



General Practice Division

Sr Alnwick Chan GPD Council Chairman

Following the GPD's letter to the Director of Lands regarding the Zonal Plan and Ex-gratia compensation, its delegates were invited to meet with representatives of the Lands Department's Acquisition Section on 14 September.

Zonal Plan

LandsD confirmed that while the ex-gratia compensation rates will continue to apply, the Zonal Plan has been abolished. Going forward, whether an affected land plot falls under Zone A, B, C, or D Area in the New Territories, its zone would be determined according to the resumption project concerned, which varies from case to case and will be subject to Exco approval.

The applicable zone will not be known during the scheme gazette stage. Instead, the public will be informed when Exco approves the resumption and LegCo approves its funding request. The applicable zone will be formally conveyed to the affected owners in the pre-resumption and post-resumption offers. Affected owners should take professional advice from qualified GP surveyors when considering the practicality of such a compensation offer on an ex-gratia basis.

The HKIS requested that the Acquisition Section formally announce the abolishment of the Zonal Plan and inform its stakeholders of its new arrangements to ensure transparency.

Reimbursement of Professional Fees

LandsD reiterated that reasonable professional fees incurred when obtaining professional advice on a compensation assessment will be reimbursed as per the provision under the

relevant ordinance. The test of reasonability will continue to be based on the complexity of the case, professional advice rendered, and the engagement terms between parties.

The HKIS reminds members to exercise prudent judgement when accepting such appointments and keep clear records of the services they provide. Proof of reasonability rests with the service provider.

Remuneration for LandsD-Appointed Expert Witnesses in Lands Tribunals

LandsD appoints expert witnesses to help the Lands Tribunal resolve disputes over valuation matters. Under the current arrangements, surveyors appointed as expert witnesses are remunerated upon the full settlement of compensation claims, which could take years. Such an arrangement has caused concern and cash flow issues among many surveyors in the industry.

Surveyors appointed as expert witnesses should be given adequate autonomy to discharge their duties as experts. Thus, the GPD has asked LandsD to review the remuneration arrangement for appointed consultants and suggested that stage payments be adopted in tender documents. This would ensure that surveyors are remunerated for their work in a timely manner.

The HKIS believes that periodic or stage payments are fair because similar compensation arrangements are offered to legal professionals. Therefore, the Government should extend this benefit to surveyors.

CPD: Kowloon Tong Garden Estate – What History Has Taught Us

Sr CK Lau and Sr Jason Kwong, Managing Director of Valuation and Advisory Services (Asia) and Director of Valuation and Advisory Services (Asia), respectively, at Colliers, kindly delivered a presentation on “Kowloon Tong Garden Estate – What History Has Taught Us” during the CPD on 26 August. Based on their research, they summarised the developmental history of the Kowloon Tong Garden Estate area:

- (1) The development agreement was made between the colonial government and developer in 1922.
- (2) Land grants were directly made with individual owners in 1930.
- (3) There were development control considerations from the 1950s to 1960s.
- (4) Town planning zoning occurred during the late 1970s.

The restrictive controls on redevelopment were the major issue and a few precedents were cited as references. During the Q&A session, some attendees asked about development control practices such as the effect of the DDH clause.

I express my sincere appreciation to Sr CK Lau and Sr Jason Kwong for their invaluable insights.

CPD: Yue Man Square Visit

On 18 September, Sr Bruchi Nam and Sr Anderson Leung of the Urban Renewal Authority (URA) arranged a visit to one of its key projects in Kwun Tong’s Yue Man Square.

During the visit, Bruchi and Anderson shared the

challenges the URA faced and overcame during the redevelopment process from acquisition to construction and, finally, full operations.

Bruchi and Anderson also informed members on Yue Man Square’s innovative and unprecedented public transportation interchange and how it was integrated into the shopping mall to provide an enhanced access experience.

Members also appreciated the URA’s efforts in fostering a community spirit of blending the old and new, as well as preserving Kwun Tong’s unique local culture.

On behalf of the CPD Panel, I extend my heartfelt thanks to Sr Bruchi Nam and Sr Anderson Leung for sharing their valuable experiences and insights with the GPD.





CPD: Yue Man Square Visit

Upcoming CPDs

The CPD Panel has the following new events lined up. Please check the HKIS website for further event details and announcements

Date & Time	Event Name	Speaker(s)
28 September 2021 7:00-8:30 PM	How May Land Readjustment and Land Bonds Contribute to Urban Developments in the New Development Areas of the New Territories?	<p>Sr Prof KW Chau, PhD, FHKIS, FRICS, CIOB Chair Professor, Department of Real Estate and Construction, The University of Hong Kong</p> <p>Sr Dr Lennon Choy, PhD, MHKIS, MRICS Deputy Head and Associate Professor, Department of Real Estate and Construction, The University of Hong Kong</p>

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