



General Practice Division

Sr Alnwick Chan GPD Council Chairman

Nomination of Members to the GPD Council 2021-2023

The GPD Council's current term will end on 30 November 2021. As it approaches its end, I thank my fellow Council and Co-opted Members, who sat on different boards, committees, panels, and working groups, for their unwavering support for and dedication to the GPD's work. I also thank all members who provided valuable advice throughout this term. It was a pleasure and honour to serve you as Chairman of the GPD Council.

Nomination forms for the GPD Council 2021-2023 were sent to all Corporate Members on 13 October. They can be returned to the HKIS Secretariat in person or by post no later than 6 pm on 3 November 2021.

Under the Council's Regulations, each Council Member shall be elected by those Corporate Members who are present at the AGM and voting shall be by ballot. The election of the office bearers will take place during the first meeting of the new GPD Council, whose members will vote for them.

I understand that a number of existing Council Members, including myself, are keen to continue serving in the GPD Council for the next term. I hereby put myself forward for re-election.

On the other hand, I express special thanks to Sr Jason CS Chan, Sr Victor Chow, Sr Dr Lennon Choy, Sr Winnie Koo, and Sr Tony Wan, who will not seek re-election, but intend to serve the HKIS in other capacities. The GPD is fortunate to have a succession plan in place to ensure a smooth transition.

Annual General Meeting

The GPD's AGM will be held on 1 December 2021 (Wednesday) at 6:30 pm in the Surveyors Learning Centre.

Reviewing GP Firms Registered on the HKIS Company List

One of the many tasks that the upcoming GPD Council undertakes is to review those GP firms registered on the HKIS Company List (hereafter the List), which is published on the HKIS website.

The current registration criteria of the List were established many years ago and should be straightforward. Entry requirements are low, as there is no vetting mechanism in place.

While the GPD has no intention of excluding any firm from being listed, there is a need to enhance the transparency of all firms on the List.

An additional tiered system should be established based on the number of full-time GP surveyors/Registered Professional Surveyors, number of years of operation, and other factors. Alternatively, the GPD can maintain the existing list, but require all GP firms to disclose such information to the public.

An annual declaration can be mandated for registered GP firms to ensure that the information they supply to the HKIS is up-to-date and valid. Society will benefit greatly with enhanced transparency.

A working group shall be established to review the List regularly and recommend the necessary changes to be made to the registration criteria when appropriate.

The objective of the review is to ensure that the public receives the best service the GPD profession has to offer rather than to reduce competition. Please be assured that all GPD members will be consulted during the review process.

Good governance of the profession is not nice to have, but a must-have. The HKIS can only be recognised as a well-respected professional body if it keeps its house in good order and retains the confidence of the public and Government.

Zonal Plan & Reimbursement of Professional Fees

Following the GPD's letter to the Director of Lands regarding the Zonal Plan and ex gratia compensation, GPD delegates met with Lands Department Acquisition Section representatives on 14 September, during which LandsD provided an official response to the GPD's letter dated 21 October.

Please click on the link below for the contents of the letter:

<https://tinyurl.com/yfef97fv>



Working Group on Amendments Relating to Disciplinary Procedures

The General Council has agreed to form the Working Group on Amendments Relating to Disciplinary Procedures. Its objective is to review and recommend the necessary amendments to the disciplinary procedures under the HKIS Bye-Laws and Rules of Conduct.

This review is critical to upholding the Institute's professional standards as it aims to safeguard the best interests of its clients and deliver quality services. Disciplinary procedures will also ensure that members conduct themselves in a manner appropriate to the profession and not bring the HKIS into disrepute. The GPD nominated Sr Benson Lee and Sr Cliff Tse to the working group.

CPD: How May Land Readjustment and Land Bonds Contribute to Urban Developments in the New Development Areas in the New Territories?

On 28 September, Sr Prof KW Chau and Sr Dr Lennon Choy of HKU's Department of Real Estate and Construction jointly delivered a CPD on land readjustments, which are widely practiced in 30 regions around the world and are somewhat similar to in-situ land exchanges

in Hong Kong. The latter are supplemented by land bonds as alternative methods to land resumption in the course of developing the New Territories' New Development Areas (NDAs).

Council Member Sr Jason CS Chan hosted the event and moderated the ensuing Q&A session. It was a timely talk that coincidentally addressed some salient issues, including how to finance the Northern Metropolis, that were promulgated in the Chief Executive's Policy Address released one week later.

With reference to a pilot study of nine sites in the Hung Shui Kiu NDA, the speakers found that the Government could realise a net improvement of \$2 billion in the net present value through land readjustments and the issue of land bonds vis-à-vis land resumption. Being less contentious, these initiatives could unlock the hope value of Tso/Tong land in the New Territories and help sustain the perpetuity of those ancestral establishments. A 20-25% land levy of so-called "developer obligations" was also proposed

for the schemes as a formal channel for local developers to achieve the notion of "common prosperity".

Under a 20% developer obligation, about 20,000 square metres of agricultural land would be reserved for public uses such as public/subsidised housing, GIC, etc. These proposals could achieve a net improvement of over \$4 billion NPV to society as a whole (Government, Tso/Tong establishments, and developers combined). Some prerequisites, however, are necessary to facilitate the proposals including the relaxation of minimum thresholds (currently 100%) for Tso/Tong land transactions and the extension of standard land premium assessment practices to agriculture land. These initiatives were well-covered in the Policy Address 2021.

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