

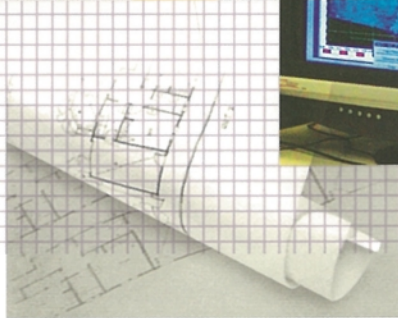
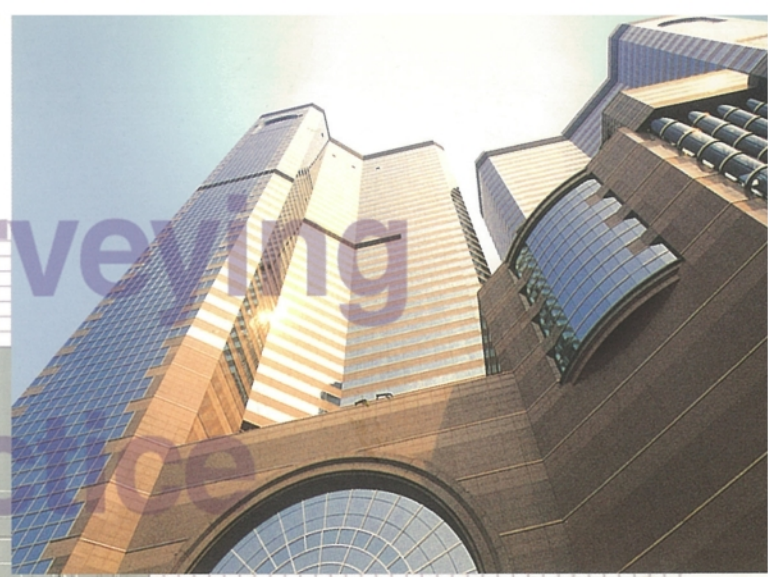
Building Surveying

General Practice

Land Surveying

Planning & Development

Quantity Surveying



香港測量師學會
The Hong Kong Institute of Surveyors



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在香港的 測量專業

The Surveying Profession in Hong Kong

始於一八四三年，第一位測量師從英國來到香港殖民地，就任測量總監，統領所有土地及房地產事務。現在香港特區政府仍然是本港最大的測量師僱主。

始於一九二九年，英國的測量師學會（皇家特許測量師學會的前身，一八六八年成立，一八八一年獲授皇家特許資格，一九二一年獲皇室贊助殊榮）成立香港分會，以服務日益增加由英國來香港工作的測量師。隨著香港主權回歸中國，該香港分會在一九九七年解散，從此香港測量師學會成為本港唯一代表測量專業的組織。

始於一九五零年代，本地受訓於香港工業學院（香港理工大學的前身）的畢業生應考英國皇家特許測量師學會的考試，考取專業資格從而晉身特許測量師。現在考生可接受香港測量師學會的專業技能評核而考取專業測量師資格，亦同時可晉身特許測量師。這資格已獲世界其他專業測量師及工程師組織認可為同等資格。

始於一九六零年代，香港工業學院開辦測量學高級文憑課程，使測量學術教育規範化。現在香港理工大學，香港大學及香港城市大學均提供測量學學位課程，該等課程均達至晉身測量專業的學術水平。

一九八四年四月，香港測量師學會正式成立。不足二十年，香港測量師學會由少於一百位創會會員，已增長了四十倍強，專業會員人數達至約三千五百名，而另外更有約二千六百名學生及受訓學徒。

到了一九九零年，香港測量師學會的專業資格獲得香港政府全面確認。香港測量師學會也與其他認可專業團體並駕齊驅，參與本地事務。

一九九零年，香港測量師學會在《香港測量師學會註冊條例》（香港法例第一一四八章）確認下，成為法定團體。翌年立法局再通過《測量師註冊條例》（香港法例第四一七章），根據該法例而成立測量師註冊管理局。

作為一個有聲譽及問責的專業團體，我們努力維持嚴謹的專業資格評審，也透過專業實務守則，專業操守守則，及持續專業發展等，努力維持崇高的專業水平和專業操守。我們繼續敏銳地承擔重大的諮詢責任，以協助制定特別是與土地房產及建築有關的政府政策。我們更不斷擴展國際舞台，與其他國家的測量專業團體溝通互認，並參與國際及世界性的相關組織，把香港測量專業維持在國際水平。

It began when the first surveyor from the United Kingdom landed in Hong Kong, the then British Crown Colony, in 1843, to assume the post of Surveyor General, taking charge of all land and property related matters. Now the Hong Kong SAR Government is still the largest employer of surveyors in Hong Kong.

It began when the Institution of Surveyors of the United Kingdom (predecessor of the Royal Institution of Chartered Surveyors (RICS) founded in 1868, granted a Royal Charter in 1881 and conferred Royal patronage in 1921) established a Hong Kong Branch in 1929 to serve the increasing number of surveyors who came from England to work in Hong Kong, mainly for the Government. Following the reversion of sovereignty of Hong Kong to China, the RICS Hong Kong Branch was dissolved in 1997. The Hong Kong Institute of Surveyors (HKIS) has since become the sole representing body of all professional surveying practices in Hong Kong.

It began in the 50's when locally trained graduates of the Hong Kong Technical College (predecessor of the Hong Kong Polytechnic University) sat the examinations of the RICS and acquired the professional qualification as Chartered Surveyors. Now candidates may enter the Assessment

of Professional Competence of the Hong Kong Institute of Surveyors and qualify as professional surveyors who are also eligible for election as Chartered Surveyors. The qualification is also recognized for reciprocal membership of a number of other professional surveying and engineering bodies around the world.

It began in the 60's when the Hong Kong Technical College delivered Higher Diploma courses in surveying, thus structuring surveying education in Hong Kong. Now the Hong Kong Polytechnic University, University of Hong Kong and the City University of Hong Kong, offer fully recognized surveying degree programmes that satisfy the academic pre-requisites for entry to the profession.

It was in April 1984 that HKIS was founded. Starting with less than a hundred founding members, in less than 20 years, HKIS has increased over 40 folds its membership strength to more than 3,500 corporate members. There are, in addition, some 2,600 students and probationers.

It was by 1990 that the HKIS qualifications were fully recognized by the Hong Kong Government and HKIS ranks at par with other recognized professional bodies in local affairs.

It was in 1990 that HKIS was statutorily incorporated by virtue of the Hong Kong Institute of Surveyors Ordinance, Cap. 1148. In July 1991, there was also passed the Surveyors Registration Ordinance (Cap. 417) to set up a Registration Board to administer the registration of surveyors.

As a reputable and responsible professional body of surveyors, we have always maintained vigorous assessment standards for entry to the profession and have also maintained high professional and ethical standards of member surveyors, through the various codes of professional practices, the code of ethics, and continuing professional development. We have taken on an important and responsive consultative role in government policy making particularly on issues affecting land, property and construction. We have established and are expanding our presence in the international scene through reciprocity relationship with other national surveying bodies and through membership in relevant world bodies and international organizations, so that we may maintain our professional service at international level.

測量專業

Surveying



土地和建築物是社會寶貴的資產，測量專業可提供許多具價值的服務，為這類資產的構建、改善、保存和維護作出貢獻。

「測量師」這稱銜包括了與土地發展相關的多個不同的專業。首先，土地測量師負責地形和位置的測量和記錄、確定地界和地界定線等。產業測量師則就建議中發展項目的最佳土地運用、估值、可行性和風險等提供意見。規劃及發展測量師會就分區規劃的可能轉變、潛在的環境影響提供進一步意見，及對初步發展內容作出建議。工料測量師則會就建築物的工程合約安排和成本控制方面，對發展項目的可能成本進行評估，並就最合適工程的合約提供建議。產業測量師於發展工程竣工後，參與估值、市務推廣、銷售、租賃和管理等，而建築測量師則參與建築物的建造和保養工作。

測量師既可私人執業，亦可受僱於地主、發展商、承建商，或政府部門及相關機構。

測量專業所涉獵的範疇廣泛，以下就測量師所涵蓋的功能分類：

估值

測量師參與有形資產價值的釐定，包括各類土地、建築物或其他物業，如住宅、零售店鋪、辦公室、工業、特殊物業，和建造工程等。估值工作可用於保險、公開上市、地產投資信託、融資、抵押、差餉、稅收和會計等方面。

規劃及發展

土地及物業的規劃和發展是一個複雜的過程，需要專業的知識和判斷。測量師將當前的市場情況、社會、土地使用趨勢和整體環境加以考慮後，就發展項目的功能性土地用途、經濟價值、可行性和財務狀況等提供意見。



Land and buildings are valuable assets of any society and the surveying profession offers many valuable services to generate, enhance, preserve and to protect them.

The title of "Surveyor" embraces a number of disciplines involved with land and its development with lands and buildings. Starting from a Land Surveyor who is required to measure and record the shape and position of the land, define the boundary and set out the legal boundaries of the sites. A General Practice Surveyor is in the position to advise on the best use of the land, assess the value and study the feasibility and viability of the proposed development project. A Planning and Development Surveyor can further advise on the possible change of zoning, the likely environmental impacts and make suggestion on preliminary development contents. The Quantity Surveyor who is concerned with the building contractual arrangements and cost control will evaluate the likely cost of the development project and advise on the most suitable kind of contract for the project. A General Practice Surveyor will be involved in the valuation, marketing, sale, leasing and management of the completed development while the Building Surveyor will be involved in the construction and maintenance of the building.

Some surveyors work in private practices and others may work for a landowner, developer, building contractor or government departments and related bodies.

The scope of the surveying profession is wide. The following categorises in a functional manner the many areas in which surveyors are involved in:

Valuation

Surveyors are involved in determining the value of tangible assets particularly all types of land, buildings or other properties such as residential, retail, office, for industrial, specialised properties use and construction works. Valuation may be carried out for insurance, public listing, REITS (Real Estate Investment Trusts), financing, mortgages, rating, taxation and accountancy purposes etc.

Planning and Development

The planning and development of land and property is a complex process, which needs professional expertise and judgement. The surveyor will advise on the functional land use, economic values, feasibility and financial viability of the development project in view of the current market, the community, land use trends and the environment as a whole.



產業管理

房地產的管理和發展，以及土地和物業管理的各項相關事項，例如與租客協商、檢討物業租約、續租、轉租、修葺、翻新和重建等，測量師均有積極參與並給予意見。

土地信息

在土地和地理信息系統的研究、設計和設立方面，測量師均有參與，以有效控制和管理土地資源、保護環境、管理運輸、緊急事故救援等，務求切合法律、社會、經濟、市場和其他方面的需要。

樓宇保養

監控建築物的結構、狀況，以及屋宇設備，同時就其保養、改建、加建、改善、修復、更新、重建和拆卸事項提供意見。

土地資源

測量師亦積極參與測量、定位、記錄、描繪土地有限資源、製備地圖、確定地界等。

成本計劃和控制

測量師負責在發展項目中，確保工程項目進展符合預算，就項目收益及建造資源使用，進行調查、考察、報告和評定，並對工程作財務評價和量度，及監控建造、維護和運作的成本。

工程管理

測量師作為項目經理，負責協調專業意見，從動工至竣工期間，在既定的時間及預算之內，按照要求的質素標準，對項目發展及建築工程進行管理。





Land Information

Surveyors are involved in research, design and set up of land and geographic information systems for efficient control and management of land resources, environmental conservation, transport management, emergency rescues etc. to meet legal, social, economic, market and other demands.

Building Maintenance

Surveyors are involved in monitoring the structure and condition of buildings as well as services after their completion and advising on their maintenance, alteration, additions, improvement, restoration, rehabilitation, reconstruction and demolition.

Land Resources

Surveyors are involved in the measuring, position fixing, recording, delineating the geomatic information of the earth finite resources, mapping of the natural and built environment, and boundaries determination, and demarcation for protection of legal interests.

Cost Planning and Control

In a development project the surveyor will ensure that the project proceeds within budget by researching, examining, reporting upon and determining the economic acquisition and use of resources of the construction industry, the financial appraisal and measurement of construction work, the monitoring of construction, maintenance and running costs.

Project Management

Surveyors act as Project Managers and co-ordinate expert advice to manage the development and construction projects from inception to completion, within a pre-determined time frame, within budget and in a desired quality.

Sales, Lettings and Auctions

Surveyors act as agents on behalf of clients, to source, negotiate, promote and encourage the purchase, sale or leasing of all real or personal property by private treaty sale, by tender or auction.



產業租售和拍賣

測量師可代理客戶，為房地產或私人物業，進行資源搜尋、協商，或以私人出售契約、投標或拍賣形式，促成產業的收購、銷售或租賃。

建築物發展監管

測量師可以作為政府建築監督的身份，管理建築物發展監控系統；同樣，亦可按照建築物條例的規定，履行認可人士的職責和功能，其中包括向建築事務監督提交待審批的建築物或改建工程建議書；管理由建築事務監督所頒佈法定命令或勸諭信件內所規定的維修、修葺或改善工程；以及統籌涉及建築物或建築工程的執照申請。

物業及設施管理

測量師有積極參與房地產的管理和發展、其中包括租約的檢討、續租、和轉租等。測量師均有就修葺、翻新和重建給予意見。在用戶要求日益提高的社會環境下，唯有優質的專業管理服務，才能維持及提升物業的價值。測量師可就建築物使用有關的配套服務、供應和其他設施，進行計劃、組織和管理。

調解紛爭

測量師可作為法庭上的專家證人，或就估價、建築合約、樓宇殘損、土地的法律定義等事宜的紛爭上，作為獨立估價人或仲裁人，透過調解和裁決的方法排解紛爭。

建造工程

測量師在建築物和土木工程的设计和建造階段亦扮演重要角色，其中包括建築物的位置定線及地基、建築結構、道路、海堤等放樣、持續結構變形研究，及土方計算等。



Property and Facilities Management

Surveyors are involved in the management and development of land and properties which include lease renewal, rent review, letting of premises, and advice on refurbishment, renovation, and redevelopment. In a society of rising user expectations, good quality professional management services are an essential element to sustain and enhance the value of the properties. Surveyors undertake to plan, organise and manage accommodation services, supplies and other facilities relating to building occupancy.

Dispute Resolution

Surveyors act as expert witness in court, independent valuer or arbitrator in disputes on matters relating to valuation, building contracts, building failures and defects, legal definition on land or resolve disputes by way of mediation and adjudication.

Construction Works

Surveyors also play an important role in the design and construction stages for buildings and civil engineering works. These include position determination and its setting out for foundation, building structures, road alignments, sea walls etc., continuous deformation survey for structures and interim survey for earthwork quantities.

Building Development Control

Surveyors can act as Government Building Officials to administer the building control system. Likewise, they can perform the duties and functions of an Authorised Person in accordance with the Buildings Ordinance. These include the submission of proposals for building or alteration works to the Building Authority for approval; the administration of repair, rectification or improvement works in relation to statutory orders or advisory letters issued by the Buildings Department; and the coordination of license applications that involve buildings or building works.



測量師

Surveyors :

優質物業及房地產發展
不可或缺的專業連繫

The Vital Professional Links in Property
and Real Estate Development Excellence



香港的測量師專業訓練，致力令測量專業的知識和私人執業水平都得以持續提升，為己建造環境的塑造和持續發展作出貢獻。

「測量師」標誌著與土地和建築物發展有關的多元範疇。

顧名思義，**建築測量師**就是「勘测建築物的專才」。專業的建築測量師可為建築物提供一套完整的方案。私人執業的建築測量師在物業發展過程中，參與由構思至竣工期間各階段的工作；同時，亦就建築物的發展，為客戶提供專設的服務。

建築測量師的專業範疇，包括對新建或現有建築物進行結構和狀況勘察，診斷建築物的缺陷，並提供補救工程的意見；針對各種建造工程和建築物合約管理制定計劃書、規格和估算，擔當建築物法例及產業發展顧問，策劃及實施建築物保養計劃、項目管理、設施管理和物業管理。

建築測量師主要受僱於政府部門和公共機構，亦有任職於私人執業、發展商、物業管理公司和承建商等。

產業測量師經過專業訓練和藉著豐富的經驗，對房地產就重要資源的發展、使用和管理，提供專業和有效的意見。產業測量師的服務包括土地的最佳經濟效益發展策劃：房地產的定位，租賃和銷售代理全面物業和設施管理和評估物業的公開的市場價值。代表業權持有者以不同方式例如私人協商、招標或拍賣轉讓物業，並處理物業投資的財務和經濟事項。

除了私人執業外，產業測量師亦有任職於政府部門及房屋委員會，其工作包括政府土地支配、使用、估價、稅收、公共房屋，及居者有其屋計劃等。

土地測量師積極參與各類建造工程和土地發展項目，其中包括建屋、修路、設橋、開鑿運河和引水道、劃定地界、利用測量結果繪製地圖及土地管理等。

土地測量結合了定位、製圖、土地管理和信息科技等工作。在人類文明的發展史上，在各大城市的發展過程中，土地測量師都曾作出不可或缺的貢獻。土地測量師的工作均須應用先進及尖端的科技，涉及地籍測量、工程測量、大地測量、水文測量、攝影測量及遙距感應、土地信息管理、地形測量，以及數碼製圖和繪圖法等專業範疇。

土地及物業的規劃和發展是一個複雜的過程，需要專業的知識和判斷。**規劃及發展測量師**將當前的市場情況、社會、土地使用趨勢，和整體環境加以考慮後，就發展項目的功能性土地用途、經濟價值、可行性，和財務狀況提供意見。

工料測量師是在建築本值上受特殊訓練的專業顧問，對建築成本、價格、財務、合約安排及法律等均有專門知識。

工料測量師能就各方面的需要提供適當的服務，其主要服務對象為私人地產發展商、政府地政部門、承建商、礦務及石油開發機構，以及保險公司等。

在房屋建造、土木工程、城市發展以至礦務及石油化工等各類工程上，工料測量師都能提供廣泛的服務，其主要服務範圍包括初步成本諮詢、成本計劃、招標文件的制訂及商議承包價、建築合約的制訂和管理、工程費的開支預算及成本控制、工程策劃及管理、仲裁建築合約糾紛，建築工程保險損失估值等。

Surveying professionals in Hong Kong are trained to contribute to the continuous improvement in the knowledge and practice of surveying specialisation, and participation in shaping and sustaining the built environment.

The title of “Surveyor” embraces a number of disciplines involved with land and its development with land and buildings.

The Building Surveyor is as the name implies, a “Surveyor of Buildings”. Professional building surveyors deliver complete building solutions. Building Surveyors in private practice are involved in stages of the property development process from inception to completion. They are available to provide tailor-made services for Clients engaging in building development.

The areas of specialisation of a Building Surveyor includes structural and condition surveys of new and existing buildings, diagnosis of building defects and advice on remedial works required, preparation of plans, specifications and estimates for all kinds of building works and administration of building contracts, building law and property development consultant,

planning and implementation of building maintenance programmes, project management, facilities management and property management.

Building Surveyors are normally engaged in private practice, property management companies, developers, contractors and in the Government.

The General Practice Surveyor through his professional training and experience can offer skilled and effective advice in connection with the development, use and management of vital resources. The services of a General Practice Surveyor includes planning, development, use, management and valuation of lands and buildings, negotiation of sale and letting by private treaty and sale by tender and auction, and financial and economic aspects of investment in property.

Apart from their work in the private practice, the General Practice Surveyor is also employed by the Government in various departments such as Lands Department, Rating and Valuation Department and Housing Department. Their works include government land disposal, resumption, rating, taxation, public housing and home ownership scheme.

Land Surveying is a combined art of position fixing, mapping, land management and information technology. **Land Surveyors** involve themselves in all sorts of construction works and land developments such as building houses, roads, bridges, canals, viaducts, defining property boundaries, preparing plans from various surveys and managing properties.

Their works are often associated with the application of high and advance technologies which lead to specialisation in the areas of Cadastral Surveying, Engineering Surveying, Geodetic Surveying, Hydrographic Surveying, Photogrammetric Surveying and Remote Sensing, Land Information Management, Topographical Surveying and Digital Mapping and Cartography.

The planning and development of land and property is a complex process, which needs professional expertise and judgment. The **Planning and Development Surveyors** will advise on the functional land use, economic values, feasibility and financial viability of the development project in view of the current market, the community, land use trends and the environment as a whole.

測量師 Surveyors

Quantity Surveyors are professionals who have been trained as construction cost consultants. They have expert knowledge of costs, values, labour and material prices, finance, contractual arrangements and legal matters in the construction field.

Quantity surveyors can provide appropriate services to suit various demands and their major employers include private developers, Government departments and related bodies, contractors, mining and petro-chemical companies and insurance companies.

Building construction, civil and structural engineering, mechanical building and engineering services, petrochemicals, mineral extraction, planning and urban development - all are areas in which quantity surveyors are equipped to provide advice. The principal services rendered by quantity surveyors include preliminary cost advice, cost planning, preparing tender documents and negotiating contract prices, preparing contract documents and participating in contract administration, preparing cashflow forecasts and exercising cost control over the project, project management, giving expert evidence in arbitrations and disputes, and assessing replacement values for insurance.





香港測量師學會

The Hong Kong Institute of Surveyors

香港中環康樂廣場1號怡和大廈8樓801室

Suite 801, 8/F Jardine House,

1 Connaught Place, Central, Hong Kong

Tel: (852) 2526 3679 Fax: (852) 2868 4612

E-mail: info@hkis.org.hk Website: www.hkis.org.hk

物業設施管理測量組

專業測量師在香港隨著 60 年代房地產市場的專業管理的開始發展而出現。我們可勝任於不同的工作崗位，包括產業測量師、產業總監/經理、物業經理、維修經理、物業服務經理、設施經理等以處理政府及私營機構的物業、資產、產業的日常以至策略管理。我們亦負責政府、企業及私人的商業、工業及住宅樓宇的物業管理。我們的職責包括策略設施規劃、資產管理、空間規劃管理、房地產設計及管理、營運及維修、物業管理、企業房地產及其他有關服務。

物業設施管理測量師的聘用

專業測量師受雇於超過 140 個機構及 10 種不同行業，包括政府部門、政府有關的組織、公共機構、地產發展商、物業及設施管理服務公司、跨國機構、國際房地產顧問行，主要負責策略設施規劃、資產管理、空間規劃管理、房地產設計及管理、營運及維修、物業管理、企業房地產及其他有關服務。

專業訓練及稱能

在取得有關的認可學歷之後，有興趣成為物業設施管理測量師的考生需要取得不少於 400 日認可專業工作訓練，完成三項主要的稱能。

在必須稱能方面，考生需要取得基本的知識及了解以下的核心技能，包括專業操守、香港測量師學會的結構及規則、基本商業及溝通技巧、自我管理；資訊科技、資料分析；法律、糾紛調解及衝突避免；健康，安全及環保認知。考生亦需要取得以下兩個的非核心技能：包括商業管理、組織領導、協商技能；人力及資源管理、招聘及選拔；及會計學原理及步驟。

考生亦需要從以下四個核心稱能中選取兩個以獲得有關知識的深入應用及分析以至有能力去提供意見。這包括物業資產管理、企業房地產、項目管理及物業管理。

最後考生亦需要從以下五個非核心稱能中選取兩個以獲得有關的基本知識及理解，包括財務管理、人力資源及組織管理、資訊科技及通訊管理、品質及表現管理及基準評價、及主要研究。

查詢請與香港測量師學會聯絡：香港中環康樂廣場 1 號怡和大廈 801 室
電話： 2526 3679 電傳： 2868 4612 電郵:info@hkis.org.hk

物业设施管理测量组

专业测量师在香港随着 60 年代房地产市场的专业管理的开始发展而出现。我们可胜任于不同的工作岗位，包括产业测量师、产业总监/经理、物业经理、维修经理、物业服务经理、设施经理等以处理政府及私营机构的物业、资产、产业的日常以至策略管理。我们亦负责政府、企业及私人的商业、工业及住宅楼宇的物业管理。我们的职责包括策略设施规划、资产管理、空间规划管理、房地产设计及管理、营运及维修、物业管理、企业房地产及其他有关服务。

物业设施管理测量师的聘用

专业测量师受雇于超过 140 个机构及 10 种不同行业，包括政府部门、政府有关的组织、公共机构、地产发展商、物业及设施管理服务公司、跨国机构、国际房地产顾问行，主要负责策略设施规划、资产管理、空间规划管理、房地产设计及管理、营运及维修、物业管理、企业房地产及其他有关服务。

专业训练及称能

在取得有关的认可学历之后，有兴趣成为物业设施管理测量师的考生需要取得不少于 400 日认可专业工作训练，完成三项主要的称能。

在必须称能方面，考生需要取得基本的知识及了解以下的核心技能，包括专业操守、香港测量师学会的结构及规则、基本商业及沟通技巧、自我管理；资讯科技、资料分析；法律、纠纷调解及冲突避免；健康，安全及环保认知。考生亦需要取得以下两个的非核心技能：包括商业管理、组织领导、协商技能；人力及资源管理、招聘及选拔；及会计学原理及步骤。

考生亦需要从以下四个核心称能中选取两个以获得有关知识的深入应用及分析以至有能力去提供意见。这包括物业资产管理、企业房地产、项目管理及物业管理。

最后考生亦需要从以下五个非核心称能中选取两个以获得有关的基本知识及理解，包括财务管理、人力资源及组织管理、资讯科技及通讯管理、品质及表现管理及基准评价、及主要研究。

查询请与香港测量师学会联络：香港中环康乐广场 1 号怡和大厦 801 室
电话： 2526 3679 电传： 2868 4612 电邮:info@hkis.org.hk