



General Practice Division
Sr Alnwick Chan GPD Council Chairman

Merry Christmas and a very happy new year to all fellow members! As 2020 comes to a close, I am pleased to give members a summary of the GPD's major activities this year.

GPD Annual General Meeting

The GPD Annual General Meeting took place on 19 November at the Surveyors Learning Centre and was well-attended by members. I was honoured to deliver a report on its major milestones.



Opportunities to Practice in China

To enhance business and career opportunities for members, the Council has endeavoured in recent years to help members expand their fields of practice into China by pursuing a reciprocal arrangement between the GPD and China Appraisal Society (CAS, 中國資產評估協會).

Earlier this year, the GPD received a positive response from China's Ministry of Housing and Urban-Rural Development (MOHURD, 中華人民共和國住房和城鄉建設部) regarding its reciprocity request with the help of Legislative Councillor the Hon Sr Tony Tse.

On 1 June, the government authorities of the Hong Kong Special Administrative Region and mainland China implemented the Agreement Concerning Amendment to the CEPA Agreement on Trade in Services. The new agreement introduced several new liberalisation measures to help GPD members register to practice in Qianhai (Shenzhen), Hengqin (Zhuhai), and Nansha (Guangzhou). Details of this arrangement have yet to be finalised, and the Development Bureau is still discussing the application procedure with the HKIS.

A working group under the leadership of Sr KK Chiu was formed to examine the impact this liberalisation process may have on the practices of GPD members and advance the discussion on reciprocity with the China Appraisal Society.

This month, the China Appraisal Society expressed keen interest in establishing reciprocity as soon as possible. The working group is now drafting the reciprocity agreement for discussion. Should it pass, the business and career opportunities for surveyors will greatly expand.

I express my thanks to Sr KK Chiu and members of the working group including Sr Andrew Chan, Sr Charles Chan, Sr Alexandar Lam, Sr Thomas Lam, and Sr Clement Leung.

Liaison with the Lands Department

In response to the COVID-19 pandemic, Government offices, including the Lands Department, were partially shut down earlier this year. This resulted in widespread delays in the approval of planning applications, building plans, landscape submissions, occupation permits, Certificates of Compliance, etc, and hindered the city's property development.

As such, back on 21 February, the GPD wrote to the Director of Lands to request, among other things, that it increase the frequency of its policy meetings (eg, VC, DLC, and BCIII) once the Lands Department resumes its normal operations. The GPD also urged the Department to consider granting free 12-month building covenant extensions to all ongoing development projects and reminded the Government that similar measures were implemented during SARS in 2003.

On 20 April, the Department announced several support measures to aid the industry including free extensions of the building covenant period for up to six months for certain leases. Another measure was additional rent or fee concessions for tenants of short-term tenancies (STT) and waiver holders. This concession was extended to businesses, such as depots for public transport operators, public utilities, petrol stations, driving schools, and advertising facilities, which were not covered under the 2019 concession.

On a separate note, the Council was pleased to hear that Mr Andrew Lai Chi-wah was appointed the new Director of Lands on 5 August and office bearers of the Council had the pleasure of paying him a courtesy visit on 16 September. The Deputy Director/Specialist, Mr Tony Moyung, was also in attendance.

The Council took the opportunity to discuss with Mr Lai several issues that stakeholders in the property industry faced including lease renewals/extensions, human resources, the Department's work-from-home arrangements, payment terms for consultancy engagements, tree-felling applications, and the consultation process with the District Councils in respect of land applications. Views on the Land-Sharing Pilot Scheme and enhanced Pilot Scheme for Arbitration on Land Premium were also exchanged.

Premium Assessment Mechanism Review

Lease modification or land exchange used to be a major source of residential land supply. Given that projects requiring lease modification or land exchange often involve disputes over land premium assessments with the Lands Department, property developers' interest in pursuing such projects has dwindled significantly over the years.

As such, a working group was formed under the leadership of Sr Charles Chan to review the Government's land premium assessment mechanism and suggest improvements. A paper summarising its findings was submitted to the Secretary for Development and Director of Lands on 18 March. A meeting with the Development Bureau to discuss this matter is scheduled for 30 November.

On behalf of the Council, I express my sincere gratitude to the working group members for trying to move forward the debate on this incredibly critical subject, which could potentially and substantially boost residential land supply in Hong Kong.

Land Policy Review

One alternative to the current land premium assessment mechanism is the standard land price system. Many of Hong Kong's neighbours, such as China, Macao, Singapore, and Taiwan, have effectively implemented standard land price systems.

This year, the Land Policy Panel led by Sr CK Lau conducted comprehensive research on the standard land price system and its applicability to Hong Kong. It shall formally issue its findings in due course.

HKIS Valuation Standards 2020

The new valuation standards by the International Valuation Standards Council (IVSC) and Royal Institution of Chartered Surveyors (RICS) came into effect on 31 January. One of the critical changes to the International Valuation Standards 2020 is the requirement of using two valuation methods to assess development properties.

Sr CK Lau also led the effort to update the HKIS Valuation Standards. His panel undertook an extensive review, deliberations, and public consultations before drafting the HKIS Valuation Standards 2020. The General Council endorsed the new proposed standards on 24 September and they should come into effect after they are ratified during the Institute's AGM on 11 December 2020.

On a side note, the pandemic has created safety concerns amongst members who conduct property inspections. In response to the Government's quarantine and travel restrictions to China, the panel also prepared

a guidance note listing the considerations in inspection arrangements during these special circumstances.

I thank the Valuation Standards Panel for its many contributions throughout 2020.

Online CPD Breakthrough

Given the need for social distancing amid the pandemic, the CPD Panel has conducted its CPD events online since March via Zoom. This change has not only allowed for savings on venue rental costs, but has also expanded the opportunities to invite distinguished speakers and audiences from around the world. It is fascinating to note that the HKIS has received participants from the US, UK, and China during this period. Making CPD events virtual opens new doors and is truly a breakthrough for the GPD.

Despite the health crisis, the CPD Panel has managed to organise 12 CPD events as at the end of October with registrations totaling 2,402 and an average of 200 participants per event. Four more events are scheduled for November-December 2020.

I attribute this tremendous success to the dedication of the GPD's organisers, invited speakers, and event helpers. Special thanks go to Sr Andrew Chan, Sr Jason CS Chan, Sr Leo Cheung, Sr Benson Lee, and Sr Alvin Leung for overcoming every hurdle to make this year's CPD events possible.

APC and New Members

The pandemic has also caused uncertainties and numerous challenges for exam administrators and APC candidates. This year, the Education Committee, under the leadership of Sr Dr Lennon Choy and Sr Leo Cheung, strived to ensure that all examination-related venues provided adequate social distancing.

By strictly adhering to the Government's social distancing guidelines, the APC Part I Assessment was successfully held on 3 and 10 October. In total, 26 candidates sat for the Part I Assessment, while 38 candidates attempted the Professional Task written assessment. In December 2020, 57 candidates will sit for the Part II Assessment.

A diploma presentation ceremony was conducted on 15 October for newly-qualified surveyors who undertook the Part II assessment in December 2019 and June 2020. Thirty-five candidates passed their interviews.

In July, under the Memorandum of Mutual Recognition of Membership, the HKIS admitted 13 new members who were also RICS corporate members.

I express my deepest gratitude to the Education Committee, HKIS/RICS Working Group, and voluntary assessors for their contributions.

Task Force on HKIS Office Accommodation

Wing On Centre has been home to the HKIS since 1 January 2013. Its current lease will

expire on 31 December 2021, which is only a year from now. A task force was established under the leadership of Sr Winnie Koo to plan and explore the Institute's options for its future headquarters.

After a comprehensive study of the Institute's space requirements and relocation options, the task force successfully conducted a questionnaire survey in August to gauge the views of members concerning the current premises. The task force and Strategic Planning Committee have deliberated over the survey results and will use them to steer the way forward.

I express my thanks to Sr Winnie Koo, Sr Alvin Leung, and Sr Kent Yeung for handling this task, which is critical for the Institute's future.

Acknowledgement

The GPD Council's affairs rely on the active voluntary participation of its Council Members in the various task forces, panels, committees, and working groups.

The GPD's continued prosperity testifies to the Council's commitment and dedication. I thank all of its members, co-opted members, and YSG representatives for contributing their time, skills, and connections to help the GPD realise its potential and expand its influence throughout Hong Kong and the Greater Bay Area.

Finally, I thank all GPD members for their ongoing support.

Upcoming CPD Events

Be sure to look out for the CPD events coming up in November and December. Visit the HKIS website for further details and announcements.

Date & Time	Event Name	Speaker
26 November 2020 7:00-8:30 PM	Compulsory Sale Application of Buildings Developed under the Civil Servants' Cooperative Building Society Scheme	Sr Alnwick Chan Head of Valuation & Professional Services, Knight Frank Mr Alan Yip Partner, Mayer Brown
1 December 2020 7:00-8:30 PM	Kai Tak Sports Park: More than Just a Sports Park	Ms Livian Har General Manager of Marketing & Communications, Kai Tak Sports Park, Ltd Mr James Pearce Project Lead, Populous
8 December 2020 7:00-8:30 PM	Water Seepage Disputes: How to Prove and Defend Such Claims	Ir Dr Roger SO Barrister-at-Law, Accredited Mediator and Chartered Engineer
14 December 2020 7:00-8:30 PM	How Developers Work to Comply with the Residential Properties (First-hand Sales) Ordinance	Sr Tony Wan Director, Sales & Marketing (Hong Kong Properties) and 廣州項目公司董事, K Wah International Holdings Limited

HKIS Souvenir

HKIS 35th Anniversary Runderful Pro Tee (Unisex)
HK\$80 (Member price)



HKIS 35th Anniversary Cap
HK\$35 (Member price)



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