



# Challenges & Opportunities for Surveyors

*Speaker: Peter Wong Bay,  
MBA, DMS, FHKIS, FRICS,  
MCI Arb, RPS(BS)  
President of HKIS  
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# History and Development of The Surveying Profession

- Surveying – An essential element in human civilization
- BC 2700 - ancient Egypt
  - setting out of the Great Pyramid and land boundaries
- AD 300 - ancient Romans
  - land surveyors established as a profession
- AD1086 - England
  - land information recorded in books

## ■ 1834

- Land Surveyors Club formed in England

## ■ 1868

- Institution of Surveyors founded

## ■ Early 19th Century

- general practice surveying commenced along with development of the property market
- quantity surveying developed from the “measurer”

## ■ 1930

- Institution of Surveyors became Institution of Chartered Surveyors

## ■ 1946

- the title 'Royal' was granted to the institution

## ■ 1966

- Divisions of Agricultural, General Practice, Land and Mining Surveying and Quantity Surveying were set up

- 1970

Building surveying emerged, specializing in building surveys, maintenance management, project management and monitoring, building controls

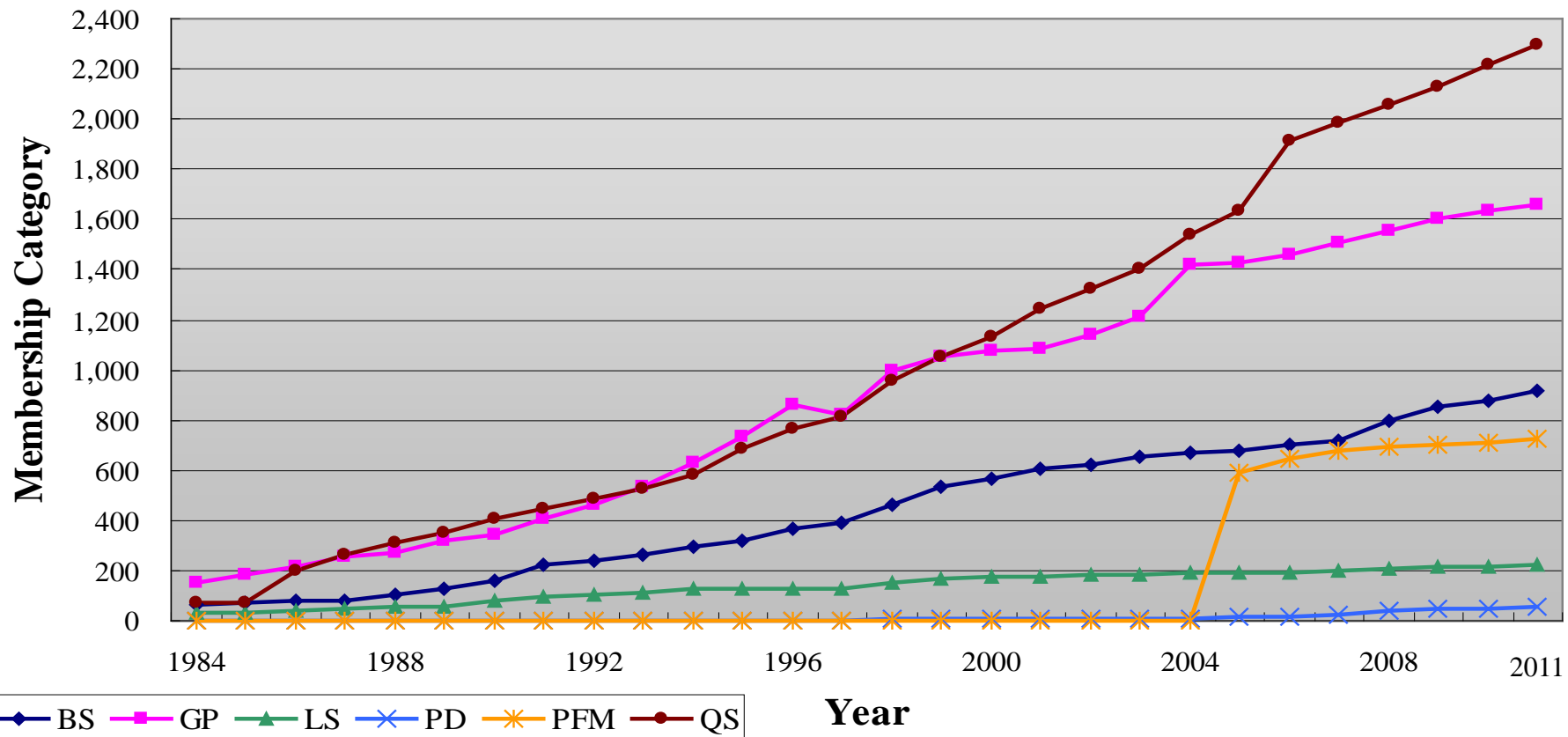
- 1975

Planning and Development Division established by experts in planning and development projects

# History of Surveying Profession in Hong Kong

- 1843  
Arrival of the first Government Surveyor General
- 1929  
The RICS(HK) Branch started to operate
- 1960  
HK Technical College (now HK PolyU) started to deliver diploma courses in surveying
- 1984  
HKIS formally established, with founding members of 85. Today is 7,700

# HKIS – Membership Growth



Total No. of Member (315) (746) (1,291) (2,122) (2,953) (3,827) (5,349) (5,875)



# Reciprocal Recognition Agreements (International)

- The Royal Institution of Chartered Surveyors
- Australian Property Institute
- Singapore Institute of Surveyors and Valuers
- New Zealand Property Institute
- The Australian Institute of Quantity Surveyors
- New Zealand Institute of Quantity Surveyors
- The Building Surveyors Institute of Japan
- Canadian Institute of Quantity Surveyors
- Chartered Institution of Civil Engineering Surveyors

## Reciprocal Recognition Agreements (China)

- China Engineering Cost Association
- China Institute of Real Estate Appraisers
- China Association of Engineering Consultants

# HKIS – Visions and Perspectives

- Branding
  - an established brand of real estate and construction professionals
- Specialization
  - having diverse areas of specialization in the real estate and construction industry
- Taking the lead
  - Playing the leader's role in the teams (e.g. planning, project management, etc.)
- Heritage
  - urban preservation, revitalization and redevelopment

# HKIS – Visions and Perspectives

- Sustainability
  - low-carbon, energy conservation and landscaping projects
- Employer's Expectation
  - employers and clients expect professionals having multiple-skills (e.g. ability to apply technology in communication, strong adaptability in organizational culture and preparedness to apply sharp analytical power, etc.)
- One-stop Service
  - not only technical know-how but skills with a human touch, i.e. *a solution-maker !!!*

# HKIS - SWOT

Strengths	Weaknesses	Opportunities / Proposals	Threats
<ol style="list-style-type: none"> <li>1. Professional knowledge</li> <li>2. Media coverage</li> <li>3. Respected by Government</li> <li>4. Good network</li> </ol>	<ol style="list-style-type: none"> <li>1. Public awareness</li> <li>2. Little PR coverage</li> <li>3. Little promotion to secondary school</li> <li>4. Inactive to public issue</li> <li>5. Over-shadowed by other institutes</li> <li>6. IT communication</li> <li>7. Website content</li> <li>8. Internal communication</li> <li>9. Ext. exposure</li> </ol>	<ol style="list-style-type: none"> <li>1. Participation in public affairs</li> <li>2. Mandatory inspection</li> <li>3. CAP 545</li> <li>4. Dispute resolution</li> <li>5. Image promotion</li> </ol>	<ol style="list-style-type: none"> <li>1. Inadequate influence at Bureau Level</li> <li>2. "Surveyor" not protected</li> <li>3. Public image</li> </ol>

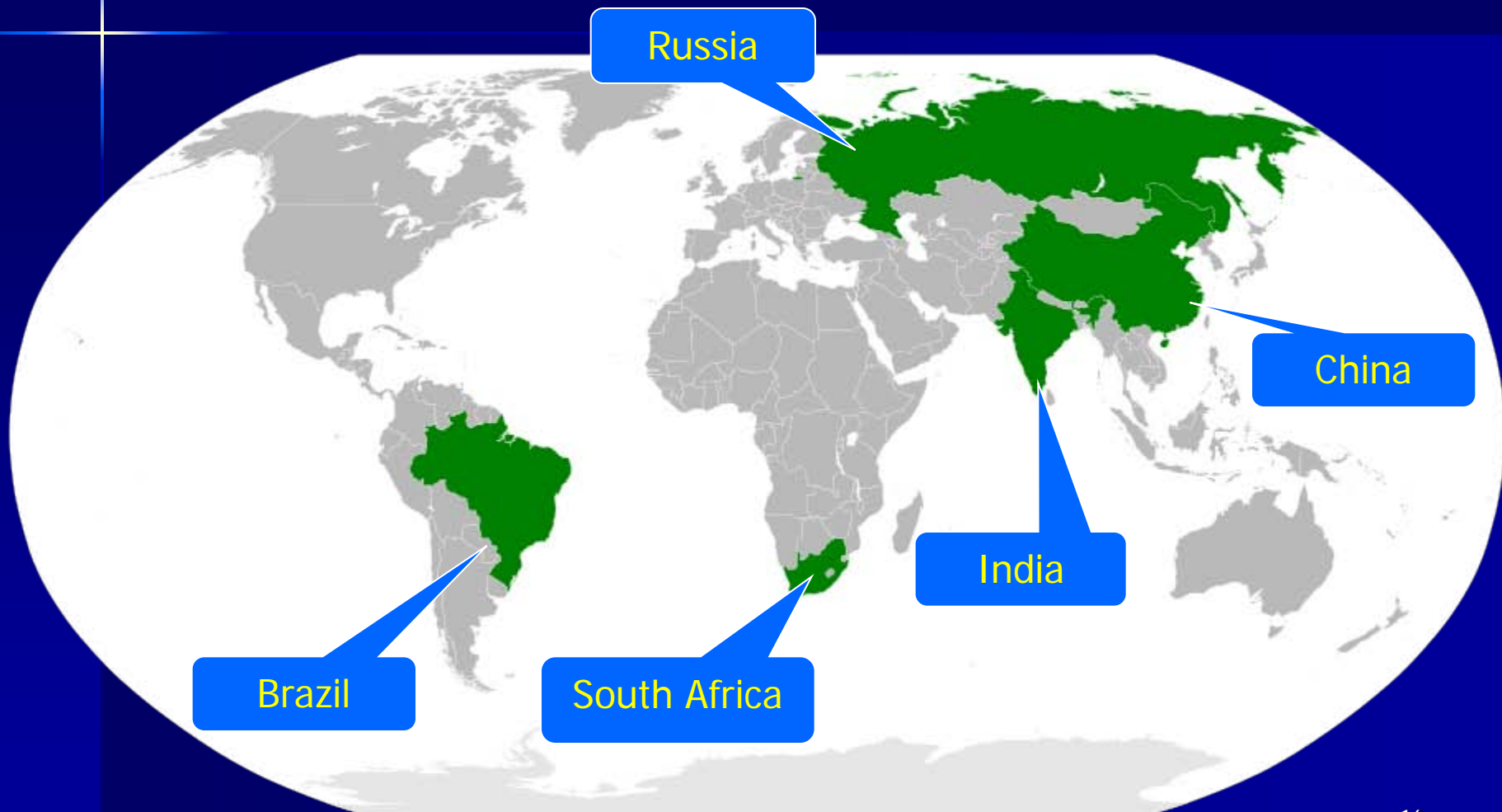
# Challenges

- Global competition
- Globalization of markets
  - commodity, real estate and finance
  - relation and speed of decision making
- Problems in US economy (e.g. QE3, sluggish housing market, increasing interest rate, etc.)
- Problems in economy of various European countries

# Challenges

- Remote relationship with other Southeast Asian countries
- Trends of inflation and interest rates in various countries
- Direct competition among professionals in Hong Kong and Mainland China
- Lack of understanding of development in Mainland China
- Internationalization of Renminbi market
- BRICS

# What is BRICS ?

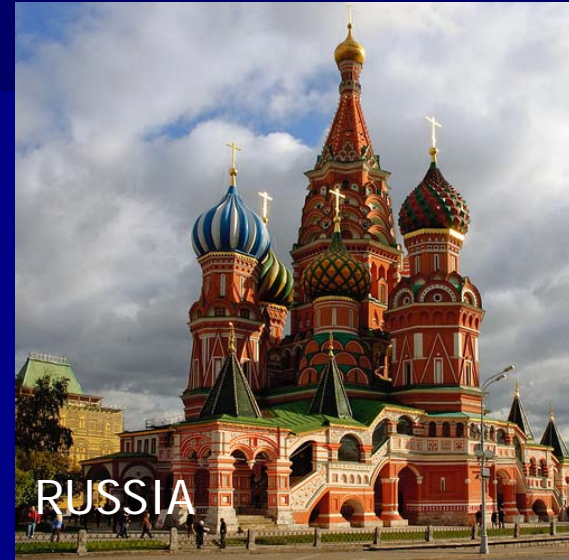




# BRICS

- A grouping acronym with member countries – Brazil, Russia, India, China and South Africa
- Uprising dominant global suppliers of manufactured goods, services and raw materials
- High potential to be powerful economic bloc over existing status of “Group of Eight”

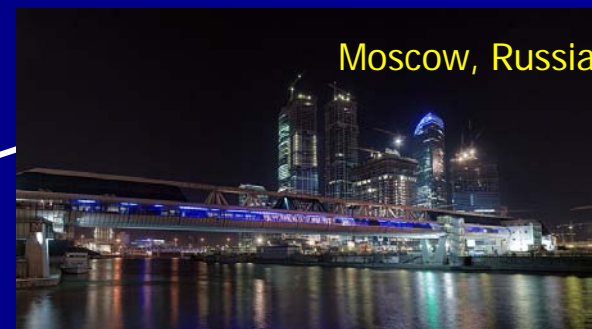
# Impressions of BRIC ?



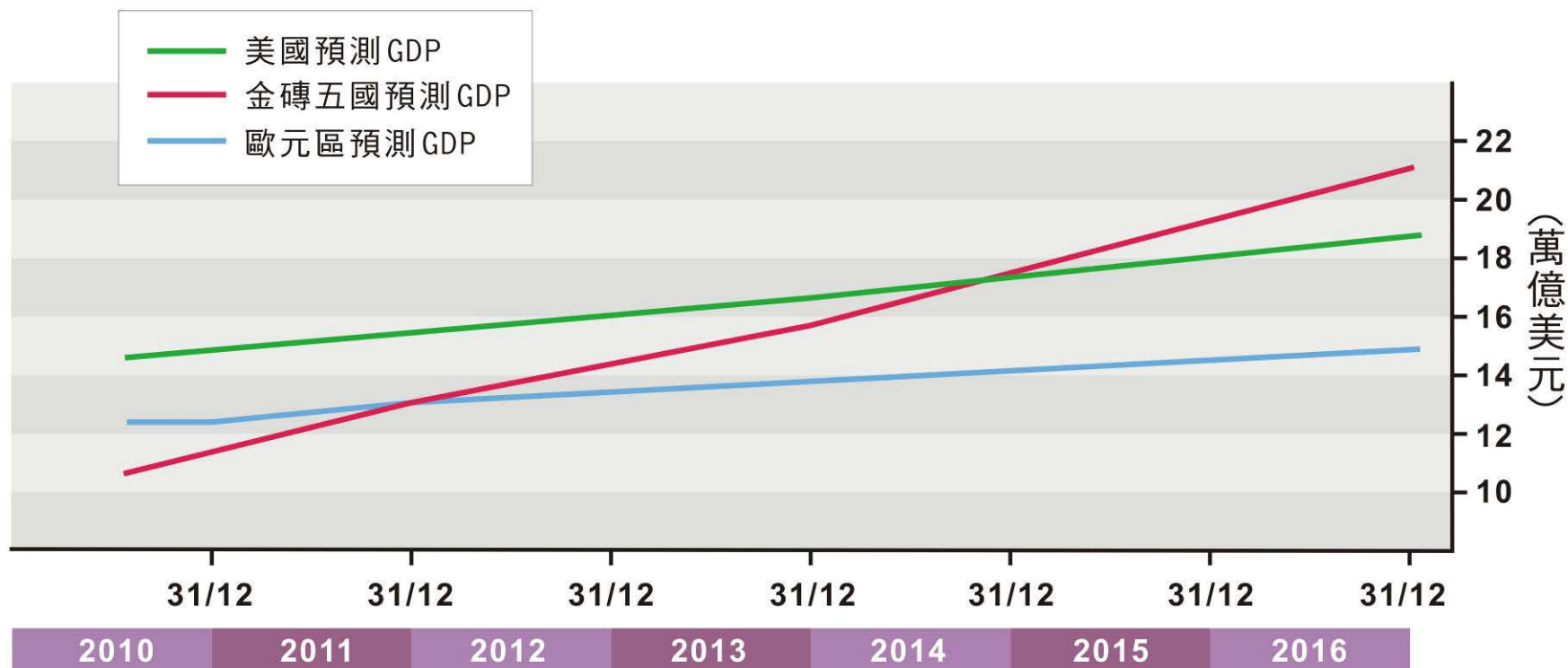
# BRICS Nowadays



BRICS



# BRICS



資料來源：國際貨幣基金會

# Challenges

- Saturated urban development
- Out-of-proportion consultancy service fees
- Lack of supply of quality surveyors to meet demand
- IT developments in real estate markets (eg. i-Phone, i-Pad, internet, i-cloud etc.)



# Challenges

- Politics, politics and politics
- New regulatory machineries
  - Mandatory Building Inspection Scheme
  - Mandatory Window Inspection Scheme
  - Minor Works Control
  - Unauthorized Building Works
  - Barrier Free Access

# Challenges

## Other Factors

- Fragile global economy
- Act of God ???
  - Earthquake in China
  - Earthquake in Tsunami, Japan
  - Flood disaster in Australia

# Opportunities

- 10 Major Infrastructure Projects in Hong Kong

## Transportation Projects

1)	South Island Line	南港島綫
2)	Shatin to Central Link	沙田至中環綫
3)	Tuen Mun Western Bypass and Tuen Mun – Chek Lap Kok Link	屯門西繞道及 屯門至赤鱗角連 接路



# Opportunities

## Cross-boundary Projects

4)	Guangzhou-Shenzhen – Hong Kong Express Rail Link	廣深港高速鐵路
5)	Hong Kong-Zhuhai-Macau Bridge	港珠澳大橋
6)	Hong Kong-Shenzhen Airport Co-operation	港深空港合作
7)	Hong Kong-Shenzhen Joint Development of Kai Tak development plan Ma Chau Loop	港深共同開發落馬洲河套區

# Opportunities

## New Urban Development Areas

8)	West Kowloon Cultural District	西九龍文娛藝術區
9)	Kai Tak Development Plan	啟德發展計劃
10)	New Development Areas at Kwun Tung North and Fanling North	新發展區 - 古洞北、粉嶺北

# China and Macau

- Construction boom with projects of hotels, casinos and other major tourist and recreational facilities
- Massive infrastructure projects in China
- China's 12<sup>th</sup> Five-year Plan (支持香港鞏固國際金融,貿易,航運中心地位)
- Continuous increase in residential, industrial and commercial developments

# Trends in China

- Urbanization in China
- By Central Government (限外令, 限購令)
  - various policies and restrictions in key cities on dampening overheated property market
- Housing policy in China
  - building of mass housing units at various cities under 12<sup>th</sup> five year plan (36M sets in three years)
  - Chongqing (middle class public housing with 10 million m<sup>2</sup> public rental flats constructed in 2011)
- Increase in interest rates and inflationary market in China

# China and Hong Kong

- Influence of large projects in three most developed coastal regions of China to Hong Kong, namely:

1)	Shenzhen Port	深圳港
2)	Guangzhou Baiyun and Shenzhen Baoan International Airports	廣州白雲國際機場, 深圳寶安國際機場
3)	Guangzhou Shenzhen Hong Kong Express Rail Link	廣深港高速鐵路
4)	Shanghai Yangshan Deep Water Port	上海洋山深水港

# China and Hong Kong

- Other large projects in China, namely:

5)	Shanghai Pudong International Airport	上海浦東國際機場
6)	Tianjin Binhai New District	天津、濱海新區
7)	Shenzhen's innovative industries including a new science museum and a Chinese (South China) international exchange centre for technology patents, etc.	深圳創新工業： 包括科學博物館及研究技術專利的華南國際交易中心
8)	Shanghai and Shenzhen Financial Centres	上海、深圳金融中心

# Conclusions

- Numerous avenues available within entire gamut of land, real estate, construction and associated environment fields
- Job opportunities present across property lifecycle
- Land development initiatives
  - professionals with wide array of experience in geomatics, environment, rural land surveying, etc.
- Built environment
  - professionals with understanding in structural engineering, civil engineering, construction project management, etc.
  - building surveyors and quantity surveyors can make contributions

# Conclusions

- Facilities Management
  - nature of real estate projects becomes complex
  - growing emphasis on energy efficient and sustainable buildings
  - real estate regarded as valuable business resources
  - A practice area that has developed tremendous importance



# Conclusions

- Business, Financial and Real Estate Appraisal
  - real estate finance industry needs trained property professionals to carry out land and property valuations for multiple purposes (e.g. lending, financial reporting, etc.)
  - Huge opportunity that has untapped potential
- Property development and project management in China

# Tips for Young Surveyors

1. Ethics and integrity (挑選人才, 首重道德操守)
2. Willingness to work outside comfort zone
3. Languages and communication
4. Social skills
5. Entrepreneurial thinking
6. To-serve attitude (以客為本)
7. IQ, EQ, CQ and AQ
8. 千里之行始於足下
9. 隨遇而安, 隨遇而精

# Tips for Young Surveyors

- Basic qualifications of candidates that employers expected include:
  - Degrees/ diplomas in surveying with appropriate non-technical skills (通識)
  - Conscientious attitude
  - Commitment and perseverance
  - Combination of strong deal-making and interpersonal skills
  - Ability of analyzing, negotiating, researching and planning ahead

# Acknowledgement

- Sources of information from HKIS
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# Q&A