

Background Paper
For Discussion Forum and Questionnaire
(For Members of GPD of HKIS)

I. Memorandum of Mutual Recognition of Membership (MMRM) between General Practice Division of HKIS and the counterparts of CAS, CREVA and RICS*?

The GPD is organising a discussion forum on 18 November 2016 (Friday) to gather members' views on whether the GPD should proceed with the reciprocity discussion with the China Appraisal Society (CAS), China Real Estate Valuers and Agents Association (CREVA) and Royal Institution of Chartered Surveyors (RICS). Background information is set out below for information.

II. Reciprocity recognition arrangement with the CAS?

1. China Appraisal Society (CAS) has about 3,700 registered appraisal firms with over 30,000 members, amongst which about 100 appraisal firms are active in asset valuation business. Please refer to **Appendix A** (*in Chinese only*) for a summarized background information of CAS.

2. On 15 November 2013 a working group led by Sr Edward Au with Sr Joseph Ho and Sr Elsa Ng was appointed by the then HKIS President Sr Stephen Lai to explore the possibility of reciprocity agreement. See **Appendix B** (*in Chinese only*).

3. On 24 February 2014 a written proposal signed by Sr Edward Au was submitted to CAS framing the qualification requirements of reciprocal arrangement. See **Appendix C** (*in Chinese only*).

4. On 14 May 2014 a delegation led by Sr Edward Au with Joseph Ho and Elsa Ng; on 23 October 2014 a delegation led by the then HKIS President Sr Simon Kwok with Edward Au, Joseph Ho and Elsa Ng; and lastly on 4 November 2014 a delegation led by President Simon Kwok and the working group reached a consensus with CAS to move forward the reciprocity agreement.

5. On 5 September 2014 a formal submission was issued to the Ministry of Finance and CAS specifying in detail of the qualification requirements; training courses and scope of examination of professional competence by way of professional interview. See [Appendix D](#) (*in Chinese only*).

6. On 23 October 2014 a Memorandum of Understanding was signed between HKIS and CAS with proposal to sign the Reciprocity Agreement by end of 2014 and would conduct training courses, tests and presentation of diplomas in early 2015. See [Appendix E](#) (*in Chinese only*).

7. On 10 April 2015 a written legal opinion from Mr Cheung Kwok Kit was sought. His opinion was that the proposed mutual recognition of membership with CAS and CREVA does not contravene the Hong Kong Institute of Surveyors Ordinance or the Constitution or Bye-Laws of HKIS. See [Appendix F](#).

8. On 12 April 2016 President Sr CK Lau, GPD Chairman Sr KK Chiu and China Appraisal Associations Reciprocity Working Group Chairman Sr Alexander Lam visited CAS. The following key issues were addressed:

- (i) HKIS has the priority to become the first professional body entered into reciprocity agreement with CAS before RICS or AIA etc.
- (ii) Under the current policy CAS practitioners must work under a CAS registered appraisal firm.
- (iii) CAS is the only authorised professional body to conduct asset valuation for listed companies as well as for IPO purposes.
- (iv) CAS will review the implication under the newly enacted Asset Valuation Ordinance (资产评估法).

III. Reciprocity recognition arrangement with the CREVA?

1. China Real Estate Valuers and Agents Association (CREVA) was established in May 1994. It has over 26,000 members. Please refer to [Appendix G](#) (*in Chinese only*) for a summarized background information.

2. On 12 November 2013 a delegation led by the then HKIS President Sr Stephen Lai with Sr Edward Au, Sr Joseph Ho and Sr Elsa Ng visited the Ministry of Land & Resources and CREVA promoting technical knowledge/skill exchange and exploring opportunity of reciprocity agreement with HKIS.
3. On 15 November 2013 President Sr Stephen Lai wrote to Ministry of Land & Resources following up the discussion of reciprocal arrangement at the last meeting on 12 November 2013 in Beijing. See *Appendix H* (*in Chinese only*).
4. On 20 November 2013 a reply from the Ministry of Land & Resources in agreement with HKIS proposal was received. See *Appendix I* (*in Chinese only*).
5. On 24 February 2014 a written proposal signed by Sr Edward Au was submitted to CREVA framing the qualification requirements of reciprocal arrangement. See *Appendix J* (*in Chinese only*).
6. On 4 November 2014 (CEPA visit) the delegation reported that CREVA agreed in principle to enter into reciprocity agreement with HKIS and urged the working group from both Institutes to discuss in details at a faster pace.
7. On 12 April 2016 President Sr CK Lau, GPD Chairman Sr KK Chiu and China Appraisal Associations Reciprocity Working Group Chairman Sr Alexander Lam visited CREVA. The following key messages were recorded:
 - (i) CREVA has yet to receive a formal authorization from the Ministry of Land & Resources before the reciprocity agreement with HKIS could be preceded further.
 - (ii) CREVA anticipated that the process of getting endorsement from various different departments for that purpose would take a relatively long time and was not able to estimate how long at that point in time.
 - (iii) HKIS was cordially invited to participate as speakers in seminars organised by CREVA, or alternatively, both Institutes will hold joint CPD events.

- (iv) CREVA will review the implication under the newly enacted Asset Valuation Ordinance (资产评估法).

IV. Reciprocity recognition arrangement with the RICS?

1. The former MMRM between the HKIS and RICS was signed on 14 November 2005 which superseded an older agreement dating back to 30 November 1998.

2. Since 2012, there have been many structural changes in the division of the professions and admission routes, as well as the entry procedures for new RICS members. Changes in the RICS's reciprocity policy have also caused concern for HKIS members. The Board of Membership (BOM) and the HKIS/ RICS Liaison Committee, therefore, led a discussion on the operation of the MMRM.

3. In April 2013, the six Divisions and YSG reached a consensus to terminate the MMRM. In its subsequent meeting, the HKIS General Council decided to start the consultation with the RICS to commence the termination. The HKIS/RICS Liaison Committee was asked to assume the consultation. Discussion forum was organised in the HKIS SLC on 24 June 2013 for members to express their views on the proposed termination of the MMRM.

4. Key views collated from members in the forum with regards the termination of the MMRM are as follows:

- (i) That it no longer serves its original purpose and the expectations of the HKIS, so a review of the agreement and the existing arrangement are necessary;
- (ii) The fact that both organisations were no longer on par with each other, since the RICS had evolved from a Divisions and Faculties structure into a Professional Groups structure, whilst the HKIS has maintained its traditional structure of Divisions;
- (iii) The fact that some RICS candidates did not have the sufficient requisite experience and academic knowledge for admission into the respective HKIS Divisions due to the subdivision of professional areas by RICS;

- (iv) Concerns over a possible loss of “international recognition/status” if the MMRM is terminated;
- (v) The need for the HKIS to leave a route for younger members. If the HKIS terminates the MMRM, it should consider providing an alternative route to admit RICS members or recognize their qualifications;
- (vi) Some concerns over the way forward of those candidates who undertake both the HKIS and RICS APC and have first obtained the RICS qualification;
- (vii) Respects the HKIS to conduct interviews for the admission of RICS members and
- (viii) The ability of the HKIS to maintain high standards.

5. Members at the forum generally agreed that the MMRM had already deviated from the HKIS’s original expectations. Due to the fact that the RICS has evolved into many professional pathways, the operation of the MMRM, as seen from the act of admitting RICS members, has not been smooth. The HKIS, on 2 July 2013, issued a letter to the RICS to terminate the MMRM, by which **the termination took effect on 2 January 2014**. Members at the discussion forum also aware that termination did not mean an end to the relationship between the HKIS and RICS, since it only deals with the membership recognition. Cooperation between the two organisations will continue, as the majority of the members of the HKIS are also members of the RICS. See *Appendix K*.

6. In fact, since the termination of the MMRM, there has been continuous cooperation between RICS and HKIS including courtesy visits of key officer bearers of both organisations, co-organising of valuation conference and CPD events, etc.

7. The HKIS/RICS Liaison Committee which was formed by HKIS for the purpose of fostering a better relationship between the HKIS and RICS to discuss issues of common interest at its meeting on 22 February 2016 agreed that “The Divisions were encouraged to keep up dialogue and take proactive

steps to approach their counterparts; to develop a better relationship through joint CPD and social events; and to consider the aspirations of the new generation for their future by exploring mutual recognitions as appropriate.”

8. In light of the suggestions from HKIS/RICS Liaison Committee, the GPD Council meeting at its meeting on 17 March 2016 agreed to form a HKIS/RICS Working Group (WG) with a view to among others objectives to liaise with RICS to facilitate the reciprocity discussion between GPD of HKIS and the counterparts in RICS.

Way Forward

9. In view of the development since the termination of the MMRM in 2014, the GPD Council considered it is appropriate to consult members to explore the possibility between GPD of HKIS and valuation pathway of RICS. Noting the initial response from RICS on reciprocity recognition with GPD of HKIS was positive, GPD Council suggested to arrange a discussion forum within GPD to allow members consultations and to have mandate from our members on the way forward of reciprocity recognition with the RICS.

Note:

***Sequence of CAS, CREVA and RICS is according to alphabetical order.**

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中国资产评估协会秘书处职责及内部机构设置

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一、中国资产评估协会的任务及职责

主要任务是: 依据国家有关法律、法规和中国资产评估协会章程的规定, 对资产评估行业进行自律性管理。制定并组织实施资产评估执业准则、规则; 研究会员在执业过程中的专业技术问题并组织开展专业技术援助; 负责注册资产评估师考试、注册和年度检查; 负责组织开展资产评估机构执业资格和执业情况的年度检查; 组织开展注册资产评估师后续教育培训; 负责实施对会员的自律性处罚; 组织开展行业对外交流; 维护注册资产评估师的合法权益, 为资产评估行业创造良好的发展环境, 提升行业的公信力。

根据财政主管机关的授权或委托, 参与有关资产评估行业的法律、法规和规章的研究、起草工作; 对资产评估机构的设立提出审核意见; 参与组织注册资产评估师、资产评估机构执业质量检查; 对外国资产评估机构在我国设立常设机构提出审核意见。其具体职责如下:

(一) 负责中国资产评估协会会员管理, 并指导地方协会会员管理工作, 组织并完善各种专业委员会和专门委员会。

(二) 组织制定注册资产评估师执业标准、规则和职业道德规范。

(三) 组织研究解决会员在执业过程中的专业技术问题, 并组织开展专业技术援助。

(四) 负责注册资产评估师考试、注册, 并组织注册资产评估师执业情况年度检查。

(五) 制定注册资产评估师教育和培训规划并组织实施。

(六) 推动资产评估理论研究, 组织进行评估业务交流。

(七) 维护注册资产评估师和资产评估行业的合法权益。

(八) 开展对外交往活动, 促进国际交流。

(九) 参与资产评估行业相关法律、法规和规章制度的研究、起草工作。

(十) 负责对资产评估机构的设立提出审核意见并参与资产评估机构执业情况的年度检查。

(十一) 参与组织开展注册资产评估师、资产评估机构执业质量检查工作。

(十二) 负责对境外资产评估机构在中国境内设立常设机构、中外合资和合作机构等提出审核意见。

(十三) 办理业务主管部门授权和委托的其它工作。

二、中国资产评估协会秘书处内设机构及职责

根据行业管理的实际需要, 协会内设办公室、综合部、会员部、行业发展研究部、考试培训中心、注册部、专业监管部、专业标准部、国际部、人事部、对外宣传部(内设编辑部)、信息部等12个部室。

（一）办公室基本职责

办公室主要负责协会秘书处的文秘、档案、财务、资产、后勤、安全保卫管理等工作。

1. 负责拟订并组织实施协会内部管理制度、内部工作程序，协调协会各部室工作运转；
2. 负责落实秘书长办公会的具体工作。负责协会各项会议的会务工作；
3. 负责协会文电收发、运转以及公文督办、核稿。负责协会印章管理、机要保密、文印等工作。负责公文档案、图书馆的管理；
4. 研究拟定行业及协会内部财务制度，组织收缴协会会费，负责协会内部财务会计工作和协会各专项资金的管理；
5. 负责购建和管理协会资产，购置和发放协会办公用品，管理和调度协会车辆。负责协会职工福利、生活服务等工作；
6. 负责协会物业管理、安全保卫工作；
7. 负责协会出版物的出版、发行工作；
8. 办理协会领导交办的其他工作。

（二）综合部基本职责

综合部主要负责行业及协会综合类工作、行业收费管理、行业统计分析等，负责协调地方协会工作。

1. 负责起草行业规划；
2. 组织编写协会情况反映、工作简报、行业动态等；
3. 组织协会会员代表大会、全国地方协会会长会、全国地方秘书长会等会议；
4. 负责组织对与评估相关的法律、法规提出补充、修改、完善的建议，参与拟定行业综合性管理规章制度；
5. 为地方协会和行业管理提供法律咨询；
6. 负责行业统计、分析工作，负责年度统计及信息公告工作；
7. 负责组织资产评估收费管理办法落实工作；
8. 负责起草协会年度工作计划、总结及其他综合性文件；
9. 负责行业法规、制度的清理工作；
10. 负责组织和督办全国人大代表议案、建议和政协委员提案的办理工作；
11. 负责处理人民来信、接待人民来访工作，组织和督察协会有关部室处理有关信访事项；
12. 办理协会领导交办的其他工作。

（三）会员部基本职责

会员部主要负责会员日常管理工作、诚信档案建设、会员维权、会员日常投诉处理及会员信息化建设等工作。

1. 拟定会员管理制度，并牵头推动组织实施；
2. 负责个人会员、资深会员等入会管理工作；
3. 负责会员状况统计及信息公布等日常管理工作；
4. 负责会员诚信档案建设工作；
5. 办理会员自律惩戒的申诉工作；
6. 负责行业职业责任保险等相关工作；

7. 负责协会维权委员会的日常工作，办理会员投诉及权益维护等有关工作；
8. 指导、监督地方协会会员管理工作；
9. 办理协会领导交办的其他工作。

（四）行业发展研究部基本职责

行业发展研究部负责部领导和协会领导重要报告和讲话稿的起草，行业发展重大理论政策、市场发展、创新技术研究，协会重大课题管理等工作。

1. 负责部领导和协会领导重要报告和讲话稿的起草；
2. 研究行业发展中的重大理论问题，提出行业发展的政策建议；
3. 研究市场开拓和评估业务中的理论问题，为评估市场拓展提供理论支持；
4. 研究评估执业中的创新技术和方法，开展创新性专业问题的研究与指引。
5. 拟定并组织实施行业课题管理相关制度，负责课题的组织、协调和管理；
6. 负责行业学术研究的规划与协调，建设、管理行业研究员队伍及专家认证；
7. 承担或参与政府相关监管部门、有关院校、评估机构委托的课题及专题研究工作；
8. 负责协会各专业委员会的综合管理工作；
9. 办理协会领导交办的其他工作。

（五）考试培训中心基本职责

考试培训中心负责行业人才培养工作，负责注册资产评估师执业资格考试管理、组织行业境内外培训、资产评估学科院校的协调管理工作，负责协调与指导资产评估专业硕士院校建设工作。

1. 负责行业人才培养教育工作，拟定并组织人才培养规划及评价标准；
2. 拟定注册资产评估师执业资格考试办法、行业培训制度和规划，并组织实施；
3. 负责注册资产评估师考试大纲、考试教材编写及考试命题等考务管理工作，推动注册资产评估师分专业考试制度建设；
4. 负责组织注册资产评估师境内外继续教育培训及新业务领域、特殊类型资产的专业培训；
5. 负责组织编写注册资产评估师教育和培训教材；
6. 负责行业考试专家及教育培训师资队伍建设；
7. 负责推动行业远程教育建设；
8. 负责资产评估学科建设院校及资产评估专业硕士院校的具体协调管理工作；
9. 负责推动学科带头人制度建设；
10. 负责十佳和优秀青年评估师的培训及评选工作；
11. 负责协会教育委员会的日常工作；
12. 指导、监督地方协会的考务和培训工作的；
13. 办理协会领导交办的其他工作。

（六）注册部基本职责

注册部负责注册资产评估师注册管理、非评估师股东管理，配合财政部对资产评估机构进行管理，对资产评估机构内部治理进行协调管理。

1. 负责行业注册管理政策制度与报告的调研、协调和制定；
2. 组织注册管理工作的实证研究；
3. 负责与注册资产评估师注册管理有关的具体工作；
4. 配合财政部研究制定资产评估机构管理的有关政策、制度，配合财政部对资产评估机构的审批管理和日常管理，配合财政部、证监会对证券评估资格审批和日常管理；
5. 负责非评估师股东的培训和日常管理；
6. 负责资产评估机构入会及内部治理政策、制度的调研、协调和制定，负责与资产评估机构内部控制、全面风险管理有关的协调、管理工作；
7. 推动注册管理信息化建设工作；
8. 指导评估机构及人员资质管理有关工作；
9. 负责评估机构诚信执业及评估师执业品质认可，如：金牌评估师的评选工作；
10. 负责协会注册管理委员会的日常工作；
11. 办理协会领导交办的其他工作。

（七）专业监管部基本职责

专业监管部负责拟定并组织实施行业自律监管制度，与相关监管、审计等部门协调，组织行业执业质量自律检查，接受政府委托的行业监管检查，处理投诉举报案件等工作。

1. 负责专业监管工作的研究，拟定行业自律监管制度并组织实施；
2. 负责与相关监管、审计等部门协调，提出专业监管建议；
3. 负责行业自律监管具体工作，组织年度执业质量检查、日常职业道德检查和有关专项检查工作；
4. 承担政府部门委托的评估行业监督检查工作；
5. 负责执业质量投诉举报及移交案件的调查处理；
6. 推动行业监管信息化建设工作；
7. 负责协会惩戒委员会、申诉委员会的日常工作；
8. 负责首席评估师队伍建设及日常管理工作；
9. 指导、监督地方协会的行业自律监管工作；
10. 办理协会领导交办的其他工作。

（八）专业标准部基本职责

专业标准部负责行业准则制定与组织实施、准则相关研究、执业责任鉴定及专业指导工作，具体承办国际评估准则委员会工作。

1. 负责规划和完善行业准则体系，拟定行业专业标准，并组织实施；
2. 负责与有关方面协调行业专业标准拟订和实施有关事宜；
3. 组织研究各国专业标准和相关专业理论与实务；
4. 组织开展执业责任鉴定及评估专业指导；
5. 组织有关资产评估专业理论研究；
6. 承办国际评估准则委员会的有关工作；

7. 负责准则联络员队伍建设;
8. 负责制定统一的专门、专业委员会的工作规则;
9. 承办财政部资产评估准则委员会办公室的有关工作。
10. 负责协会准则技术委员会、执业责任鉴定委员会的日常工作。负责准则咨询专家的日常联系。
11. 负责编辑国际评估准则动态;
12. 办理协会领导交办的其他工作。

(九) 国际部基本职责

国际部负责协会国际、港澳台交流与合作、境外机构来华执业管理及编辑国外行业发展及建设情况反映等工作。

1. 研究拟定行业和协会对外交流制度和办法, 并组织实施;
2. 拟定协会年度外事计划, 办理协会外事活动有关事宜;
3. 组织研究拟定境内执业机构参与国际业务的管理制度和办法, 协助办理境内执业机构和执业人员参与国际业务的有关事宜;
4. 参与研究拟定境外执业机构进入境内执业的管理制度和办法, 协助办理外国执业机构和执业人员进入国内执业及港澳台地区执业机构和执业人员进入内地执业的有关事宜;
5. 负责编辑有关国际评估组织和各国评估组织发展及行业建设情况反映;
6. 拟定行业外事观察员、翻译志愿者相关管理制度和办法, 并组织实施。
7. 处理有关港澳台地区涉及资产评估的事宜;
8. 办理协会领导交办的其他工作。

(十) 人事部基本职责

人事部负责行业人力资源开发、常务理事和新阶层代表人士的联系、协会人事管理及协会党群组织管理和党建等工作。

1. 研究拟定行业人力资源开发及协会的人事管理制度, 并组织实施;
2. 组织协会理事会、常务理事会、会长办公会等重要会议。负责协会理事、常务理事的日常联系;
3. 负责行业新阶层代表人士的培养和联系等统战工作;
4. 办理协会工作人员的录用、调配、聘用、考核、任免、奖惩、辞退、退休以及专业技术职务评聘、工资核定及福利待遇的确定、人事档案管理、工作纪律和考勤管理等工作;
5. 拟订并组织实施协会工作人员的教育培训;
6. 负责协会党团工青妇组织的日常工作及行业党建工作;
7. 办理协会领导交办的其他工作。

(十一) 对外宣传部

对外宣传部负责行业内外新闻宣传、协会会刊、网站编辑和与行业宣传相关的工作。

1. 负责行业内外宣传报道策划、编撰、起草及新闻发布工作;
2. 负责与报纸、会刊、电视台等媒体的沟通协调工作;
3. 负责《中国资产评估》会刊的采编、广告征集、刊发及其他相关工作;

- 4. 负责中评协网络媒体采编、管理工作；
- 5. 负责地方协会通讯员管理及指导工作；
- 6. 指导地方协会宣传工作；
- 7. 办理协会领导交办的其他工作。

(十二) 信息部基本职责

信息部负责行业信息管理及平台建设、行业数据库建设、协会办公自动化建设等工作。

- 1. 负责拟定行业信息化建设规划，并组织实施；
- 2. 负责行业管理平台的规划、模块开发、管理和技术支持；
- 3. 组织协调行业专业数据库系统的研究开发、建设和技术管理；
- 4. 负责协会互联网站及地方协会子网站系统的管理、维护与技术支持；
- 5. 负责协调协会办公自动化及相关网络建设；
- 6. 办理协会领导交办的其他工作。

协会介绍 | 新闻动态 | 办事指南 | 专业文库 | 地方协会 | English | 联系我们



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致：中华人民共和国财政部 企业司刘玉廷司长
中华人民共和国财政部 企业司制度处王国航处长
中国资产评估师协会 韩立英副秘书长

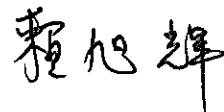
关于：同意加强技术交流及与中国资产评估师协会资格互认事宜

尊敬的刘司长，王处长及韩副秘书长：

很高兴在本月 12 日我们香港测量师学会代表团与您们在北京会面。在会面中，双方更达成了未来进一步加强合作及探讨双方在资产评估领域内资格互认的可行性的共识。

在会面中，双方同意资格互认原则上是可行的。为此，双方会各自派出代表就这议题作具体的交流。我们希望藉着成立一个工作小组，能更有效推动将来更多的学术交流，及进一步探讨资格互认的事宜。我们希望能尽快于本年度 12 月内开展第一次小组工作会议，以好好推动来年的工作计划。

我委任由区成禧测量师(联系电话：852-94386841，电邮箱：edwardaush@hotmail.com) 领导一个工作小组，成员包括何展才测量师(联系电话：852-22906168，852-90905573，电邮箱：josepho@lchgroup.com) 及吴红梅测量师(联系电话：852-22906162，852-91007088，电邮箱：elsang@lchgroup.com) 就有关上述事宜与你们进行磋商。



香港测量师学会会长
CEPA 委员会主席
赖旭辉测量师

二零一三年十一月十五日

抄送：区成禧测量师，何展才测量师及吴红梅测量师
中联办傅芃芃

致：

中國人民共和國財政部 企業司制度處王國航處長

中國資產評估協會 國際部邵榮華主任

有關中國資產評估協會與香港產業測量師學會 共同推進資格互認

背景

在CPEA的框架下及按照2013年11月12日三方(包括財政部企業司, 中國資產評估協會及香港測量師學會)會議共識, 同意設立專門工作小組, 共同研究香港測量師學會與中國資產評估協會專業資格互認的方案。資格互認對象是學會中從事商業估值或資產評估工作的會員。我方現初步列出資格互認的基本情況及循序漸進式資格互認方案的建議。

香港測量師學會從事資產評估的專業會員概況

香港測量師學會現有約 6,000 專業會員, 當中產業測量組的產業測量師約占 1,800, 他們均從事估值相關專業。但而從事商業估值或資產評估工作的只約 60 人。

香港測量師學會專業會員欲從事商業估值或資產評估工作, 尤其從事企業評估工作而其評估報告需作公眾披露, 該會員資格須先經本會認證, 然後透過本會在商業估值議會(**Business Valuation Forum**) 註冊成為商業估值師(**Business Valuer**)。

直至現在, 透過本會註冊的商業估值師共有約 60 名會員。而本會現欲與中國資產評估協會作進一步研究合作及互認事宜的對象, 就只涵蓋該等透過本會註冊的商業估值師(“本會註冊商業估值師”)。

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室 (郵編: 100044)
Room 616, 6/F, Zhongkun Plaza, No.59 Gaoliangqiao Xiejie,
No.1 yard, Haidian District, Beijing, China, 100044
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk



本会注册的商业估值师均在私人机构执业或在相关政府部门工作的。他们不但有房地产评估的经验，更具备经济及财务的知识，主要专业范畴包括企业商业价值评估、收购价之公允值之分配、对于企业有关的各种资产之评估，如房地产、机械设备、无形资产（包括知识产权等）、金融衍生工具、商业损失等之评估方法及基准都有相当认识及经验。在政府部门会员的工作范畴是法定征收资产赔偿价值评估，商誉及商业损失等评估。

资格互认安排建议

一、 专业互认准则

专业资格互认以对等方式进行，人数及双方互认的专业会员应具有相等资历及经验，由各会双方自行推荐。

二、 合资格会员

我们建议初步为拥有十年或以上专业估价经验，并且是本会注册商业估值师的会员（“合资格会员”）进行资格互认。

三、 互认安排及方式

由于合资格的会员在有关的专业范畴之经验已受相关的专业团体认可并拥有十年以上专业经验，故建议双方无需进行专业技术考试。对于两地不同法规及操作要求，建议安排一至二天的课程，分别由双方富经验的讲师，就双方不同的地方如法律，操作要求等，向对方参与互认会员解述。合资格的会员完成所定的课程后，就可取得对方的专业资格及相关的证书及注册证。

四、 跟进程序

我方建议按以下流程跟进互认安排；

1. 双方透过会议及交换相关文件商讨及确定两会合资格会员及互认安排及方式；
2. 双方商讨及确定两会会员执业操作上不同的地方，并设计制定进修课程内容及相关详细安排；



3. 在上述两项工作取得双方领导同意方案；两会各自进行相关互认及课程安排；
4. 双方为对方已被推荐的合资格会员开办课程，举办课程的地点可在国内任何一个交通方便的城市进行；及
5. 在完成训练课程后发出证书。

五、 执业及续期事宜

取得互认专业资格的会员可以以个人身份按当地相关规定申请执业。在执业期间，需要不断参加持续进修课程，满足对方专业团体续期的要求，而双方完全认可对方所认可的持续进修课程。

总结及跟进建议

就上述互认安排及流程请 财政部企业司及中国资产评估协会给予指导，我方建议先安排首轮会议面谈，确定互认专业资格的基础及具体安排。按各方方便时间，香港测量师学会代表可往北京进行拜访会谈。

祈望赐覆。

香港测量师学会副会长
区成禧 测量师



二零一四年二月二十四日

抄送：

中华人民共和国财政部 企业司刘玉廷司长
中华人民共和国财政部 企业司制度处张巍副处长
中国资产评估协会 韩立英副秘书长

致： 中国人民共和国财政部企业司制度处王国航处长
中国资产评估协会国际部邵荣华主任

有关中国资产评估协会与香港测量师学会 共同推进资格互认

一、建议资格互认时间表

2014年10月	安排第二次讨论会议 (建议10月6日或7日, 或10月20日的一周内, 我方到北京与您们会谈)
2014年12月	双方签署资格互认框架协议
2015年初	双方签署资格互认协议及展开培训课程及考核工作。

二、互认人数

资格互认条件是学会中从事商业价值或资产评估会员。建议首批互认各100人, 申请互认的双方会员需申报没有曾被纪律处分, 或被判专业操守失当, 并由各自学会查核。其它互认条件由各会自行定立对自己会员的要求建议。

三、互认资格

(一) 建议合资格申请互认的香港测量师学会会员资格为:

1. 香港永久性居民;
2. 产业测量组正式会员;
3. 香港商业估值论坛的注册商业估值师(在香港测量师学会备案, 并经香港测量师学会推荐及注册登记);
4. 拥有十年以上商业评估经验, 具备参与国内上市公司A/B/H股公司的评估工作经验优先。

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室(郵編: 100044)
Room 616, 6/F Zhongkun Plaza, No.59 Gaoliangqiao Xiejie,
No.1 yard, Haidian District, Beijing, China, 100044
Telephone: 86 (10) 8219 1089 Facsimile: 86 (10) 8219 1050
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk



(二) 建议合资格申请互认的中国资产评估协会会员资格为：

1. 中华人民共和国公民(内地)；
2. 中国资产评估协会会员；
3. 拥有十年以上商业评估经验，具备参与国内上市公司 A / B / H 股公司的评估工作经验优先。

四、培训课程及考核

共为期五天，以中文为授课及进行考核：

分别由两会之资深会员教授获推荐的会员以下课程（预算约 3-4 天）：

1. 两会各自的章程、架构及守则
2. 资产评估相应的法规
3. 市场应用和要求
4. 企业各项资产评估：如机器设备等
5. 项目管理
6. 资产管理

五、考核方法

由于各会推荐认证的会员在取得有关会员资格时已提交了相关的要求文件，而我会在接受合资格会员申请认证时亦会要求我会会员提交最新的商业评估或资产评估之报告 / 经验，故建议无需要求合资格会员在考核时提交报告，由各会各自负责把关。

1. 由两地专家组成考核小组，对完成培训课程获推荐认证的会员进行面试考核。考核小组包括各会 1 名人员，考核小组人员由课程导师及筹备小组担任。小组数目视乎实际可参与考核合资格会员。
2. 会员以小组形式进行面试考核，争取一天内完成所有会员之考核。



3. 主要考核范围是其个人专业的从业经历、对相关职业准则的认识，及其个人职业道德等。

六、总结及跟进建议

就上述互认安排及建议请 财政部企业司及中国资产评估协会给予指导及意见。

祈望赐覆。



香港测量师学会副会长
区成禧 测量师

二零一四年九月五日

抄送：

中华人民共和国财政部 企业司刘玉廷司长
中华人民共和国财政部 企业司制度处张巍副处长
中国资产评估协会 刘萍副会长兼秘书长
中国资产评估协会 韩立英副秘书长



中国资产评估协会与香港测量师学会 资格互认会议纪要

时间：2014年10月23日星期四

地点：中国资产评估协会会议室（海淀区新知大厦18层会议室）

中国资产评估协会出席人员：

张国春 秘书长
韩立英 副秘书长
赵金娥 培训总监
张莹 会员部主任
陈佩 注册部负责人

中国财政部资产管理司出席人员：

邱素琴 处长
张巍 副处长

香港测量师学会出席人员：

郭志和 会长
区成禧 副会长
何展才 产业测量组主席
吴红梅 产业测量组理事

为促进内地和香港共同发展，加强两地商业评估（即企业价值评估）知识的交流与合作，在 CEPA 的框架下及按照 2013 年 11 月 12 日三方：包括财政部企业司，中国资产评估协会(以下简称中评协)及香港测量师学会(以下简称测量师学会)会议的共识，同意设立专门工作小组，共同研究测量师学会与中评协专业资格认证的方案。

自 2013 年 12 月至 2014 年 10 月期间，各方交换书面意见及面谈，于 2014 年 10 月 23 日测量师学会会长及专案工作小组到中评协举行会议。经过充分的交流和讨论，就有关中评协与测量师学会资格互认，达成共识如下：

一. 资格互认的原则

中评协及测量师学会双方同意以对等原则及总量控制原则开展资格互认。

二. 资格互认的条件及人数

1. 申请资格互认的基本条件是双方之正式会员，及从事商业评估（即企业价值评估）工作， 建议首批互认人数各不超过 100 人；
2. 互认安排原则上按测量师学会于 2014 年 9 月 5 日发给财政部企业司及中评协信函建议。有关具体细节，有待工作小组日后继续共同协商及落实。

三. 互认的方式

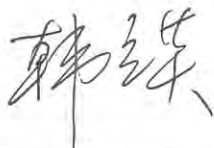
中评协及测量师学会各自审核并推荐合资格参加互认的会员，再参与特定安排的培训课程及通过考核。培训课程包括有关两会及两地各自的章程、评估执业准则体系，法规政策及制度等内容。

四. 互认日程

双方同意工作小组继续共同协商各项细节，目标在 2014 年底前，签署资格互认协定；于 2015 年初，展开举办培训课程，考核及颁授资格。

中国资产评估协会

香港测量师学会



代表签字



代表签字

HON. LEGAL ADVISOR
LEGAL ADVICE

From: Cheung, Kwok Kit
To: "Margaret"
Subject: RE: Legal Advice - Proposed mutual recognition of membership with CAS and CREVA [96487(FID649578)]
Date: 10 April 2015 17:19:59

Dear Margaret,

In our opinion, the proposed mutual recognition of membership with CAS and CREVA does not contravene the Hong Kong Institute of Surveyors Ordinance ("HKISO") or the Constitution or Bye-Laws of HKIS. We have, however, also noticed some potential problems as explained further below.

HKISO

Section 9 of the HKISO provides "The members of the Institute shall be those persons whose names are included in the Register, being — (b) other persons elected to membership in accordance with the Constitution."

Constitution

According to clause 4.1(b) of the Bye-Laws, "Membership of the Institute shall consist of... (b) those persons who from time to time may be elected to membership in accordance with the Bye-Laws of the Institute."

Clause 4.2 provides that "qualifications and procedures for and terms of admission...and condition of registration for membership shall be such as the Bye-Laws of the Institute shall prescribe from time to time."

Thus, the discussion below focuses on the Bye-Laws of the Institute.

Bye-Laws

The relevant clause is clause 2.3.4. This clause could be broken down into 3 conditions for easy discussion:-

- (1) those persons who are at least 21 years of age who are corporate members of such professional bodies as the General Council may recognize from time to time as being of equal status; and
- (2) who have been engaged in the profession in Hong Kong for a minimum of one year since attaining corporate membership of the recognized professional body as aforesaid may be admitted as Members; or
- (3) (alternative to (2)) the General Council may, at its discretion, substitute the aforesaid requirement of local experience by a requirement of local knowledge, and require the candidate to submit to a professional interview administered by the Board of Membership.

Considering that the mainland candidates of the proposed scheme are members of CAS and CREVA, CAS and CREVA would be professional bodies that the General Council

recognizes as being of equal status.

In relation to the second condition, although candidates of the proposed scheme may not engage in the profession in Hong Kong after being admitted as member of HKIS, this condition can be overcome by the third condition. As the mutual recognition scheme with both CAS and CREVA includes a training program on local knowledge and an interview after, the scheme may be considered by the General Council as having satisfied this condition.

Potential problems

Having said the above, we have noticed potential problems in the implementation of the proposed scheme.

Firstly, the meaning of the word "status" in clause 2.3.4 may be controversial. CAS and CREVA members primarily conduct either business and asset valuation or land valuation in the Mainland whereas HKIS members would perform all three kinds of valuation (property, land and business valuation). It is arguable that CAS and CREVA are not of "equal status" to HKIS. However, clause 2.3.7 of the Bye-Laws provides that "in determining what constitutes a recognized professional body...for the purposes of this Bye-Law, the General Council's decision shall be final". Therefore, it seems that the General Council has absolute discretion in determining what is of equal status or not. Further, we note that clause 2.3.3 of the Bye-Laws extends HKIS memberships to professional bodies with a more limited professional scope than HKIS. Thus, it could be argued that the Bye-Laws inherently permits the recognition of professional bodies with a more limited scope than HKIS as "equal" so that CAS and CREVA could also be considered as having "equal status" with HKIS under clause 2.3.4. I therefore think that any objection on the "equal status" of CAS and CREVA should be difficult to succeed.

Secondly, the proposed scheme may create a floodgate problem for HKIS. Pursuant to clause 2.3.4, CAS and CREVA would be taken to be "professional bodies as the General Council may recognize from time to time as being of equal status". As such, members from these associations can theoretically apply to HKIS through clause 2.3.4 as opposed to the under the proposed scheme. Even though the General Council retains a discretion under 2.3.4 whether to substitute local experience with local knowledge and thereby restricting admission, HKIS is nonetheless entitled to limit the number of candidates attending the training for the proposed scheme/being considered for the proposed scheme under the proposed quotas. This could avoid the situation of an equally qualified applicant being rejected under the proposed scheme due to lack of availability whereby disputes may arise as there are no number restrictions under clause 2.3.4.

Should you have any questions, please do not hesitate to contact us.

Best regards,

KK

[首页](#) > [协会介绍](#)

协会简介

作者： 发布时间：2008-3-13 10:18:40 来源：

中国土地估价师与土地登记代理人协会（简称“中估协”）成立于1994年5月，原名中国土地估价师协会，2014年8月更名为中国土地估价师与土地登记代理人协会。协会英文名称为China Real Estate Valuers and Agents Association，缩写为CREVA。协会是由具有土地估价资格、土地登记代理资格及从事土地估价、登记代理工作的组织和个人自愿组成，依法登记成立的、非营利性的全国行业自律性社会团体。

中国土地估价师与土地登记代理人协会的宗旨是：联合全国土地估价、登记代理组织和人员，开展自律管理；制订行业发展目标和规划，指引行业发展；引导从业人员遵守国家的法律、法规，遵循职业道德、执行专业守则和土地估价、登记代理规范，规范执业行为；促进土地估价师、土地登记代理人专业知识及专长技能的发展和提升；保障从业人员独立、客观、公正执业，发挥政府、社会与会员之间的桥梁、纽带作用，维护会员的合法权益，维护土地估价师、土地登记代理人的专业特点、地位及利益；促进行业交流；调解执业中产生的争议；维护国家、企业和个人在土地方面的权益，为社会主义市场经济服务。

中国土地估价师与土地登记代理人协会的业务范围有：

- （一）制定、实施土地估价、登记代理行业执业准则和职业道德准则，建立各项自律性管理制度，形成完善有效的行业自律性管理约束机制；
- （二）承担土地评估、登记代理中介机构 and 人员执业资格认定，以中介机构执业注册、土地估价师和土地登记代理人执业登记的方式实行市场准入，实行业自律管理；
- （三）负责会员的管理及组织联络，维护会员的合法权益，反映会员的意见和要求，维护行业利益，提升行业地位，保障土地估价师、土地登记代理人依法执业的权利，代表会员向有关部门反映诉求；
- （四）组织土地估价、登记代理理论、方法和政策的研究与交流，制定土地估价和登记代理专业技术指南，为会员提供专业技术支持和信息服务，开展业务培训和考核，向社会提供专业咨询服务，提升行业的整体技术水平和综合服务能力；
- （五）根据全国土地估价师资格考试委员会的安排与要求，具体组织实施土地估价师资格考试和实践考核工作；协助业务主管单位组织实施全国土地登记代理人资格考试；
- （六）协同业务主管单位开展对土地评估、登记代理中介机构 and 人员执业质量的监督检查，并按有关程序对违反土地估价、登记代理行业执业准则和职业道德准则的协会会员进行相应处理或处罚；
- （七）受理土地估价、登记代理业务活动中发生纠纷的调解和裁定；
- （八）建立土地估价师和土地评估中介机构、土地登记代理人 and 登记代理中介机构信用档案；
- （九）编辑印发土地估价、登记代理书刊、资料，开展与国内外各相关组织的合作、交流与宣传工作；
- （十）建立交流合作平台，协调相关单位会员合作开展涉及全行业的自律工作；
- （十一）接受业务主管单位委托的其他工作。

中国土地估价师与土地登记代理人协会已历经四届理事会，第一届会长王先进，常务副会长马克伟，秘书长张瑜；第二届会长刘文甲，常务副会长向洪宜，秘书长秦海荣；第三届会长鹿心社，常务副会长胡存智，副会长兼秘书长杨于北；第四届第一任会长鹿心社，第二任会长胡存智，副会长廖永林，秘书长王军。

中国土地估价师协会设有专门委员会和研究机构：专业规划与发展委员会、考试与教育委员会、会籍与组织委员会、技术仲裁委员会、财务行政委员会、法律事务委员会和研究中心。

中国土地估价师协会的常设办事机构为秘书处，内设七个办事部门：综合部、财务部、考试部、会员服务一部、会员服务二部、技术部和信息宣传部。

协会地址：北京市海淀区大柳树路17号富海国际港1805 邮编：100081 传真：（010）66562319

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EMAIL: JSD@CREVA.SINA.NET 京ICP备06025283号



THE HONG KONG INSTITUTE OF
SURVEYORS
香港測量師學會

致：中华人民共和国国土资源部科技与国际合作司 白星碧副司长
中华人民共和国国土资源部土地利用管理司地价处 刘彦处长
中国土地估价师协会 张洁副秘书长

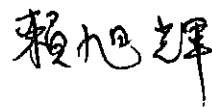
关于：同意加强技术交流及与中国土地估价师协会资格互认事宜

尊敬的白副司长，刘处长及张副秘书长：

很高兴在本月 12 日我们香港测量师学会代表团与您们在北京会面。在会面中，双方更达成了未来进一步加强合作交流及双方在土地评估领域内资格互认的可行性的共识。

按会议所达成的共识，双方除同意加强学术合作交流外亦同意资格互认原则上是可行的，为此，会上双方同意各自派出代表就这议题作具体的磋商。我们希望藉着成立一个工作小组，能更有效就推动将来更多的学术交流，及进一步探讨资格互认的事宜作正式商讨。我们希望能尽快于本年度 12 月内开展第一次小组工作会议，以好好推动来年的工作计划。

我委任由区成禧测量师(联系电话：852-94386841，电邮箱：edwardaush@hotmail.com) 领导一个工作小组，成员包括何展才测量师(联系电话：852-22906168，852-90905573，电邮箱：josepho@lchgroup.com) 及吴红梅测量师(联系电话：852-22906162，852-91007088，电邮箱：elsang@lchgroup.com) 就有关上述事宜与你们进行磋商。

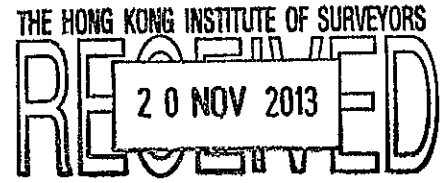


香港测量师学会会长
CEPA 委员会主席
赖旭辉测量师

二零一三年十一月十五日

抄送：区成禧测量师，何展才测量师及吴红梅测量师
中联办傅芃芃

中华人民共和国国土资源部
 Ministry of Land and Resources, The People's Republic of China



尊敬的赖会长:

11月15日来信收悉。就信函中所提成立工作小组以推动合作交流及资格互认一事,深表赞同。

我们将尽快会同估价师协会及相关司局就开展第一次小组工作会议事宜与贵方联络员进行沟通。

我司联系人为黄晓宇(电话:86-10-66558404,电邮箱:xyhuang@mail.mlr.gov.cn)。

科技与国际合作司

(国土资源部港澳台事务办公室)

2013年11月20日

致：

中國人民共和國國土資源部 科技與國際合作司 黃曉宇
中國土地估價師協會 張潔副秘書長

有關：中國土地估價師協會 與 香港產業測量師學會 共同推進資格互認

背景

在CPEA的框架下及按照2013年11月12日三方(包括國土資源部，中國土地估價師協會及香港測量師學會)會議共識，同意設立專門工作小組，共同研究香港測量師學會與中國土地估價師協會專業資格互認的方案。資格互認對象是學會中從事土地估價相關工作的會員。我方現初步列出資格互認的基本情況及循序漸進式資格互認方案的建議。

香港測量師學會從事資產評估的專業會員概況

香港測量師學會現有約 6,000 專業會員，當中產業測量組的產業測量師約占 1,800，他們均從事估值相關專業。而產業測量師中有從事政府土地評估工作(包括出售或征地賠償等)的只約 400 人。這些會員就是本會現欲與中國土地估價師協會作進一步研究合作及互認事宜的對象。

就上述從事土地評估工作香港測量師學會專業會員，主要都是在政府地政總署工作的，亦有部份在私人機構執業的，主要是於物業發展商或顧問公司工作。在房地產開發過程或市區重建中，香港的土地評估師都擔任重要的角色，提供專業的評估意見，如新批土地評定拍賣或招標價格；在市區重建方面，就政府接收回土地條例進行收地賠償估價，生意或因法定收購引致損失估值；就私人收購重建項目，按有關法定強制售賣程序進行估價，法定程序申請、拍賣及相關工作。

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室(郵編：100044)
Room 616, 6/F, Zhongkun Plaza, No.59 Gaoliangqiaoxiejie,
No.1 yard, Haidian District, Beijing, China, 100044
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk



资格互认安排建议

一、专业互认准则

专业资格互认以对等方式进行，人数及双方互认的专业会员应具有相等资历及经验，由各会双方自行推荐。

二、合资格会员

我们建议初步为拥有十年或以上专业估价经验，并从事土地评估工作。按此，香港测量师学会建议初步推荐约 100 人。中国土地估价师协会可自行推荐相若数目合资格会员进行专业资格互认。

三、互认安排及方式

由于合资格的会员在有关的专业范畴之经验已受相关的专业团体认可并拥有十年以上专业经验，故建议双方无需进行专业技术考试。对于两地不同法规及操作要求，建议安排一至二天的课程，分别由双方富经验的讲师，就双方不同的地方如法律，操作要求等，向对方参与互认会员解述。合资格的会员完成所定的课程后，就可取得对方的专业资格及相关的证书及注册证。

四、跟进程序

我方建议按以下流程跟进互认安排：

1. 双方透过会议及交换相关文件商讨及确定两会合资格会员及互认安排及方式；
2. 双方商讨及确定两会会员执业操作不同的地方，并设计制定进修课程内容及详细安排；
3. 在上述两项工作取得双方领导同意方案；两会各自进行相关互认及课程安排；
4. 双方为对方已被推荐的合资格会员开办课程，举办课程的地点可在国内任何一个交通方便的城市进行；及
5. 在完成训练课程后发出证书。



五、 执业及续期事宜

取得互认专业资格的会员可以以个人身份按当地相关规定申请执业。在执业期间，需要不断参加持续进修课程，满足对方专业团体续期的要求，而双方完全认可对方所认可的持续进修课程。

总结及跟进建议

就上述互认安排及流程请国土资源部，及中国土地估价师协会给予指导，我方建议先安排首轮会议面谈，确定互认专业资格的基础及具体安排。按各方方便时间，香港测量师学会代表可往北京进行拜访会谈。

祈望赐覆。

香港测量师学会副会长
区成禧 测量师



二零一四年二月二十四日

副本抄送：

中华人民共和国国土资源部 科技与国际合作司 白星碧副司长
中华人民共和国国土资源部 土地利用管理司地价处 刘彦处长

APPENDIX K

Memorandum of Mutual Recognition of Membership (MMRM) between the Hong Kong Institute of Surveyors (HKIS) and the Royal Institution of Chartered Surveyors (RICS)

The HKIS, on 2 July 2013, issued a letter to the RICS to terminate the MMRM, by which the termination will take effect on 2 January 2014.

The current MMRM between the HKIS and RICS was signed on 14 November 2005. This superseded an older agreement dating back to 30 November 1998. Members may be aware that the RICS and HKIS have a long history of cooperation. In fact, over 90 percent of HKIS members were also members of the RICS during the early stages of the agreement. The relationship somewhat diminished when the RICS temporarily retreated from Hong Kong after 1997. Since the RICS returned in early 2000, the difference between the two institutes had grown. Over the past two years, HKIS members have observed that the MMRM may no longer be meeting its original expectations and sought a review.

Over the past few years, there have been many structural changes in the division of the professions and admission routes, as well as the entry procedures for new RICS members, which have deviated from our expectations. Changes in the RICS's reciprocity policy have also caused concern for HKIS members. The Board of Membership (BOM) and the HKIS/RICS Liaison Committee, therefore, led a discussion on the operation of the MMRM. In fact, the above concerns of the HKIS were conveyed to the RICS during liaison meetings between the two organizations over the past two years, but no further response was received by the HKIS.

During this period, much debate had occurred between the Divisions and YSG. The HKIS General Council decided on a formal consultation between the six Divisions and YSG after a discussion during the annual retreat in February 2013. In April 2013, the six Divisions and YSG reached a consensus to terminate the MMRM. In its subsequent meeting, the HKIS General Council decided to start the consultation with the RICS to commence the termination. The HKIS/RICS Liaison Committee was asked to assume the consultation.

Following that, a discussion forum was organized on 24 June 2013 in the HKIS Surveyors Learning Centre for the proposed termination of the MMRM. The forum aimed to discuss the operation of the existing MMRM and collect views from members for the HKIS to finalize its views with regards to:

1. The MMRM being obsolete and the need to review it.
2. The impact of "alternative routes to membership".
3. The initial thoughts of the Executive Committee, Divisions, and Liaison Committee on dispensing with the current MMRM.

Attended by about 40 members, the forum was hosted by **Sr Wong Bay**, HKIS Past President and Chair of the HKIS/RICS Liaison Committee, who introduced the background and the previous discussions of the MMRM within the HKIS General Council, Divisions, and Board of Membership, as well as with the RICS during the Liaison Committee meetings.



Discussion forum was organized in the HKIS SLC on 24 June 2013 for members to express their views on the proposed termination of the MMRM

The forum discussed the following problems in regards to the MMRM:

1. Over the years, it has been apparent that there have been many structural changes in the division of RICS membership, resulting in a mismatch with the HKIS Divisions.
2. The RICS's new admission routes and procedures have deviated from the mutual expectations and is not acceptable by the HKIS as meeting its requirements. Examples are the RICS Academic Route, Eminent Membership, Professional Experience Route (PER), and Senior Professional Route.
3. Changes in the RICS's reciprocity policy have also been a cause for concern by the HKIS.
4. The BOM had set a policy to interview all RICS applicants who applied through the reciprocity arrangement since 2010. However, the interview results were disappointing. The admission rate for RICS Professional Members after being interviewed was less than 30%.

Key views collated from members in the forum with regards the termination of the MMRM are:

- That it no longer serves its original purpose and the expectations of the HKIS, so a review of the agreement and the existing arrangement are necessary.
- The fact that both organizations were no longer on par with each other, since the RICS had evolved from a Divisions and Faculties structure into a Professional Groups structure, whilst the HKIS has maintained its traditional structure of Divisions.
- The fact that some RICS candidates did not have the sufficient requisite experience and academic knowledge for admission into the respective HKIS Divisions due to the subdivision of professional areas by RICS.
- Concerns over a possible loss of "international recognition/status" if the MMRM is terminated.

- The need for the HKIS to leave a route for younger members. If the HKIS terminates the MMRM, it should consider providing an alternative route to admit RICS members or recognize their qualifications.
- Some concerns over the way forward of those candidates who undertake both the HKIS and RICS APC and have first obtained the RICS qualification.
- Respects the HKIS to conduct interviews for the admission of RICS members.
- The ability of the HKIS to maintain high standards.

The forum concluded with four directions towards the MMRM, namely:

- 1) Whether it should be dispensed with?
- 2) Whether the operation of the existing MMRM was smooth?
- 3) Whether the mismatch between the HKIS Divisions and RICS Pathways could be resolved? and
- 4) Whether the MMRM can still serve its original purpose and meet the HKIS's expectations?

Members at the forum generally agreed that the MMRM had already deviated from the HKIS's original expectations. Due to the fact that the RICS has evolved into many professional pathways, the operation of the MMRM, as seen from the act of admitting RICS members, has lately not been smooth. Having noted the background and current situation of the operation of the MMRM, members at the forum generally had no objection to terminating it.

Termination does not mean an end to the relationship between the HKIS and RICS, since it only deals with membership recognition. Cooperation between the two institutes will continue, as the majority of the members of the HKIS are also members of the RICS.

IMPORTANT NOTICE

Members shall note that the existing MMRM would cease to have effect on 2 January 2014. Those who are interested in joining either of the institutes via the reciprocity arrangement under the MMRM shall submit their application for membership before 2 January 2014.