



General Practice Division Chairman's Message



Sr Francis Ng GPD Council Chairman

Conference on Transforming Property in Queenstown, 9-11 July 2013

The New Zealand Property Institute (NZPI) and The Australia Property Institute (API) had held a joint conference from 9 to 11 July. Over 200 practitioners attended. Sr Edward AU and I represented the HKIS. Regarding the programme rundown, specific topics, events and visits, Sr AU will give a detailed report in a separate article.



PINZ IPP, Mr Philip Hinton, and API President, Mr Tony Gorman, delivered opening speeches at the Conference



Guests at the Conference Reception



At the Reception (L-R): Sr Edward AU, Mr Ian Campbell (IPP of PINZ), Mr David Haythorn (CEO, API), Mr David Clerk (PINZ), and Sr Francis Ng



Sr Francis NG delivered a speech during the welcome dinner hosted by API and PINZ

To strengthen ties and enhance co-operation, we had a detailed talk with PINZ President, Mr Blue HANCOCK, and API President, Mr Tony GORMAN, immediately after the conference. The following aspects were raised:

(i) Education – it was noted that due to changes in the economy and age structure in New Zealand and Australia, the number of students taking real estate courses is declining. To make the best use of existing resources in terms of expertise and institutional

setup, it was agreed that students in nearby regions should be made aware of the courses available when pursuing their professional qualifications. If possible, consideration should be given to award university grants or scholarships to outstanding students.

- (ii) Course accreditation – for those courses which have been taught in New Zealand and Australian universities, the HKIS is prepared to take up the process when applications are received.
- (iii) On-the-job training – promising students/probationers who wish to broaden their knowledge on market practices should have suitable opportunities to attend overseas attachment training sessions conducted by some leading surveying firms. Apart from the work aspect, such arrangement will provide excellent chances for them to develop communication skills in completely different living and working environments.
- (iv) Mainland contact – it was noted that the NZPI had visited Beijing in late 2012. They would consolidate on what was agreed with their counter-parts then discuss points of mutual interest.
- (v) Publications – to promote overseas practices, standards, and property market conditions, the HKIS will consider assisting them to distribute relevant publications (e.g. journals) to members.
- (vi) Institutional matters – to align mutual approaches, the HKIS will furnish the NZPI and API with its constitutions, bye-laws, rules of conduct and relevant materials for their reference.
- (vii) Contact points – it was agreed that Sr AU of the HKIS, PINZ President, Mr HANCOCK, and API President, Mr GORMAN, will be the key contact persons in the future.

CIREA subscription arrangement

Sr Edward Au and the HKIS (administrative office) have spent much effort on various aspects. The arrangement is working well although there are still some minor aspects to be resolved. Members who had obtained the CIREA qualification previously

should have received payment notifications from both CIREA and the HKIS. Registration for the second batch members is being handled by the HKIS Administrative Office.

Progress on the APC Structured Learning Programme ("SLP")

The programme is almost completed. Remaining lectures will be held on 10 August (Sat), 17 August (Sat), and 7

September (Sat) 2013. For information, this SLP also counts as a CPD event.



CPD Events

Our CPD Event Conveners, Sr CW Jason CHAN, KM CHAU, and Simon POON, have actively arranged relevant events for members. So far, over 13 CPD and seminars have been held since the beginning of this year. They covered a wide range of topics – Hong Kong's property market, court decisions

on land matters, the Competition Ordinance, IT-related legal issues, sale of property through transfer of company shares, PRC laws and regulations etc. All events were well-attended. More CPD events will be arranged in coming months.

HKIS Land Policy Panel

A panel meeting was held on 10 July 2013 to discuss the revised North East New Territories (NENT) development plan.

Also, Sr CK LAU will attend the LegCo Development Panel meeting on 25-26 July 2013.

HKIS/RICS(HK) Joint Guidance Notes for Commercial Rent Reviews in Hong Kong

A meeting was held with our legal advisers on 17 July 2013. The draft document will soon be circulated to relevant parties for comment. We expect that the Guidance Notes take will effect on 1 January 2014. Meanwhile, the RICS will deal

with the copyright issue in accordance with its guidelines. When further details are known, Sr Lau will consult the working group and GPD Council.

Valuation Standards Panel

The Valuation Standards Panel had a round table meeting with some major surveying firms in June to discuss 'compliance with the mandatory inspection requirement'. The meeting was convened by Sr Joseph Ho. Attendees agreed on the following principles, which were subsequently endorsed by the General Council:

- 1) It is the responsibility of the valuer to take appropriate investigatory procedures (including site inspections) prior to signing off a valuation report.
- 2) In conducting the investigatory procedures, it may not be practical for the valuer to inspect all the real properties in

a portfolio within a reasonable time frame.

- 3) The valuer, after having considered the knowledge and abilities of his professional associate, could have the associate conduct the inspection in order to comply with the mandatory inspection requirement under the 2012 HKIS Valuation Standards. However, the valuer who is responsible for the report is fully accountable for the work and performance of the professional associate.

P.S. The addendum was uploaded to the HKIS website on 27 June 2013 and took effect on the same date.

Technical Visit to Malaysia/Singapore

This proposal was last mentioned in the June issue of Surveyors Times. Since then, discussion has been made on a

mutually convenient date(s). Details will be announced after the arrangements are finalized.

Revised Supplement to the Code of Measuring Practice

The HKIS Standing Committee on the Code of Measuring Practice, chaired by Sr Lawrence Poon with members from other divisions, met on 17 June 2013 to discuss problems related to application of the new rules and the HKIS Code of Measurement. Subsequently, two ad hoc meetings with the Sales of First-hand Residential Properties Authority were held on 24 and 25 June 2013.

The Standing Committee met with the Director of Sales of First-hand Residential Properties Authority (SRPA) on 9

July 2013 to discuss issues related to the saleable area of a flat based on the Residential Properties (First-hand Sales) Ordinance (Cap 621) and our Supplement to the Code of Measuring Practice. The HKIS had identified the problems encountered (such as interpretations of the ordinance, the HKIS Code, conflicts between current practices and the ordinance, etc.). SRPA is in agreement with our approach. The HKIS is preparing a revised supplement to the Code of Measuring Code for further discussion with SRPA. ■



Australian Property Institute & Property Institute of New Zealand - 2013 Joint International Conference on "Transforming Property"



9 to 12 July, 2013
Queenstown, New Zealand

Reported by Sr Edward AU
HKIS Hon Secretary and GPD Council Member



Joint International Conference

A joint conference was organized by the New Zealand Property Institute (PINZ) and Australian Property Institute (API) from 9 to 12 July 2013 in Queenstown, New Zealand. This conference has been jointly and alternately hosted by the PINZ and API in one of their cities. The theme this year was **'transforming property'** – the industry, housing, and property professionals. The GPD Chairman, Sr Francis NG, and I attended the conference on behalf of the HKIS.

The conference focused on transformation – that is, where our profession is going and the tools that will help us to get there. Delegates received a glimpse of the direction the profession was heading by observing the theme of transforming property.

Without doubt, this was one of the biggest and best conferences the PINZ has ever hosted. Prominent speakers included Buck Shelford, Michael Hill (Deputy Chair), Emma Hill, Demographer Bernard Salt, Ngai Tahu's Mike Sang, and Westpac's Dominick Stephens. Over 200 attendees had the chance to learn more about the property market in the region. There were also technical visits to major property developments in Queenstown. Attendees were impressed by the latest development proposals.

A welcome function at the Queenstown Skyline was held to kick off the conference. PINZ Queenstown's CEO, Adam Feeley, welcomed delegates to this venue, from where one could enjoy Queenstown's most spectacular views. Attendees started off the evening by networking over glasses of bubbly and nibbles and rides on the gondolas amid the gorgeous views in a truly unique location. After the welcome registration, we were invited to join the Council Dinner hosted by the API and PINZ. It was an excellent opportunity for everyone to exchange views on valuation profession affairs and share their expertise.



HKIS Representatives were well-received by the PINZ and API at the Council Dinner



MC at the Opening of the Welcome Function



Conference Reception attended by over 200 attendees and guests



Presentation of Souvenir to API President Mr. Tony Gorman



Presentation of Souvenir to PINZ President Mr Blue Hancock



Presentation Souvenir to NPV Mr Terry Naylor



Sr Edward AU delivered speech during the conference

Conference Proceedings

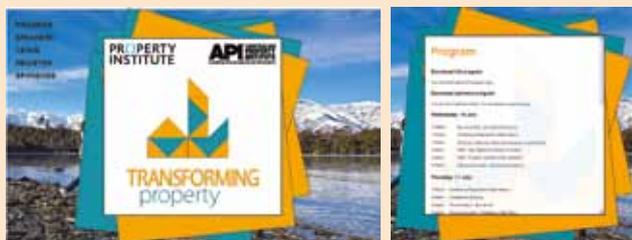
The Conference was declared opened by the PINZ President, Mr Philip HINTON¹, and the API President, Mr Tony GORMAN. Keynote speeches were delivered by Ms Emma HILL on "The Hill Story" and Mr Mike Sang of Ngai Tahu on "Moving Forward". There were a total of eight plenary sessions and 12 Workshop Presentations. A brief account is as follows:

Keynote Plenary Sessions

1	"The Hill Story" – Emma Hill
2	"Moving Forward" – Mike Sang, Ngai Tahu
3	"Economic Update" – Dominick Stephens, Westpac
4	"Transform Yourself" – Wayne (Buck) Shelford
5	"Our Transforming World – Changing Demographics" – Bernard Salt
6	"Insurance – What are the alternatives" – Peter Lowe, Willis
7	"Christchurch Future" – Justin Kean
8	"Transforming your personal finances" – Martin Hawes

Workshop Presentations

A1	Transforming NZ Farms
A2	Building Performance vs. Valuation, Andrew Stringer
A3	The First Light House Project – Tobias Danielmeier, Victoria University
B1	Rural Workshop
B2	Key Learning from Recent VRB Decisions and other Risk Mitigation Opportunities, Neil Sullivan, Valuer General
B3	Property Managers/Advisors workshop
C1	South Island High Country Pastoral Leases implementation of rent systems, Callum Taylor, Land Information NZ
C2	Legal Update Simpson Grierson
C3	Property Managers/Advisors session
D1	Valuing of Water Rights, David McKenzie, Opteon Property
D2	Transforming Your Image – marketing for sole practitioners and small businesses, Alex Mann, Surefire Design
D3	Hotel Investment Trends and Outlook, Dean Humphries, Jones Lang LaSalle



The Conference Programme



Major Speakers at the Conference

Field Trips to Millbrook, Hilton Queenstown, Jacks Point

Visits to three prime property development projects at Millbrook, Hilton Queenstown, and Jacks Point were arranged for delegates.

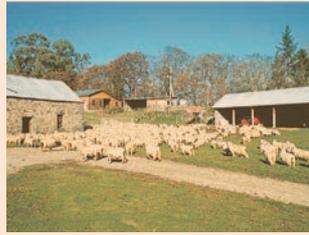
Millbrook Resort is an award-winning five star country club nestled in the Southern Alps of New Zealand, an area that is world-famous for its rare, unspoiled natural beauty. Millbrook Resort's superb facilities and high level of service have placed it among some of the world's most famous resorts. Set in the heart of the bustling Kawarau Village and boasting a unique position directly along the tranquil blue shores of Lake Wakatipu in the heart of Kawarau Village, the luxurious Hilton Queenstown hotel features a majestic mountain backdrop and provides the perfect base for exploring the area's natural attractions.

The Millbrook

Millbrook, one of Queenstown's best five star hotels situated on the 45th parallel on New Zealand's South Island, is located in the Southern Alps and framed by the aptly-named Remarkable Mountain Range. It consists of 500 acres of lush, green fairways, rolling hills and gentle babbling streams. Millbrook Resort has received multiple awards over the years, including best golf resort and best spa, and was recently voted as the Leading Golf Resort in Australia and New Zealand by the World Travel Awards.

The resort encompasses a 175-room five star hotel, 27-hole golf course, covered driving range, award-winning day spa, health and fitness centre with gymnasium, swimming pool, hot pools and 140-seat conference facility. Millbrook also offers a wide range of real estate (all on freehold titles) for sale – from two-bedroom villas to expansive family homes. Property ownership at the Resort has attracted buyers from all over the world who appreciate its ease of ownership and the lifestyle it offers. An impressive 95% of Millbrook's grounds remains open space, with walking and biking tracks for visitors and locals and mountain bikes for hire onsite.

¹ During the PINZ AGM, which was held on the first day, Mr Blue HANCOCK was elected as the new PINZ President.



Old Photos – Millbrook was a traditional livestock farm before its transformation



Visiting a new house at Millbrook

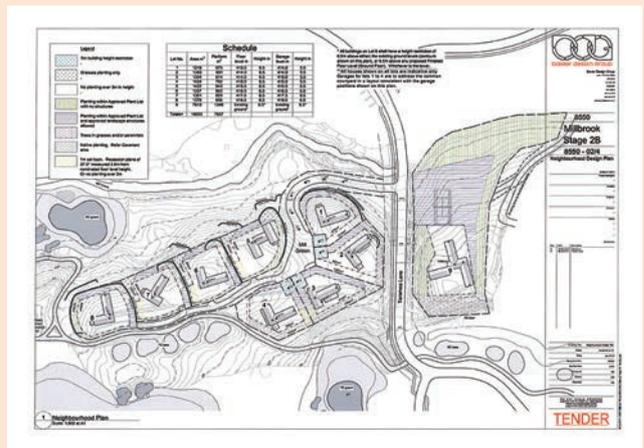


The tranquility of Millbrook Resort

Millbrook's rich history dates back to the 1800s. The land on which Millbrook is now located was first discovered by the Maori and much later by Europeans, who were lured to the region by tales of gold. During the 1860s, French brothers John and Peter Butel of Normandy established a 450-acre wheat farm there to feed hungry miners. The rustic remains of the farm live on in Millbrook's restored buildings and The Avenue of Trees, which still welcome visitors just as they did 150 years ago. During the sombre years of World War One, the land was transformed into a tent city. A hospital was set up for injured Kiwi soldiers returning from Europe so that they could be healed by the natural amphitheatre of Millbrook and the soothing majesty of the mountains. After World War Two, the land returned to its farming roots, but it wasn't until four decades later that a new vision was born. In 1993, the Ishii family, which still owns the resort today, set out to create a resort of international standing built in harmony with the land.

Delegates were briefed on the history and development process of Millbrook Resort. We learnt that its transformation has been happening for years. Stringent controls on planning layouts and building designs were imposed. Housing developments were completed by phases at pre-defined locations on this huge site, and each came with a MLP (Master Layout Plan).

The trees along The Avenue were planted in 1867 and the plaque beneath the first tree commemorates that event. On that day, two-year-old Mary Cotter watched the seedlings being planted and workmen said if she skipped around it, they would name the tree after her. Mary is, of course, no longer with us, but local legend says that skipping around that very same tree still brings good luck. Nowadays, Millbrook is a pioneer in New Zealand's luxury lodging industry and Millbrook Resort is the perfect place for anyone to escape the rat race, relax and unwind.



The Master Layout Plan and Building Layout Design Plan (part of "Stage 2B") of Millbrook housing development



Delegates were briefed on the transformation of the existing farm buildings into offices and accommodations at Millbrook



Delegates were briefed on the history and development of Millbrook

Jack's Point

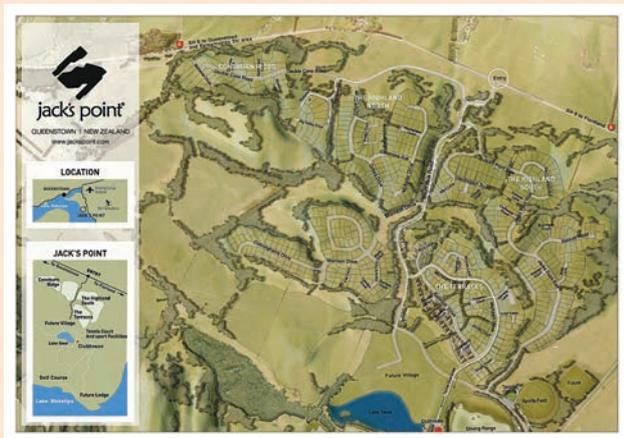
Jack's Point is a 1,200-hectare (3,000-acre) settlement in one of the most spectacular landscapes in the world. It combines a sustainable design approach positioned with contemporary architecture and is just a 15-minute drive from Queenstown. Over 15 years in the planning, Jack's Point will feature over 1,300 residential homes,



a lakeside village with accommodations, restaurants, shops and a luxury lodge. Visitors are welcome to try its championship golf course and dine at the clubhouse restaurant. Other amenities visitors can enjoy are fly-fishing for rainbow trout in Lake Tewa, tennis and the many kilometers of beautiful walking and mountain biking trails nearby. Jack's Point is an authentic and unique destination and beautiful landscape.



Jack's Point is part of an emerging settlement in one of the most astonishingly beautiful places on Earth. Given its 3,000-plus acres and a building footprint limited to 5% of the land, to own a house at Jack's Point is to enjoy not only a beautiful property, but also an amazing lifestyle. The design guidelines for building and landscaping, a constitution, and bye-laws protect and enhance the development at Jack's Point.

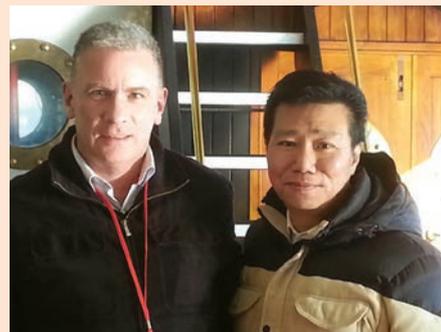


The Layout of Jack's Point

Further Co-operation with the API and PINZ

After the Conference, the PINZ President, Mr Blue Hancock, the IPP of PINZ, Mr Philip Hinton, the API President, Mr Gorman, Francis and I had a frank talk on possible further co-operation between the three institutes. Issues such as education, training, establishing Mainland connections and publications were discussed.

We noted that the number of students pursuing professional qualifications in Australia and New Zealand have decreased in recent years. They have been trying to encourage more youngsters to join the profession. We suggested the possibility of the HKIS conducting a young surveyors exchange programme so that participants can gain experience in different countries. On the other hand, the PINZ has developed a set of online learning programmes that the HKIS can help promoting in Hong Kong and China. Other issues discussed included the publication of articles in institutional journals, sharing information on each institute's constitution and bye-laws, etc. We expect to develop a closer working relationship with the API and PINZ in the near future.



Meeting old friend - PINZ Past President Mr. Ian Campbell

Those were the Days

Incidentally, we were most delighted to meet an old colleague from the Crown Lands and Survey Office days, Mr Bruce Somerville. He is a member of the PINZ who is still practicing in Auckland. For information, Bruce worked with Francis some 35 years ago on the 19th Floor of Murray Building in Central. Both were estate surveyors then dealing with conversion of Licenses/Permits to Short Term tenancies. Bruce returned to New Zealand after he finished his two-and-half-year contract. He has not been back to Hong Kong since.

