

SURVEYING

VOLUME 15 ISSUE 16 FEBRUARY 1996

The President's/Chairman's Message

I am not quite sure why the AGM in November last year seems so far away.

Since then, I have had a number of meetings with members working in the Buildings Department, the Housing Department and the Rating and Valuation Department. These meetings were most useful in exchanging views and in helping formulate this year's programme which is produced elsewhere in this Newsletter.

In the 3 months, a number of proposed legislations were thrust upon members. Of particular importance, in terms of both challenges and opportunities, are compulsory inspections of buildings and the Estate Agents Bill. Both the BS and GP Divisions have worked hard and pro-actively to alert members of these far-reaching implications and to provide inputs to Government and the public.

On 19 December, I attended the members' forum and on 11 January, the press conference, called by the BS Division.

On the estate Agents Bill, on 3 January I called on the Secretary of Housing together with the GP Division, and on 31 January presented the HKIS' views to the Legco Bills Committee, a written statement having been submitted on 17 January. The GP Division and I shall continue to lobby Legco members for substantial amendments of the Bill.

I commend both the GP and BS Division for their prompt and outstanding efforts which I am sure are appreciated by all.

On overseas relations, I called on Mr Hou Jie, Minister of Construction of the PRC on 7 December and followed up with a letter

exploring prospects of further and lasting cooperation.

On 28 December, I called on Singapore Institute of Surveyors and Valuers (SSIV) and was received by the President and senior council member. This was the first visit of its kind in many years. I propose to issue an invitation for the SSIV to officially visit Hong Kong. Details of the SSIV are available from our secretariat.

The future of the RICS in Hong Kong remains an active subject on the agenda. A forum was held on 11 January and was well attended. As I said at the AGM and the Annual Dinner in November, this review of the constitutional link with Great George Street is based on the work of a number of studies since 1980's. Members of the RICS are again assured that their professional qualifications would not be in any way affected. While the visit of the RICS President in late January did not produce immediate conclusions, it was a useful occasion to brief yet another President of this perennial subject.

My personal view on this matter is that unless we put in motion a proactive and comprehensive plan, we in Hong Kong and the RICS at large could end up in a far worse situation by default. Both the Branch Committee and the HKIS are working on a full report covering all the angles and implications.

I am pleased to report that the Council/Branch Committee have done well over its first 3 months. We are very much on course, following the agreed programme and in many cases have made better progress than the targets. There is generally a healthy dose of feel-good factor among Council and Committee members.

Hong Kong Institute of Surveyors
President : C Y Leung, FRICS, FHKIS

Royal Institution of Chartered Surveyors
Hong Kong Branch
Chairman : C Y Leung, FRICS, FHKIS

SURVEYING is the 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".

The Editor, S W Fong, 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.

Further details and information on rates for advertising may be obtained from the Secretariat Office, Surveyors Services Ltd, 1934 Swire House, Chater Road, Central, Hong Kong (Tel: 2526 3679 Fax: 2868 4612).



PUBLISHED BY SURVEYORS SERVICES LIMITED,
THE JOINT OFFICE OF THE HONG KONG INSTITUTE OF SURVEYORS AND
THE ROYAL INSTITUTION OF CHARTERED SURVEYORS, HONG KONG BRANCH.

1934 SWIRE HOUSE, CHATER ROAD, CENTRAL, HONG KONG.
TEL: 2526 3679 FAX 2868 4612



DIVISIONS

NEWS FROM THE BUILDING SURVEYING DIVISION

THE NEW COUNCIL & ITS SUPPORT PANELS 1995/96

BY TERENCE Y M LAM, HON. SECRETARY

The new Building Surveying Council of HKIS and RICS was successfully formed through election in the AGM held on 27 October 1995. The new Council comprises a mixture of old and new members. This is definitely a good combination as the past experience and the new thoughts can certainly work out the best to meet the challenges ahead in this rapidly changing society. The new Council composition is as follows :

Chairman	:	WONG Bay	Tel : 2761 5897	Fax : 2760 4284
Vice Chairman	:	Kenneth CHAN	Tel : 2341 5261	Fax : 2341 3807
Hon. Secretary	:	Terence LAM	Tel : 2760 3387	Fax : 2624 4750
Hon. Treasurer	:	Edwin TANG	Tel : 2626 1451	Fax : 2845 1559
Council members	:	Raymond CHENG	Gordon WONG	
		T C CHEUNG	Tin Lun CHAN	
		Wing Hung AU	Wing Hong CHONG	
		S M LO	S K KWAN	
		Kant TSANG	Kenneth YUN	
		Alan SIN		



The New BSD Council

Under the direction of Mr WONG Bay, eight Support Panels (each with 6 to 11 members) have been established to undertake various tasks, namely,

Support Panels

Technical Advisory

Liaison Officers

Mike WONG

Tel : 2828 5221

Fax : 2827 0485

Tasks

Government representation
Advice to the main Council on
Legislation & technical matters.

Current Affairs & PR

Kenneth YUN

Tel : 2773 2698

Fax : 2765 8584

Public affairs, Image & Identity,
Marketing, Press information,
Customer survey / feedback,
Liaison with other professional institutes.

Social Function &
Communication

Terence LAM

Tel : 2760 3387

Fax : 2624 4750

Social activities, AGM & EGM,
Communication networks,
BOWLS, Membership updating, Newsletter.

DIVISIONS

Examination & APC/TPC	S M LO Tel : 2788 7683 Fax : 2788 7612	Recruitment standard review, APC/TPC, Training to graduates, Student's liaison.
Education & CPD	Gordon WONG Tel : 2761 5484 Fax : 2760 4284	BS Conference, CPD Events, Monitoring of CPD, Seminars & Workshops, Liaison with employers & academic institutes.
Technical Research & Editorial	S M LO Tel : 2788 7683 Fax : 2788 7612	Building design & special development, Codes of Practice Development, Other technical researches Publication of technical papers.
PRC & International Affairs	Kenneth CHAN Tel : 2341 5261 Fax : 2341 3807	Promotion of BS in PRC, Liaison with counterparts in PRC & other countries, visits outside Hong Kong, Liaison with academic institutes outside Hong Kong.
Special Projects	Wing Hung AU Tel : 2626 1692 Fax : 2626 1763	Free BS advice scheme to public, Code of Professional Conduct of BS, Review of Fees Scale.

Obviously the Council has to do a number of things this year. The mission is not easy but the Panel members have fully committed themselves to achieve targets as it is for the benefit of our fellow members, the Institute and the society. Whilst the Panel members are dealing with the tasks, your comments, contributions and support are equally important. I understand the life in Hong Kong is busy and hard, particularly in this period of stagnant economy, but please try your best to make contributions or at least to attend CPD events, AGM, etc. We need to unite together to push ourselves forwards and to promote the identity and image of Chartered Building Surveyors to the society, both locally and in particular to the Mainland China.

We wish you a happy and prosperous 1996.

Kung Hei Fat Choi !

A BRIEF NOTE GIVEN BY C.K. LAU, SECRETARY OF B.S. APC/TPC WORKING PARTY

The B.S Division APC/TPC was held in the second week of November 1995 at the same venue, the Hong Kong Baptist Church at Caine Road, Hong Kong.

A building in Wanchai was chosen for the Test and candidates who entered the Test had to tackle typical problems of the practice of building surveyors, i.e project management, building maintenance, building laws, illegal works, safety and professional ethics, party structures, etc.

There were 125 candidates enrolled for the Test and the result were : 18 out of 65 were elected as AHKIS and 35 out of 121 were elected ARICS.

Other than the above successful candidates, quite a number of candidates were deferred for a period of 6 to 12 months for future interviews on their knowledge and experience.

The result dropped a little comparing with those of the past years. Assessors are of the view that the standards of the candidates were lower comparing with those in the past. This was probably attributed to the students generally lacking in their independency in thinking,

in their ability to tackle problems in an analytical manner and a broad knowledge of the practice of building surveyors. Some candidates who gave relatively poor performance were poor in their use of English and their presentation technique. It was suggested that some functions should be organised for the candidates to know more about the requirements of the Test and their general deficiency.

It was almost the consensus feeling of the assessors that the two years' working experience as a pre-qualification to the Test may not be adequate. Perhaps the Education and Membership Committee should give some thought about this.

DIVISIONS

NEWS FROM THE QUANTITY SURVEYING DIVISION

The QS Division AGM for both the HKIS and the RICS (HK Branch) was held on 25th September 1995 at the football club at 6 pm. The committee members for 1995-96 elected are as follows :

Chairperson	Anita M M LIU	The University of Hong Kong
Vice Chairman	Tommy YIM	Government Secretariat Works Branch
Hon. Secretary	Edward Y M LAI	Housing Department
Hon. Treasurer	Eric CHUNG	Hoi Sing Holdings Ltd.
Members	David R C BRECHIN	H A Brechin
	T T CHEUNG	Panda Group
	Alexander HO	KPK Quantity Surveyors (HK) Ltd
	Peter K M HO	Davis Langdon & Seah HK Ltd
	Samuel S W HUI	Government of Singapore Investment Corp
	C C LAI	Northcroft HK Ltd
	W T LAW	Hsin Chong Construction (Asia) Ltd
	Y M LEE	Levett & Bailey
	Francis L K LEUNG	Architectural Services Department
	Stephen L H LIU	Levett & Bailey
	Adrian SMITH	City University of Hong Kong
JO Rep	Liwina HO	Soundwill Investment Ltd
Past Chairman	Eric AU	Davis Langdon & Seah HK Ltd

Since the election, the committee has been active in establishing contact with the professional associations and institutions in the PRC, strengthening international connections, organising CPD events and finalizing the QS APC (1995); progress is summarized below.

PRC

The progress in fostering links with our Chinese professional counterparts has been encouraging. In October 1995, a delegation from the QS Division visited the China Construction Engineering Price Administration Association (CCEPAA), an affiliated unit of the Ministry of Construction PRC. During the visit, the delegation gave presentations on the quantity surveying profession in Hong Kong. The CCEPAA intends to visit the QS Division later this year.

In November 1995, the chairperson of the committee was invited to give a speech on the quantity surveying profession in Hong Kong at the 10th Anniversary Conference of the China Association of Design and Survey held in Chengdu.

INTERNATIONAL

On the international front, the QS Division is likely to join the International Cost Engineering Council (ICEC), which has members from Europe, Asia and the US. It is considered that the QS Division would be benefit from joining the worldwide membership of the ICEC.

The Pacific Association of Quantity Surveyors (PAQS) will hold a meeting in Hong Kong in May this year. As a founding member of the PAQS, the HKIS QS Division will host the meeting. In addition, the HKIS QS Division and the City University will jointly organise a seminar in conjunction with the meeting. Other founding members of the PAQS include Japan, Singapore, Australia and New Zealand.

Mr Peter Roe, the RICS QS Division President, visited the Hong Kong Branch in October 1995.

CPD

The committee will organise more CPD events, Two CPD events have been held - one on the Law and the Quantity Surveyor by Mr Roger Knowles and the other on Dispute Settlement in Hong Kong's New Airport Construction Contracts by Mr Michael Byrne.

The CPD event for February has been organised - Project Management in PRC by Mr Daniel Mok.

More events have been lined up; details will be issued later.



DIVISIONS

QS APC (1995)

BY : STEPHEN LIU

CHAIRMAN OF APC SUB-COMMITTEE

The result of the APC for year 1995 was announced before Christmas. Congratulation to those who passed the APC.

The result of this year is slightly disappointing. Out of a total number of 286 candidates taking the written paper, only 45 passed. Out of the 45 candidates who passed the written paper, two did not get through the dairy/experience requirement. The split of the result of the written paper between Building Option and Engineering option is as follows :

	<u>Building Option</u>	<u>Engineering Option</u>
No. of candidates	273	13
No. passed	44	1
% passing rate	16 %	8 %

The passing rate for Building Option is comparable to that of the UK RICS-run APC in May 1995 for overseas candidates but the passing rate for Engineering Option is far from satisfactory (UK passing rate for overseas candidate : Building Option - 18%, Engineering Option - 80%)

In view of the small number of candidates and their unsatisfactory result in the Engineering Option, the APC sub-committee of the QS Division is considering alternative solutions e.g. whether combine with the Building Option or terminate the Engineering Option in Hong Kong.

114 candidates passed the preliminary paper held in July out of a total of 155 candidates.

This year's written paper for the Building Option was quite straight forward and simple. The candidates was assumed to be one of the project surveyor in a PQS firm advising the Client/Architect at different stage of the project on estimating, tendering procedure, contract administration and payment assessment i.e the usual tasks of a project surveyor in a PQS firm.

For those candidates who failed the APC this year, they should pay more attention to the following points :

1. Read the question carefully and answer to the points.
 - Quite a number of candidates ignored the key points in the questions and wrote down the "answers" which were irrelevant to the questions.
2. Better hand-writing and reporting skill
 - Use simple English and write clearly. Works should be clear and tidy to enhance a professional impression.
3. Better allocation of time among answers
 - Do not spend too much time on one question and leave too little time for the others. Every question bears the same weight.
4. Avoid being nervous during the test. Try to think in a broader view when answering questions.

5. Do not seek help from other people. Collusion cases had been discovered with heavy penalty being subsequently imposed.

The QS Division APC Sub-Committee will organise a workshop later to advise the candidates on the approach of the APC and means to improve the submission. Details of the date and venue will be announced by the Joint Office.



DIVISIONS

NEWS FROM THE GENERAL PRACTICE DIVISION

THE NEW GENERAL PRACTICE DIVISIONAL COUNCIL

The strength of the General Practice Divisional Council has increased from a previous no. of 24 Council Members to the present no. of 28 Council Members, following their successful election in the AGM on October 24, 1995. They will serve for 2 consecutive years from 1995 to 1997. No doubt their many different backgrounds will be of tremendous use in serving the Institute. The composition is detailed below:

	Name	Company Name
Chairman	Stephen Yip	LandElite Surveyors Limited
Sr. Vice-Chairman	David Faulkner	Brooke Hillier Parker
Jr. Vice-Chairman	Edwin Tsang	C L Tsang & Partners
Hon. Secretary	Lyll Alexander-Webber	Land Development Corp.
Hon. Treasurer	K K Chiu	C Y Leung & Co. Ltd.
Members	Charles C K Chan	Chesterton Petty Ltd.
	Jimmy W H Louey	Chesterton Petty Ltd
	Augustine H M Wong	Chesterton Petty Ltd
	Andrew K F Chan	C Y Leung & Co Ltd
	Alexander Lam	C Y Leung & Co Ltd
	F Y Kan	Knight Frank & Kan
	K B Wong	Knight Frank & Kan
	R M Aldridge	Rating & Valuation Dept
	Nancy M L Hung	Urban Service Dept
	Mona Woo	Lands Dept
	Jeff Lam	Lands Dept
	Joseph H Y Kwun	Lands Dept
	Angela S C Chan	Lands Dept
	Francis T Lau	Henderson Land Development Co Ltd
	Simon Y P Tsui	Hong Kong Polytechnic University
	Patrick W K Lo	Patrick Lo Surveyors Ltd
	C K Lau	Jones Lang Wootton
	Brian Reid	Provisional Airport Authority
	C C Kong	Fotton Surveyors Ltd
	Francis K F Lam	Mass Transit Railway Corp
	James F W Ip	James Ip & Associates Ltd
	Raymond P M Foo	Accuracy Estate Surveying Co
	Edmond K W Cheng	Guardian Property management Ltd

BEIJING VISIT

With the approach of 1997, the General Practice division will be organising a visit to Beijing in May 1996. The purpose of the visit is to maintain a closer relationship between the Ministry of Construction and the Lands Administration Bureau and the Institute. The visit will be open to members and details of the visit will be announced later.

ASSESSMENT PROFESSIONAL COMPETENCE

A total of 115 candidates registered for the Autumn 1995 APC. 33 candidates were successful in the assessment and could obtain professional titles upon their application. The pass rate was 29%, a slight dip from previous assessments.

It is interesting to note that referral candidates make up 43% of the 115 candidates who registered for the APC,

still outnumbered by the 18 first attempt candidates who were successful.

Practical on the job experience is very much an essential ingredient in meeting the requirement of the APC.



DIVISIONS

NEWS FROM THE LAND SURVEYING DIVISION

LAND SURVEY ORDINANCE

The Land Survey Ordinance has come into operation on 15th January 1996. Under this Ordinance all land sub-division for registration must be accompanied by a Land Boundary Plan prepared by an Authorised Land Surveyor.

Members of the Land Surveying Division who wish to be registered as an Authorised Land Surveyor can apply to the Registrar of Authorised Land Surveyors.

The following three members nominated by the Institute are appointed as members of the Land Surveyors' Registration Committee:-

Mr G A Andreassend
Mr Andrew S Y Lau
Mr Helicon Y K Ma

NEWS FROM JUNIOR ORGANISATION

The new J.O Committee was elected at the Annual General Meeting of 1995. The Office Bearers includes:

Chairman	Robin Leung	Buildings Department	Tel : 2626 1453
Vice-Chairman	Kempis Lam	Lands Department	Tel : 2835 1716
Hon. Secretary	Liwina Ho	Soundwill Investment Ltd	Tel : 2803 4216
Hon. Treasurer	Andy Wong	Buildings Department	Tel : 2626 1443

The J.O will organise, as in the past years, many CPD and social events. Please contact any of the above Officer Bearers, if you have any topics or ideas.

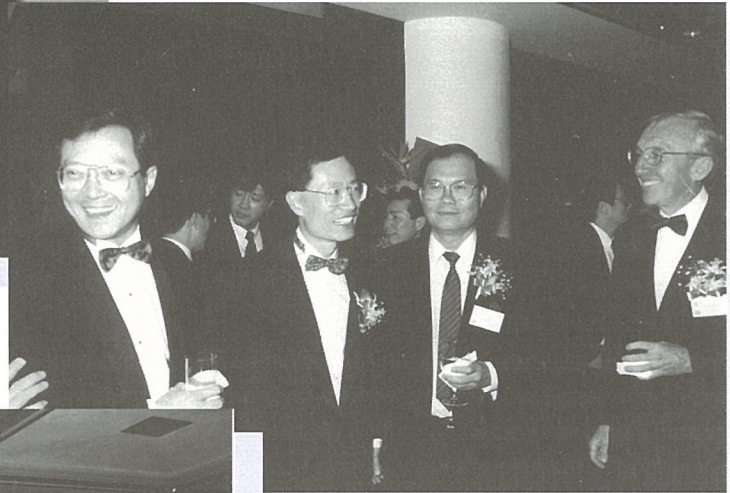
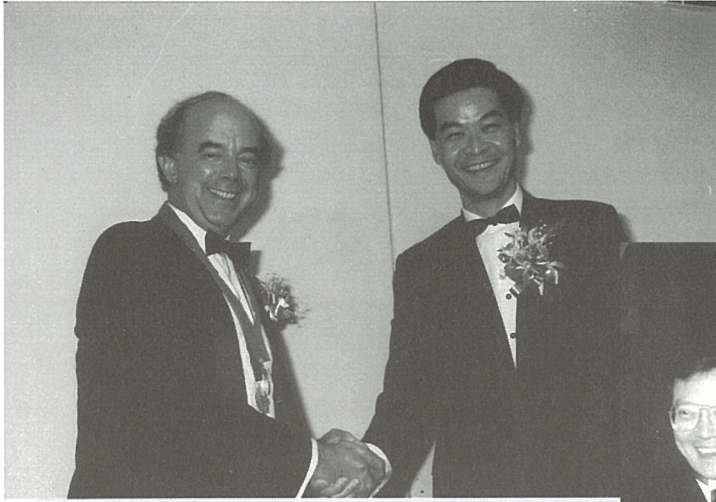
The J.O will participate in the Professionals' Championship of the Dragon Boat Festival - International Races 1996. The Races are scheduled to be held on Saturday and Sunday, 22nd and 23rd June, 1996 at the Shing Mun River in Shatin, New Territories. We are seeking paddlers for the Races, please call Robin if you want to join the team.

The J.O is going to provide an index on related professional institutions' bulletin & journal, on a bimonthly basis. If you find any interesting articles, please call Kempis.

The Transport Department of the Hong Kong Government organises auctions, on alternative Saturdays, for Lucky Vehicle Registration Numbers. The J.O provides auctioneers for the afternoon session. Anyone who wishes to take part in this charity event, please call Robin.

SURVEYING

SURVEYORS ANNUAL DINNER 1996



SURVEYING

GENERAL PRACTICE DIVISION

LAND REGISTRY CUSTOMER LIASION GROUP

BY C K LAU

1. Land Registration (Amendment) Ordinance 1995. This Ordinance was gazetted on 15th December 1995 and took effect from that date. It makes provisions, inter alia, for the introduction of the imaging technology for the recording of the memorials and the registered instruments.
2. Imaging of land records. The target date for commencing imaging of incoming documents and conversion of existing N.T documents would be June 1996. The conversion of the microfilmed Urban documents would be considered towards the end of 1996. Imaged land records would be available to Direct Access Services (DAS) subscribers in 2 phases :-

	<u>Target Date</u>	<u>Imaged document available through</u>
Phase 1	June 1996	Remote Ordering Services
Phase 2	End 1996	Fax Transmission

3. Computerisation of N.T records

<u>Tasks</u>	<u>Target Dates</u>
Computerisation of all N.T Town Lot Registers	Completion in early August 1995
Conversion of DD & SD Lot Registers	Conversion commenced in Mid-August 1995 and expected to be completed in mid 1997
Extension of DAS to N.T Town Lot records	September 1995

4. Remote Ordering Services

The majority of remote orders were received after 4:00 pm everyday. Users are encouraged to spread out their orders and the Land Registry could improve its service delivery standard as follows :-

<u>Time of placing order</u>	<u>Available time of documents ordered</u>
Before 10:00 am	After 3:00 pm on the same day
After 10:00 am	Next morning

5. Sale of Memorial Day Book (MDB)

Urban MDB in diskette form was \$5,000 per month including delivery charges. The same monthly charge applies to the N.T. MDB which includes the 8 land registries records.

6. Land Titles Bill

Preparation work for the Bill continued in the Land Registry. A Solicitor's Guide was being drafted and would be sent to the Law Society for consultation and discussion. The Land Registry was awaiting instruction from the Secretary for Planning, Environment and Lands on when the Bill would be introduced to the Legislative Council again.

7. Central Registration

Land Registry is considering to introduce a Central Registration system. Offices would be retained in the districts which would provide cross-district search services to the public where there was a demand for them. The central

SURVEYING

registration office would be located in a prime area.

8. Street Index

The Land Registry is considering to replace the Street Index by the Search Reference Table. The Institute had written to the Land Registry to request to maintain the Street Index in its present form or otherwise, to publish the Search Reference Table with the mode of search by means of street name and number. The Land Registry replied that they will continue to maintain the existing Street Index until they solve the computer problem on searching a piece of land which is single owned with only street name and number.

9. New Office in Marina House

Some sections of the Urban Land Registry have moved to 3/F, Marina House at 68 Hing Man Street, Hong Kong. The services available at the new sub-office are :

- a) Owners Incorporation
- b) Search of original Government Leases and Conditions
- c) Search of original plans annexed to registered instruments
- d) Colouring of plans

Should you have any queries, please feel free to contact C. K. Lau at 2846 5174.

ESTATE AGENTS BILL BY AUGUSTINE WONG

An adhoc working group to study the Bill under the HKIS was established with Augustine Wong as the convenor. Two open forums for GP members to voice their comments were held in December 1995 and January 1996. The working group led by our President, Mr C Y Leung, had a meeting with the Secretary for Housing and his staff in the Housing Branch last December.

Subsequently, the working group had meetings with the responsible officers in the Housing Branch to exchange ideas. Our preliminary comments were sent to the Bills Committee to study the Estate Agents Bill under the Legislative Council in the middle of January. The HKIS was invited to attend the meeting of the Bills Committee on 31st January 1996 to express our opinion.

After gathering the opinion of our members, the HKIS supports the licensing of estate agents in order to improve the standards and to offer more protections to consumers. However, we believe there are some problems in the Bill which will make it impractical. Moreover, we agree that it will be of merits to codify the existing criminal of estate agents in the Bill but disagree with any extension of the criminal liabilities without sufficient grounds. Then last but not the least, we strongly argue that surveyors should be exempted from the licensing and HKIS should have representatives in the Estate Agents Authority. We have already made preliminary submission to the Bills Committee and the Housing Branch. The ad hoc working group will monitor the progress of the issue and our full position paper will be submitted by the end of January.

URBAN RENEWAL BY MONA WOO

The Institute had formed a working group to study the Government consultative document on Urban Renewal and submitted a report to the Secretary for Planning, Environment and Lands.

The Report highlighted the inadequacy of existing policies. There is no proposal to devise suitable implementation mechanism where cases are not financially viable. The Institute considers that fundamental changes in policy is necessary. The wider social and environmental improvements resulting from urban renewal should be included in the overall consideration.

Specific comments on the consultative document were also made. These include :

1. Piecemeal rebuilding has a vital role to play.
2. In low destiny areas, renewal projects are often not financially viable.
3. New legislation may be required to overcome problem of site assembly.
4. Government must be active and proactive in the urban renewal process to provide full backing; power and finance for dedicated Government Agencies.
5. Government should consider grant of sites at nil premium for rehousing purposes.
6. For domestic units burdened with various sub-tenancies, increased compensation may be offered subject to an overall compensation cap. Increased rates to tenants/sub-tenants should be deductible from owners compensation.
7. The relocation of tenants is an important issue to be handled by Government.
8. A multi-disciplinary central Government committee should be formed specially to oversee the urban renewal process.

The Report concluded that consultative document had avoided all main issues in an attempt to relieve Government of its incumbent role as the mainstay of urban renewal.

The Institute urged Government to **ADOPT A MORE HANDS ON APPROACH AND ALLOCATE SUITABLE RESOURCES TO ENSURE THAT URBAN DECAY IS STIFLED.** Government should accept that urban decay is a social and environmental problem that can best be dealt with by central government intervention.



SURVEYING

EXECUTIVE COMMITTEE

The new Executive Committee was elected at the HKIS/RICS (HKB) AGM held on 2nd November 1995. The Office Bearers includes :

Chairman	C Y Leung	C Y Leung & Co
Sr. Vice-Chairman	P C Lau	WT Partnership
Jr. Vice-Chairman	T N Wong	Freeman Fox Maunsell
Hon. Secretary	S W Fong	Architectural Services Dept.
Hon. Treasurer	Graham Heath	Rating & Valuation Dept.
Academic	Adrian Smith	City University of Hong Kong
BSD Chairman	Peter Wong	Housing Authority
GPD Chairman	Stephen Yip	LandElite Surveyors Ltd.
QSD Chairperson	Anita Liu	University of Hong Kong
LSD Chairman	Chan Hak	Lands Dept.
JO Chairman	Robin Leung	Buildings Dept.

STUDY GROUP ON COMPULSORY INSPECTION/ CERTIFICATION SCHEME FOR PRIVATE BUILDINGS

BY KENNETH CHAN

CHAIRMAN OF THE STUDY GROUP

The Government is contemplating to legislate for Compulsory Inspection or Certification for Private Buildings. Mr. W P W Leung, Secretary for Planning Environment and Lands told us in our Annual Dinner last year that the topic has received a good and positive discussion in the ExCo.

A Study Group was formed and we have then actively following up this issue. We held a Forum discussion session on 19 December 1995 at the Hong Kong Polytechnic University which was attended by about 100 building surveyors. A Press Briefing was held on 11 January 1996 to release our preliminary opinions and suggestions.

The salient points of the Press Briefing are as follows :

- 1) As such a scheme could improve the health and safety of buildings, reduce the presence of unsafe buildings and hence the risk to the life of general public, and enhance the international image of Hong Kong, the HKIS/RICS (HKB) are in principle in support of implementing the scheme.
- 2) Before implementing a well considered scheme, the Government should speed up enforcement action under current available legislation in removing unauthorised building works.
- 3) The Scheme should be implemented in phases and achieve short term, medium term and long term objectives so that all external appendages and unauthorised building works be removed, and all private building be maintained to be safe and healthy to the general public and occupants.
- 4) Initially the Government should require all second-hand property vendors to produce a certificate that the subject property is free from unauthorised building works or any unsafe elements; and at a later stage a maintenance certificate is required to be issued by registered building professional that private buildings are safe and had been properly maintained.
- 5) The Government should commence implementing the Scheme so as to improve the living environment because as compared with some other schemes like comprehensive urban renewal by the Lands Development Corporation and home financing schemed to some property purchasers, the Scheme could achieve the objectives but as a lower cost level.
- 6) Public/Repair/Maintenance/Improvement Funds should be set up to provide interest-free or low-interest loan to building owners so as to attract and encourage participation and compliance.
- 7) Exemption and appeal mechanisms should be built into the Scheme. For example, those properties managed by registered property management companies with a planned maintenance scheme could be exempted from the Scheme.

The Study Group will be soliciting members' view before finalizing its report for submission to Government.

SURVEYING

香港測量師學會及英國皇家特許測量師學會（香港分會）

新一屆的執行委員經已於九五年十一月份選出，名單如下：

會長及分會主席	:	梁振英先生（產業測量師）
第一副會長／副主席	:	劉炳章先生（工料測量師）
第二副會長／副主席	:	黃天圓先生（土地測量師）
名譽司庫	:	許富賢先生（產業測量師）
名譽秘書	:	方少偉先生（建築測量師）

本期通訊內容包括各支部的消息：

- 建築測量**：
- 一． 新一屆的執行委員（共十五人）已經選出：並成立八個支援小組。他們已經訂立了一系列的目標包括提升建築測量師的社會形象及地位。
 - 二． 九五年度的專業評估試已經在十一月舉行，有一百二十五個考生參加，結果如下：十八人被推選為香港測量師學會會員，另外三十五人被推選為英皇家特許測量師學會會員。
 - 三． 由於政府將會立法強制性要求私人業主提交檢驗證明書，一個研究小組已經成立將提交建議報告給政府。
- 工料測量**：
- 一． 新一屆的執行委員（共十七人）已經選出，其工作重點包括與內地的工料測量專業團體加強聯絡，亦會參與更多國際性的專業活動。
 - 二． 九五年度的專業評估試（試卷部份）有二百八十六人參加，只有四十五人合格。另外在去年七月份有一百五十五人參加初級考試，共有一百一十四人合格。委員提供了一系列的重點給予各考生參考，並會安排一實習班以改善考生的水平。
- 產業測量**：
- 一． 新一屆的執行委員（共二十八人）已選出，任期由九五年至九七年。有一百一十五人參加九五年度的專業評估試，共有三十三人合格。
 - 二． 土地註冊條例已於九五年十二月生效。本期通訊有最新的介紹。
 - 三． 一個工作小組正在研究政府提議的地產代理條例草案，並將建議在一月底提交立法局專責小組參考。
 - 四． 初步計劃在九六年五月安排訪問中國建設部和土地管理局。
- 土地測量**：
- 土地測量條例已在九六年一月中生效。所有土地邊界圖則必須由認可土地測量師編制。共有三位會員被任命為土地測量師註冊委員會委員。