



General Practice Division

Sr Chiu Kam Kuen GPD Council Chairman

Nomination to the HKIS Committees 2019

During the 14th meeting of the GPD Council, the following nominations or re-nominations to the HKIS Boards, Committees, and Working Groups were made:

Appointment of GPD Representatives

Executive Committee	Sr Jason CW Chan
General Council	Sr Jason CW Chan Sr Alnwick Chan Sr CK Lau
Board of Education	Sr Charles Chan Sr Kirsten Lam
Board of Membership	Sr Benson Lee Sr Cliff Tse
Board of Professional Development	Sr Kelly Lam Sr Eric Tsang
Disciplinary Panel	Sr Edward Au Sr Jason CW Chan Sr Alnwick Chan Sr Donald Cheung Sr KK Chiu Sr George Chung Sr Ian Cullen Sr Joseph Ho Sr Alexander Lam Sr CK Lau Sr Serena Lau Sr Herbert Leung Sr Francis Ng Sr Kenneth Pang Sr SK Pang Sr Thomas Poon Sr Prof Lawrence Poon Sr Mimi Tsang Sr Marco Wu
HKIS Spokesmen	Sr KK Chiu Sr Alex Lam Sr Tony Wan Sr Alnwick Chan
Surveyors Registration Board	Sr Andrew Chan Sr Winnie Koo Sr Alex Lam

Appointment of GPD Committees/Panels/Working Groups

CPD Panel	Sr Alnwick Chan (Convener)
GPD Education Committee	Sr Tony Wan (Convener) Sr Dr Lennon Choy (Co-Convener)
GPD Promotion Committee	Sr Victor Chow (Convener)
GPD Annual Dinner 2019 Organising Committee	Sr Kirsten Lam (Convener) Sr Jason CS Chan Sr Benson Lee
GPD Conference 2019 Organising Committee	Sr Tony Wan (Convener)
Visit to Greater Bay Area Organising Committee	Sr Tony Wan (Convener) Sr Andrew Chan Sr Jason CS Chan Sr Benson Lee
HKIS/RICS Working Group	Sr Jason CW Chan (Convener)
Strategic Growth Committee	Sr Alex Lam (Co-Convener) Sr Jason CW Chan (Co-Convener)
Valuation Standards Panel	Sr CK Lau (Convener)
Valuation Liaison Meeting	Sr Alnwick Chan (Convener)
Urban Regeneration Concern Group	Sr Tony Chan (Convener)
Working Group on the Review of the Premium Assessment Mechanism	Sr Charles Chan (Convener)
Working Group on the Sales of First-hand Residential Properties	Sr Charles Chan (Co-Convener) Sr Tony Wan (Co-Convener)

Nomination of the GPD's Representatives to Various HKIS Committees/Working Groups

Administration	Sr Jason CW Chan Sr CK Lau
BIM	Sr Jason CW Chan
Community and Charity Services	Sr David Mui Sr Kitty Ng
Dispute Resolution	Sr Alnwick Chan Sr Victor Chow
Editorial Board	Sr Tony Chan Sr Thomas Lam
Finance	Sr Tony Wan
Government Departments Liaison	Sr KK Chiu
HKIS/RICS Liaison	Sr CK Lau Sr Jason CW Chan
IT	Sr Victor Chow Sr Alex Fong

Land Boundary	Sr Jason CS Chan Sr Jim Lam
Mainland Affairs	Sr Charles Chan Sr KK Chiu
Members Welfare	Sr Chris Chan Sr Jason CS Chan
Project Management	Sr Kendy Cheuk
Public and Social Affairs	Sr Kason Cheung Sr Kitty Ng
Research	Sr Dr Lennon Choy Sr Jim Lam
Senior Members	Sr Tony Chan Sr Jim Lam
Sports and Recreation	Sr Chris Chan Sr Ivy Chan Sr Jason CS Chan
Strategic Planning	Sr KK Chiu Sr Alex Lam
2019 HKIS Annual Conference	Sr Alex Tse Sr Cliff Tse
2019 HKIS Annual Dinner	Sr Jason CS Chan Sr Kendy Cheuk Sr Alex Fong Sr Kelly Lam
Standing Committee on the Code of Measuring Practice	Sr Ivy Chan Sr Prof Lawrence Poon
Housing Policy Panel	Sr Tony Chan Sr Jim Lam
Building Policy Panel	Sr Jim Lam Sr Tony Wan
Land Policy Panel	Sr CK Lau Sr Winnie Koo
HKIS/SRPA Liaison Group	Sr Edward Au Sr Prof Lawrence Poon
35th Anniversary Celebration	Sr Jason CS Chan Sr Kirsten Lam Sr Benson Lee
Create Your District Competition	Sr Jason CS Chan Sr Alex Fong Sr Benson Lee Sr Kitty Ng
Working Group on Green Buildings	Sr David Mui Sr Eric Tsang
Working Group on Heritage	Sr Alex Tse Sr Cliff Tse
Working Group on Lantau Development	Sr Benson Lee Sr Eric Tsang

Members are welcome to contact me or the representatives listed above if they have any suggestion to make.

Assessments of Professional Competency: Part II Examination

The Education Committee arranged 19 assessment panels from 8-15 December for the APC Part II Examination. Out of 54 candidates, 42 passed the assessment. This marked a pass rate of 78% (cf 69% in 2017). The assessment panels nominated a few candidates for Outstanding Presentation Awards. A big thanks go to the assessment panel chairpersons and members, and congratulations go out to the successful candidates. Welcome aboard!

New YSG Representatives

We greatly welcome Sr Alex Fong, who will be the new YSG representative to GPD Council in the coming year. Sr Kitty Ng will continue her term with the GPD Council and support various GPD committees and activities. We thank Sr Kendy Cheuk for working closely with the GPD Council and her other contributions over the last two years.

CPD: Visit to The Mills, a landmark Industrial Revitalisation Project Undertaken by the Nan Fung Group (Code: 2018206)

I am pleased to report that the visit to The Mills on 1 December was a huge success. The quota of 60 visitors was quickly filled and only one registered attendee did not turn up.

Mr Geoffrey Lo, General Manager, Property Development Department, HK Property Division of Nan Fung Development Limited, gave an overview of the project's town planning and

subsequent land applications. The Mills is actually comprised of two lots. One is wholly-owned, while the other is under multiple ownership. Nan Fung Group was able to take advantage of the Government's industrial revitalisation policy to convert the single-owned industrial building (Mills 4 & 5) to commercial use at a nil premium. However, the multiple ownership adjacent lot (where Mill 6 was located) required Nan Fung to apply for and receive a No Objection Letter (NOL) based on a Town Planning Board-approved scheme. Mr Lo stressed the challenges of negotiating with the Lands Department over the NOL and Special Waiver, which had to be signed simultaneously to enable the "one complex" concept to be achieved. A premium appeal was submitted and quickly resolved with a reasonable reduction.

Participants were treated to a guided tour by the operation team led by Amy and Ryan of Nan Fung. The guides showed their guests the high-tech textile lab, co-work spaces, and innovative textile recycle and state-of-the-art apparel design concepts – all of which were very new to most humble surveyors. The building's conversion maximised an advantage presented by its age: high ceilings that allowed natural light to reach its core areas.

The Mills is one of Nan Fung's landmark revitalisation projects. It comprises three main pillars: Fabrica; Shopfloor; and the Centre for Heritage, Arts and Textile (CHAT), which build on a foundation of legacy and heritage. Visitors can explore the continuation of an authentic Hong Kong story in which the story of its textile industry are interwoven with the experiences of innovation, culture, and learning.

This unique destination opened to the public on 6 December. There are plenty of functions and opportunities that the venue offers. I suggest that members visit the cleverly-converted factory buildings and appreciate the work put into them by many building professionals and surveyors. Please also visit their websites: www.themills.com.hk and <http://www.themillsfabrica.com> for more information.



CPD: Visit to The Mills, a landmark Industrial Revitalisation Project Undertaken by the Nan Fung Group

CPD: Application of Computer-assisted Mass Appraisals (CAMA) in the Rating and Valuation Department, Hong Kong (Code: 2018196)

Thanks go to Sr Ivy Chan, Senior Valuation Surveyor of the Rating and Valuation Department (RVD) for delivering this CPD on 4 December. Sr Chan first introduced the RVD's core functions and Hong Kong's rating system. She then shared the RVD's experiences in applying CAMA techniques, which were first introduced during the mid-1980s to assist property valuations. Since then, CAMA has been extensively applied to the RVD's work, thereby enabling valuation staff to systematically assess numerous properties within a short time frame and improve the consistency and quality of valuation work. For instance, about 80% of the valuations (some two million assessments) covering office, industrial, residential, and retail properties are carried out within a short period during the annual revaluation exercise.

By applying the following CAMA techniques, namely a: (i) reference assessment approach (RAA), (ii) multiple regression analysis (MRA); and (iii) geographic information system-assisted valuation approach, one can complete the annual revaluation exercise for rating purposes and scrutinise the adequacy of the stated consideration in property sales transactions for stamp duty purposes within a tight schedule. Sr Chan then elaborated on the methodology and standardised practices of applying RAA and MRA. Emphasis was also placed on the application of statistical measures to ensure valuation accuracy.

Last, but not least, Sr Chan highlighted that while CAMA provides a useful tool for analysing rental patterns and formulating consistent value estimates, the responsibility for determining assessment levels and ensuring valuation accuracy remains with valuers, who must exercise their professional skills and judgement throughout the entire CAMA process, particularly when deciding on the best valuation model and scrutinising the end results to confirm the assessments.



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