road and Pacific Place. Project leader CHEN Yung-yu, expressed his thanks to all surveyors and others who participated. He felt that the seminar had been a considerable success and looked forward to future contacts.

The Centre for Real Estate Studies in China has been established by the RICS, HKIS, Hong Kong University and the Hong Kong Polytechnic as a *forum for communications on real estate*, and the calibre of their first seminar bodes well for the future.



**HONG KONG GULDANCE NOTES
ON
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ASSOCIATION OF PROPERTY MANAGEMENT COMPANIES

The S.C.M.P. devoted a lot of its coverage to the "Initials" problem rather than the report. Here is the full text to the press release – copies of the report are obtainable from the Joint Office.

The recently formed "Ad Hoc Committee of Private Property Management Companies" together with the three Professional Institutes concerned with property in Hong Kong have agreed to set up a new Association of Private Property Management Companies. The new Association seeks to regulate the Property Management Industry in Hong Kong.

The formation of "The Hong Kong Association of Property Management Companies Ltd" was announced on Saturday 16th September 1989 by The Ad Hoc Committee. The Hong Kong Institute of Surveyors. The Hong Kong Branches of The Royal Insitution of Chartered Surveyors and the Institute of Housing.



**MESSRS C. B. YUAN, RAY BATES, FRANK WONG, K. K. CHAN
AND ALAN CONSTABLE.**

Mr. Raymond Bates, President of the HKIS, said that there were several hundred property management companies in Hong Kong, and some time ago, the Institutes saw the need for a separate body to provide for the regulation and registration of these companies, and to improve standards of management. The Institutes had met with the Ad Hoc Committee and a structure for a new Association had now been agreed.

The Association would shortly invite applications from companies — not individuals — which met certain minimum criteria for membership and which agreed to abide by the Association's Code of Conduct.

Mr. Frank Wong, Chairman of the Institute of Housing, said that control of the Association would be vested in a property management council which would comprise nine elected representatives of the industry. For the initial period of three years, however, one representative from each of the three Institutes would serve on the Council.

Mr. K. K. Chan, Chairman of the RICS, said that up to now Owners Incorporations had difficulty regarding the choice of a suitable property manager, should they decide to replace their present manager, or to appoint professional management where none had been provided previously. The new Association would maintain an up-to-date list of its members which would serve as a Register and which would be available for public inspection.

It was expected that Government would recognize the new Association, and if so, copies of the Register could be made available to appropriate Government Departments such as the City and New Territories Administration, and to the Consumer Council.

Mr. Alan Constable and Me C.B. Yuan, spokesmen for the Ad Hoc Committee of Private Property Management Companies, welcomed the participation of the three Professional Institutes who would play an important role in helping the Association to be accepted from the outset. To be successful, the Association would require the whole-hearted support of the Property Management Industry, the Professional Institutes and Government.

BEIJING STUDY TOUR 88/89

by Herrick Lee

Students for the Professional Diploma in Estate Management presented their Beijing Study Tour Report on June 23rd, 1989 at Hong Kong Polytechnic. The event was also a Continuous Professional Development (CPD) function of the Royal Institution of Chartered Surveyors.

Five major aspects were presented by 5 Teams respectively, namely, Land Administration, Land Use Fees, Town Planning, Housing and Case Study.

The first Team analysed the reform of the land administration system in which the Land Administration Bureau was established for dealing specifically with land matters of the whole country. The Land Use Fees Team illustrated how a nationally unified payment for possessing land use rights has replaced the regionally administered land use fees since 1st November, 1988. The Town Planning Team came to the conclusion to continue the requirements of more commercial development with the political and historic nature of the capital city.

The Housing Team explained the current process of housing reform and suggested experimental solutions for solving the acute housing shortage in the P.R.C. Finally, a Case Study illustrated the land management and joint venture regulations in the China World Trade Centre a most significant property development in China. The students also analysed the effects of current happenings in Beijing since early July upon the project.

Mr F.Y. Kan, Director of Knight Frank Kan & Baillie and Mr. Nicholas Brooke, Managing Director of Levett & Bailey, were invited as referees for the Presentation. Mr. Kan disclosed a source of information from the State Council that the recent reforms in land administration system would still proceed despite the political and economic uncertainties. He commented that the economic



reform for land administration system should still be increased as an ongoing and long term process. Mr. Brooke commented on the students presentation skills.

A copy of the Beijing Study Tour Report was presented to every guest at the Presentation. The Report contained detailed accounts of the students research of individual topics and also a high profile feature called "Forum" which was an interview of four prominent senior partners of major property consultants which have broad experience involved in the P.R.C., namely, C.Y. Leung, of Jones Lang Wootton, F.Y. Kan, Chris Thrift, of Richard Ellis, and Nicholas Brooke.

A departmental document relating to the hierarchy of land administration government departments in the P.R.C. was also given to every institution representative attending the seminar. For further reservation of the above documents and reports, members should contact the General Office of the Department of Building & Surveying, Hong Kong Polytechnic. A limited stock will also be available in the Joint Office of the RICS/HKIS at Swire House, 19th Floor, Central, Hong Kong.

WHEN MONEY BUSINESS BECOMES MONKEY BUSINESS

What is corruption? While the answer to this question is clearly embodied in legislation as far as the public sector is concerned, the answer is by no means clear in the private sector, unless a company or firm has a clear policy on whether staff may solicit or accept gifts or advantages. Partners of firms may like to take the initiative and have a talk to someone from the Community Relations Department of the ICAC. The ICAC will be quite happy to visit and advise on the development of a company policy, and to talk to your staff. In fact, last year, some 8,000 talks were given. There are now more reports of corruption in the private sector than the public, and there is an interesting trend in that 70% of complaints are not anonymous compared with only 30% a decade ago. What is disturbing, however, is that a high percentage of complaints relate to the property and real estate field, and to construction. There are clear indications that complaints are not usually against professional practices, but it is very important to ensure that we maintain high standards of ethics. You may contact ICAC regional office at:—

Office	Address	Telephone
HK West/Island	7 Connaught Road W	5-430241
HK East	238 Shaukwan Road	5-606262
Kowloon West	490 Nathan Road	3-320202
Kowloon Central	Mei Tung Estate	3-374271
Kowloon East/ Sai Kung	Telford Gardens	3-7563939
NT North West	Fuk Lok Estate	0-4930221
NT North West	On Ting Estate	0-4591100
NT East	Lucky Plaza	0-6061789

NEWS FROM RICS HEADQUARTERS

Professional Liability in the Public Section

The research of an RICS Working Party has established that many members working as public sector employees are unsure of the extent to which they are exposed to or protected from liability. In order to alert members to the risks they face and recommend appropriate precautions, the Institution has produced a Memorandum of Guidance for Chartered Surveyors. The Memorandum also aims to encourage employers to provide their employees with adequate support and assurances.

As the Memorandum focuses on the situation within the United Kingdom, certain sections will have no relevance to the overseas member, while other may not be directly relevant to Hong Kong but may be indicative of what could apply here. The remainder of the Memorandum covers general matters of which, all members working in the public sector should be aware. The recommendations stress the importance of members taking action to ensure they have maximum protection against any claims that may be brought against them. Copies of the report are available from the Joint Office to members and any interested employers.

JOINT OFFICE NEWS

It's always good to be able to report good news —

A probationer member recently approached the Joint Office regarding difficulties he was having with London concerning the assessment date for his diary etc. and consequently the date of his election to the RICS. This had become urgent due to a "soon to expire" permission to enter Australia which depended on proof of election. The Joint Office was able to contact Basingstoke, set out the background to the difficulties, explain the urgency — and the member was elected within three days of the information being received by the assessors.

The Joint Office is always happy to try to help members with genuine liaison problems — it is not always so successful but its often worth trying.

Owlion Audio Tapes

The following audio tapes are available on time from the HKIS/RICS Joint Office to firms and individual members.

Hire period is 3 days @ HK\$20.00 per tape, with a deposit (refundable on return of the tape) of \$100.00. Maximum of 3 tapes at any one time except by prior arrangement.

Tapes:

- | | |
|---------------------------------|---|
| 1. Choosing a Building Contract | 8. Marketing & Co-ordinating the Practice |
| 2. Contracting Claims | 9. Marketing of Commercial Property |
| 3. 'High Tech' Buildings | 10. Modern Valuation Techniques & Micro Computers |
| 4. Management Contracting | 11. Practice Management |
| 5. Commercial Rent Reviews | 12. Principles of Arbitration |
| 6. Development Opportunities | 13. Professional Liability & Indemnity |
| 7. The Expert Witness | 14. Service Charges & Sinking Funds |

A Practical Guide for the Reduction of Noise from Construction Works

Copies of the above booklet published by the Environment Production Department are available from the Joint Office Tel: 5-263679

H.K. Planning Guidelines

A copy of the Hong Kong Planning Standards and Guidelines, is now available for reference at the Joint Office Library, Room 1934, Swire House. This is the Government manual of current of current land use planning standards and guidelines. It is the first time it has been made formally available to professional institutes.

Education

Nick Brooke writes that the education and Membership Committee is undertaking a review of all the surveying orientated courses that are currently being run by the various technical institutes here in Hong Kong and endeavouring to identify where any gaps may exist particularly at technician level. Secondly, the Committee is particularly concerned about the low pass rate achieved in the RICS final examinations and again in conjunction with the Divisions, are trying to establish the reasons for this. The success rate in the past has never been very high but the results this year are even worse than normal and would be particularly interested to have members' comments on this latter point.

LETTERS TO THE EDITOR

Dear Sir

May I bring to your attention an unconfirmed news item which appeared in the South China Morning Post newspaper of 2 August 1989 (copy attached). A similar report appears on page Saleable Area 2 of "Target" newspaper dated 31 July 1989.

If confirmed, you may regard this practice as a retrograde step and wish to remind members of the recommended method of measurement.

Yours faithfully,
Allan Walker

for Commissioner of Rating & Valuation

WHARF (Holdings will increase its monthly rental income from Harbour City by about \$13 million, following its decision to change its rental basis from net floor area to gross floor area.

According to the Wharf Group the company started charging tenants on gross floor area, which is 30 per cent more than net floor area for all new leases or lease renewals from May.

Wharf is said to have decided on the change so that Harbour City will conform with other buildings in the area which also charge on the basis of gross floor area.

But it is understood that some of the tenants are unhappy with the new decision and are considering moving out of Harbour City.

This also follows another decision by the company to raise rental charges to \$34 per square foot from the beginning of April. The full force of the rental increase has yet, to be felt as many tenants are still paying \$21 per square foot which was the going rate in 1987 which most of them signed a two-year lease with wharf.

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ment; specialist feasibility and cost-in-use studies are amongst the many services offered.

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