



Planning & Development Division
Sr Edmond Yew PDD Council Chairman

PDD Career Expo

In order to help our PDD student members (HKU BAUS & MUPD Students) and probationers plan their career, we invited representatives from CEDD, PlanD, MTRC, Link REIT, Housing Society and other Hong Kong major developers and consultants to introduce to them job opportunities and career prospects of their organizations on 9 March. A briefing session on the PDD APC and PSQL was also arranged to help them better understand how to pursue a professional career as a Planning and Development Surveyor.

We would like to express our sincere thanks to the following guest speakers who have attended and shared their views with the students on 9 March:

HKSAR Planning Department – Mr William Ying, Town Planner, Training and Information Unit

CEDD – Ir Ken Chan, Senior Engineer, Sustainable Lantau Office; Ms Joan So Shuk Yee, Senior Town Planner

K. Wah International Holdings Ltd – Ms Fanny Ng, Assistant General Manager, HK Properties

Lawson David & Sung Surveyors Ltd – Sr Victor Sung, Director



Guest Lecture to HKU - BA in Urban Studies Students

On 19 March, I was invited to give a guest lecture to the Year-3 BAUS students at their studio class.

I shared with them the professional practices in project planning and development, project finance, development mix, market feasibility studies, land sales auctions and some property market trends with my own professional experience in HK.

It was a great pleasure interacting with them and knowing their ideas and viewpoints regarding different development plans in Hong Kong.



CPD Events

We have organised two CPD events related to the Greater Bay Area Development in March.

1) Urban Design and Planning in the Greater Bay Area

On 21 March, we invited Ms Ame M. Engelhart, Director of SOM Asia Limited to share her international projects experience and insight for the future planning and development of GBA.

Ame is an accomplished architect and urban designer focused on the design of cities, districts, and large, complex architectural projects. With her background in both architecture and urban planning, she brings together the design skills and ambitions of both disciplines to develop holistic plans for urban centers and communities. She is dedicated to promoting the fundamental principles of livability and sustainability, and approaches each design project with respect to the unique social, economic, environmental and geographic conditions inherent in each city and site.

She shared with us her experience in the urban design and planning in the global cities as well as the GBA cities, her insights of urban renewal strategies and her enthusiasm to promote innovative and sustainable design by exploring the possible relaxation and reviewing the outdated building codes and legislations in Hong Kong.

2) 粵港澳大灣區發展規劃綱要交流會 (GBA CPD Series 6)

On 18 February 2019, the Central Government issued the “Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area”. This crucial document provides a guideline to the development of the GBA over the next 15 years, with Hong Kong, Macao, Guangzhou and Shenzhen as the “core cities” in the region. The plan points to Hong Kong’s advantages in finance, shipping, trade, aviation and professional services, and makes clear that the city will play a decisive role in the development of the GBA.

To help members seize the opportunities brought by the plan, we organised a GBA Forum to tap the expertise of senior planning experts from Mainland and Hong Kong. The CPD was held on 30 March. Senior planning experts from Mainland China and Hong Kong were invited to share their opinions on the plan, giving members the opportunity to learn the latest urban planning, city development and the future transport network in GBA.

The keynote speeches by the six guests were very useful for members to understand the GBA development from different angles.

The first speaker, Mr Yanqing Qiu, (邱衍慶先生，廣東省城市規劃協會理事長、廣東省城鄉規劃設計研究院院長) reinforced the objectives of the GBA regional planning, the mode of cooperation between Hong Kong, Macao and other Chinese cities in the Pearl River Delta in developing technological innovation and the rise of innovation spaces in GBA in both micro and macro scales. As the President of the Guangdong City Planning Association, he also recommended some follow-up actions by Guangdong to support the technological innovation development within GBA.

Looking into Dongguan in the Guangdong Province, the second speaker, Mr Yudong Huang, (黃宇東先生，廣東省東莞市自然資源局副書記、調研員、國家一級註冊建築師) talked about the city’s development vision of “One center, three functions”, meaning that Dongguan will pick up the role of an advanced manufacturing center



with the functions of transformation of scientific and technological innovation achievements, demonstration of opening up and cooperation as well as provision of modern quality service in GBA.

With the focus on cultural heritage trail planning, the third speaker, Mr Qingchang Ren, (任慶昌先生，廣東省城鄉規劃設計研究院規劃一所所長、珠三角空間規劃研究中心主任) used the successful examples of cultural heritage trails in America and Europe to explain the planning considerations and benefits of these trails in GBA. Other than improving tourism, he believed that having cross-cities trails could also foster the cultural sense among GBA citizens.

The forth speaker, Mr Yong Luo, (羅勇先生，廣東省城鄉規劃設計研究院城市發展研究中心主任、特色小鎮和美麗鄉村研究中心主任、國土空間開發保護研究中心主任、粵東分院院長), introduced the regional classification in bay areas. By classifying GBA into inner and outer bay and east and west coast, he pointed out that the outer bay and east coast, where transits are readily available, has been developed in the first 40 years of the GBA. As developments of these regions start to saturate, he saw the development of the inner bay and west coast in the following decades the key to the long-term propensity of GBA.

The fifth speaker, Mr Weijin Chen, (陳偉勁先生，廣東省城鄉規劃設計研究院規劃三所助理總監) raised awareness of the development challenges of GBA in terms of land supply, disparity in quality of life and government resources amongst cities and risks of climate change to coastal cities in the Pearl River Delta. Despite all these challenges, he was optimistic about tackling them and creating a vibrant shared community cross cities in GBA based on the outline development plan.

Emphasising on the geographical advantages of the NDAs under HK 2030+ in the northern Hong Kong, the last speaker, Prof Ling Kar Kan, SBS urged Hong Kong to grasp the synergy with the coastal economic belt of Shenzhen in order to achieve sustainable growth in employment in GBA.



粵港澳大灣區發展規劃綱要交流會 (GBA CPD Series 6)

Briefing on “Special Rates” by the Transport and Housing Bureau and Rating and Valuation Department

Together with the representatives from the Hong Kong Institute of Architects, the Hong Kong Institute of Planners and the Hong Kong Institute of Landscape Architects, I joined the briefing on the “Special Rates” on vacant first-hand private residential units on 22 March.

Dr Raymond So, Under Secretary for Transport and Housing, Ms Esther Leung, Deputy Secretary (Housing), Miss Joyce Kok, Principal Assistant Secretary (Housing), Ms Kimmey Ho, Senior Administrative Officer (Private Housing) of the Transport and Housing Bureau, Mr Ip Pak-keung, Assistant Commissioner (Rating & Valuation) and Ms Kelly Lam, Principal Valuer (Rating Division) of the Rating and Valuation Department were there to brief us on the initial proposal of “special rates” and listen to our professional opinions.

We support the government’s intention to release the unsold units to the market in general. To further improve its effectiveness and feasibility, we, on behalf of PDD, presented the following views on the subject during the briefing.

1. Residential Properties of Class D (100-159.9 sq.m.) and Class E (>160 sq.m.) should be exempt from the special rates

Unlike conventional residential flats, buyers of these luxury homes prefer viewing the already-built homes with fine decorations before purchase. As it is the market practice to obtain OP first, the developer would use another 6-12 months for interior decoration and touch up works in order to meet the high demands and expectations from the individual purchasers. However, according to the current proposal, these luxury units and houses would be subject to the “special rates” as they

would be considered vacant, not being rented out for more than six months. Moreover, as the supply of Class D&E residential properties is very low compared with the overall private residential market, it is believed that the exemption would not impose significant adverse impact on the general housing supply.

2. Defining “vacant units” by the issue date of Certificate of Compliance (CC) would be more reasonable than by that of Occupancy Permit (OP)

As such, we propose the amendment that requires developers of first-hand private residential units with the CC rather than OP issued for 12 months or more to furnish annual returns to the Government on the status of the units.

3. “Special rates” should only be applied to properties acquired from land auctions after the policy has become effective

It would be unfair to developers / investors holding residential properties acquired before the announcement of this new policy as the terms in their original land grants and leases do not cover “special duties”. The abrupt introduction of this policy to their existing properties would greatly strike their business plans and cause tremendous investment risks.

Luncheon Talk by Financial Secretary

On 25 March, I attended the luncheon talk by the Honorable Paul MP Chan, GBM, GBS, MH, JP, sharing his insights regarding his 2019-2020 Budget speech to the Legislative Council earlier this year. This talk is an ideal opportunity for business leaders and professionals to learn about the Government’s plans to gear up for Hong Kong’s competitiveness and encourage growth in innovation, technology and R&D sectors to achieve sustainable growth in Hong Kong’s economy.



Luncheon Talk by Financial Secretary

Accreditation for HKU – (i) MSc in Real Estate (without major) and (ii) MSc in Real Estate majoring in Real Estate Investment and Finance for PDD

We are very pleased to accredit the MSc in Real Estate (without major) and MSc in Real Estate majoring in Real Estate Investment and Finance courses of HKU starting from 2018 intakes to 2022 intakes. We look forward to accrediting more relevant courses to nurture more Planning and Development Surveyors in light of the pressing demand.

HKIS Souvenir

HKIS Polo Shirt

Stay cool and comfy with the HKIS polo shirt! Made of Coolmax material, the newly designed HKIS polo shirt is perfect for the summer days. The polo shirt is available in male and female sizes.

Each retailed at **HK\$80.**



Male



Female

For enquiries and ordering, please contact our reception desk at 2526 3679 or visit https://hkis.org.hk/en/hkis_shop.html

HKIS Souvenir

HKIS Car Badge

A premium quality HKIS Car Badge is available now for you to decorate your car. Featuring HKIS' signature purple colour and shiny chrome, this nickel-plated car badge comes with two screws for easy installation.

Each retailed at **HK\$180.**



For enquiries and ordering, please contact our reception desk at 2526 3679 or visit https://hkis.org.hk/en/hkis_shop.html