

# SURVEYING

VOLUME 1, ISSUE 3, MAY 1992

## FROM THE EDITOR

For this newsletter, where our objective is to provide news, not to be a learned journal, we certainly seem to have provoked (not entirely intentionally) a little debate. That is, I hope, all the good.

On the "unintended" side, I think I should just note that the comment about Graeme Baldwin getting "a proper job" in April's issue was by .....Graeme Baldwin! I was not being rude. I certainly regard teaching as very much a "proper job". Education, before and after qualification, is of paramount importance to our future as a profession. In this issue, you will find comments from Institute and Institution, and private views on the topic.

Also on the unintended side was the encouragement to take a day away from "the wife and kids" to attend one day seminars in the UK. I have been forcefully reminded that so many of our members are women that such gender-biased comments are inappropriate. I agree. Indeed, in Hong Kong, the female/male ratio in the surveying profession must be very high as compared with Europe, particularly at the younger end. Given the "traditional" male dominance in the property sector, especially construction, perhaps the institutes should adopt a positive policy towards encouraging equal opportunity.

Also in this issue, you will find comment on the Lay Report. If you have not seen, or are not familiar with, this - essentially a move toward a "unified" profession (where valuation surveyors count bricks, quantity surveyors inspect building failures and building surveyors arrange lease

conditions, while land surveyors carry on with the bits nobody else understands) - it is required reading. Again, we would love to hear your views; and in this case we will make sure your views get to General Council.

They will get there, at the moment, via Bill Lane, whose comments on the Report are enclosed. Bill practised, for a number of years, as a QS in Hong Kong. He was not the first to pursue the QS affinity for the law to its logical conclusion. But (I believe) he was the first to return to Hong Kong to practise law here; and certainly he was the first Surveyor to take silk. Doubtless, others will follow (as to which, watch these columns). After leaving Hong Kong for the Channel Islands, Bill became a member of the Institution's General Council and is, by rotation, a candidate for re-election this year. He is incidentally, also a Committee member of the Chartered Institute of Arbitrators.

It is not my purpose to make an election appeal on behalf of Bill Lane, or any individual, and I hardly need to point the benefit of Council members who know Hong Kong. But I do believe in voting. A franchise is a duty as well as a right or privilege. So, if you are a Chartered Surveyor, when the Council ballot forms come to you, please complete them and return them to the Institution. Vote, of course, for the candidate(s) of your choice. But vote.

The twists of coincidence being as they are, John Peacock has a notice in this issue about direct access to the Bar. Now there is a good idea. That is what I am accessing right now .....

Hong Kong Institute of Surveyors  
President : Marco Wu, FRICS, FHKIS

Royal Institution of Chartered Surveyors  
Hong Kong Branch  
Chairman : Tony Samson, FRICS, FHKIS

SURVEYING is the monthly newsletter of the Hong Kong Institute of Surveyors and the Royal Institution of Chartered Surveyors, Hong Kong Branch. It is distributed to members, students and friends of the surveying profession. Should you know of anyone not on the mailing list who would be interested in receiving a copy, please contact Surveyors Services Limited.

Members are invited to contribute to "Surveying". Articles, letters or notices should be received by the Editor by the 18th of each month for publication the following month.

The views expressed in this newsletter do not necessarily reflect the views of the HKIS or the RICS HKB. The Editor, Bruce Humphrey, reserves the right to edit any article received.

The Editor can be contacted through Surveyors Services Limited.

All advertisements and small ads are welcome. The income provided by advertisements contributes towards the printing cost of SURVEYING.

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# AROUND THE DIVISIONS

## QUANTITY SURVEYING DIVISION

BY ANDY GORDON

The setting of the 1992 TPC paper is now well advanced. This is an opportune moment to remind 1992 candidates that the 1991 TPC resulted in several suspected instances of collusion, the rulings on which will be decided in the UK. These cases are unpleasant for all involved, both candidates who have to live under a cloud of suspicion and investigating panels who have a duty to conduct a fair hearing.

1991 TPC candidates and supervisors may recall receiving an unannounced visit from assessors/moderators/QSD committee members during the TPC. These proved most interesting and whilst a few questions had to be resolved as a result of these visits most recipients of the visits were appreciative of the interest shown. It is hoped these visits can become a regular feature.

Counselling sessions will be organised in a month or two, especially for those candidates who have attempted the TPC on three or more occasions. Whilst candidates' individual papers will not be discussed it is expected that, following a general briefing, smaller groups will be able to use past papers as a basis for discussion.

We now hope the RICS/HKIS QS Committees will converge at a joint RICS/HKIS Divisional AGM in October or November and will comprise a balanced membership.

Finally, the standard forms of contract for minor works, and for foundations will incorporate a Chinese translation which should encourage widespread use.

## FROM THE GENERAL PRACTICE DIVISION

BY STEPHEN YIP

The GP Committee has been asked by RG(LO) to comment on revised form of Agreement for Sale and Purchase under the Land Officer's Consent Scheme. Committee members have responded and will be watching with interest on the development of both technical aspects and fundamental principles of the Consent Scheme.

A working group is currently being formed by the GP Committee with the involvement of the Consumer Council and contribution from BS Division to update and review the "Saleable Area" Brochure.

## FROM BADMINTON TO BASKETBALL - TO BRIDGE !!

The Junior Organisation is considering a slightly more sedentary sport for the summertime in the form of a Bridge Tournament. This is a first for the JOs - they would like to know how many members would be interested before they go ahead and organise it, so if you're a keen bridge player of any level, please give Stella at Surveyors Services a call and let us know of your interest.

## FROM THE BUILDING SURVEYORS

Following their recent very successful tour of Historic Buildings in Hong Kong, Bill Greaves from ASD will conduct a workshop entitled "Introduction to Historic Building Conservation". The workshop comprises 3-4 evenings discussion plus 1 day intensive case studies. Those interested should contact S K Kwan on telephone no. 828 0810, fax 838 0400 to express your interest. We will then contact you later for further details.

## INTRODUCING - WONG THIEN NYEN ("TN"), CHAIRMAN, HKIS LAND SURVEYING DIVISION

The Land Surveyors may not have the biggest division within the Institute, but it is one of the most active. TN is a very active member and devotes a great deal of time to both the Division and the Institute. He is currently sitting on the Education Advisory Committee of the Centre of Land and Engineering Surveying of the Hong Kong Polytechnic.

A Malaysian, married with two children, he enjoys swimming, mountaineering, stamp collecting and computers. He is resident Land Surveyor for Maunsells on the Taipo/Fanling and Shek Wu Hui new development projects.

(TN is also the SSL office's expert on good holiday spots in Malaysia - we're hoping he is elected for another year .....)



## NEWS FROM THE LAND SURVEYORS

BY W P CHENG

The Land Surveyors AGM will be held on Wednesday 29th April and all members are urged to attend.

Overseas events which may be of interest to LSD members are a survey conference entitled "Engineering Surveying for Megaprojects, with focus on the superconducting Supercollider", Dallas, Texas in November, and "Cadastral Reform 92" (University of Melbourne and Institution of Surveyors, Australia) 29th June - 1st July, Melbourne, Australia. Further information from the Surveyors Services office.

The draft of the proposed standard scale of fees for land surveying services has been prepared and updated. This is now under review by the LSD Council.

The charge for small house survey for 1992/93 has been reviewed and adjusted by B&LD and RICS/HKIS LSD according to the inflation rate.

### IN BRIEF

**RICS Presidential Address 1991-92.** Chartered Surveyor Monthly readers will have seen an edited and abbreviated version of Ted Watts' Presidential Address 1991-92. Copies of the full text are available from the Surveyors Services office.

**Junior Organisation CPD Event - Visit to Times Square.** This CPD event was fully booked within 48 hours of information being published. Those (many) members who were disappointed will be glad to know that a second visit to Times Square is planned within the next few weeks.

**Surveyors Lunch.** Attendees at the monthly Surveyors Lunches may not realise that the Hilton Hotel are always happy to provide an alternative menu for those who prefer vegetarian food etc. This must be ordered in advance, so please make this clear when making bookings.

**Need any summer staff?** The Counselling Services Section of the Hong Kong Polytechnic would like to hear from you. They have many students, both related to the property and construction industry and others who are seeking summer employment. For more details call their office directly on 766 6800.

# SURVEYING DIARY

## SOCIAL EVENT

### QUANTITY SURVEYING DIVISION

"An Evening at the Races"

Date : Wednesday 27th May  
Time : From 7.00 p.m.  
Cost : \$270 (RHKJC members \$220)

The Quantity Surveyors make their annual pilgrimage to Happy Valley and have reserved a box at Happy Valley on Wednesday 27th May. The cost includes a buffet dinner, and RHKJC guest badge (if required, the cost is \$220 for Jockey Club members). Cash bar available.

The box holds 45 people, and bookings are on a first-past-the-post basis, so book early! (and in any event before 20th May).

This annual event is always an enjoyable - and occasionally profitable! - event. Call Morna Humphrey at the Surveyors Services office for further information (but not, on Morna's record, for any good tips .....)

## CPD EVENT

### QUANTITY SURVEYING DIVISION

"Visit to Guangdong Nuclear Power Station, Daya Bay"

Saturday 25th July 1992

All information on this event has been circulated separately to all QSD members. The cost is \$50 for this full day trip which promises to be very interesting, and reservations are required by 18th May. Places are limited, but if any non-QSD member would like further information please contact the Surveyors Services office.

**A booking form for the events listed should be enclosed with this newsletter. If you did not receive one (or want more) please contact Stella Chung at Surveyors Services.**

## SURVEYORS LUNCH

India Room, 4/F  
Hong Kong Hilton Hotel  
Queens Road Central  
Hong Kong.

Thursday 28th May 12:30 for 1:00p.m.

### Guest Speaker

**MR ANTONIO CHU**

REGIONAL OFFICER  
COMMUNITY RELATIONS DEPARTMENT  
INDEPENDENT COMMISSION AGAINST  
CORRUPTION

The title of Mr Chu's talk will be

**"Professional Ethics –  
Essence of  
Corruption Prevention"**

## CPD EVENT

### RICS/HKIS ALL-DAY CPD EVENT

"Central Plaza - Asia's Tallest Building"

Date : Saturday 4th July  
Time : 9.00 a.m. - 5.00 p.m.  
Venue : Studio Theatre  
Hong Kong Polytechnic  
Cost : \$250

Come and get the low down on how the tallest building in Asia was designed, built and marketed! Following the successful format of the Pacific Place presentation, the full history starting from preparation of lease conditions through to leasing of the completed office will be covered. David C Lee has kindly agreed to gather all the various consultants together for this all day event which should be of interest to you all.

The cost is \$250 which will include a buffet lunch, tea and coffee plus a booklet that will contain an outline of the presentations.

The previous two all-day CPD events were fully booked well in advance. Members are advised to make their reservations early.

## CPD EVENT

### BUILDING SURVEYING DIVISION & HK POLYTECHNIC BUILDING & SURVEYING DEPARTMENT

"TPC Presentations 1991"

Date : Monday 25th May  
Time : 6.30 p.m.  
Venue : Hong Kong Polytechnic  
Room HJ 302

The top three candidates in last year's TPC will present their case again and share their experience with future candidates. Assessors will be present to challenge their intelligence! There will be an open discussion.

### RICS SURVEYORS BRIEFING '92

25-26 September - Bath, England

The Surveyors Services office has full details of the 1992 Surveyors' Briefing to be held in the historic English town of Bath over the weekend of 25/26 September. A full weekend's programme is planned, in addition to the conference programme, a variety of technical, social and sporting events (from tennis and golf to the more unusual sport of ballooning!) are available.

## COMING SOON :-

- |           |   |
|-----------|---|
| 8th May   | BSD AGM followed by Buffet Dinner and CPD Event, Speaker David Tuffin, President, BS Division, RICS Ladies Recreation Club, 6 p.m. All BSD members should have received separate notification - please contact Surveyors Services if you have not yet received the papers |
| 19th May  | RICS new members Diploma Presentation<br>Royal HK Jockey Club<br>Happy Valley, 6.30 p.m.  |
| 19th June | Quantity Surveying Divisions Annual Dinner, Conrad Hotel  |
| June      | LSD CPD Event - Digital Photogrammetry, Mr Kent Lam   |
| July      | LSD CPD Event - Monitoring Surveying of the Geocell Construction in Nim Wan - Mr Tsui Cheong Wai  |

# INSTITUTE AND BRANCH

## HONG KONG INSTITUTE OF SURVEYORS PRESIDENT'S REPORT 1991/92

The following is a summary of the Report of the President of the Institute, Marco Wu, to be submitted to members at the Annual General Meeting of the Institute.

"1991/92 was a very important and eventful year for the Institute. Your Council has made considerable progress in a number of areas.

### INTERNATIONAL AFFAIRS

The Institute has maintained close contacts with the RICS and professional bodies overseas, and has obtained recognition for the high professional standard it has achieved.

On 15th May 1991 I signed a reciprocity agreement with David Male, Past President of the RICS, which enables a corporate member of either body to become a member of the other, subject to experience and interview. To further strengthen our international linkages, we are pursuing similar arrangements in other countries.

In the past, your Institute has built up strong connections with the PRC and demonstrated our potential to assist with the reform of China's land policies. In the last year, these links have been strengthened through participation in a number of conferences and the official visits.

### EDUCATION AND TRAINING

Academic education for surveyors continues to progress. The City Polytechnic is introducing QS and BS degree courses in 1992. These have been given conditional approval by the HKCAA and will be validated by the Institute later this year. An MSc in Real Estate Development has been introduced by the University of Hong Kong. Higher degrees are planned by the Hong Kong Polytechnic. The Institute has maintained links with the academic institutes through the departmental advisory committees and through validation of degree courses.

The TPC involves a major effort by members each year. In 1991 assessments were held for all disciplines. By agreement, these are administered jointly with the RICS Branch.

CPD, while not yet compulsory for HKIS members, is strongly supported by the Council. Divisions have made considerable efforts in running seminars, conference and visits during the year.

Board of Education meetings are held jointly with the RICS Branch Education Committee. The focus of the joint meetings has been a special study on "the Development of Surveying Education".

### MEMBERSHIP

There has been a significant increase in membership during the past year.

The Membership Committee has now brought in a new arrangement whereby overseas members pay a reduced subscription.

The following is a break-down of membership as at 13th April 1992:-

	BS	GP	LS	QS	Total	Change from 1990/91
Fellow	46	126	24	89	285	(+13%)
Associate	179	318	81	392	970	(+14%)
Student	<u>65</u>	<u>103</u>	<u>24</u>	<u>94</u>	<u>286</u>	(+45%)
Total	290	547	129	575	1541	(+20%)

Two receptions were held during the year at which diplomas were presented to new members.

### ANNUAL DINNER

The Annual Dinner with Sir David Ford as our Guest of Honour was held on 8th November at the Hotel Conrad. The Dinner was, as usual, an extremely successful evening with some 600 participants.

### SURVEYORS REGISTRATION ORDINANCE

The Surveyors' Registration Ordinance was enacted on 17th July 1991, and provides for the registration of professional surveyors. Under the Ordinance, the Institute is entrusted with the establishment of a Registration Board, formed in December 1991 with Barnabas Chung as Chairman.

### FUNCTIONAL CONSTITUENCY ELECTION

Our members reacted very positively to the 1991 Functional Constituency Election.

As Hong Kong's future stability and prosperity hinge on the proper handling of many issues which are related to our profession, your Council has recently made a formal request to Government for increased representation of surveyors in Legco in 1995.

### REVIEW OF THE TOWN PLANNING ORDINANCE

In July 1991, the Government issued a consultative document proposing a "Comprehensive Review of the Town Planning Ordinance".

A joint HKIS/RICS Branch Ad hoc Study Group, set up in August 1990 to comment on the Town Planning (Amendment) Bill 1990, considered the proposals, and presented two reports to Government in January 1992. Members' views were solicited through the Institute's Journal.

In addition, the Study Group members also contributed to a Conference sponsored by the Hong Kong Institute of Planners in November 1991. The Institute also joined other professions to submit comments on points of interest in Consultative Document.

### PUBLIC AFFAIRS COMMITTEE

A Public Affairs Committee was formed in December 1991 with Edmund Ho as convenor. The Committee held its first press briefing on 24th March, 1992 on the measurement of saleable area.

### LIAISON WITH RICS HK BRANCH

The Council has maintained close contact with the Executive Committee of RICS HK Branch. A number of joint events were held during the year, including monthly luncheons and the Annual Dinner. In addition, a breakfast meeting was held monthly between the Branch Chairman and myself.

Over 90% of our members are also RICS members. To improve the efficiency of the Council and the Branch Executive Committee, the Institute and the Branch plan to have a unified Council in 1993/94.

### LIAISON WITH OUR LEGCO REPRESENTATIVE

As you all know, Edward Ho was elected our Functional Constituency Representative in Legco. Although Edward is not a surveyor, I think you will all agree with me that he is in all respects suitable and competent to represent our constituency and merits our fullest support. Edward has maintained close contact with our Council, has attended a number of Council meetings, and has spoken in Legco on many issues relating to our profession.

### LIAISON WITH OTHER LOCAL PROFESSIONAL BODIES

Through the Joint Council of four professional institutes and the joint council of nine professional bodies the Institute has maintained regular contact with other professional bodies.

# SURVEYING

## HONG KONG INSTITUTE OF SURVEYORS PRESIDENT'S REPORT - CONTINUED

### FORMATION OF THE SOCIETY OF HONG KONG REAL ESTATE AGENTS

In response to public concern about estate agents' conduct, the Institute, with RICS Branch, the Society of HK Real Estate Administrators, and a number of estate agency firms, established a formation committee which produced a Consultative Document in November 1991. This contained outline proposals on a Code of Ethics, Membership Criteria and the Structure of a proposed Association, and received a very positive response from the industry. An association registered under the name of "The Society of Hong Kong Real Estate Agents" was formed in March 1992.

### JOINT OFFICE

The Joint Office, under the leadership of Morna Humphrey, has provided excellent administrative support to the Council. The office is now a company, Surveyors Services Limited. The Board of Directors comprises two representatives each from the Branch and the Institute with the Administration Officer acting as Company Secretary.

Finally, I would like to take this opportunity to thank all Council members for the backing and assistance they have rendered to me during my term of office. I would also like to record my appreciation for the unfailing administrative support given by Morna Humphrey and her staff. Looking into the future, the Institute will no doubt face even greater challenges and I would call upon you all to continue your efforts in support of my successor and the incoming Council."

The full text of the President's Report will be available at the Annual General Meeting on Tuesday 5th May.

## LETTER TO THE EDITOR

Dear Sir

Your article in the April issue of "Surveying" invited comments from members on the article published in the Property Post about in-job training of property and construction personnel.

It appears there is a growing rift between the educational institutions and employers and having what is no more than a slanging match between the two sides in the public media will do the image of the profession no good whatsoever. We must now put our house in order, stop bickering in public and present a unified front.

As a start, a working party should be set up to look closely at the requirements of the profession and whether the courses provided at the Polytechnic and University are fulfilling those needs. Projections will need to be made into the future requirements of the public and private sector to ensure the production of the correct number of graduates. We should certainly avoid the situation whereby someone spends three years on a fulltime estate management course only to find on graduation that there are no rewarding openings and be forced into another profession.

At the same time the working party should examine the role of the Chartered Surveyor in Hong Kong, consider the market for surveying skills, identify areas where these skills can be effectively utilised and investigate the means by which the Chartered Surveyor can become the property leader and not subservient to other professions.

The time is ripe to take a good hard look at our profession and make sure we are going in the right direction to face the challenges.

Yours sincerely  
David Forshaw

## THE LAY REPORT

BY WILLIAM LANE QC  
(MEMBER OF RICS GENERAL  
COUNCIL)

In November 1991, Richard Lay, together with 12 other members of the RICS prepared a Report entitled "Market Requirements of the Profession" (the "Lay Report"). All members should by now have received a copy of this report and will no doubt appreciate that, although it contains no specific recommendations, the underlying message is that the profession should be restructured. They consider that the profession is disadvantaged by not having a common identity in the way that lawyers and accountants have. Paragraph 7.10 states:-

"The Study Group is firmly of the opinion that the profession of Chartered Surveying can reasonably and rationally be regarded as a single profession having specialised skills to deal respectively with the 3 sectors of the market."

Those 3 sectors are set out in Section 5.2.1 as being land, commercial and residential and construction.

Although I had not been aware of it, apparently these proposals have been around for quite some time. There was a general feeling at the Council Meeting that something had to be done to meet the future challenges, especially as far as Europe is concerned. Nobody on Council wanted change simply for change's sake but, at the end of the day, we will have to be satisfied that the change is beneficial, not only for the Institution but for practising members of the Institution. Quite clearly radical changes are being proposed and Council is very anxious that there should be a wide debate upon these issues and for Council to be aware of the findings of those debates. If the underlying proposals contained in the Lay Report are introduced as specific proposals then everybody who is practising as a surveyor will be affected. Even the term Chartered Surveyor is being considered.

The purpose of this short Report is to let you know that it is already being debated in Council and will continue to be so. The message that came out of the last Council Meeting is that if anything is to be done then it must be done quickly. This does not mean hastily but it does mean that a fairly tight timetable will be adhered to. It is therefore of the utmost importance that members' views are heard. I am confident that there will be a full debate in the Branch on these matters and, no doubt, a report will be made directly to the Institution. However, I would like to be kept informed of the Branch's views so that I can take those views into account during the debates that will be coming up in the next year.



Marco Wu with 1991/92 officers Mike Mann, Junior Vice-President (left) and Eddie Lee, Hon.-Secretary

## EDUCATION

BY RAYMOND BATES

Surveying degrees set the academic standards for entry into the profession. The professional standards of acceptance are set through the Test of Professional Competence (TPC) or the Assessment of Professional Competence (APC). The objectives of the TPC/APC build upon academic education but are aimed at training. It is useful to illustrate this with the HKIS policy objectives, which are not dissimilar to the RICS: "The HKIS places great emphasis on the TPC. The object is to ensure that students of the Institute develop a high standard of professional proficiency and develop a deep sense of professional ethics and conduct. They should be encouraged to apply these principles, and the knowledge obtained through academic training. A thorough understanding of these concepts should be demonstrated during a period of approved professional training."

Key criteria include professional proficiency, professional ethics and conduct and ability to apply professional knowledge. It is necessary for candidates to demonstrate they have achieved these criteria through approved training, written submissions and professional interview where applicable. Assessors know that practical experience of candidates is limited and this is always taken into account, but a level of competence must be demonstrated that will enable the Institutes to say with confidence that the person is able to practise as a professional without supervision.

The TPC/APC scheme varies from Division to Division. There is however an increasing trend towards the interview forming part of the assessment. Assessors are experienced professionals who are often involved in the setting of practical tasks. Tasks set are demanding, time is limited, and an element of the task is to determine what is important and to express this clearly. Through the Divisions, about 170 assessors are required in Hong Kong each year. Assessors are fully briefed, whether this is for a written task or an interview. There is never a predetermined pass rate. Each assessment is on its own merits. Moderators are used to monitor standards and to further examine borderline cases. Considerable care is taken in the development and running of the TPC/APC. It involves time and effort by some 10% of the members of the Branch to ensure that the objectives are being met.

## CHANGE OF ADDRESS

Prudential Surveyors International Limited are pleased to announce that they have moved to the following address:-

3101-3105 Dah Sing Financial Centre  
108 Gloucester Road  
Wanchai, Hong Kong  
Tel: 507 8333 Fax: 598 6576

## RICS GENERAL COUNCIL - WILLIAM LANE, QC

William Lane QC, FRICS (a member of HK Branch) is standing for re-election to General Council. Ballot forms, which RICS members will shortly receive, should be returned by 1st June. If you have not received a ballot form by mid-May (and are a Chartered Surveyor) please contact Morna Humphrey at the Surveyors Services office.

## RESEARCH NEWS

BY DAVID PICKEN

The Department of Building and Surveying at the Hong Kong Polytechnic is currently undertaking a variety of research studies. To make HKIS and RICS members aware of the various activities taking place the Department has provided the following list. Members interested in particular projects may contact the person named against each item.

1. Land management systems in China (John Ratcliffe, tel. 766 5810)
2. Electronic land management systems (Peter Reid, tel. 766 5829)
3. Hong Kong building cost information system (David Picken, tel. 766 5812)
4. Computerised site performance feedback systems (Andy Wong, tel. 766 5831)
5. Competitiveness in construction contract bidding (Derek Drew, tel. 766 5824)
6. (i) Construction safety (ii) Public housing development (Francis Wong, tel. 766 5821)
7. Construction productivity (Paul Fox, tel. 766 5828; Y H Chiang, tel. 766 5822)
8. Urban redevelopment in Hong Kong (Stanley Yeung, tel. 766 5832)

Currently the Department has two staff on secondment from Tsinghua University in Beijing - Ms Yu Shao Ling and Associate Professor Lu You Jie are working on projects 1 and 5 respectively.

## ASSESSORS REPORT ON THE TEST OF PROFESSIONAL COMPETENCE, GENERAL PRACTICE DIVISION, 1991

The result of the written part of last year's GP TPC was that 43% of the 153 candidates were successful. This compares to 50% in 1990 and 70% in previous years. Of the 46 candidates who were eligible to attend the professional interview 67% were successful. Despite what candidates may think the assessors did not apply any more stringent criteria this year than in previous years.

However, I am sure that probationers are looking forward to the new format of the Assessment of Professional Competence, which will start in autumn this year. Briefly, the new system requires candidates to write a report on one of three subjects nominated by the assessors, then attend an interview panel to be questioned on their report, diary and other professionally related subjects.

We hope that the APC will be a more suitable system for judging candidate's professional competence. The blame for the lowering pass rate for the TPC over the years, I believe, lies with the increasing number of candidates and the fact that many firms who employ graduates do not pay enough attention to their duties of training probationers to be full professionals. In future diaries kept by candidates will be submitted to the Branch rather than RICS in England and in this way we hope to be able to monitor professional training more closely.

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## STEPHEN CHUNG

BSc BEdg(HKU) MSc in real Estate Development (MIT) ARICS AHKIS MAACE MCIQS

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# SURVEYING

## LEGCO BRIEFING

BY EDWARD S T HO

There have been a lot of remarks and comments in the press on the award of consultancy works for the Airport Core Programme projects. I raised a question on the subject at the Legislative Council Sitting on 25th March and the Administration provided me with a list of consultancy works for the ACP projects for which contracts had been awarded, together with the contract fees and the names and countries of origin of firms forming the selected consortia. The reply to my question, provided by the Secretary for Works, has been copied to the HKIS and members who are interested may obtain a copy from Surveyors Services office.

### BUILDINGS (AMENDMENT) BILL 1992

The second reading of the above Bill was moved by the Secretary for Planning, Environment and Lands on 8th April and the amendments would improve the definition of the powers of the Building Authority and streamline existing procedures. The proposals involved include:-

1. Registration of contractors; to give express authority to the Building Authority to deal with defective or insanitary drains and sewers;
2. Building works under streets; to empower the Building Authority to carry out necessary works on the alteration or removal of projections over streets and recover their cost, should the owner fail to comply with an order to do so;
3. To empower the Building Authority to recover the cost of abortive visits;
4. To introduce a microfilm system for building plans and records in the Buildings Ordinance Office;
5. To require the submission of plans to the Building Authority for approval in respect of ground investigation and underground drainage works within the Mass Transit Railway protection areas;
6. To include the Drainage Services Department in the Fourth Schedule of the Buildings Ordinance, thereby allowing the Building Authority to delegate his authority to officers in the Department.

### BUDGET 1992/93

As members are aware, the Legislative Council passed the Appropriation Bill at the Legislative Council Sitting on 1st April. Although I had

reservations on some aspects of the Budget, I supported its passage and the full text of my speech at the Motion Debate is available from the Surveyors Services Office. The gist of my speech includes:-

housing need of the sandwich class;  
control of real estate agents;  
Airport Core Programme projects - involvement by local professionals; and  
law and order in Hong Kong

The Bills and Resolutions for the revenue measures have yet to be voted on. Indications are that unless the Financial Secretary is to modify some of the measures, the increase in general rates may be voted down.

### HKIS GENERAL COUNCIL MEETING ON 31ST MARCH

I attended the Institute's Council meeting on 31st March and gave a general report on the work of the Legislative Council.

### 48TH SESSION OF THE UNITED NATIONS ECONOMIC AND SOCIAL COMMISSION FOR ASIA AND THE PACIFIC (ESCAP) 14TH-23RD APRIL 1992

I led a Hong Kong Government delegation to attend the above Session which was held in Beijing. More than 400 representatives from some 45 countries in the Asian/Pacific Region attended the Session which was very well organised by the host, the Chinese Government.

Mr Qian Qichen, the Chinese Minister for Foreign Affairs, was elected as Chairman of the Commission for this Session. The Chinese Premier, Mr Li Peng, gave an address at the opening ceremony.

The theme for the session was "Policies and Perspectives for the Economic and Social Development of the ESCAP Region" and the Hong Kong delegation presented a statement on how Hong Kong has perceived its role and priorities, and the opportunities it offers, in pursuing economic co-operation in the ESCAP region and the inter-dependence between Hong Kong and the region in investment, trade, finance, technology and infrastructure.

## LEGCO PAPERS

Mr Ho has also provided the office with copies of:-

1. The full text of Legco Question No. 14 asked by Hon. J D McGregor and replied by Mr A G Eason, Secretary for Planning, Environment and Lands

**"Will Government inform this Council whether it will introduce legislation to standardise the method of describing usable floor area in flats for sale and to require that sellers publish this information in all sales literature of uncompleted buildings covering both consent and non-consent scheme developments?"**

2. The text of the speech by Mr A G Eason, Secretary for Planning, Environment and Lands (8.4.92) moving the second reading of the Buildings (Amendment) Bill 1992.
3. A full list of scheduled Motion and Adjournment Debates. Many of these debates involve subjects which concern members of our profession. Mr Ho will be happy to brief any member or to hear members' views. He can be contacted on 890 9333.

## DIRECT PROFESSIONAL ACCESS TO BARRISTERS

In March 1989 the Bar Council in the UK directed that direct access was to be granted to Chartered Surveyors, Chartered Accountants and Certified Accountants with effect from 3rd April 1989.

In Hong Kong it is still not possible for professionals other than solicitors to instruct barristers. Approaches have been made to the Bar Association by the Hong Kong Society of Accountants for other professionals to be allowed direct access, as is the case in the UK.

The RICS Branch Chairman has previously discussed this matter with the Bar Association briefly and the Branch has also spoken to the Society of Accountants about a possible joint approach. The Society of Accountants is awaiting a response to its own enquiries.

The Branch will continue to pursue this matter. However, in order to gauge the extent of interest of our members in having direct access to the Bar we would appreciate interested members, or firms, advising us, by means of a written reply addressed to the Senior Vice Chairman of the RICS Branch, of their interest.

