Challenges & Opportunities for Surveyors

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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

Year

Total No. of Member


Membership Category

BS GP LS PD PFM QS
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**

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
<th>Opportunities / Proposals</th>
<th>Threats</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Professional knowledge</td>
<td>1. Public awareness</td>
<td>1. Participation in public affairs</td>
<td>1. Inadequate influence at Bureau Level</td>
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<td>4. Good network</td>
<td>4. Inactive to public issue</td>
<td>4. Dispute resolution</td>
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<td></td>
<td>5. Over-shadowed by other institutes</td>
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<td>6. IT communication</td>
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<td>7. Website content</td>
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<td>8. Internal communication</td>
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<td>9. Ext. exposure</td>
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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 BRIICS?

- Brazil
- Russia
- India
- China
- South Africa
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 BRI C?
BRICS Nowadays

São Paulo, Brazil

Johannesburg, South Africa

Shanghai, China

Moscow, Russia

Mumbai, India
资料来源：国际货币基金
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

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Chinese Name</th>
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<tbody>
<tr>
<td>1</td>
<td>South Island Line</td>
<td>南港島綫</td>
</tr>
<tr>
<td>2</td>
<td>Shatin to Central Link</td>
<td>沙田至中環線</td>
</tr>
<tr>
<td>3</td>
<td>Tuen Mun Western Bypass and Tuen Mun – Chek Lap Kok Link</td>
<td>屯門西繞道及屯門至赤鱲角連接路</td>
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## Opportunities

### Cross-boundary Projects

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

### New Urban Development Areas

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<tr>
<th></th>
<th>West Kowloon Cultural District</th>
<th>西九龍文娛藝術區</th>
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<tr>
<td>8</td>
<td>Kai Tak Development Plan</td>
<td>啟德發展計劃</td>
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<tr>
<td>9</td>
<td>New Development Areas at</td>
<td>新發展區 -</td>
</tr>
<tr>
<td></td>
<td>Kwun Tung North and Fanling</td>
<td>古洞北、粉嶺北</td>
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<td></td>
<td>North</td>
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China and Macau

- Construction boom with projects of hotels, casinos and other major tourist and recreational facilities
- Massive infrastructure projects in China
- China’s 12th 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 12th five year plan (36M sets in three years)
  - Chongqing (middle class public housing with 10 million m² 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:

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

**Other large projects in China, namely:**

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<th><strong>5) Shanghai Pudong International Airport</strong></th>
<th>上海浦东国际机场</th>
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<td>6)</td>
<td><strong>Tianjin Binhai New District</strong></td>
<td>天津、滨海新区</td>
</tr>
<tr>
<td>7)</td>
<td><strong>Shenzhen’s innovative industries including a new science museum and a Chinese (South China) international exchange centre for technology patents, etc.</strong></td>
<td>深圳创新工业：包括科学博物館及研究技術專利的华南国际交易中心</td>
</tr>
<tr>
<td>8)</td>
<td><strong>Shanghai and Shenzhen Financial Centres</strong></td>
<td>上海、深圳金融中心</td>
</tr>
</tbody>
</table>
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
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
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
- Technical support from Danny Cheng
Q&A