



### General Practice Division

Sr Alnwick Chan GPD Council Chairman

## HKIS Office Accommodation

Subject to General Council's approval, we will soon reach an agreement with the landlord for the tenancy renewal of the HKIS administration office and SLC.

The new tenancy will commence from 1 January 2022 for a term of 3 years. The face rent is reduced by approximately 15% with other incentives such as rent-free period and concessions relating ancillary charges.

Once the tenancy renewal is confirmed, we shall remain in Wing On Centre for the next three years. To plan ahead beyond 2024, a task force is being formed to look into the long-term HKIS office accommodation options.

## Electoral Reform

As members may be aware, the Improving Electoral System (Consolidated Amendments) Bill 2021 was published on 13 April. The GPD generally supports the changes. There are 56 specified entities eligible to register as voters under the Election Committee's Architectural, Surveying, Planning and Landscape subsector.

However, the specified entities do not appear to fairly represent all HKIS members, especially since land surveyors and facilities managers in private practice are not included on the list of specified entities. While the GPD does not fully comprehend the basis of the selections, it believes that there is still room for improvement to enhance HKIS members' participation in the new Election Committee.

Subject to the General Council's agreement, the GPD will relay its concerns to Government

officials and the Hon Tony Tse Wai-chuen, BBS. It encourages members to express their views on this matter, as it could affect their professional standings in society.

## CPD Event: Valuation of Property under Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited

On 13 April, Sr Clement Leung, Head of the China Valuation & Advisory Department and Executive Director of Knight Frank, shared the key requirements listed in Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. Clement shed light on valuation uncertainties, the due diligence process, and the obligations of valuers. He also discussed the various valuation issues that arise when complying with the rules.

While this CPD was conducted via Zoom, the responses and questions from the audience were lively and engaging. On behalf of the GPD, I send my appreciation to Sr Clement Leung and the CPD Panel.

### CPD Event: Land Administration during the 19th Century – Is it Just History?

On 10 March, Sr Edwin Chan, former Assistant Director of the Lands Department's Land Administration Office, shared his knowledge of Hong Kong's land administration system during the 19th Century.

During the 19th Century, Hong Kong's sanitary problems led it to implement development controls, which fell under the administration of the old Public Works Department. Many current land leases were granted decades or even a century ago. If a dispute over the control or enforcement of a lease arises, the relevant history of its land administration serves as a useful reference.

During the CPD, Sr Edwin explained Hong Kong's notable socio-economic events from 1841 to 1899, which led to the establishment of an institutional and legislative framework for the

development of land administration. Sr Edwin Chan also outlined the rationale behind the practices that survive to this day.

Many thanks go to Sr Edwin Chan for kindly sharing his knowledge with GPD members.



#### 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.**



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# DIVISIONAL NEWS & ACTIVITIES

## 組別簡訊

### CPD Code: 2021079 - GPD APC Structured Learning Programme 2021

The Structured Learning Programme (SLP) organized by the Education Committee of the General Practice Division is specially designed for APC candidates to meet the current pre-requisite requirements for the Part I Assessment under Section 8 of the GPD APC Rules and Guide 2012. Candidates who fail to meet the pre-requisite requirements will not be allowed to sit for Part I Assessment and the Professional Task for Part II Assessment. The lecture sessions and the schedule are summarized as follows:-

For registration, please complete the Standard Reservation Form and return to the HKIS Secretariat. The Standard Reservation Form can be downloaded from this web-link:- [https://www.hkis.org.hk/en/pdf/Standard\\_Reservation\\_Form2020.pdf](https://www.hkis.org.hk/en/pdf/Standard_Reservation_Form2020.pdf)

Deadline for registration: 15 May 2021

Subject Item	Sub-Content	Lecture Hrs	Course Content	Lecturer	Schedule Date/Time
<b>1. Laws Relating to General Practice Surveying (9 hrs) \$720</b>					
1.1 Laws Relating to General Practice Surveying	1.1.1 General Practice Surveying Law (Lecture 1) (2021079A)	3	Land Law	Sr HF Leung	12 June 2021(Sat), 9am – 12nn
	1.1.2 General Practice Surveying Law (Lecture 2) (2021079B)	3	Conveyancing Law	Sr HF Leung	26 June 2021(Sat), 9am – 12nn
	1.1.3 General Practice Surveying Law (Lecture 3) (2021079C)	3	Resumption under Ordinances and Lease	Sr HF Leung	3 July 2021(Sat), 9am – 12nn
<b>2. Agency Practices, Development, Property and Asset Management (9 hrs) \$720</b>					
2.1 Transaction by Private Treaty, Sale and Letting, or Auction & Tender (2021079D)		3	Property Transactions by Direct Investment or via Company Vehicle, Title Requisitions, Preliminary Agreements, S&P Agreements, Assignments, and Requirements under the EAO (Cap 511)	Sr Milton Lau	31 July 2021(Sat) 9am – 12nn
2.2 Planning and Development (2021079E)		3	A Comprehensive Review of the Planning and Development Process for Both Development and Re-development Sites in Urban Areas and the NT (excluding Small Houses) and the Statutory and Non-statutory Framework on Land Development through Lease Modifications and Land Exchanges	Sr Tony Wan	24 July 2021(Sat) 9am – 12nn
2.3 Asset and Property Management (2021079F)		3	Acquisition / disposal of asset holding company, lease / tenancy management and enforcement, renovation / rehabilitation programme. Property Management Practices, DMC and its Interpretation, and Management of Buildings under the BMO (Cap 344)	Sr Gary Yeung	3 July 2021(Sat) 2pm – 5pm
<b>3. Urban and Land Economic Analysis (9 hrs) \$720</b>					
3.1 Urban and Land Economic Analysis	3.1.1 Urban and Land Economic Analysis (Lecture 1) (2021079G)	3	a) Housing Price Measurement	Sr Dr Lennon Choy	22 May 2021(Sat), 9am – 12nn
	3.1.2 Urban and Land Economic Analysis (Lecture 2) (2021079H)	3	b) New Institutional Economics Approach to Urban and Land Analysis	Sr Dr Lennon Choy	29 May 2021(Sat), 9am – 12nn
	3.1.3 Urban and Land Economic Analysis (Lecture 3) (2021079I)	3	c) Selected Issues for Urban and Land Economics Analysis	Sr Dr Lennon Choy	19 Jun 2021(Sat), 9am – 12nn
<b>4. Valuation (13 hrs) \$1,040</b>					
4.1 General Valuation Principles	4.1.1 General Valuation Principles (Session 1) (2021079J)	3	a) Direct Comparison Approach, Adjustment Factors, and Market Segmentation b) Valuation of Shops, Offices, Industrial Properties, etc c) Residual Valuation	Sr Leo Cheung	10 July 2021(Sat), 10am – 1pm
	4.1.2 General Valuation Principles (Session 2) (2021079K)	2	a) Investment Approach (including Term & Reversion) b) YP Formulas c) Valuation of Terminable and Leasehold Interest d) Investment Appraisal and DCF	Sr Leo Cheung	17 July 2021(Sat), 10am – 12nn
	4.1.3 General Valuation Principles (Session 3) (2021079L)	2	a) Valuation of Urban Land Parcels, Site Mergers, and Marriage Values b) Discussion of Previous Exam Questions	Sr Leo Cheung	17 July 2021(Sat), 1:30pm – 3:30pm
4.2 Statutory Valuation – Rating (2021079M)		3	a) The General Rule on Rating, S.7(2) Rating Ordinance b) Principles of Assessment: Vacant and To Let, “rebus sic stantibus,” Admissibility of Evidence (Rule under Garton v Hunter) c) Definition of a Tenement: Boundary of Assessment, Combine Assessment d) Rateable Occupation e) Valuation of Existing Use, S.7A(2) f) Date of Valuation and “Tone of the List” g) Methods of Valuation and Choice of Methodology	Sr Donald Lai	7 August 2021(Sat) 9am – 12nn
4.3 Business Valuation (2021079N)		3	a) Engagement b) Valuation Approaches and Methods, Income, Markets, and Adjusted Net Assets c) Reporting Standards, IVS, HKIS, & HKBFV d) Filing and Reference	Mr Andrew Chan	14 August 2021(Sat) 9am – 12nn

\*All contents are subject to change without prior notice