



General Practice Division
Sr Chiu Kam Kuen GPD Council Chairman

GPD Conference 2019

The GPD Conference 2019 (產業測量組 2019 周年研討會：大灣區：這麼近・那麼遠) will be held on 19 January 2019 at the JW Marriott Hotel Hong Kong.

Property industry experts and policymakers will deliver presentations and hold talks on the overall strategic planning and development of the Greater Bay Area. Human resources experts will discuss the talent development and career prospects in the Greater Bay Area. Participants should be able to gain insights into developing their careers and learn how to thrive and capitalise on the vast potential unleashed by the Greater Bay Area development plan.

The conference will be conducted in Cantonese and Mandarin. For details and registration, please refer to the promotional flyer in this issue of *Surveyors Times* or visit <http://hkisgpdac2019.event.hk>.

GPD Annual General Meeting

The GPD's Annual General Meeting (AGM) was held on 27 November at 6:30pm at the Surveyors Learning Centre. I was honoured to deliver a report on the GPD's work over the last year during the meeting. I hereby thank the Council and working group members for their hard work, as well as the ongoing support from members, who have helped steer the GPD's affairs to date.



GPD Council 2017-2018

IVSC AGM 2018, Dubai

The IVSC held its AGM in Dubai on 24 October. This was the first time the AGM has taken place in the Middle East. It was hosted by the Dubai Government with Taqeeem as a sponsor.

In total, 162 delegates representing over 50 different countries/regions and six continents registered to attend this year's AGM. During the three-day programme, all of the IVSC's standards boards met in private and public sessions, as did the Advisory Forum representing IVSC member organisations. The IVSC Board of Trustees and Membership and Standards Recognition Board also met and heard presentations on a broad range of subjects that will likely shape the future of the valuation sector.

During the AGM, the Abu Dhabi Government officially launched its new valuation standards, which will set the framework for valuation in the United Arab Emirates. The Abu Dhabi Valuation Standards now incorporate the IVS and include additional market-specific instructions for valuation professionals.



Report on the Working Group of the IVSC's Advisory Forum

The working group of the IVSC's Advisory Forum met in Dubai from 22-24 October. Its main focus was the Adoption 2020 Project. It also discussed the following issues:

1. The Future of the Global Profession
2. The Automated Valuation Model (AVM) – Challenges Facing Valuers
3. The Challenges of Reducing the Gap between BV Practices and the BV Valuation of Intangible Assets

There was also a proposal to establish a Business Valuation Quality Mark, whose goal was to enhance professionalism in business valuations and identify high quality VPOs that specialise in BV and adopt the IVS.

Sr Nicholas Brooke provided a quick update on the activities of the Asian Pacific Economic Council (APEC) meeting, during which a group of volunteers from around the world discussed how to raise standards to improve their best practices and the profession. The group will submit a final report at the end of 2019 on this matter in the Philippines, which was chosen as a case study because it was where the IVS were introduced.

The IVS/USPAP/CUSPAP Roundtable was held in Washington, DC in August. Its main purpose was to move the core standards closer. Technical writers of the three standards will continue to discuss how to harmonise them and will keep each other informed of the latest proposed changes to them.

Regarding each member institute's regional updates, the Appraisal Foundation reported that the Appraisal Standards Boards issued the Second Exposure Draft of Proposed Changes to the 2020-2021 USPAP. The Federation

Francaise des Experts en Evaluation finished translating the IVS into French and will share the results with the 12 organisations and their members. A translated version will be published in December 2018. The American Society of Appraisers (ASA) reported that it held its 2018 International Conference in Anaheim, California, in October. The Slovenian Institute of Auditors changed the law in its auditing work, including valuation, and the new law will take effect in 2019. Its main change is that it wants auditors and valuers to be monitored by future VPOs. The Australian Property Institute has adopted the IVS and is currently developing guidance and other standards relative to Australian valuation.

Issues with AVMs were discussed among members, who expressed views on their impact on organisations, falling membership counts, and the valuation profession. The discussion also covered transparency in the real estate market and investments.

Report from the Education Committee

On 6 and 13 October, the GPD's Education Committee conducted APC Part I written examinations for 73 candidates, whose grades ranged from 70-92%. Out of the 56 first-attempt candidates, 31 passed all four papers, which represented a pass rate of 55%. In recognition of these outstanding candidates, the Education Committee will nominate one distinction and three merit candidates to the GPD Council. Congratulations to all candidates who passed every Part I paper. By fulfilling the other requirements set out in the APC Rules and Guides, they are eligible to sit for the forthcoming Part II oral exams.

		Pass	%	Fail	%	Total
Paper I	Valuation	56	91.8%	5	8.2%	61
Paper II	Agency Practices, Development, and Property & Asset Management	44	73.3%	16	26.7%	60
Paper III	Laws Related to GPS	42	70.0%	18	30.0%	60
Paper IV	Urban Land Economics Analysis	50	73.5%	18	26.5%	68

Fifty-seven candidates will sit for the next APC Part II Exam in December 2018. Two briefing sessions were held on 14 and 21 November for probationers and assessors, respectively. We look forward to welcoming more GPD members after the Part II Exam.



GPD APC Part II Exam Briefing Sessions

Executive Talk Series by Sr Nicholas Brooke, GBS, SBS, JP, Chairman of the Professional Property Services Group (CPD code: 2018199)

On 1 July, the Government awarded Sr Nicholas Brooke a Gold Bauhinia Star to recognise his lifelong contributions to society. To also pay tribute to Sr Brooke, the GPD co-hosted an Executive Talk with HKU's Department of Real Estate and Construction entitled, "Contributing to the Built Environment: A Surveyor's Journey," on 26 October. Attended by over 150 participants, the talk was kickstarted by two warm welcome notes given by Sr Jason Chan, Vice Chairman of the GPD, and Mr Markus Choi, an undergraduate student representative at HKU. During the talk, Sr Brooke shared with the audience his amazing journey from milking cows in the UK to walking along streets in the Middle East carrying millions of US Dollars half a century ago before being invited to help develop a blue chip housing estate and world class commercial complexes in Hong Kong. Then he was asked to help nurture technological developments in the city and coordinate the planning, design, and management of the Victoria Harbour waterfront.

During the Q&A session that followed and speaking in his capacity as a local citizen, Sr Brooke affirmed his belief in Hong Kong's future and its role in China's economic development. After the talk, some students, notably those from the Msc in Real Estate programme, which recently obtained full accreditation from the GPD, shared their career aspirations with Sr Brooke and his wife.



Executive Talk Series by Sr Nicholas Brooke, GBS, SBS, JP, Chairman of the Professional Property Services Group

Development Control in Hong Kong - Land Grant Control with Case Study (CPD code : 2018162)

On 4 October 2018, Mr Adam Lee, Executive Director, Head of Land Advisory Services of Knight Frank delivered a very interesting CPD

seminar on the topic of Development Control in Hong Kong - Land Grant Control with case study.

Each land lease is unique and there are numerous types and forms of land grant conditions. It is a lifelong learning for one to familiarize himself with the interpretations and drafting intention of some of the special conditions.

In this CPD, Mr Lee made reference to a number of case studies to demonstrate the different lease condition wordings would have impacted on the land value and in particular when lease modification or land exchange premium is payable. Mr Lee also highlighted the delicate premium negotiation process with Lands Department.

The PPT prepared by Mr Lee can be downloaded from the following link before 28 February 2019. The PPT is strictly a guide for reference and no responsibilities should be borne by Knight Frank or HKIS.

Download link: <https://goo.gl/b1jceA>



這麼近 那麼遠 大灣區



被視為國際級一流灣區的「粵港澳大灣區」，香港作為重要的一員，應如何把握此寶貴的機遇？年青專業人士又應如何發展自身的優勢？香港測量師學會產業測量組2019周年研討會將以「大灣區：這麼近・那麼遠」為主題，讓年青專業人士了解進入大灣區真正的渠道。研討會主要分為兩大部分，上午時段以大灣區的整體發展及規劃路向為題；下午時段則集中於如何於大灣區物色工作機會，將有大型企業的人力資源總監分享聘請要求及發展機遇等。

日期：2019年1月19日(星期六)

時間：9:00至17:00

地點：香港JW萬豪酒店宴會廳

主禮嘉賓：全國政協副主席梁振英先生

語言：廣東話、普通話

持續進修小時
CPD
6小時

是次研討會只接受網上登記

網上登記：<https://hkisgpdac2019.event.hk>

活動編號：CPD/GPD/2019015



產業測量組 2019周年研討會

研討會費用：
香港測量師學會及支持機構會員（學生除外）：
港幣\$1,500元（包括上、下午茶點及午宴）
香港測量師學會會員（學生）：
免費（名額10位，包括上、下午茶點，不包括午宴）
非會員：
港幣\$880元（包括上、下午茶點，不包括午宴）

9:00 致歡迎辭
香港測量師學會產業測量組主席
趙錦權測量師



主禮嘉賓致辭
全國政協副主席梁振英先生



9:45 專題演講 (1)
粵港澳大灣區整體規劃及經濟效益
香港中文大學（深圳）經管學院
執行副院長、校長講席教授張博輝博士



10:45 專題演講 (2)
「南沙粵港深度合作區」（又稱「香港園」）
介紹及兩地如何合作
廣州南沙開發區
投資貿易促進局局長謝曉暉先生



11:15 專題演講 (3)
江門區發展潛力及地區優勢
江門市商務局副局長葉榮超先生



11:45 專題演講 (4)
大灣區生活指南
中原集團創辦人施永青先生



12:15 頒發紀念品予演講嘉賓

12:25 頒發紀念品予贊助機構

12:35 午膳

13:45 專題演講 (5)
有關大灣區就業機遇
洲際酒店集團大中華區精英拓展及
英才早期職業管理首席總監鄭芸女士
洲際酒店集團中國南區資深人力資源總監韓小堅先生



14:15 專題演講 (6)
大灣區人才需求
環球管理諮詢有限公司董事總經理李漢祥先生



15:15 專題討論環節 (1)
題目：
大灣區人力資源
主持：
中國平安智慧養老服務總經理及平安國際智慧城市副總經理孫偉剛先生
嘉華國際集團有限公司廣州項目公司董事溫偉明先生
第一太平戴維斯華南區董事長林木雄先生



15:45 專題演講 (7)
有關大灣區創業經驗分享
楊家聲建築師事務所董事長楊家聲先生



16:15 專題討論環節 (2)
題目：
國內工作的專業人士經驗分享
主持：
Asiane董事總經理廖善成先生
戴德梁行中國資本市場部董事總經理及聯席主管葉建成先生
嘉里置業（深圳）有限公司總監（租賃）陳蘇文先生
洲際酒店集團大中華區發展總監古景峰先生



16:45 頒發紀念品予演講嘉賓

16:55 致閉幕辭
香港測量師學會產業測量組2019周年研討會籌委會
主席溫偉明測量師