

# Founding Hong Kong's future

*Founding president of the Hong Kong Institute of Surveyors (HKIS), Sr Kan Fook-ye, played a pivotal role in the institute's establishment in 1984. As Hong Kong entered a period of rapid economic development in the 1980s, amidst political uncertainties, Kan and a group of like-minded surveying professionals shared the foresight that a professional body representing local surveyors would help to ensure the onward development of the profession. The healthy growth of HKIS, as well as the international recognition of surveyors trained and qualified in Hong Kong, is a testament that they were correct. Kan's contributions are not limited to the profession: he acted as member of Hong Kong's Basic Law Committee, the HKSAR Election Committee, and a Hong Kong delegate of the National People's Congress. In recognition of his contributions, HKSAR awarded him the Gold Bauhinia Star in July 2015. He also received a Silver Bauhinia Star in 2003.*

Wilson Lau



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The founding of HKIS is noteworthy on several fronts, and Kan believes it was significant to the local profession. Before 1984, the surveying sector in Hong Kong was represented by the Royal Institution of Chartered Surveyors (RICS) based in Britain. Local surveyors, many of whom were expatriates, operated under the banner of the Hong Kong branch of RICS.

“The historical significance of HKIS’s establishment is that the profession had become mature and capable of performing its various roles in terms of their vital services to the building and construction industry and the financial sector.

Meanwhile, the city was undergoing political transformation. In 1984, the Hong Kong’s reign evolved from a colonial power into a new ‘representative government’. “On the political front, the local profession saw that they needed to make their rightful contributions to the developments of Hong Kong’s politics under the mission of a high degree of autonomy for the future of the region. Needless to say, to remind our readers, HKIS was formed in 1984 during the Sino-British negotiations over Hong Kong’s future,” Kan says.

At that time, other professions in Hong Kong, such as town planners, engineers, and solicitors had already set up their professional organisations, Kan recalls. “We had to follow them.”

HKIS made remarkable achievements shortly after its establishment. Thanks to The Hong Kong Government it was readily recognised as a functional constituency body in the Legislative Council. “This was unprecedented for any local professional institutes,” Kan says.

The professional standing of HKIS, and its influence, were also quickly recognised by local universities that offered programmes



in surveying. “They recognised HKIS as the representative body for the local surveying profession,” Kan notes. “We set up an Education Committee immediately after the establishment of HKIS and began working with the universities on the recognition of their surveying curricula. We assessed their courses and the teaching faculties.”

With HKIS gaining recognition of the government and the universities. Kan does not think the institute had any major challenges in the first few years after its establishment. “The ‘de facto’ challenge was the rather thin membership at the beginning. It’s an issue of internal recognition in the profession. Initially many RICS Hong Kong branch’s members were expats. It was difficult for them to accept the sudden severance of link to the world-renowned RICS. Hence, a wait-and-see attitude was adopted,” he continues. “Upon the Institute gaining a new political status and the universities’ recognition, the skeptical thinking was quickly dispensed with. Membership in the second year doubled that of the first year, followed by even more spectacular growths in subsequent years. Now all surveyors trained by local universities are members of HKIS.”

With mainland China embarking on her ‘open door’ policy in the late 1970s, Hong Kong surveyors started making their vital contributions. Among them, quantity surveyors were the first to offer their services on the mainland for quantity surveying and project management in hotel development. In recent years, Kan says, he is particularly pleased with the great efforts spent by HKIS in establishing closer links with its members by providing professional talks, continuing professional development programs and seminars. “It’s good that members are exposed to developments in other professions... The dissemination of information through HKIS’s website is also satisfactory. If more is

required to be done, I would suggest that it’s time for HKIS to critically look at the curricula on various divisions of surveying provided by local universities” Kan further adds, “HKIS has the local surveying profession under its charge for 30 years. The surveying profession should now move forward with time to suit the current needs of the community. Universities are the ‘nurseries’ of our future surveyors. They should work with HKIS on the revision of the curricula of various surveying degree programmes.”

“Speaking as a general practice surveyor, I will advocate broadening the curriculum for general practice surveying to cover business valuation in addition to property valuation as demand for other specialised valuation skills is growing rapidly. “You only need to look at the locally listed companies in Hong Kong, less than one quarter of them are focused on property development,” Kan says. “I also think another subject, ‘corporate finance’, should also be added. We need this interdisciplinary knowledge. To prove my point, the City University of London now offers a Real Estate and Finance degree. Today’s commercial world goes for graduates with dual qualifications. It is no longer sufficient for managers working in a real estate company to know just property development. They also need to have financial knowledge and skills to excel in their jobs.”

In answer to our interviewer’s question, Kan says that, based on his experience, young surveyors need three prerequisites to succeed in their career. “They should have sound expertise, professional ethics, and be accountable. All these three prerequisites will serve them well whether working as an employee or running one’s own practice.”

*The article is published courtesy of Classified Post.*

# 迎接香港未來

簡福飴測量師是香港測量師學會的創會會長，該會於1984年成立，簡先生是當年創會的主要倡議者。1980年代，香港經濟起飛，但政治前景尚欠明朗，此時簡先生與一群志同道合的測量專業人士認為，若能成立一個代表本地測量師的專業團體，定可有助本行業持續發展。此後，香港培訓的測量師深得香港社會及國際認同，香港測量師學會穩步成長，足證簡先生及一眾創會成員的真知灼見。簡先生的貢獻並不限於自身的專業領域，他亦先後擔任香港基本法諮詢委員會成員、香港特別行政區籌備委員會成員，以及香港特別行政區全國人民代表。為表彰他的貢獻，香港特別行政區於2015年7月頒授金紫荊星章勳銜，而早於2003年，簡先生已獲頒銀紫荊星章。

Wilson Lau

香港測量師學會的成立具備多重意義。簡先生相信，對本地測量師而言，學會的成立影響深遠。1984年之前，香港測量業隸屬英國皇家特許測量師學會，本地測量師和外籍測量師，均以皇家特許測量師學會香港分會會員的資歷執業。

「香港測量師學會的成立饒具歷史意義，意味測量專業發展已臻成熟，能於多方面展現所長，在地產、建造及金融業等領域發揮重大貢獻。」

當時，香港正在經歷政治轉折期。1984年香港，即便在中英兩國就有關香港前途談判期間，殖民統治已在逐步演變為「代議政制」。簡先生指出：「在政治領域內，出於對香港未來有高度自治的使命感，本港測量師深信業界人士必將要為香港未來的政治發展作出應有貢獻。」

當時，香港其他專業人士，例如城市規劃師、工程師及事務律師，均已成立各自的專業團體。簡先生憶述：「我們也不能落後於他們。」

香港測量師學會成立不久即取得驕人成就，是有賴香港政府支持。學會在成立之初即獲得政府認可為立法局功能界別團體。簡先生說：「這在當時是本港任何專業團體前所未有的成就。」

當年本港已有大學開辦測量學課程，香港測量師學會的專業地位及影響力迅即獲得專上學府的認同。簡先生表示：「香港測量師學會之所以獲學界認可為本地測量專業人士的代表團體，是在學會成立之後，我們隨即設立教育委員會，與各大學攜手合作，陸續認可他們的測量課程及師資。」

隨著香港測量師學會獲得政府和專上學府的認同，簡先生認為該會成立後首數年再沒有遇到重大考驗。「而實際考驗則在於創會之初會員較少，未獲業內人士普遍認同。起初，皇家特許測量師學會香港分會的眾多本地與外籍人士，對他們而言，要突然離開舉世聞名的皇家特許測量師學會，未免難於接受，」簡先生續道：「因此，不少人都抱觀望態度。可是當學會獲得新的政治地位和大學認同時，大家的疑慮很快就消散了。到了第二年，會員人數已達首年的兩倍，其後數年間，會員人數更是急劇上升。時至今日，香港各大學畢業的測量師均願意成為香港測量師學會會員。」

中國內地於1970年代末實行開放政策，香港測量師得以發揮重大貢獻，其中，工料測量師率先為內地酒店項目提供工料測量及項目管理服務。此後，隨著內地經濟在各個領域都有驚人發展，本會各類測量專業成員都在內地得到良好的發展機會。

簡先生表示，近年香港測量師學會不遺餘力，積極舉辦專業講座、持續專業發展課程及系列性研討會，加強學會與會員之間的聯繫，他對此感到格外欣慰。「此外，會員有機會接觸其他專業的發展，這一點非常理想……香港測量師學會網站的資訊傳播也令人滿意」。論到尚可改進之處，他個人認為香港測量師學會應再次審視本港大學所開辦各項測量課程的課程範圍。簡先生續道：「過去30年來，香港測量師學會一直率領本地測量專業，時至今日，測量專業必須與時俱進，配合當前社會需求。大學是孕育測量師的搖籃，故應與香港測量師學會攜手合作，修訂各個測量學位課程的課程範圍。」

「身為產業測量師，我希望提倡擴闊產業測量課程範圍，除物業估值外，還須涵蓋商業估值，以配合其他專業估值能力與日俱增的需求。大家只需看看香港上市的本地公司，就會注意到其中著重物業發展的公司不到四分之一，」簡先生說：「我還有另一個想法，就是課程也應加入『企業財務』科目，我們需要這項跨學科知識。舉例，英國倫敦城市大學目前也有提供地產與財務學位。今日的商業社會要求大學畢業生擁有雙學位，任職地產公司的管理人員只懂得物業發展並不足夠，必須同時具備財務知識和技巧，始可勝任工作。」

簡先生回應記者提問時指出，根據個人經驗，年輕測量師若要成功，必須具備三項先決條件。「他們應具備良好的專業知識及專業操守，並且樂於肩負重任。不論受僱還是自行執業，這三項都是成就事業的基本前提。」

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