

Broaden your surveying horizons

The opportunities in surveying are limitless

Surveyors are closely involved in the entire land development cycle, working across government departments, public and private institutions, and large-scale developers.

With ongoing government investments in infrastructure projects, Hong Kong's total construction expenditure is projected to reach approximately \$300 billion per year#. The demand for professional surveyors is urgent, with the government creating numerous surveyor positions.

Surveying graduates' employment rate is nearly 100%.

Long-term construction
expenditure forecast (2030/31):

\$345 billion

Unleash your true imagination



Routes to become a Corporate Member of The Hong Kong Institute of Surveyors (HKIS)

1. Obtained a recognised academic qualification*, joined the Institute as Probationer, completed a minimum of 24 months of training and passed the professional assessment → becomes a Corporate Member of the HKIS (MHKIS)

2. Obtained an associate degree or diploma, completed a minimum of 24 months of training and passed the professional assessment → becomes an Associate Member (AMHKIS) → completed a minimum of 36 months of training and passed the professional assessment → becomes a Corporate Member of the HKIS (MHKIS)

3. Obtained membership from other institutes which have reciprocal recognition agreements with HKIS, and applied for corporate membership of HKIS (MHKIS) through reciprocal recognition agreements

A globally recognised professional qualification

HKIS membership is internationally recognised, allowing members to join the following institutes under reciprocal recognition agreements

Australian Institute of Quantity Surveyors (AIQS)
Australian Property Institute (API)
Canadian Institute of Quantity Surveyors (CIQS)
Chartered Institution of Civil Engineering Surveyors (CICES)
China Association of Engineering Consultants (CAEC)
China Cost Engineering Association (CCEA)
China Institute of Real Estate Appraisers and Agents (CIREA)
New Zealand Institute of Quantity Surveyors (NZIQS)
Property Institute of New Zealand (PINZ)
Royal Institution of Chartered Surveyors (RICS)
Singapore Institute of Surveyors and Valuers (SISV)
The Building Surveyors Institute of Japan (BSIJ)

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- Ascertain building regulation requirements, explore project development and construction difficulties
- Study the feasibility of development projects and recommend development scale and concepts



1. Land development and planning

- Review terms of land leases
- Examine urban planning restrictions
- Collect various spatial data for evaluation of spatial utilisation of development projects



- Calculate construction costs
- Calculate returns and profits
- Determine boundaries and related development areas



2. Building design

Professional surveyors make contributions throughout the entire development process of land, infrastructure, and property

SURVEYING

Professional surveyors play various roles throughout the entire land development cycle. All of them are interconnected.



3. Construction

- Sales and leasing planning
- Develop operation management plans
- Establish building facility maintenance plans and repair strategies
- Regularly maintain and improve property facilities
- Design value-added services to enhance user satisfaction
- Apply spatial information technology to daily operations and management of properties



4. Building and structure utilisation and operation

AT A GLANCE

- Recommend design optimisation
- Review architectural drawings to comply with building regulations and other legal requirements
- Ensure that projects are completed according to design specifications, standards and budget



- Prepare tender documents, contracts, and monitor project costs
- Manage project progress, quality, and contracts



Land Surveyors



Land Surveyors possess expertise in utilizing spatial data and diverse surveying technologies to facilitate tasks associated with land use, engineering projects, and geological exploration. They are skilled in providing accurate 3D geospatial data and offering professional guidance regarding the implementation and application of various Smart City initiatives.

Cadastral surveying

- Interpret land boundary records, determine land boundary, and manage cadastral information.

Digital mapping and cartography

- Present real-world phenomena and relationships using maps.

Engineering surveying

- Use surveying technologies to support engineering investigation, planning, design, construction, inspection, and monitoring.

Geodetic surveying

- Establish accurate survey control network and positioning infrastructure.



Hydrographic surveying

- Measure water depth, bathymetry, tides, water currents, and various marine physical data.

Photogrammetry and remote sensing

- Use photographs or remote sensing data for measurement, inspection, classification, and 3D modelling.

Topographic surveying

- Measure topography and collect geospatial data for 2D and 3D mapping.

Building Information Modelling (BIM)

- Collect, create, analyse, and manage BIM data with the integrated use of geospatial information technology to support Smart City development.

Geospatial information technology

- Use Geographic Information System (GIS) to collect, process, analyse, manage, and visualise geospatial data.

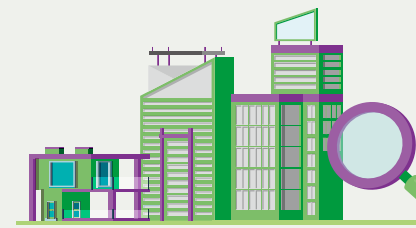
Utility surveying

- Survey underground pipes and cables, locate and map underground utilities.

Planning and Development Surveyors



Planning and Development surveyors provide a range of professional services related to town planning, property development and land contract advice.



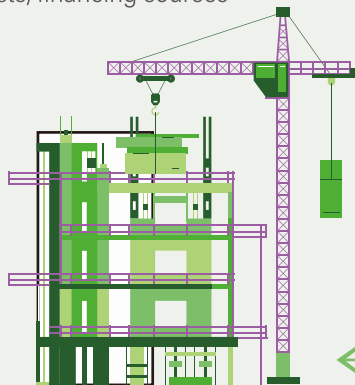
Property development feasibility study

- Conduct feasibility studies for land development and provide land valuation and strategic advice
- Provide recommendations on costs, financing sources and partnership arrangements



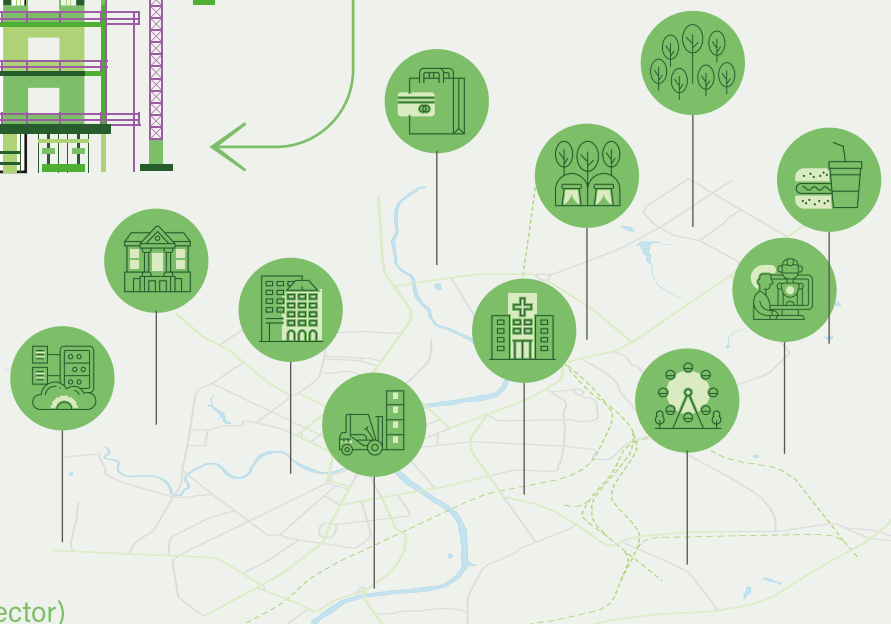
Land administration

- Provide advice on lease conditions
- Assist landowners in applying for lease modification and re-approval of applications and conduct negotiation



Development project management

- Monitor the progress of project development, manage schedules, and arrange human resources on management
- Conduct cash flow assessments and forecast on income and expenditure



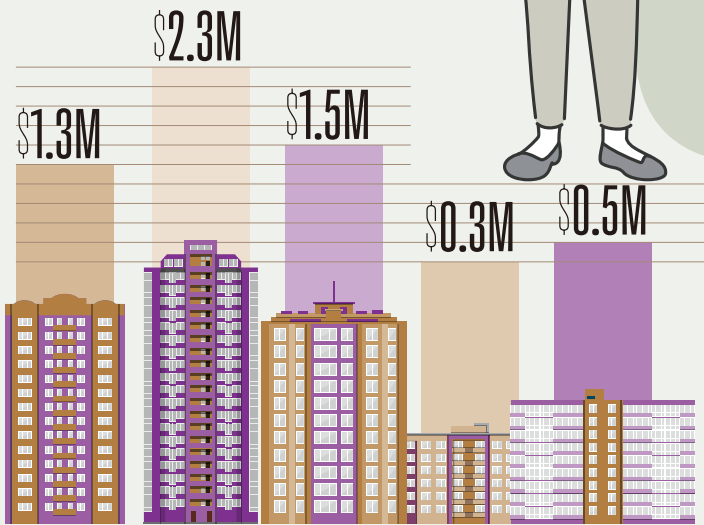
Town planning (public or private sector)

- Submit planning applications to government departments and provide strategic recommendations
- Participate in community design, and formulate development strategies and layout plans for town planning, land, housing, environment, etc.
- Act on behalf of clients in making written representations, attending hearings, and appeal cases

General Practice Surveyors



The work of General Practice Surveyors includes land planning, property development, asset management and valuation, buying and selling, leasing, compulsory sales and compensation, and economic analysis and feasibility studies for asset investments.



Valuation of asset

- Value company equities, financial derivatives, investment projects, and intangible assets
- Value real property for sale, purchasing, letting, mortgaging, and corporate investment purposes
- Act as an expert witness, independent valuer, or arbitrator in valuation disputes

Statutory acquisition and compensation

- Conduct valuation for redevelopment projects, land acquisition compensation, and more



Asset management

- Act as an auctioneer or owner's agent in selling private treaty or tender
- Negotiate on behalf of clients with tenants on leaser renewal and re-letting premises, or even land and building deals
- Manage the company's assets to achieve value growth

Development planning and urban renewal

- Negotiate with government on issues related to change of land uses and land leases
- Conduct feasibility studies for land development, plan development and design outlines and perform financial assessments
- Research the development potential of building redevelopment and site consolidation, and provide opinions on the existing and rebuilt value of properties

Building Surveyors



Building Surveyors, also known as "Building Doctors", are responsible for conducting "diagnoses" and "preventive maintenance" on new and existing buildings, identifying potential "causes of illness" and prescribing "treatment plans" to ensure building health & safety. Building surveyors play important roles in all three crucial stages of building development, so they participate in and oversee all significant processes.

Development Cycle 1: Land Development and Planning Site acquisition stage

- Conduct feasibility studies for development and planning, including restrictions and technical requirements (e.g. plot ratios, densities)
- Advise on development potential with respect to financial and economic considerations
- Advise on joint venture terms and following through the drawing up and execution of the agreement

Survey of new buildings

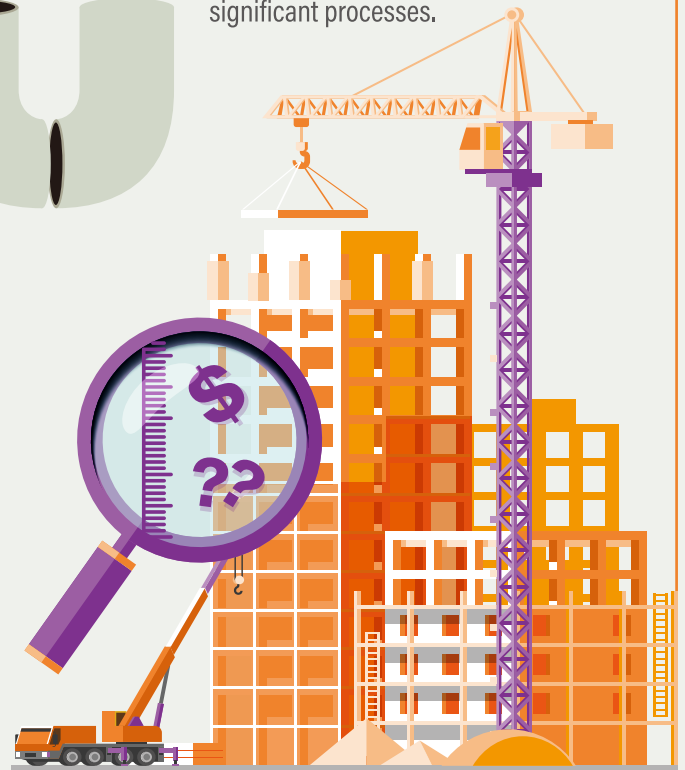
- Participate in architectural design to ensure compliance with regulations, market demands, and users' needs
- Supervise building works and provide technical consultancy services
- Monitor building project progress and take responsibility for project management
- Monitor construction progress to ensure construction time, cost, and quality are up to standards
- Create financial and development plans as a project manager
- Commission professionals, such as architects, engineers, quantity surveyors, and more
- Monitor building design and material selection
- Manage government submissions and approvals; participate in material purchasing, tendering, contract management, etc

Development Cycle 2: Building Design and Construction Pre-completion stage

- Advise on capital expenses, operational expenses, as well as maintenance strategy
- Act on behalf of client to coordinate and plan additions/alterations to the building
- Provide input on building design from a repair and maintenance perspective

After completion

- Inspect, diagnose and follow up defects in newly constructed buildings
- Advise on construction and legal constraints that lead to the issue of licenses
- Ensure compliance with regulations for addition/alteration/ enhancement works for buildings
- Act as an expert witness in court and arbitrator in building and contract disputes



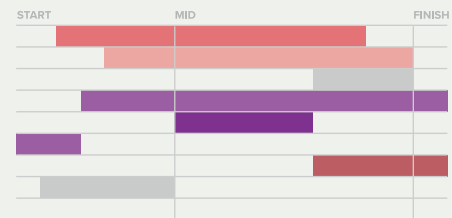
Development Cycle 3: Building Use and Operation Survey of existing buildings

- Act as "Building Doctors" and diagnose building defects, and promote proper repairs and maintenance of buildings
- Carry out building safety and fire safety inspection and renovation works
- Manage facilities, measurement surveys, fitting-out works, enhancement works, and addition and alterations works
- Follow up on statutory orders issued by the Government under Buildings Ordinance
- Conduct mandatory building and window inspections, and supervise maintenance work
- Act as a planning consultant and participate in various licensing applications and fire insurance valuations
- Offer service like expert evidence, mediation, and arbitration in cases of construction disputes

Quantity Surveyors



Quantity Surveyors are responsible for managing construction costs, project finances, and contractual arrangements, while providing corresponding solutions based on client and project requirements.



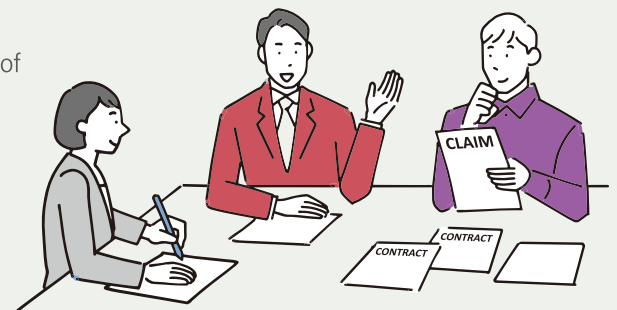
Construction project and value engineering management

- Act as the project manager and be responsible for planning, coordinating, and reporting the progress of project development
- Utilise value engineering management to achieve building designs that meet clients' requirements



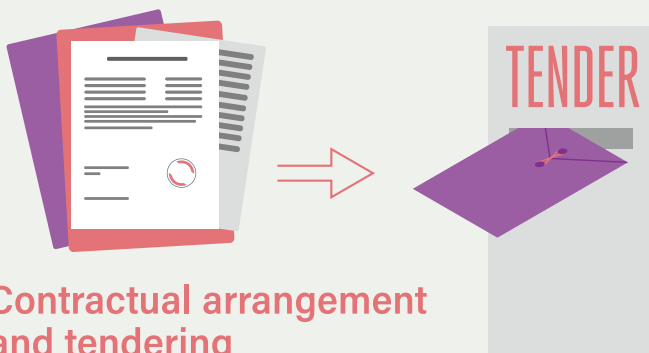
Construction cost estimate, planning, and management

- Provide professional advice on and estimates of construction costs
- Collect and examine information and prepare final accounts with details and explanations according to clients' requirements for different projects
- Calculate and review the impact of project design modifications on construction costs
- Ensure rigorous monitoring, review, and reporting of the settlement of final accounts



Construction contract handling

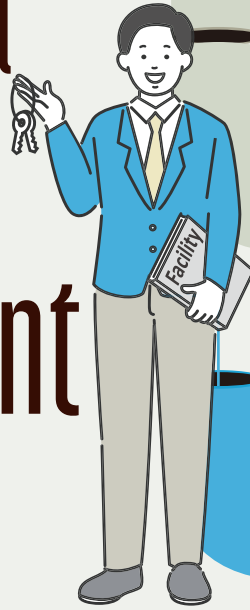
- Regularly review and estimate construction values and propose required payment amounts
- Monitor adjustments on construction costs and prepare the final accounts
- Advise on the financial claims, counter-claims, and responses to claims arising from contractual disputes
- Handle disputes or conflicts relating to construction projects and contracts



Contractual arrangement and tendering

- Advise on types and arrangements of construction contracts
- Prepare projects' tendering documents and construction contracts
- Advise on projects' contracting systems and selections of suitable contractors

Property and Facility Management Surveyors



Property and Facility Management Surveyors are responsible for providing pre-planning, development consultancy, asset management, project management, and property and facilities management services for various property assets and facilities.

Corporate real estate planning

- Provide strategic advice on global and local space planning, research, and business relocation planning



Consultant of real estate development

- Provide in-depth expert advice on security functions, space management, and human resources planning for single or diversified development projects

Property and facilities management

- Allow the properties held for investment purposes to compete with other newly built buildings with ongoing renovation, improvement, and statutory alteration

Property asset management

- Manage real estate assets from acquisition, marketing, leasing, and property management through to disposal

Project management

- Offer professional advice on feasibility studies, designs, work plans, procurement opinions, constructability, and quality control throughout the life cycle from initiation, planning, execution, controlling until the final closing-off

