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The Property Career Guide



The only RICS
Approved Consultancy

MACDONALD & COMPANY

The Property Recruitment Professionals

WORKING INTERNATIONALLY

WORKING OUTSIDE THE UK

Globalisation of the property advisory and investment market continues apace, the most buoyant economic climate since 1996 had stimulated a remarkable expansion internationally. The three largest advisory firms in the world are head quartered in America but the next three are based in the UK. All these and others are beneficiaries of globalisation and the lack of any real international competition. In many regards the UK leads the world when it comes to world – leading property and construction advice.

As globalisation continues, the demand for UK qualified and experienced professionals abroad has risen dramatically and although remuneration is often not significantly in excess of UK levels, the tax regimes in a number of burgeoning countries – particularly the Middle East – makes it extremely attractive, particularly for younger professionals with less personal commitments to work abroad.

RICS is becoming more global and its international profile is increasing. The qualification is picking up more credibility and value along with the brand. RICS has members working in over 120 countries.

RICS is becoming increasingly active in North America, South East Asia, the Middle East, South Africa and mainland Europe. Membership of RICS is a qualification which is increasingly recognised all over the world and held in the highest esteem. More companies are looking for staff with the RICS qualification, and there is a growing trend for this to be a prerequisite for jobs, world wide, as it is in the United Kingdom.

RICS has regional offices operating in Brussels, New York, Hong Kong and Sydney, as well as 35 local groups around the world to support our international members.

WHAT DO RICS MEMBERS NEED TO WORK ELSEWHERE?

Many opportunities exist for qualified surveyors to work in other countries as the RICS qualification is transferable across the globe and increasingly recognised by employers worldwide. Chartered Surveyors normally based in the UK and considering working abroad need to check the requirements for visa and work permits with the country concerned (arrangements can change from time to time). These can vary depending on where you are going and what part of the profession you work in. A selection of requirements for

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popular places is below:

AUSTRALIA

In some regions there are local associations that members 'must join', to gain a licence to practice from the Government. Local professional bodies include the Australian Property Institute and Australian Institute of Quantity Surveyors. www.australia.org.uk.

HONG KONG

Hong Kong Institute of Surveyors has reciprocal rights with RICS. RICS members need to work for one year in Hong Kong and can then apply to join HKIS. Generally a local license is not required, but there are a number of licences required to practice in certain parts of the profession such as property management and real estate. www.britishconsulate.org.hk.

NEW ZEALAND

A local license is required for valuers from the NZIV. www.nzembassy.com.

SOUTH AFRICA

Statutory registration is compulsory but you do not have to join an association. There is a need to register with 'Councils' for Valuers, Project Managers and Quantity Surveyors. www.southafricahouse.com.

UAE

A local licence isn't required if a member works for a company. If a member sets up on his own account he must have a local sponsor, a trade licence and a registered office (not simply a PO Box). Hence in addition to the trade licence cost, an office must be rented and an agreement reached with a local partner/sponsor. These requirements may vary from Emirate to Emirate, since each one has its own laws in addition to the UAE federal law. www.britain-uae.org.

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USA

There are no other organisations members must join. Local licence regulations vary depending on the area of practice. Licensing regulations questions and answers can be found on the Department of Labor website www.dol.gov.

ROUTES TO RICS MEMBERSHIP FOR THOSE LIVING OVERSEAS

There are several routes to becoming RICS qualified if you live outside the UK. It depends on what type of academic qualifications and experience you have, as to which route will work best for you. In a few instances RICS has direct membership agreements with some professional bodies. This allows professionals of a certain standing to join RICS without assessment or further training. The professional organisations that have direct membership agreements are:

AMERICAS

The Appraisal Institute, The Association for the Advancement of Cost Engineering International, The CCIM Institute, Counsellors in Real Estate and The Appraisal Institute of Canada.

ASIA/PACIFIC

Institution of Surveyors of Malaysia, Australian Property Institute, Australian Institute of Quantity Surveyors and The Institution of Surveyors Australia.

For those with surveying experience there is a senior professional route that to be eligible to apply for RICS membership through the senior professional route you

must:

Have a minimum of 10 years relevant postgraduate surveying experience and a relevant first degree or relevant professional qualification and now be in a senior position. In addition, you must be nominated by your national association or faculty.

OR:

Have a minimum of five years relevant postgraduate surveying experience since graduation or relevant PhD, and must now be in a senior industry position. In addition, you must be nominated by your national association or faculty.

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You must then:

Demonstrate attainment in three additional mandatory competencies – leadership, managing people and managing resources.

Undertake a final assessment, made up of detailed reports outlining experience, history of lifelong learning and case studies on three projects you were personally involved in, followed by an interview by a panel of RICS assessors.

The RICS Contact Centre can also provide help and advice on routes to membership and working overseas.

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