



General Practice Division
Sr Chiu Kam Kuen GPD Council Chairman

Land Policy Panel: Country Park Study Members Forum

The HKIS's Land Policy Panel organised a forum on 26 June for members to discuss the development of country park peripheries. The previous Chief Executive, Mr C Y Leung, suggested in his last policy address that Hong Kong should consider developing certain peripheral areas of country parks for public housing and non-profit elderly homes. The government announced in May that the Hong Kong Housing Society had accepted its invitation to undertake ecological and technical studies of two selected sites within country parks.

The forum started with a presentation that covered, inter alia, the background of country parks, scientific criteria for assessing land conservation, exchanges for lands of higher ecological value, landslide hazards, and the challenges in and resistance to creating developable land.

There were different views for and against the development of country parks. Opponents argued that Hong Kong has always maintained a well-established ratio on development and conservation, in which the area of country parks (about 44,300 hectares, representing some 40 per cent of Hong Kong's total land area) should not be reduced in favour of any development, while more attention should be paid to developing underutilised, but developable, land in the remaining 60 per cent of the land (about 66,500 hectares). Other views included the creation of developable land is challenging (e.g. due to terrain) and time consuming. Thus the development of periphery of country parks could be one possible way to solve the housing land supply problem.

Some members suggested that the government enhance existing country parks in terms of accessibility, the provision of facilities, and biodiversity. The 2017 Policy Address also

stated that the objective is to increase the total area of ecological conservation sites and country parks, as well as enhance their recreational and educational values.

The discussions also touched upon other potential sources of developable land including container ports, sites covered by recreational leases, and reservoirs. A member proposed that the plot ratio restriction in urban areas should be relaxed to facilitate redevelopment, although the constraints on development density from the existing infrastructure cannot be underestimated.

On the question of developing the peripheral areas of country parks, a detailed report that incorporates scientific research and assessment criteria would help the government and public conduct informed discussions on this issue.

The Land Policy Panel will consolidate the views collected during the forum and prepare a report to submit to the government.



CIREA Reciprocity Examination

Over the last 18 months, the GPD has been preparing to engage in the third round of talks with CIREA over the two organisations' reciprocity agreement, hold further discussions, conduct a forum for our members, enter into serious negotiations over the programme; invite speakers to its events and finalise the entire Reciprocity Programme. The China Appraisal Associations Reciprocity Working Group members successfully accomplished the third CIREA Reciprocity Event from 8-9 July in Shenzhen.

Eighty candidates from the HKIS and 90 from CIREA enthusiastically participated in the two-day, fully-scheduled training sessions, as well as in the assessment. The results were welcomed by all, as both sides achieved a 100 per cent pass rate. In fact, 30 candidates from the HKIS scored full marks, which brought the otherwise solemn event to a very happy ending.



1. About 80 Candidates from the HKIS and 90 from CIREA Participate in the Two-day Training Session and Assessment
2. Guest Speakers for the Training Sessions and Working Group members: (from Left to Right): Sr Thomas Lam; Sr Tony Wan; Sr Alexander Lam; Sr Maureen Fung; Sr KK Chiu; Sr Augustine Wong, JP; Sr Jason CW Chan; Sr Andrew Chan; and Sr Stephen Lin
3. Guest Speaker: Sr Jason CW Chan
4. Guest Speaker: Sr KK Chiu
5. Guest Speaker: Sr Augustine Wong, JP
6. Guest Speaker: Sr Tony Wan
7. Guest Speaker: Sr Maureen Fung
8. Guest Speaker: Sr Anita Ng
9. Guest Speaker: Sr Andrew Chan
10. Guest Speaker: Sr Stephen Lin
11. Guest Speaker: Sr Alvin Yip
12. Certificate Presentation to HKIS Candidates' Representative, Sr Icy Choi
13. Certificate Presentation to CIREA Candidates' Representative, Mr Feng Hu
14. Souvenir Presentation by HKIS China Appraisal Associations Reciprocity Working Group Convener, Sr Alexander Lam, to CIREA Deputy President, Dr Chai Qiang



The World Association of Valuation Organisations (WAVO) Board Meeting and Conference in Berlin, Germany

WAVO Members met recently in Berlin, Germany during the WAVO Meeting and AGM on 15 June and followed up with a full-day WAVO Conference on Friday, 16 June. The meetings were hosted by HypZert GmbH this year.

The event was well-attended by members and representatives from:

- Appraisal Institute
- Australian Property Institute
- China Appraisal Society
- HypZert GmbH, Germany
- Korea Appraisal Board
- Singapore Institute of Surveyors & Valuers
- The Hong Kong Institute of Surveyors
- National Association of Romanian Valuers



WAVO Board Members at the Board Meeting 2017

Further to the signing of the Memorandum of Collaboration (MOC) with the IVSC in November 2016, WAVO will launch training courses for the new IVS 2017. The board meeting endorsed the launch of the e-Learning course on IVS 2017 on 1 July.

Attendees also discussed issues related to membership growth and its role after the MOC. Following the discussion during the last board meeting, the board directed Sr Edward AU to present a paper on the review of WAVO membership. It wants to increase membership by 10-30 per cent by December 2017. This membership review will be followed up by a task force led by Sr Edward AU.

Following the board meeting and AGM, a one-day conference jointly hosted by WAVO and HypZert GmbH was organised for the next day. The conference, attended by participants from the Netherlands, Austria, Poland, Romania, and the UK, focused on two main topics: LTSV (Long Term Sustainable Value) and AVM (Automatic Valuation Models), both of which are currently the subject of intense discussion in the property valuation sector by many international institutions and organisations such as the EBA (European Banking Authority) and European Mortgage Federation.



WAVO Board Members at the Conference



Speakers at the Conference

Estate Agents Authority CPD on the Topic “ 認識商舖及寫字樓的估值 ”

Sr Cliff Tse, in his capacity as a GPD council member, delivered a CPD seminar for the Estate Agents Authority on 12 July. His topic was “認識商舖及寫字樓的估值”. The seminar covered various subjects including the normal methods of valuing shops and offices, methods of valuing the market rents of shops and offices, considerations of lease renewals, etc. The two-hour seminar was held at the Hong Kong Science Museum and attracted 257 attendees, who commented that it was very useful to them



CPD: Overcoming Urban Renewal Challenges in a New Era (Code: 2017095)

Ir Wai Chi Shing, Managing Director of the Urban Renewal Authority, delivered an inspiring speech to over 100 attendees at the CPD held on 21 June.

The seven-year old compensation formula is draining the URA's financial resources due to rising second-hand property prices, escalating construction costs, and the small sizes of the plots that generate relatively little additional plot ratio. These resource issues have prompted the URA to find new approaches to achieve its mission. The holistic approach will now include retrofitting, as well as, the established 4Rs: rehabilitation, redevelopment, revitalisation, and preservation.

With a reserve of HK\$30 billion, but facing the problem of dealing with 39,000 building blocks that are over 30 years old until 2040, the URA's challenges have to be proactively managed. It has embarked on a study of the Yau Ma Tei-Mongkok District with the objective of using different tools, including upzoning, rezoning, plot ratio transfer/trading, etc, to enable urban renewal to be implemented there sustainably.

