



General Practice Division

Sr Chiu Kam Kuen GPD Council Chairman

Career-Sharing Session with UCEM Students

The University College of Estate Management (UCEM) invited representatives from the GPD and PFMD to give a career talk to its students on the evening of 11 April. Sr Kirsten Lam and Sr Kitty Ng represented the GPD and explained the roles of a GP surveyor, his/her career prospects, and the APC requirements to the students, who were very interested in the routes to HKIS membership and raised questions on this issue. The GPD is happy to see that more students have become interested in its work and in becoming qualified members to support its expansion.



New APC Rules and Guide

A new APC Rules and Guide was revised and endorsed by the GPD Council in August 2018. It was subsequently approved by the Board of Education and General Council in November 2018. The salient feature of the revised Rules and Guide is that it exempts eligible local degree holders of accredited programmes from the Part I Assessment's written exams. APC candidates who obtained exemption can instead attempt a Professional Task at least one month before the Part II Assessment. A Professional Task is a one-hour written assessment that covers the major subject areas of the APC training. It is reviewed by the Panel Assessors of the Part II Assessment, which forms an integral part of the evaluation process. For transitional arrangements, eligible probationers at various stages of their APC trainings may apply for a one-time irreversible application to exempt themselves from the Part I Assessment by submitting their transitional exemption applications on or before 31 July 2019. Otherwise, they will need to take the Part I Assessment.

Career Talk at La Salle College

On 27 March, Sr Andrew Chan joined Sr Tak Lau (PDD) and Sr Raymond Kam (QSD) to deliver a Career Talk at La Salle College. Over 100 F2-F5 students attended this event, which was one session in the career talk series that the schools have arranged for their students. Sr Andrew Chan introduced the HKIS's six divisions and the role of GP surveyors in the industry. As a La Salle old boy, Sr Tak Lau shared his career development as a PDD surveyor. The talk ended with Sr Raymond Kam explaining the importance of QS surveyors in the development process.

The Education Committee has revised all APC application forms and the Practical Guidelines. All materials and the revised GPD APC Rules and Guide will become available in early May 2019. A briefing session will be conducted on 4 May 2019 to inform all APC Probationers of the new arrangements. The new system for the Part II Assessment will begin in December 2019.

Structured Learning Programme 2019

The Education Committee has organised the Structured Learning Programme (SLP) 2019 for candidates who intend to apply for the forthcoming Assessment for Professional Competence (APC). The SLP is a 40-hour CPD programme that comprises four key subject areas specified in the GPD APC Rules and Guide 2012, namely:

- Laws Relating to General Practice Surveying
- Agency Practices, Development, and Property and Asset Management
- Urban and Land Economics Analysis
- Valuation

Speakers at the SLP 2019 include Mr Andrew Chan, Sr Leo Cheung, Sr Dr Lennon Choy, Sr Debby Fung, Sr Dr Milton Lau, Sr HF Leung, Sr Tony Wan, and Sr Gary Yeung. The SLP will be conducted from 4 May to 17 August 2019. Attendance of over 80% at the SLP will fulfill one's prerequisite requirements in his/her application for the Part I APC Assessment.

CPD Case Study: Lands Tribunal Judgement on LDLR 1/2011, a Compensation Claim Based on the Market Value of an Amalgamated Development Site (Code: 2019049)

A team from Knight Frank comprising Sr Adam Lee and Sr Pinky Li presented their experiences and challenges faced when handling a compensation claim on behalf of some former lot owners. Its case number was LDLR 1/2011

and the judgement was handed down on 15 January 2019. Compensation in the amount of HK\$204,500,000 was ordered (reversion date: 9 April 2009), while the respondent to the case assessed the compensation at HK\$135,751,000.

Some of the more interesting and contentious issues in the case were centred around:

1. The street on which the resumed lots abutted, which was closed on the reversion date. Upon being challenge that the closure was unlawfully imposed, the Tribunal argued that the respondent failed to prove it was lawfully-designated pursuant to the relevant regulations. Therefore, the applicant could enjoy vehicular access to the hypothetical car park podium.

2. This car park podium enabled the applicant's surveyor to propose residential units with better views and higher GDVs.

3. The respondent attempted, but failed, to convince the Tribunal that the road closure was legitimate and any modification or relaxation of the access restrictions would engage Section 12(c) of the Lands Resumption Ordinance (Cap 124), under which "no compensation shall be given in respect of any expectancy or probability of the grant or renewal or continuance, by the Government or by any person, of any licence, permission, lease or permit whatsoever: (Amended 29 of 1998 s.105)

Provided that this paragraph shall not apply to any case in which the grant or renewal or continuance of any licence, permission, lease or permit could have been enforced as of right if the land in question had not been resumed; and...."

4. The respondent also tried to argue that the GFA exemption of the car park podium fell under Section 12(c) and should not be allowed in the assessment for compensation. This issue was dismissed with reference to the CFA judgement in the case of Director of Lands vs Yin Shuen Enterprises, Ltd, & Another (2003), 6 HKCFAR 1.

This case also touched upon the adoption of pre-sales comparables, adjustments for duplex unit value and size, etc.

The speakers highlighted the lesson learnt, especially on the thorough research conducted during the preparation of expert reports and during the six-day trial.



its cities, as well as to improve the quality of life to protect property values and the growth of cities.

The talk also examined the origins of cities and urban development starting with the Neolithic Revolution to the current challenges cities face in the development process. Some of the measures taken to mitigate the most pressing issues and their importance, such as the reasons behind the Paris Agreement, were examined. Mr Lau also discussed the global trends that could affect future property developments in Asia.



CPD: Cities and Urban Development Making Space for Property? (Code: 2019060)

The GPD's gratitude goes to Mr Wilfred Lau, a global planning and engineering veteran, for sharing his 30+ years of experience in managing and delivering large-scale, multi-disciplinary projects in Asia.

Wilfred shared his insights into rapid urbanisation in Asia, which is fueling real estate development. But, as Alex Notay, Build to Rent Fund Director at UK-based PfP Capital, said on the Global Real Estate Experts platform earlier this year: "Cities only work when you think about the people". As professionals practicing in the built environment, surveyors need to help ensure the sustainable development of the planet and

Completing Six World Marathon Majors

Congratulations to Sr Charles Chan for finishing the Boston Marathon on 15 April, which also marked his completion of all six World Marathon Majors (Boston, New York, Chicago, London, Berlin, and Tokyo). Only about 5,000 runners throughout the world have done this.



CPD Code: 2019084 - GPD APC Structured Learning Programme 2019

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 7 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. 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://hkis.org.hk/en/pdf/Standard_Reservation_Form.pdf

Subject Item	Sub-Content	Lecture Hrs	Course Content	Lecturer	Schedule Date/Time
1. Laws Relating to General Practice Surveying (9 hrs) \$720					
1.1 Laws Relating to General Practice Surveying	1.1.1 General Practice Surveying Law (Lecture 1) (2019084A)	3	Land Law	Sr HF Leung	4 May 2019 (Sat) 9am – 12nn
	1.1.2 General Practice Surveying Law (Lecture 2) (2019084B)	3	Conveyancing Law	Sr HF Leung	18 May 2019 (Sat) 9am – 12nn
	1.1.3 General Practice Surveying Law (Lecture 3) (2019084C)	3	Resumption under Ordinances and Lease	Sr HF Leung	29 June 2019 (Sat) 9am – 12nn
2. Agency Practices, Development, Property and Asset Management (9 hrs) \$720					
2.1 Transaction by Private Treaty, Sale and Letting, or Auction & Tender (2019084D)		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	20 July 2019 (Sat) 2pm – 5pm
2.2 Planning and Development (2019084E)		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	11 May 2019 (Sat) 9am – 12nn
2.3 Asset and Property Management (2019084F)		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 August 2019 (Sat) 2pm – 5pm

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

Subject Item	Sub-Content	Lecture Hrs	Course Content	Lecturer	Schedule Date/Time
3. Urban and Land Economic Analysis (9 hrs) \$720					
3.1 Urban and Land Economic Analysis	3.1.1 Urban and Land Economic Analysis (Lecture 1) (2019084G)	3	a) Housing price measurement	Sr Lennon Choy	25 May 2019 (Sat) 9am – 12nn
	3.1.2 Urban and Land Economic Analysis (Lecture 2) (2019084H)	3	b) New Institutional Economics Approach to Urban and Land Analysis	Sr Lennon Choy	15 June 2019 (Sat) 9am – 12nn
	3.1.3 Urban and Land Economic Analysis (Lecture 3) (2019084I)	3	c) Selected Issues for Urban and Land Economics Analysis	Sr Lennon Choy	22 June 2019 (Sat) 9am – 12nn
4. Valuation (13 hrs) \$1,040					
4.1 General Valuation Principles	4.1.1 General Valuation Principles (Session 1) (2019084J)	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 August 2019 (Sat) 10am – 1pm
	4.1.2 General Valuation Principles (Session 2) (2019084K)	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 August 2019 (Sat) 10am – 12nn
	4.1.3 General Valuation Principles (Session 3) (2019084L)	2	a) Valuation of Urban Land Parcels, Site Mergers, and Marriage Values b) Discussion of Previous Exam Questions	Sr Leo Cheung	17 August 2019 (Sat) 2pm – 4pm
4.2 Statutory Valuation – Rating (2019084M)		3	a) The General Rule on Rating, S.7(2) Rating Ordinance b) Principles of Assessment: Vacant and To Let, “ <i>rebus sic stantibus</i> ,” Admissibility of Evidence (Rule under <i>Garton v Hunter</i>) 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 Debby Fung	27 July 2019 (Sat) 9am – 12nn
4.3 Business Valuation (2019084N)		3	a) Engagement b) Valuation Approaches and Methods, Income, Markets, and Adjusted Net Assets c) Reporting Standards, IVS, HKIS, & HKBVF d) Filing and Reference	Mr Andrew Chan	8 June 2019 (Sat) 9am – 12nn

All the content is subject to change without prior notice