


FIG Working Week  
- Bridging the Gap Between Cultures  
Marrakech, Morocco  
May 18-22, 2011  
Under patronage of His Majesty King Mohammed VI



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# Professional Surveyors in Hong Kong

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**The Hong Kong Institute of Surveyors**

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## Introduction

- Hong Kong's surveying profession has over 150 years of history in Hong Kong, dating back to 1843 with the arrival of the first Government Surveyor General from the United Kingdom.
- The Royal Institution of Chartered Surveyors (Hong Kong Branch) started to operate in 1929 and most qualified surveyors in Hong Kong were members of the RICS.

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## Introduction

- The Hong Kong Institute of Surveyors (HKIS) was formally established in April, 1984.
- HKIS has been incorporated by the Hong Kong Institute of Surveyors Ordinance which was passed in 1990.

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## Introduction

- The enactment of the Hong Kong Institute of Surveyors Ordinance (Cap 1148) in 1990 and two other ordinances, namely the Surveyors Registration Ordinance (Cap 417) in 1991 and the Land Survey Ordinance (Cap 473) in 1996, lay down the sound foundation of development of professional surveyors in Hong Kong.

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## Hong Kong Institute of Surveyors Ordinance

- Hong Kong Institute of Surveyors was established in April 1984. We have 8459 members, with 5,871 professional members, 55 technical members, and 2,478 training members (as at April 2011).

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## Hong Kong Institute of Surveyors Ordinance

- Upon the enactment of the HKIS Ordinance, the Hong Kong Institute of Surveyors shall be a body corporate and shall be known as "The Hong Kong Institute of Surveyors" which shall in that name have perpetual succession and operates as bodies corporate may lawfully do and suffer.

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## Hong Kong Institute of Surveyors Ordinance

The objects of the Institute are defined. HKIS has to secure the advancement and facilitate the acquisition of that knowledge and expertise; to promote, support and protect the character, status and interests of surveyors in Hong Kong; to maintain and promote the usefulness of the profession of surveyors for the public advantage; and to do all such other things as the General Council may consider appropriate.

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## Hong Kong Institute of Surveyors Ordinance

The General Council governs the Institute and oversees the functions and activities of the Divisions, Young Surveyors Group, Boards and the appointed Committees. The General Council and all boards and divisions are operated by volunteers from the profession and is supported by an Administration Office with 12 full time staff.

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## Hong Kong Institute of Surveyors Ordinance

The Hong Kong Institute of Surveyors has six Divisions by reference to respective professional practice. They are the Building Surveying Division, General Practice Division, Land Surveying Division, Quantity Surveying Division, Planning and Development Division and Property and Facility Management Division.

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## Grades of Membership

The members of the Institute shall be those persons whose names are included in the Register, being (a) all the members of the unincorporated The Hong Kong Institute of Surveyors at the commencement of this Ordinance; and (b) other persons elected to membership in accordance with the Constitution.

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## Grades of Membership

Membership of the Institute shall comprise:

- (a) the Honorary Grade;
- (b) the Professional Grade;
- (c) the Technical Grade;
- (d) the Training Grade.

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## Professional Grade Membership

- Only members in the Professional Grade are referred to herein as Corporate Members of HKIS
- Those persons who are at least 21 years of age and have obtained a suitable graduate degree; undergone the required professional training of an approved nature in Hong Kong

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## Professional Grade Membership

- have undergone an Assessment of Professional Competence as may be determined by the Board of Education from time to time, which will also provide for a professional interview administered by the Board of Education, may be admitted as Members.

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## Professional Conduct

All Corporate Members of the Institute shall observe a high and honorable standard of professional conduct. Guidance notes on such standards shall be issued by the General Council from time to time which shall be subject to ratification by resolution at a General Meeting.

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## Suspension/Expulsion

The General Council shall have power to suspend (for such period as it thinks fit) or expel any Corporate Member who in its opinion has failed to observe a high and honorable standard of professional conduct or is believed to be, or have been, guilty of any act or conduct detrimental to the best interests of the Institute or its members.

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## Professional Development

- All Corporate Members and Technical Associates of the Institute shall maintain a high level of competence in professional practice and technical performance and are obligatory to undertake continuing professional development and lifelong learning to enhance their professional and technical competence.

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## Professional Development

- The General Council may from time to time issue regulations and guidance notes on mandatory continuing professional development administered by the Board of Professional Development.

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## Surveyors Registration Ordinance

The Surveyors Registration Ordinance, enacted in 1991, is aimed to provide for the registration of professional surveyors, the recognition of divisions within the profession and disciplinary control of the professional activities of registered professional surveyors, and for related matters.

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## Surveyors Registration Board

The Surveyors Registration Board is established and it shall:

- advise the Government and the Institute on registration matters;
- establish and maintain a register of registered professional;
- set and review the qualification standards for registration as a registered professional surveyor and related registration matters;

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## Surveyors Registration Board

- examine and verify the qualifications of persons who apply for registration as registered professional surveyors;
- receive, examine, accept or reject applications for registration and renewal of registration as a registered professional surveyor;
- deal with disciplinary offences in accordance with this Ordinance;

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## Qualifications for Registration

- He is a corporate member of the HKIS; or is a member of a surveying body of which is accepted by the Board as being of a standard not less than that of the HKIS
- He satisfies the Board that he has had 1 year's relevant professional experience in Hong Kong
- Other requirements stated in the Surveyors Registration Ordinance.

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## Land Survey Ordinance

The Land Survey Ordinance, enacted in 1996, is aimed to provide for the registration and discipline of land surveyors engaged in land boundary surveys, for the control of the standards of land boundary surveys, for the establishment of land boundary records and for related matters.

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## Land Survey Authority

The Director of Lands shall be the Land Survey Authority and he has

- (a) to maintain land boundary records;
- (b) to advise the Secretary regarding alleged commission of disciplinary offences by authorized land surveyors; and
- (c) any other functions as imposed under Land Survey Ordinance

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## Land Surveyors Registration Committee

- to establish and maintain a register of authorized land surveyors;
- to receive, examine, consider, accept or reject applications for registration, renewal of registration and reinstatement of names in the register;

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## Land Surveyors Registration Committee

- to examine and verify the qualifications of persons who apply for registration, renewal of registration and such reinstatement; and
- such other functions as are imposed or conferred on the Committee by or under this Ordinance.

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## Qualifications for Authorized Land Surveyor

- He is a corporate member of HKIS under the Land Surveying Division; or equivalent
- He has had 1 year post qualification land boundary survey experience in Hong Kong acceptable to the Committee

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## Responsibilities of an Authorized Land Surveyor

- He has to ensure that every land boundary survey or any part thereof undertaken by him is carried out, whether by himself or by other persons under his supervision or direction, in accordance with the requirements of any codes of practice approved under this Ordinance

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## Responsibilities of an Authorized Land Surveyor

- He shall ensure that any field note, survey record plan or land boundary plan prepared by him or by other persons under his supervision complies with the requirements of any codes of practice approved under this Ordinance

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## Responsibilities of an Authorized Land Surveyor

- He shall sign and certify in the specified form all field notes, survey record plans and land boundary plans prepared by him or by other persons under his supervision or direction;

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## Responsibilities of an Authorized Land Surveyor

- He shall be personally responsible for the accuracy and completeness of every land boundary plan signed and certified by him and produced from a land boundary survey carried out by him personally or by other persons under his supervision

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## Responsibilities of an Authorized Land Surveyor

- He shall be liable for any loss or damage suffered by any person as a result of any inaccuracy or incompleteness of any land boundary plan so signed and certified.

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## Disciplinary Board and Proceedings

- A complaint concerning a disciplinary offence alleged to have been committed by an Authorized Land Surveyor may be made to the Land Survey Authority;
- The Land Survey Authority shall refer any complaint concerning a disciplinary offence by an Authorized Land Surveyor to the Secretary for Development as soon as it is practicable after the receipt of the complaint

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## Disciplinary Board and Proceedings

- Where the Secretary, upon a referral or a complaint, shall appoint a board to be called a Disciplinary Board to conduct an inquiry into the conduct of the authorized land surveyor concerned

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## Disciplinary action

- Where the Disciplinary Board finds that the Authorized Land Surveyor concerned has committed a disciplinary offence, the Disciplinary Board may order the Registrar to remove his name from the register permanently; or for such period as the Board thinks fit; or reprimand the Authorized Land Surveyor in writing

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## Appeals from orders of the Disciplinary Board

- Any party to an inquiry who is dissatisfied with the decision or order of the Disciplinary Board may appeal to the Court of Appeal
- The Court of Appeal may affirm, reverse or vary the decision or order of the Disciplinary Board appealed against

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## Conclusion

- The Hong Kong Institute of Surveyors Ordinance (Cap 1148) set up a standard for the professional surveyor in Hong Kong to be referred and adopted in any other related ordinances;

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## Conclusion

- The Surveyor Registration Ordinance (Cap 417) provides a framework for the registration of professional surveyors and disciplinary control of the professional activities of registered professional surveyors;

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## Conclusion

- The Land Survey Ordinance (Cap 473) further provides a framework for the registration of specific class of professional surveyors in the area of land boundary surveys. It also provides mechanism to control the standards of land boundary surveys and well as the disciplinary control of the professional activities of authorized land surveyors.

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## Conclusion

- With these ordinances, the qualification, the professional standard, the responsibility of professional surveyors in Hong Kong are well laid down in the law.
- Necessary controls on possible disciplinary offences by the related registered professional surveyors are in place such that professional conduct of surveyors are well monitored.

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