



General Practice Division

Sr Alnwick Chan GPD Council Chairman

Just weeks after Hong Kong's social distancing rules were relaxed, businesses have been frustrated by their reinstatement against the third wave of Covid-19 infections.

Several events, including the HKIS Diploma Presentation scheduled for 24 July 2020, have been postponed.

I hope that Hong Kong's economy will recover quickly after battling many setbacks over the past 24 months.

Please look after yourselves and take care of your families. I believe Hong Kong will persevere and come out on top again.

Refinements to the Pilot Scheme for Arbitration on Land Premium

I had the pleasure to attend a Lands Department briefing session on 17 July, during which the Government introduced new refinements to the captioned pilot scheme to promote the wider use of arbitration on land premiums.

In gist, these measures include a new mechanism for setting upper and lower limits on premiums that are payable for cases that resort to arbitration. The upper and lower limits are set and agreed upon by both parties before arbitration commences. These limits are the final premium offers made, respectively, by the Government and applicant before they sign the arbitration agreement.

In order to not affect the Arbitral Tribunal's impartiality, the upper and lower limits are not disclosed to it.

If the amount awarded by the Tribunal falls within the upper and lower limits, then that would be the premium payable. If the amount awarded is above the upper limit or below the lower limit, then the premium payable would be the pre-determined upper or lower limit.

The Pilot Scheme has been extended for two years to October 2022 and the refinements to it are expected to take effect in August 2020.

For further details, please refer to the following link:

<https://bit.ly/3eS1yqq>

Task Force on Ocean Park

The Legislative Council's Finance Committee recently approved HK\$5.4 billion in funding to save Ocean Park from immediate closure. When reviewing the park's future land use and operations, the Government shall also consult the professional community.

I am pleased to report that Sr Victor Chow and Sr Kent Yeung, as the HKIS's main representatives on the Ocean Park Task Force, attended its first meeting convened by the Hon Sr Tony Tse on 9 July. The task force, which consists of several younger members, put forth creative ideas to enhance the park's operations and land use.

Task force members shall conduct in-depth studies on the relevant ordinances, statutory plans, and land grant of Ocean Park to present innovative ideas to the authorities.

HKIS Valuation Standards 2020

The consultation period for the draft HKIS Valuation Standards 2020 ended on 17 June and the Valuation Standards Panel deliberated over the views collected during the consultation.

The final version will be issued once the General Council endorses it. I thank to all working group members of the Panel, led by Sr CK Lau, for all their hard work.

Land Sharing Pilot Scheme

As part of the Government's multi-pronged strategy to increase land and housing supply in the short-to-medium term, it introduced the Land Sharing Pilot Scheme.

The Scheme aims to unleash the development potential of private lots outside specified environmentally sensitive areas that are not covered by the Government's planning efforts.

In May, the Development Bureau announced that the Scheme would be open for applications for three years until 5 May 2023, subject to a cap of 150 hectares that each applicant could receive if its application is approved.

Sr CK Lau and I will present our views on the Scheme in the next issue of *Surveyors Times*. Please keep an eye out for it!

Sing Tao News Column

I have written a short article for Sing Tao Daily titled, "Myth of Compulsory Sale Application and Valuation". Feel free to check it out.

CPD Event: Is Your Land Being Adversely Possessed?

Mr Alan Yip, a partner of Mayer Brown, kindly delivered a CPD talk on 24 June. He shared the concept and principles of adverse possession using examples in Hong Kong.

Alan also presented actual scenarios in which squatters occupy common areas and air spaces. He concluded the talk by highlighting the latest legal trends and potential future legal reforms concerning adverse possession in Hong Kong.

During the Q&A session, Alan received an overwhelming response and many interesting questions from the audience.

On behalf of the GPD, I extend my thanks to Alan and the CPD Panel Members.



CPD Event: Review, Challenges, and the Future of Petrol-Filling Station Development in Hong Kong

Mr Michael Tse, Managing Director of China-Australia Consultants Limited, shared his experiences as an expert with Hong Kong's oil industry business. Mr Tse provided exciting insights into the industry from a historical perspective.

During the event, Michael covered a wide range of topics including petrol-filling station (PFS) leases and facilities, technical regulations under the planning guidelines, Fire Services Department operational requirements, possible PFS layouts, and the valuation of PFS sites.

Michael ended his presentation by discussing the "Report on Study into Hong Kong's Auto-fuel Market" published by the Competition Commission in 2017. He also shed light on the future concerns and risks of Hong Kong's auto fuel market. I express my sincere appreciation for his efforts.



Members Corner Needs Contributions from You!

Editorial Board invites articles for the Members Corner, a regular column in *Surveyors Times* for members to share their views on current topics and future trends, implications of new technologies and recent court decisions, the sharing of lessons learnt in members' professional practices, the highlights of new practice notes, the introduction of practical apps and ideas gained during members' recent gatherings with fellow professionals, good-natured and industry-related humour, etc.

An article need not be restricted to the professional practice of a surveyor, but neither is it intended to express a member's views on everything. It should connect or have implications for fellow members, be they serious thoughts on the constitution or future of the profession or simply as a gadget or trick that can benefit the day-to-day practices of surveyors. Articles should not be political or directly related to one's personal benefit for fear of litigation from individuals or organisations. The sensitivity and security of information presented also need to be borne in mind.

House rules:

- Articles should not be academic.
- Articles from the same author(s) will not be published consecutively for more than two issues within a six-month period.
- The final decision on publication or otherwise rests with the *Surveyors Times* Editorial Board.
- Word limit: 1,300 words
- Format: Word file via email to steditor@hkis.org.hk
- Credential: Author's name, designation (FHKIS/MHKIS, not any other*), division affiliation(s)

*For HKIS corporate members' submission only

