



General Practice Division

Sr Alnwick Chan GPD Council Chairman

The Working Group on the Cap 545 Review has updated the Compulsory Sale Overview (《強拍概覽》, hereafter the Overview) and will publish its 3rd Edition.

The HKIS Executive Committee endorsed the Overview on 28 April and the Working Group will launch the new edition during a press conference on or around 25 May 2022.

The Overview covers the basic framework and procedures of the current compulsory sale regime. The publication also covers many frequently asked questions raised by affected owners over the years. In addition to the full text brochure, the Working Group has prepared a concise version of the Overview in mini-booklet format.

Both publications are written in Chinese with an aim to help majority and minority owners understand the compulsory sale process and the compensation calculation framework under the Ordinance. Affected owners are also encouraged to seek valuation advice at the earliest opportunity to save time and costs.

The above publications will promote surveyors' role in the community and aim to widen their influence in the property industry.

Concurrently, the Working Group is finalising its policy recommendation paper in response to the Chief Executive's proposal to lower the compulsory threshold during her last policy address in October 2021.

The paper sets out, among other things, the HKIS's views on the current regime and its proposed changes to better protect minority owners' interests during a compulsory sale.

In forming the policy recommendation paper, the Working Group conducted stakeholder engagements with various parties including the Real Estate Developers Association of Hong Kong (REDA), Senior Citizen Home Safety Association, BSD building surveyors, and GPD general practice surveyors.

The Working Group identified a number of areas for improvement under the current regime based on its findings. To be able to offer constructive advice to the Government, it deliberated on a number of issues such as the reimbursement of professional fees, potential abuse of the litigation process, appointment of single joint experts, rights of adverse possessors, the appeal mechanism, and, most importantly, the roles of surveyors in Hong Kong's urban renewal.

The GPD plans to submit the policy recommendation paper to the DEVB in late June 2022.

Over the past four months the Working Group has worked tirelessly to update the Overview and formulate its policy recommendations to the Government.

Enhancement of the Ordinance can potentially change the trajectory and pace of Hong Kong's urban renewal, which is in line with the Government's highly-prioritised goal of expediting the supply of new housing in Hong Kong.

For that, I wish to express my utmost gratitude to all Working Group members for devoting their expertise, time, and connections to help Hong Kong realise a brighter future. Apart from myself, members of the working group are as follows:

1. Sr Alnwick CHAN
2. Sr Leo CHEUNG
3. Sr Dorothy CHOW
4. Sr Ken CHUNG
5. Sr Anne LAM
6. Sr Alvin LEUNG
7. Sr Paul LI
8. Sr Joel TEH

Last, I encourage GPD members to keep up the good work in providing independent and professional advice in compulsory sale cases as they help shape a better built environment for Hong Kong.

CPD Event: Pillboxes on Hong Kong Island during the World War II Era

On 29 March, Sr Prof Lawrence WC Lai of HKU's Department of Real Estate & Construction delivered an online CPD on the conservation of surviving World War II pillboxes on Hong Kong Island.

The seminar covered the features, importance, and issues that have arisen when attempting to conserve Hong Kong Island's surviving pillboxes. It also provided various angles on how surveyors can help with conservation planning and the management of these built military heritage structures.

Sr Prof Lai also prepared a plan for a public beach walkway and rehabilitation of Pillbox 14 on Brick Hill. He illustrated other case studies to elaborate on a surveyor's role in the preservation process.

The event occurred via Zoom and was well-attended. The GPD looks forward to arranging a field trip to some pillboxes with Sr Prof Lai.



1. Pillbox Near the American Club Hong Kong/Palm Villa
2. Pillbox in Chung Hom Kok (West) Bay

CPD Event: M+, a Journey from Competition to Completion

Gavin Erasmus, Director of Farrells, and Erica Choi, Project Director of Farrells, delivered a CPD regarding their M+ journey from competition to completion stage on 26 April.

The speakers shared with members their valuable experiences from the West Kowloon Cultural District to M+, from site constraints to opportunities, from mock-up to realisation, from exposed concrete to building envelope, and from containing to showcasing art. The speakers provided the audience with a new perspective for appreciating the architectural design of M+, which itself is a work of art.

The event happened via Zoom and attracted over 120 attendees. The GPD looks forward to arranging a site visit to M+ led by an architect from Farrells.

