

Surveyors Serve Hong Kong





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Foreword by Sr C K Lau HKIS President



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Touring around Central by the footbridge system and the Central-Mid-Levels Escalators is fascinating. There are many buildings with different characters and at different stages of their life cycles along the way. In our guided tours, the work and contributions of surveyors were discussed including making of land grant, preparation of development plans and approval, use and management of these buildings, and conservation and redevelopment of buildings.

There have been many “firsts” in Central which contributed to the success of Central as the CBD of Hong Kong. Two of them are related to land use and development: the “first” land sales and the “first” footbridge.

Many lots in Central are of lease term of 999 years and some of them came from the first land sale in 1841. The virtual perpetuity term and unrestricted nature of these leases attract long term investment and allow flexible changes of use and redevelopment. In general, new government land is granted for a term of 50 years and its renewal is at the discretion of the government. The comprehensive positive and restrictive covenants in new land grants would not allow changes and redevelopment as flexible as these virtually unrestricted leases.

The Central footbridge system greatly enhances the walkability and business efficiency in Central. The first footbridge was built in 1965 over government land connecting two private buildings. This was by way of a licence at a yearly fee. The Central footbridge system has since then developed. The replacement of the licence by lease modification, including payment of land premium for such approval, has made footbridge development more difficult. The pilot scheme of “nil premium” may ignite hope for the next generation of footbridges.

Hong Kong has been facing increasing competition from other cities. Innovation is needed to improve liveability and enhance competitiveness of Hong Kong. Surveyors can continue to contribute to the development of Hong Kong with innovative ideas.

Sr C K Lau
President
The Hong Kong Institute of Surveyors

foreword by Sr Vincent Ho, JP HKIS Immediate Past President



Central district embodies the early development history of Hong Kong while surveyors have witnessed and contributed to the remarkable transformation and success of Hong Kong as an international city.

The Hong Kong Institute of Surveyors is the leading surveying professional institute which aims at training, nurturing and qualifying professional surveyors to serve Hong Kong surrounding the real estate, property development, buildings and construction related matters.

In the capacity as the President of the Institute, I had initiated a large scale community campaign in 2015 (last year) entitled Surveyors Serve Hong Kong (“測量專業建香港 認識蛻變創未來”) to introduce the roles and contributions of the surveying profession to the public.

The campaign consisted of a series of guided tours to the public known as “Touring Central with Surveyors” which has successfully attracted over 18 tour groups with 250 participants and received wide media coverage. The Institute has conducted another series of “Touring Central with Surveyors” by joining into the territory-wide “Appreciate Hong Kong” promotion campaign held by the HKSAR Government which was also well received by the public.

The guided tours have provided an interesting and live platform for the public to appreciate the remarkably successful footstep of the evolution of this unique space.

Through elaboration by our professional surveyors, participants were able to visualise the original landscape of the Central coastline and the beautiful hillside of Robinson Road, interlinked by the Central–Mid-Levels Escalator System. The tour illustrated the complications, constraints and difficulties that surveyors had to overcome in helping to shape Hong Kong’s present day Central District.

This booklet beautifully recaptures the incredible contributions of Hong Kong surveyors through images and original photos of historic landmarks and symbolic icons of Central, allowing us to share the experience of Touring Central with Surveyors with those who were unable to attend the event.

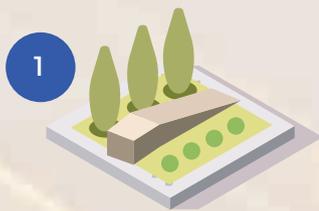
I wish our professional surveyors would continue to serve the community for a sustainable development of Hong Kong.

Sr Vincent Ho, JP
Immediate Past President
The Hong Kong Institute of Surveyors

Surveyors' role in the Development Cycle

Surveyors help formulate development strategies and plans, guiding the use and development of land. They give recommendations on the suitable development and use of a district, such as the ratio of residential, commercial and recreational facilities.

During a development cycle, the role of surveyors covers land development and planning, building design, construction, building usage and operation.



Land Development and Planning



Building Design



Construction



Building Usage and Operation

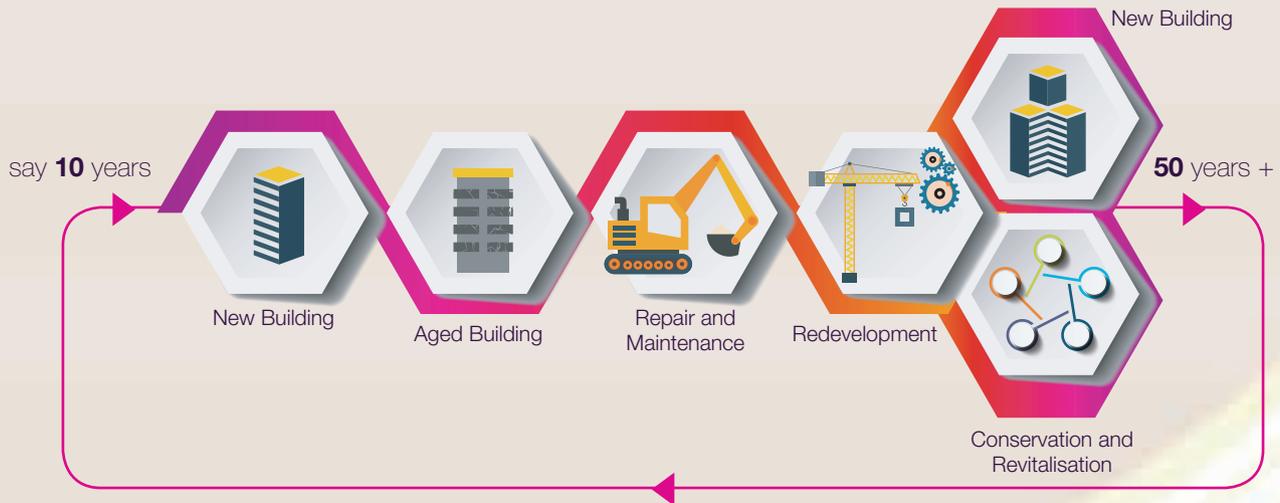
Specific tasks include:

Examine title deed terms ▶ Check for restrictions under Outline Zoning Plan (OZP) ▶ Investigate development and construction difficulties in accordance with the Buildings Ordinance ▶ Suggest scale and concept of development ▶ Evaluate construction costs ▶ Estimate income and returns on investment ▶ Land boundary survey / Topographic survey ▶ Design optimisation recommendations ▶ Inspect building plans to ensure legal requirements, such as the Buildings Ordinance, are observed ▶ Construction monitoring, quality and contract management, sales and lease planning ▶ Operation and management proposal ▶ Advise on future maintenance strategy

Surveyors' role in the Development Cycle

As a city evolves, it goes through a number of development cycles, with each cycle could span from say 10 to over 50 years.

Over a period of time, buildings age and need to be redeveloped or renovated. Future use of the land and the building is determined by various factors such as changes and demands in society and the local community, commercial and cultural needs, as well as environmental and hygiene considerations.



Surveyors' role in the Development Cycle

The HKIS has six divisions and one Young Surveyors Group.

A **building surveyor** is involved in the project management of building development proposal, holistic maintenance management of building and overall control of private buildings under relevant legislation.

A **general practice surveyor** advises on the best use of the land, assesses the feasibility and viability of the proposed development project as well as the valuation, marketing, sale, leasing and management of completed developments.

A **land surveyor** measures and records the shape and position of the land, defines the boundary and sets out the legal boundaries of the sites, and is responsible for geospatial control from design to as-built activities during construction.

A **planning and development surveyor** further advises on the possible change of zoning, the likely environmental impacts and makes suggestions on preliminary development contents.

A **property and facility management surveyor** provides a comprehensive range of services in real estate management.

A **quantity surveyor** is concerned with the building contractual arrangements and cost control, and will evaluate the likely cost of the development project and advise on the most suitable kind of contract for the project.



I congratulate the surveyors on their leadership in pursuing excellence in our built environment, in particular in areas of land and property management, building safety, construction and urban planning. Together, we shall help Hong Kong develop into a more liveable, competitive and sustainable "Asia's World City"!

*Mr Paul MP Chan, GBS, MH, JP
Secretary for Development, Development Bureau, HKSAR Government*

Central District – Development Cycle & Cityscape

Land supply is essential for development planning. By observing the coastline changes of Hong Kong Island in the past 50 years, we notice a considerable growth in land area, which is a result of reclamation. A surveyor's role in development planning is the optimisation of land use.

Central is one of Hong Kong's early developed areas, with many of its buildings already experiencing a 2nd or 3rd development cycle. Here we are able to find large-scale projects being torn down and rebuilt, as well as historic buildings being revitalised. Hong Kong's earliest land sale also involved land in Central. Therefore, Central is a good illustration of surveyors' roles in a city's development cycle.

Professional surveyors both within and outside the Government are at the vanguard of urban development involving matters relating to land disposal, lease modification, acquisition, valuation and land survey work. The skyline of Central showcases many prominent examples of urban development realised through their inspiration and perseverance.

*Ms Bernadette Linn, JP
Director of Lands, Lands Department, HKSAR Government*

The landmark projects have reflected the extensive and wide-ranging contribution of the surveying profession, among the pioneers, in shaping the vibrant urban fabric of the Central District more than a century ago. Hong Kong has inherited this historic urban fabric which still serves our city well. As a development professional, I am inspired by the dedication and tremendous efforts of the surveyor professionals. Let us work together for an even better and liveable city in the future.

*Mr Ling Kar Kan, JP
Former Director of Planning, Planning Department
HKSAR Government*



Touring Central with Surveyors 「測量師帶你行街 Guide」

The objective of “Touring Central with Surveyors” is to engage the public in discussions and share comprehensive information about urban development issues. By using Central as a focal point, the HKIS organised 18 tours of Central and attracted over 250 participants in 2015.

With overwhelming interest from the public and in response to the “Appreciate Hong Kong” campaign, the HKIS organised another 23 sessions in 2016. More than 270 participants joined the tour and they collectively expressed a great appreciation for this interesting and educational opportunity.

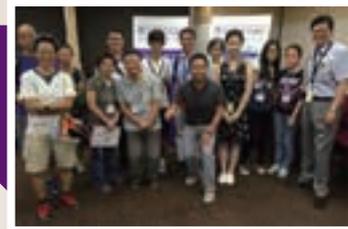
It proved to be a very successful interactive event that attracted not only a wide range of public awareness, but also generated great media publicity. This tour will be one of the HKIS flagship events in years to come.

We would like to show our heartfelt appreciation to all the Working Group Members, Cicerones and Volunteers for your contributions to these activities.

Tour 2015



Tour 2015



Tour 2016



Tour 2016



Wing On Centre

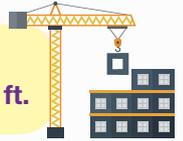
209-211 Des Voeux Road & 110-114 Connaught Road

Wing On Centre is the location of the first Wing On Department Store, which was originally established as a small store in 1907 on Queen's Road. The store was later relocated to where it is today. The current 29-storey building, completed in 1977, was redeveloped from the former 4-storey Wing On Main Store. The first three floors and the basement remained as the department store. It is owned by one of the most renowned retailers in Hong Kong, Wing On Department Stores (Hong Kong) Limited, a subsidiary of Wing On Company International Limited.

Surveyors' Role in the Development Cycle

Today's Wing On Centre is a classic example that demonstrates how buildings evolve. As the environment changes, and companies progress and outgrow their sites, there are numerous requirements to be addressed pertaining to commercial, social, cultural issues and environmental and building safety considerations. The original Wing On Department Store expanded and was relocated several times in Sheung Wan, requiring a great deal of site examination and exploration, and land development. Surveyors made huge contributions to the development cycle, serving different functions at different stages, from review of land grant conditions and restrictions in Outline Zoning Plans, to review of building plans, evaluation of construction costs, yield and return. Ultimately, surveyors have significantly contributed to a key staple of Hong Kong's society that has spanned more than a century.

Total floor area of approximately 562,200 sq. ft.



Home to the Hong Kong Institute of Surveyors



Starting point of Touring Central with Surveyors



108,000 sq. ft. of department store



Featured in the 1985 Jackie Chan film Police Story



The alternative of a time-machine is a map. For Central Hong Kong, the old maps produced by our Land Surveyors can tell you where the original shoreline, the former Post Office Building and many other historical landmarks were. Our guided tour will let you "see", with imagination, all of these.

*Sr Leung Shou Chun, MBE
Managing Director*

*Leung Shou Chun Land Surveying Consultants Ltd
Past President, HKIS*

We provide end-to-end solutions to client's property needs, from routine operation including cleaning, security and repair and maintenance, to essential system upgrades like replacement of the air-conditioning plant, and major improvement works, such as lobby renovation which unlocks the potential value of the property at different stages of its life cycle.

*Sr Carrie Lam
Business Service Director, JLL*

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1. Canton (Guangzhou), Hong Kong and Macau Ferry Pier, c. 1910. Passengers were alighting from a 'Ma Che' (double-wheeled) Ferry. **The building to its left is now the Wing On Company.**
2. Des Voeux Road Central looking east from Rumsey Street, c.1920. Next to the electricity pole are Wing Lok Street East and Wing Wo Street.

3



4



- 3 & 4. Des Voeux Road Central between Wing Wo Street and the juncture of Central Sheung Wan, c. 1925 and 2016. In the centre is the Sincere Company. To its right is **the Wing On Company.**

Central Walkway System

Hongkong Land Elevated Walkway Network



1st Pedestrian
Footbridge in HK

History

Hong Kong's rapid evolution in the 1950s created endless opportunities, but also presented incredible challenges to the city's infrastructure. Vehicular and pedestrian congestion impeded the design and construction of Hong Kong's commercial centres as space for suitable sidewalks was limited. This had led to an innovative solution: elevated walkways.

Although these walkways might seem rather ordinary today, the concept was once a novel approach for a challenging dilemma. The first walkway in Hong Kong was pioneered by Hongkong Land in 1965; the footbridge connects the Mandarin Oriental Hotel with the shopping arcade of the Prince's Building. The early success of this first footbridge gave rise to a new building concept that has evolved into the Central Walkway System, a dynamic network of interconnected skywalks throughout Hong Kong.

In 1973, Hongkong Land proposed the Central Redevelopment Scheme, a master plan for Central with a total investment cost of HK\$600 million. It included the redevelopment of Alexandra House and four footbridges, linking the Union House (now the Chater House), the Landmark and Prince's Building. Upon completion in 1983, Alexandra House became the hub of the Central Walkway System.

Surveyors' Role in the Development Cycle

When the first footbridges were being created, the Government originally charged licence fees. Over time, the Government's approach to walkway systems has changed. Landlords have to pay land premium for lease modification to allow for the construction of footbridges. However, property owners and developers are often incentivised to add walkway systems to their existing or new building plans, in exchange for the bonus floor area or additional plot ratio.

As stated in the 2016 Policy Address, the Government will implement new policies regarding the waiver of the land premium for lease modification to encourage landowners to construct footbridges or subways at their own cost that can contribute to a comprehensive pedestrian network.

The establishment of elevated public pedestrian links such as the Central Walkway System addressed road safety issues, provided convenient and spacious alternative walkways, and created interconnectivity for many of Hong Kong's iconic buildings and urban areas. The presence of these footbridges is another enduring reminder of the integral role surveyors play in shaping Hong Kong's landscape.

The various roles surveyors play in society make them vital to the growth of Hong Kong's economy. In Central, their work on reclamation projects and the transformation of core business districts has greatly enriched everyday life in Hong Kong. Surveyors have managed the renovation and redevelopment of countless buildings to enhance their aesthetic appeal, increase their value and extend their lifespans.

Sr Robert Wong
Chief Executive, Hongkong Land Holdings Limited

The HKIS has through the active and dedicated participation of its professional members in the construction industry in Hong Kong over the past 32 years, contributed to the success and prosperity of the City.

*Mr Hui Siu Wai, JP
Director of Buildings, Buildings Department
HKSAR Government*



1. The banking district, 1935. To the left is the Hong Kong and Shanghai Bank (third generation) and in the centre is The Bank of East Asia (third generation). The reconstruction of both buildings were completed in 1935.



2. The footbridge connects the Mandarin Oriental Hotel with the shopping arcade of the Prince's Building in 2004.

Substantial improvement of the connectivity and walkability in Hong Kong's central business district was a result of the committed efforts of surveyors. Their negotiations with business owners at Queen's Road Central helped secure approvals from multiple Hong Kong Government departments in order to enhance the connection to the Mid-Levels Escalator. A negotiated premium of HK\$5 million was paid to construct a more convenient pavement network around Stanley Street, Queen's Road Central and Cochrane Street.

*Sr Alnwick Chan
Executive Director, Head of Valuation and Professional Services, Knight Frank Hong Kong
Council member, General Practice Division, HKIS*

*Sr Tony Wan
General Manager (HK Properties), K. Wah International Holdings Ltd
Honorary Treasurer, General Practice Division, HKIS*

Central Market

Heritage Preservation and Revitalisation of the Central Market

History

Claimed to be the first wet market in Hong Kong, the Central Market formed its roots in 1842 on Queen's Road Central. Originally dubbed the Canton Bazaar, it was moved to its current location at Des Voeux Road in the 1850s, which was later renamed Central Market (中環街市). The Central Market has been renovated or completely rebuilt several times from the 1850s through the mid-20th Century. Designed by the Public Works Department, the Central Market was rebuilt in 1939 with a construction cost of HK\$900,000, replacing the original structure built in 1895. Since then, it had served as a wet market, and was the largest meat market in Southeast Asia in 1967.

Heritage Preservation and Revitalisation of Central Market

The Government included Central Market in the 2004 Land Sales Programme after it ceased operation in 2003. No developer expressed interest in purchasing the structure at that time. In 2009, the Central Market was removed from Land Sales Programme. In the same year's Policy Address, the Chief Executive proposed an initiative called "Conserving Central" for heritage preservation in the developed district, Central Market was put under such among seven other projects in Central.

The Urban Renewal Authority (URA) was tasked to take over its revitalisation efforts. The revitalisation plans called for the provision of sorely needed open space and greenery amidst the hustle and bustle of Central, and a preliminary cost estimate for renovation of the Central Market structure in 2009 was HK\$500 million.

The Future Central Market: Central Oasis

Four architectural firms were invited by URA to develop concepts for the new Central Market. In 2011, upon public consultation and assessment, AGC Design Limited was chosen to manage the endeavour, and it has since been named Central Oasis. On 11 December 2015, after various changes to design concepts, the URA submitted a revised planning application for Central Oasis to the Town Planning Board. It placed more emphasis on conservation of the original Central Market structures. The cost was estimated at \$600 million. The new design features more open public space, conservation and renovation of existing structures, Character Defining Elements (CDEs), and 10,000sqm. of gross floor area for commercial and miscellaneous uses. Central Oasis is anticipated to be completed by 2020-2021, as of December 2015.



Central Oasis construction is expected to be finished by 2020-2021.

We strive to revitalise Central Market into a vibrant and sustainable space for residents, workers and visitors in Central. Our versatile expertise has played a key role in providing diversified goods and services, optimising future trade-mix and fulfilling public aspirations in the revitalised Central Market.

*Sr Victor So Hing Woh, JP
Chairman, Urban Renewal Authority*

Surveyors' Role in the Development Cycle

The revitalisation and preservation of the Central Market project is far from completion, but surveyors have been contributing regularly to its evolution, from its original building in 1895 to every phase of the revitalisation process. Surveyors have shared their expertise to important issues including the allocation of the property by the Government to the URA, conceptual design formulation by architectural firms, changes in preservation schemes, public consultations, land premium negotiations, economic considerations of preservation, building repairs and maintenance, structural and building surveys and more.

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1. The tramway, c. 1950. To the right is the new Central Market completed in 1938. To its left is the Fire Brigade Building (now Hang Seng Bank).



2. Central Market in 2004.

International Finance Centre

Prominent landmark on Hong Kong Island

History

The IFC development comprises One IFC at 39 storeys, Two IFC at 88 storeys, Four Seasons Hotel Hong Kong and the IFC Mall. In 1996, a bid of HK\$30 billion – a record high for a single project at the time – by Central Waterfront Property Development Limited won the right to develop IFC. The company, now known as IFC Development Limited, is a joint venture of Sun Hung Kai Properties Limited, Henderson Land Development Company Limited and the Hong Kong and China Gas Company Limited.

IFC is situated at the site of Central Reclamation Phase I, under the Airport Core Programme which was launched in the 1990s to develop infrastructure projects around Hong Kong that centred on the new Hong Kong International Airport. The land was granted to the Mass Transit Railway Corporation (MTRC). The Central Reclamation involved reclaiming 20 hectares of land along the waterfront of Central to provide land for the Hong Kong Station of the Airport Express Railway.

The Rise of International Finance Centre

Construction of the entire IFC project was completed in September 2005, and consisted of 4.7 million sq. ft. of GFA, the majority of which is owned by IFC Development Limited. One IFC opened in 1999 and is 210 metres tall; Two IFC, completed in 2003, stands at 415 metres. At the time of its completion, Two IFC was the second tallest building in Hong Kong, and fourth tallest in the Greater China region. The 640,000 sq. ft. IFC Mall features numerous luxury retail brands and is home to the first official Apple Store in Hong Kong. The 45-storey Four Seasons Hotel was completed and opened in October 2005, offering 399 rooms and 519 residential units.

In December 2010, IFC Development Limited reached an Agreement of Sale and Purchase (ASP) for the hotel for HK\$4.464 billion. The office portion of One IFC was sold for HK\$6.548 billion and IFC Development Limited also purchased 39 office floors and one podium floor of Two IFC for a combined HK\$5.08 billion. Currently IFC Development Limited, HKMA, and MTRC remain the landlords of the commercial development.

One IFC: 39 storeys
Two IFC: 88 storeys

Surveyors' Role in the Development Cycle

As an integrated commercial development that symbolises so much of Hong Kong's progress, the International Finance Centre buildings stand as iconic parts of Hong Kong's skyline, landscape and business culture at the waterfront of Hong Kong's Central District. It is one of the most significant projects reflecting comprehensive development and land reclamation. It spotlights the breadth of capabilities and responsibilities of hundreds of members of the surveying field in Hong Kong.

The quantity surveying profession provides a complete cost planning and cost control consultancy services to building projects throughout the construction period. Two IFC, HSBC headquarters, the conservation and revitalisation of Central Police Station and the other landmark projects in Central, showcase the profession's contribution to the city growth and development.

*Sr Stephen Lai
Managing Director, Rider Levett Bucknall
Past President, HKIS*



1. Current International Financial Centre.

GFA of 4.7 million sq. ft. Owners include IFC Development Limited (majority-owned), MTR Corporation and Hong Kong Monetary Authority.

Success lies in vision and effort. The renowned IFC and MTR Hong Kong Station development is a good reflection of such accomplishment contributed by surveyors in unleashing the potential value through crafting and blending the optimal development design and mix together with their subsequent meticulous execution for Hong Kong's Central harbour front.

*Sr David Tang Chi Fai
Property Director, MTR Corporation Limited*

Central-Mid-Levels Escalator System

In operation since 1993

Development through Innovation

Much like the Central Walkway System, the escalator system connecting Central to Mid-Levels is another example of ingenuity born out of necessity. The objective was similar: create pedestrian-friendly walkways in congested areas with limited space for new infrastructure. Additionally, the project intended to establish connectivity between a major residential sector and Hong Kong's urban centre.

The CML Escalator System is the longest outdoor covered escalator system in the world.

The Construction of the Central-Mid-Levels Escalator System

During the preparation and construction of The Central-Mid-Levels Escalator and Walkway System (CML Escalator System), various issues surfaced which led to substantial increase in construction costs. In July 1990, funding for the construction was originally approved at an estimated cost of about HK\$175 million.

A variety of issues inflated the final construction costs. These ranged from simple economical matters such as inflation and particularly difficult working conditions in narrow streets, to added support for surrounding infrastructure and unforeseen ground conditions concerning sewage and drainage. Well after the completion of the principal construction, the project expenses continued to swell; the final reported expenditure for the CML Escalator System was HK\$254.6 million. The private sector's contribution to the project was HK\$17.9 million.

In October 1993, the CML Escalator System was completed and opened to use, becoming the longest outdoor covered escalator system in the world. It boasts 18 reversible one-way escalators, three reversible one-way travelators and multiple stretches of covered walkways. The entire system covers over 800 metres (2,600 ft.) and elevates over 135 metres (443 ft.).

The project was initiated by the Hong Kong Transport Department, engineered by Constructions industrielles de la Méditerranée (CNIM) in France, and its construction was handled by the Hong Kong Highways Department. The Electrical and Mechanical Services Department (EMSD) is responsible for its maintenance and management, with an annual maintenance cost of around HK\$12.5 million (reported in 2014). The Hong Kong SAR Government announced plans for refurbishment work for the Escalator System in 2017.

Surveyors' Role in the Development Cycle

The roles of surveyors in the escalator scheme for both Lands Department and private sector stretch from preliminary planning phases through project completion. Given that the streets surrounding the escalator system were very narrow, land resumption had to be conducted. Careful site surveying had to be conducted to study the impact of the construction of escalators to adjacent buildings. The detailed work and infrastructure needs to those supporting buildings is covered in the next section, Central-Mid-Levels Escalator System, Adjacent Buildings.



1. Central-Mid-Levels Escalator System under construction.

The Central-Mid-levels Escalator and Walkway System plays a significant role in enhancing walkability and revitalising the area connecting Central and Mid-levels. The surveyors' expertise in land surveying, cost control and valuation contributed greatly to this project as well as property and business development around this area.

*Mr Daniel Chung Kum Wah, JP
Director of Highways, Highways Department, HKSAR Government*

To manage my company as contractor, quantity surveying is most relevant to my work. Our quantity surveyors, with expert knowledge on construction cost and contract administration, perform similar roles as those in consultancy companies in providing services in quantity surveying and contracting. Quantity Surveyors – key professionals of our projects!

*Sr Paul KL Wong
Director and General Manager, Chinney Construction Co Ltd
Chairman, Quantity Surveying Division, HKIS*

Central-Mid-Levels Escalator System - Adjacent Buildings

Lead to Business Boom

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CML Escalator Leads to Business Boom

The name SoHo (South of Hollywood Road) did not exist until the escalator system began ushering people between Central and Mid-Levels since 1993.

The streets in the neighbourhood were quieter, consisting mostly of old warehouses and porcelain shops, and populated predominantly by the elderly. Since the escalators began operation in 1993, the surrounding streets have come alive, and now feature a vibrant nightlife with restaurants, clubs, bars, art galleries and unique clothing and antique shops.

Buildings in the SoHo area are a mix of commercial and residential. It is a popular home to many professionals working in and around Central, given its proximity – a few minutes walk – by the escalator system.

Surveyors' Role in the Development Cycle

Surveyors have contributed greatly to many areas of the development of the CML Escalator System, including the following services: adjoining changes along the escalator, planning and redevelopment, conversion of residential building to mixed and commercial uses, modification of non-offensive trade clauses under leases to permit restaurant use.

Building surveyors were tasked to assess each building's suitability for conversion and checked for illegal structures, while also participate in the planning of repairs and maintenance, etc. Property and facility management surveyors monitored the building management via the deed of mutual covenant.

The project's design and development relied heavily on the service of surveyors, who helped improve the living and working environment while ensuring historical and cultural characteristics and the social fabric of the district would be preserved.

HELLO
MY NAME IS

SoHo

The nickname SoHo is derived from the area's location, South of Hollywood Road. It was first mentioned in a 1996 article in the South China Morning Post and attributed to an Elgin Street restaurant owner, Thomas Goetz.



February 2007: SoHo became home to the first fulltime comedy club in Asia, The TakeOut Comedy Club.



1. Current view of CML Escalator System.

The Central-Mid-Levels escalator system, being the world's longest outdoor escalator link, is a highly reliable and environmentally friendly transport system that carries over 85,000 passenger-trips daily. The development of the system and its vibrant neighbourhood now known as "SoHo" would not be possible without the active participation of surveyors who played pivotal roles in land resumption, site survey, construction and more importantly revitalisation of nearby areas in the past two decades.

*Ir Frank F Chan, JP
Director of Electrical and Mechanical Services,
Electrical and Mechanical Services Department,
HKSAR Government*

Central Police Station

10 Hollywood Road, Central

History

The Central Police Station (CPS) Compound comprises three groups of buildings, the CPS, Central Magistracy and Victoria Prison, all of which are declared monuments in 1995 under the Antiquities and Monuments Ordinance.

The oldest structure within the CPS was built in 1864 and the compound has since developed great cultural and historic significance as one of the most renowned remnants of colonial Hong Kong.

The Central Police Station is Reborn

Plans to conserve and revitalise the CPS Compound were announced by the Hong Kong Government in October 2007. Earlier that year, The Hong Kong Jockey Club (HKJC) committed to an in-kind capital investment donation for its renovation and development, with a budget of HK\$1.8 billion.

Construction of the CPS commenced in late 2011 to turn the Compound into a cultural hub. The modification and refurbishment works at the site are aimed at restoring each of the historic buildings to their original state, where possible.

Tai Kwun: The Future of the Central Police Station Compound

The entire revitalisation project has been renamed “Tai Kwun” and is set to become Hong Kong’s centre for heritage and art. In Chinese the name ‘Tai Kwun’ (大館) means ‘big station’; it bears historic significance as the colloquial name for the former CPS.

According to the HKJC’s plans, Tai Kwun will offer an immersive experience where people can enjoy heritage tours, view contemporary art, participate in workshops, and it will feature shops and restaurants that offer additional programmes to further incorporate the arts and cultural opportunities at the site.

Property rates were originally levied in the form of the Police Rate in 1845 to maintain the police force in the early period. Nowadays, rates become part of the Government general revenue. The Chinese term for rates 差餉 (Chai Heung) retains its links with the original purpose of this levy.

*Mr P K Tang, JP
Commissioner of Rating & Valuation,
Rating & Valuation Department, HKSAR Government*

Surveyors' Role in the Development Cycle

Such revitalisation projects are extremely complicated and require extensive involvement from surveyors and engineers. Surveyors had a vital impact to the project's complex physical demands. They were relied on for their knowledge in renovation and experience in handling old at-risk structures. They are consulted on alterations to suit the new uses, repairs to internal finishes and facades, upgrading of electrical and mechanical installations, improvement of paving and site circulation between buildings, and opening the existing boundary walls to facilitate access to the site.

Through heritage conservation and adaptive reuse, the renovated police compound will be reborn with beautifully renovated colonial-inspired structures and it will be a must-see destination for Hong Kong residents and tourists alike.

Surveyors have been engaged in the conservation and revitalisation of Tai Kwun, the former Central Police Station compound, which is one of Hong Kong's largest heritage projects. When completed, the compound will offer heritage, arts and leisure facilities in a prime Central location for Hong Kong residents and visitors to enjoy.

*Mr Michael J Moir
Director of Property, Hong Kong Jockey Club*



1995

Declared monument in 1995 under the Antiquities and Monuments Ordinance.



2006

The CPS was fully decommissioned in 2006.



2011

Late 2011: Construction of CPS Compound begins.



Acknowledgement

Quote and Message Contribution

Sr Alnwick Chan
Ir Frank F Chan, JP
Mr Paul MP Chan, GBS, MH, JP
Mr Daniel Chung Kum Wah, JP
Sr Vincent Ho, JP
Mr Hui Siu Wai, JP
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Sr C K Lau
Sr Leung Shou Chun, MBE
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Acknowledgement

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