

香港測量師學會



香港測量師學會於1984年4月正式成立，創會會員人數為85名。其後，1990年香港立法局通過了《香港測量師學會條例》，翌年立法局再通過《測量師註冊條例》成立測量師註冊管局。現時本會會員人數超過8,000名、其中正式會員接近6,000名。

香港測量師學會主要工作是維護測量專業服務的標準，包括制訂專業守則、釐訂加入專業測量師行列的要求，並鼓勵會員透過持續專業進修以增進專業技能。本會在政府制訂政策方面一直擔當重要的諮詢角色，香港測量師學會曾向政府提供的意見包括樓宇僭建問題、樓宇安全運動、物業管理問題、城市規劃及發展策略、建築質素和房屋問題，並曾就樓宇面積的度量標準發出指引。

服務於公營部門的測量師參與制訂發展策略及政策，從而達到政府的規劃政策目標。服務於私營機構的測量師一般向客戶提供相關專業諮詢服務。測量專業內容非常廣泛，服務範圍包括：「土地測量師」積極參與各類發展項目，包括劃定地界、利用測量結果繪製地圖等；致力使無數人跡罕至及未開發的地區發展成為繁盛的工商業城鎮，因此與人類的文明發展有著莫大的關係。「產業測量師」憑著專業技能及知識，對如何發展、使用及管理物業的細節瞭若指掌，能為客戶提供具實效的意見；其工作涉及產業的規劃、發展、用途、管理以至土地及樓宇估價，為客戶代理以私人協商、招標或拍賣方式租售物業，並處理物業投資的財務及經濟事務。「規劃及發展測量師」提供一系列有關城市規劃和物業發展的專業服務；除了作出物業發展可行性研究以外，他們更擅長於演繹土地契約條款，能提出如何符合土地契約條款或對條款作出修訂的建議；同時能替土地擁有人向地政署提出修訂地契交回、重批的申請、商討土地條款以至完成地契土地契約簽署的整套的服務。「工料測量師」在房屋建造、土木工程、城市發展、以至礦務及等各類工程上提供初步成本諮詢成本計劃、招標文件的製訂及商議承包價、建築合約的製訂和管理、工程費的開支預算及成本控制、工程策劃及管理、仲裁建築合約糾紛和建築工程保險損失估值等等。「建築測量師」是勘測建築物的專才，服務範圍包括：就法律訂明的限制條件提供技術顧問服務、在發展項目中代表項目注資人負責發展顧問及工程項目監理工作、在發展階段負責項目管理、而在現有建築物勘測私人及公共樓房安全檢驗、維修管理。「物業設施管理測量師」主要提供廣泛物業及設施管理。在用家要求日高的社會，高質素的專業管理服務，實為維持及提高物業價值的不可或缺元素。物業及設施管理測量師能為客戶管理各類物業，代與租戶商討租金修訂、租約續期及物業轉租事務，並就物業翻修及重建等事宜提供意見。

香港測量師學會不斷加強與世界各國有關測量專業團體緊密聯繫並且達成互認協定，目的在於增進本地測量專業人員在國際市場的競爭力，並且是2004年11月成立的「亞洲測量師聯盟」三個創會會員之一，其他兩個創會會員是新加坡測量師及估價師學會和馬來西亞測量師學會。香港測量師學會目前和下列海外學會有協議，互相接納對方會員資格：

- 澳大利亞房地產學會 (API)
- 新西蘭房地產學會 (NZPI)
- 新加坡測量師及估價師學會 (SISV)
- 澳大利亞工料測量師學會 (AIQS)
- 新西蘭工料測量師學會 (NZIQS)
- 中國房地產估價師學會 (CIREA)
- 中國建設工程造價管理協會 (CECA)
- 中國建設監理協會 (CAEC)
- 日本建築積算協會 (BSIJ)
- 加拿大工料測量師學會 (CIQS)
- 土木工程測量師學會 (ICES)

香港會址：

電話：(852) 2526 3679

傳真：(852) 2868 4612

電郵：info@hkis.org.hk

網址：http://www.hkis.org.hk

地址：香港上環干諾道中111號永安中心12樓1205室

北京代表處：

地址：中國北京市海淀區高樑橋斜街59號院1號樓
中坤大廈6層616室，郵編100044

The Hong Kong Institute of Surveyors

The Hong Kong Institute of Surveyors (HKIS or The Institute) was founded in April 1984 and had 85 founder members. The Institute was statutorily incorporated by virtue of the Hong Kong Institute of Surveyors Ordinance in January 1990 (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. The HKIS has a membership of over 8,000 of which nearly 6,000 are Corporate Members.

As a reputable and responsible professional body of surveyors, the Institute has always maintained vigorous assessment standards for entry to the profession and has 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. The Institute has taken on an important and responsive consultative role in government policy making particularly on issues affecting land, property, construction.

The title "Surveyor" embraces a number of disciplines involved with land and its development with land and buildings, covering an extremely wide scope. Some surveyors work in private practices and others may work for a landowner, developer, building contractor or government departments and related bodies. A land surveyor measures and records the shape and position of the land, define the boundary and set out the legal boundaries of the sites. 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 planning and development surveyor further advises on the possible change of zoning, the likely environmental impacts and makes suggestion on preliminary development contents. A quantity surveyor is concerned with the building contractual arrangements and cost control will evaluate the likely cost of the development project and advises on the most suitable kind of contract for the project. A building surveyor is involved in the construction and maintenance of the building. A property and facility management surveyor provides a comprehensive range of services in real estate management.

The Institute has established and continues to expand its presence in the international scene through reciprocity relationships with other national surveying bodies and through membership in relevant world bodies and international organisations in order to maintain its professional edge at international level. The Institute is one of the 3 founding members, apart from the Singapore Institute of Surveyors and the Institution of Surveyors, Malaysia, of the Surveyors' Alliance Asia which was inaugurated in November 2004. The Institute has reciprocal agreements with:

- The Australian Property Institute (API)
- New Zealand Property Institute (NZPI)
- Singapore Institute of Surveyors and Valuers (SISV)
- The Australian Institute of Quantity Surveyors (AIQS)
- New Zealand Institute of Quantity Surveyors Incorporated (NZIQS)
- China Institute of Real Estate Appraisers (CIREA)
- China Engineering Cost Association (CECA)
- China Association of Engineering Consultants (CAEC)
- The Building Surveyor's Institute of Japan (BSIJ)
- Canadian Institute of Quantity Surveyors (CIQS)
- Chartered Institute of Civil Engineering Surveyors (ICES)

Hong Kong Office :

Tel : (852) 2526 3679

Fax : (852) 2868 4612

E-mail : info@hkis.org.hk

Website : <http://www.hkis.org.hk>

Address : Room 1205, 12/F, Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Beijing Representative Office :

Address : Room 616, 6/F, Zhongkun Plaza, No. 59 Gaoliangqiaoxiejie, No.1 Yard, Haidian District, Beijing, China, 100044