

The All-Rounder: Sr Dr Tony Leung's multifaceted career

Sr Dr Tony Leung has been a fixture of Hong Kong's property sector for four decades, being involved with a number of landmark developments. Even after enjoying remarkable success in his career, he has never stopped learning, pursuing further studies and self-improvement.

Kit M Yip



Photo: SCMP

“ It does not matter how senior my position is: it is about true loyalty to my clients and my profession. Clients entrust me with the responsibility to manage their properties, and I consider it essential that I go through all structural aspect and the electrical and mechanical equipments installation with building surveyors and engineers for them. ”

Sr Dr Tony Leung, Vice-President of the HKIS, has had a successful career in real estate and surveying, being at the heart of the industry boom over the last four decades. Now Chairman of TL Property Consultants International and Executive Director of Parkland Property Management, and formerly senior management of high-end real estate corporations and surveying firms, Sr Dr Leung has played a key role in milestone projects which mark the development of the city and the region.

Sr Dr Leung seemed destined to be a professional in real estate and surveying from a young age. He grew up in a family which, in the 1970s, rented a unit in a Chinese-style apartment building (*tong lau*) for their own living while renting out extra rooms to subtenants.

Upon graduation in 1976, Sr Dr Leung was at first going to become a banker. With a degree in social science majoring in economics and business administration from Chung Chi College, the Chinese University of Hong Kong, he was one of a handful of graduates chosen to be management trainees at Hong Kong Bank. Within months he was selected, along with two others, to join an Outward Bound, which would usually be followed by an overseas placement and then promotion to management positions in Hong Kong. Unfortunately, he was struck down by appendicitis days before the Outward Bound. By the time he recovered, the general manager who chose him had left the company. Disappointed to have lost his head-start in the banking industry, Sr Dr Leung joined the government's Lands Division, in which most of his colleagues were surveyors. This turning point proved to be crucial in his career as the story unfolded.

It was the late 1970s, an opportune time when the real estate sector was about to boom. It wasn't long before his outstanding performance at the government came to the attention of

management in Hongkong Land, which was just beginning to expand its talent pool to incorporate more local talents. Grasping the opportunity, Sr Dr Leung took the examination of Royal Institution of Chartered Surveyors and then through reciprocal agreement became a HKIS Corporate Member.

Being diligent and capable, Sr Dr Leung soon became one of the key drivers of Hong Kong's real estate industry. Working for major players, including Hongkong Land, Hong Lok Yuen Estate, Hysan Development, Lai Sun Development, Chesterton Petty, Ryoden Development and K Wah, during the golden decades of the 1970s and 1990s, as part of senior management, he was heavily involved in signature projects including trend-setting private residential complexes such as Chi Fu Fa Yuen in Pok Fu Lam, Chi Lok Fa Yuen in Tuen Mun, one of the earliest PSPS, Tsuen Wan Industrial Centre and Luk Yeung Sun Chuen in Tsuen Wan, to name but a few.

As General Manager of Hong Lok Yuen Estate for instance, he was instrumental in developing two of Hong Kong's three most prominent low-rise communities. "Fairview Park in Yuen Long, with 5,000 townhouses/semi-detached houses, and Tai Po Hong Lok Yuen, with 1,000 detached and semi-detached houses, were models of self-contained township in Hong Kong with clubhouse, schools, restaurants and malls," he says.

As Vice-President of Lai Sun during its most prolific years in the late 1980s, Leung was pivotal in the development of commercial complexes such as Cheung Sha Wan Plaza and Causeway Bay Plaza phases 1 and 2.

In tune with Hong Kong people's interest in Canada and other English-speaking countries, Sr Dr Leung also targeted opportunities overseas. He was instrumental in Lai Sun's

MEET THE SURVEYOR

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acquisition of a 50 per cent stake in Canada's Delta Hotel chain. And during his time living in Canada in the early 1990s, he contributed to the local real estate market by helping to build townhouses / detached houses in the busy hub of Toronto.

After decades in senior management of major real estate companies, he became an entrepreneur in 1994, founding T L Property in Hong Kong. Thereafter, he was the operator of one of Hong Kong's three largest real estate agencies, New L&D Associates, which was known not only for its size but for the gimmick of offering Rolls-Royce rides to its clients. Two decades on, T L Property, including Parkland Property Management Ltd, is now a group with around 1,000 employees, handling 6 million square feet of property in Hong Kong, Shanghai and Guangzhou. Aside from development, property and hotel management, town planning and valuation, Leung also oversees investment deals - along with his son, who is a surveyor and an accountant.

Interestingly, Sr Dr Leung took further studies in surveying when he was already highly successful. “When I attended classes for Polytechnic University's master's in international real estate in the 2000s, the lecturer Dr Peter K S Pun, HKSAR government's former Director of Planning, asked jokingly why I was sitting in the students' row,” he recalled. While having a busy career, he enjoyed and attended every class, ultimately becoming the only student to graduate with distinction. He later went on to acquire a PhD in business administration. More than a decade ago, he joined the HKIS as a council member of the Planning and Development Division, and later became the division's Chairman before becoming HKIS Vice-President today.

Sr Dr Leung finds surveying a promising industry. “Property development is one of Hong Kong's economic pillars, whereas land supply and elderly housing are some of our most pressing issues.”

“I have no regrets about becoming a surveyor; in fact there is always an urge in me to go on site visits. It does not matter how senior my position is: it is about true loyalty to my clients and my profession. Clients entrust me with the responsibility to manage their properties, and I consider it essential that I go through all structural aspect and the electrical and mechanical equipments installation with building surveyors and engineers for them,” he continues.

He also cleaves to a devout ethical worldview. “I all the time uphold my professionalism and do my work with integrity.”

Sitting in on the meetings of Young Surveyors Group at the HKIS, he thinks there are good prospects for the new generation in Hong Kong, with the hinterland of mainland China and especially in the neighbouring Great Pearl River Delta. By the same token, he has strong faith in young surveyors, seeing them as talented people with vision. It would be even better if they participate, communicate and express more about their professional insights.

Sr Dr Leung's public services range from serving government committees on land, housing and planning, to roles in top institutions including the Hong Kong Polytechnic University, the Chinese University of Hong Kong, Shanghai Jiaotong University, Macau University of Science and Technology and the University of South Queensland.

“Profits are not the most important thing. Young people: know your bottom lines and avoid going with the flow. Reach out and learn about the world,” says the seasoned surveyor and real-estate professional who enjoys meeting young people to exchange views and experience.

The article is published courtesy of Classified Post.

「不論我是否身居要職，我都想盡心服務客戶，發揮自己的專業，這些才最重要。客戶委託我管理物業，我必須細心連同建築測量師及工程師審視所有結構及機電設備安裝。」

全能發展： 梁家棟博士測量師 的多方位職業

梁家棟博士測量師投身香港物業發展 40 年，參與眾多大型建築項目，成就有目共睹，而他多年來更是孜孜不倦，持續進修和裝備自己。

Kit M Yip

香港測量師學會副會長梁家棟博士測量師成功在房地產和測量界建立自己的事業，也見證了業界在過去 40 年的興旺發展。梁家棟現為置業行房地產顧問國際有限公司董事長、柏齡物業管理有限公司執行董事，並曾任職多家頂尖房地產開發公司及測量行的管理高層，他亦參與過多項香港和區內的重要大型項目。

梁家棟自小和房地產和測量專業結下不解緣。1970 年代，他隨家人租住唐樓單位，他們一家還把多出的房間分租予其他住客。

1976 年畢業後，梁家棟投身銀行界。一個香港中文大學崇基書院社會科學學士學位（主修經濟及工商管理），賦予他加入香港匯豐銀行擔任管理見習生的門券，當時只有少數畢業生有此機會。數月後，他與另外兩位同事被選中參與外展訓練活動。按照慣例，完成外展訓練活動的學員會被派駐海外，回港後再獲安排晉升管理職位。就在外展訓練活動舉行的前幾天，梁家棟得了盲腸炎。待他康復後，當時提名他參加活動的總經理已經離職。在銀行界出師不利，心灰意冷的梁家棟轉而入香港政府地政署，大部分同事都是測量師。這次轉職成為梁家棟事業發展的轉捩點。

及至 1970 年代末，香港房地產急速發展。梁家棟在政府工作表現優秀，引起香港置地管理層的注意。當時香港置地正積極吸納更多本地人才。梁家棟把握機會，報考英國皇家特許測量師學會，及後成為香港測量師學會的正式會員。

梁家棟勤奮能幹，很快便成為香港房地產界的領軍人物。1970 至 1990 年代被視為香港房地產的「黃金二十年」，梁家棟把握種種機遇，先後效力多家龍頭企業，包括香港置地、康樂園地產、希慎興業、麗新發展、卓德、菱電發展有限公司及嘉華集團，以高級管理層身份參與多個重點項目，當中不乏有名的私人住宅屋苑，好像薄扶林的置富花園、第一代私人參建居屋屋苑屯門置樂花園、荃灣的荃灣工業中心及綠楊新邨等。

出任康樂園地產總經理期間，梁家棟主導開發本港三大低密度住宅區的其中兩個。他表示：「元朗錦繡花園一共興建了 5,000 間半獨立 / 連排洋房，而大埔康樂園則由 1,000 間獨立屋和半獨立屋組成，集合住客會所、學校、食肆和商場等設施，開創本港住宅社區的先河。」

梁家棟在 1980 年代後期擔任麗新集團副總裁，見證集團發展最蓬勃的時期，而他在發展長沙灣廣場和銅鑼灣廣場一期和二期等商業綜合大樓項目上亦發揮了重要作用。

「賺錢不是最重要的事。年輕人應認清自己的底線，不要隨波逐流。走出去，多認識這個世界吧。」

眼見港人有興趣在加拿大和其他英語國家置業，梁家棟亦將目光投放到海外市場。他努力促成麗新收購加拿大 Delta 連鎖酒店 50% 股權。梁家棟 1990 年代初曾在加拿大生活，期間參與推動在多倫多市中心興建獨立洋房的項目，為當地房地產市場作出貢獻。

在多家大型物業公司累積豐富的管理經驗後，梁家棟於 1994 年在香港創辦了置業行。其後更成功收購當時本港三大地產代理商之一的新利達行。當時置業行不僅規模龐大，更以勞斯萊斯接送客戶，做法新穎有綽頭。二十年後，置業行（包括柏齡物業管理有限公司）已成為員工人數近 1,000 人的大型集團，在香港、上海和廣州經營的物業總樓面面積達 600 萬平方呎。除了開發、物業和酒店管理、城市規劃和估值，梁家棟與同樣是測量師兼會計師的兒子還會合力監督投資項目。

梁家棟在業界地位舉足輕重，但他仍在進修測量學。他憶述指：「當我於 2000 年代修讀香港理工大學的國際房地產碩士學位課程時，香港規劃署前署長潘國城博士是其中一位講師。他曾打趣問我為什麼坐到同學那邊去。」雖然工作繁忙，他卻很享受每一課，最後更成為唯一一位以優異成績畢業的學生。其後他繼續進修工商管理博士學位課程。十多年前，梁家棟以規劃及發展組理事會成員身份加入香港測量師學會，其後成為該組主席，現為香港測量師學會的副會長。

梁家棟對測量業前景很樂觀。他說：「物業發展是香港一大經濟支柱，土地供應和興建長者房屋都是目前最迫切的問題。」

他續指：「我從未後悔成為一位測量師。事實上，我經常都想到工地實地視察。不論我是否身居要職，我都想盡心服務客戶，發揮自己的專業，這些才是最重要。客戶委託我管理物業，我必須細心連同建築測量師及工程師審視所有結構和機電設備配套。」

他堅持自己的道德及專業底線。「我一直堅守我的專業精神，並以誠信行事，以克己復禮為依歸。」

梁家棟亦有參與青年組之會議，他認為香港背靠中國內地，加上位處大珠江三角洲，新一代將有很好的前景。他同樣對年輕測量師充滿信心，認為他們是有遠見的人才。梁家棟鼓勵年輕一代參與業界事務、多與業界人士溝通交流，以及勇於表達自己的專業意見。

梁家棟積極參與公共事務，兼任政府多個與土地、房屋和規劃相關的委員會成員，亦服務多家頂尖學府，包括香港理工大學、香港中文大學、上海交通大學、澳門科技大學及南昆士蘭大學。

既是一位經驗豐富的測量師，又熟識房地產發展，梁家棟喜歡接觸年輕人，與他們交流意見及分享心得。他說：「賺錢不是最重要的事。年輕人應認清自己的底線，不要隨波逐流。走出去，多認識這個世界吧。」

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