



General Practice Division

Sr Chiu Kam Kuen GPD Council Chairman

Renewal of Land Leases

In response to public concern over the renewal of land leases upon their expiry, the HKIS suggested that the Government should issue guidelines and explain the administrative procedures for and timeline of the extension or renewal of the land leases to the public as soon as possible. The application period for lease extensions or renewals should be extended from the usual practice of three years in advance to allow sufficient time for processing. Moreover, the Government should also review its resources, given the expected workload of the Lands Department (LandsD), which handles the cases.

Members may refer to the Newsroom on the HKIS website for announcements and interviews concerning this subject:

http://www.hkis.org.hk/en/newsroom_media.php.

On 29 March, the Secretary of Development, Mr Eric Ma, provided a written reply to the questions raised by Legislative Councillor Sr Dr Hon Yiu Chung-yim regarding the renewal of land leases. The reply mainly mentioned the following:

1. According to LandsD, no lease for general commercial/residential purposes involving undivided shares (i.e., so-called multiple ownership) will expire between now and 2024.
2. In general, LandsD will accept extension applications for leases that do not contain a right of renewal from the relevant owner(s) three years before the lease expires. LandsD is now compiling reference materials for owners and relevant professional sectors. The work is expected to be completed by mid-2017.
3. Under the existing arrangements, for land under multiple ownership, if some owners cannot be contacted or have yet to agree on the arrangements for extending their leases, the Government will grant a new lease to the

Financial Secretary Incorporated (FSI) after a current lease expires. While an extended lease is largely based on its original lease term, the Government may also consider whether or not to include new terms (e.g. tree conservation clauses) into a new lease with regard to the prevailing circumstances.

4. If the Government grants a new land lease to the FSI, the responsibilities and related expenses for managing, repairing, inspecting, and maintaining the common and privately-owned areas in the estate should be governed by the applicable laws and relevant deeds of mutual covenant.

For the full version of the reply, please refer to the following link:

<http://www.info.gov.hk/gia/general/201703/29/P2017032900267.htm?fontSize=1>.

A meeting concerning the guidelines on lease extensions has been arranged in May between LandsD and the HKIS.

Land Registry: e-Alert Service for Authorised Institutions under the Banking Ordinance

GPD Chairman Sr KK Chiu represented the HKIS at the 59th Land Registry Customer Liaison Group Meeting (Private Sector) on 30 March. The Land Registry mentioned the extension of the e-alert service to mortgagees' banks, which allowed them to join property owners, who have been covered since 1 February 2017.

The Hong Kong Monetary Authority (HKMA) notices that there are cases in which mortgage borrowers have remortgaged their properties without seeking prior consent from the original mortgagee authorised institutions (AIs, which include licenced banks, restricted licence banks, and deposit-taking companies). Such practices have increased the risks of the

relevant AIs and may pose a threat to the stability of the banking system if left unchecked.

At the request of the HKMA, the Land Registry launched an e-alert service for AIs on 1 February 2017 to help enhance their credit risk management. Under the e-alert service, AIs will receive electronic notifications from the Land Registry when further charges/mortgage documents in respect of the properties mortgaged to the AIs concerned are filed with the Land Registry. The HKMA expected AIs that engage in mortgage lending to have begun subscribing to the e-alert service for all new mortgage loan applications (including top-up mortgage loans) from 1 February 2017.

To subscribe to the e-alert service, AIs must obtain written consent from the property owners concerned and comply with the Personal Data (Privacy) Ordinance (Cap 486). Property owners give their consent when they sign a consent form and could opt to receive the same e-alert service relating to their properties issued by the Land Registry.

The e-alert service is intended to help property owners/AIs keep track of the instruments lodged for registration against their properties in a convenient and useful manner. It allows property owners/AIs to take prompt action if unexpected instruments are submitted for registration against their properties.

For more information on the e-alert service, please refer to the Land Registry website at: www.landreg.gov.hk/en/services/services_e.htm.

GPD Outstanding Presentation Award cum Welcome Gathering for New Members and Probationers (7 April 2017)

The GPD Outstanding Presentation Award cum Welcome Gathering for New Members and

Probationers was held at the Surveyors Learning Centre on 7 April. Around 50 members and probationers attended the gathering. Sr KK Chiu, the GPD Chairman, presented the Outstanding APC award to Sr Cheung Dick Caung, Sr Cheung Lai Ying, and Sr Lee Hau Ming, who had outstanding performances during the Part II Interview Assessment in December 2016. Sr Edward Au briefed members on the current APC Review, the coming APC Part I written examination, and the Structured Learning Programme. He emphasised that the Education Committee's prime mission was to help Probationers pass the APC Test. The combined efforts of the SLP speakers and revision class, which will be held in August, should boost the pass rate for both the APC Part I and II exams.



1. GPD Chairman Sr KK Chiu Delivers the Welcome Speech
2. GPD Education Committee Chairman Sr Edward Au Briefs Members on the Current APC Review, 2017 APC Part I Written Test, and Structured Learning Programme
3. GPD Outstanding APC Award Winner Sr Cheung Dick Caung
4. GPD Outstanding APC Award Winner Sr Cheung Lai Ying
5. GPD Outstanding APC Award Winner Sr Lee Hau Ming
- 6-8. GPD Council Members Welcome New Members and Probationers

CPD: 河溪活化 — 屯門河新 想像 (Code: 2017056)

Our grateful thanks go to Sr Dr Hon Yiu Chung-yim for taking some time out of his busy LegCo schedule and sharing his knowledge and thoughts of and research findings on “Revitalisation of Rivers” at the CPD event held on 18 April.

Sr Dr Hon Yiu gave a brief history of treatments to prevent flooding, which resulted in many beautiful rivers being decked over. He also highlighted the experiences of South Korea and Singapore, which managed to resurrect their rivers that were once covered by concrete structures or highways.

The audience was pleased to hear that the Government will soon apply to LegCo for funding to revitalise four rivers in Hong Kong and asked the attendees if they supported or disapproved of the concept. Sr Dr Hon Yiu wanted the Tuen Mun River to be included in this revitalisation plan.

This was certainly a very interesting topic and the HKIS wants to thank Sr Dr Hon Yiu for his very insightful CPD talk.



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18 : 30 . FRIDAY 19 MAY 2017
BRICKLANE . 4/F CITIC TOWER

MEMBER \$600
MEMBER QUALIFIED FROM 2015/ PROBATIONER/ STUDENT \$300
(40 discounted tickets only, on a first-come-first-serve basis)

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