



# RHL Snapshot

## 永利竹 通訊



## 董事總經理寄語

### Message from Managing Director

#### 暫別安穩 自強不息

一元復始萬象更新 謹祝大家和氣生財、身體健康、萬事勝意!

在剛過去的豬年，用“動盪不安”來形容曾經名列全球最安全城市之一的香港的政經及社會局勢，並不為過。其實，香港目前的困境正是源於香港得天獨厚的地理位置及歷史背景的優勢，正因為有價值，才在內外各方利益角力之下產生極端的內部矛盾。遺憾的是特區政府在多年因循安逸環境下，惘然不知早已失去行政效率及應變能力，市民對政府的失望甚至不滿進一步加劇香港的混亂不安，重創聲譽。

然而香港的優勢一直存在，更慶幸財政儲備充足。我們期待2020年的鼠年，正是自保自強、四處尋覓機會的一年。一如既往，我們以立足香港、放眼四方為傲，繼續推動香港作為中西方溝通橋樑，亦乘著大灣區和東南亞區域經濟躍動之機，與各地專業服務夥伴攜手為客戶創造價值。

再次感謝大家對我們多年來的支持！期待大家在這個庚子鼠年家庭幸福、諸事順利！

劉詩韻測量師 太平紳士  
董事總經理

#### Keep improving amid turbulence

New year, new creations! Wish you all a year filled with amiability, health and fortune!

In the past Year of the Pig, Hong Kong, who had been once titled the safest city in the world, struggled to keep that up, especially in the second half of the year. In fact, the plight Hong Kong is going through right now stems from its unique geographical and historical advantages. It is the values that Hong Kong comprises that lead to the wrestling of interests between internal and external affairs, which of course, in turns sparks extreme internal dilemma. It is a shame that the Hong Kong SAR Government, due to years of easy life, has unconsciously lost its efficiency and resilience. Not to mention civilians' disappointment towards the Government has fuelled the turbulence as seen in Hong Kong, giving a hard hit to its legitimacy.

Yet, the perks Hong Kong holds remain. And lucky that fiscal reserves are sufficient, we are able to anticipate 2020, Year of the Rat, as an ever-evolving and opportunities-filled year. As usual, we are proud of being based in Hong Kong yet venturing down to seek opportunities all around the globe. We will continue bolstering Hong Kong as the communication bridge between the East and the West, and with the economic synergies embedded in Greater Bay Area and Southeast Asia, we, along with other professional business partners, shall endeavour to create values for our clients.

Thank you everyone for your years of support! Wish everyone a fruitful and blissful year!

Sr Serena Lau JP  
Managing Director



## Working toward to GBA with local partners | 攜手當地夥伴·邁進大灣區

Our China Valuation Team has recently met business partners in Guangzhou and Shenzhen respectively to jointly exploring the coming business opportunities and cooperation plan in the Greater Bay Area. We based in Hong Kong while working closely with local partners of various cities to provide best solutions to the clients. We help in valuation for IPO in Hong Kong or financial reporting for GBA clients, and assist HK clients for GBA business in valuation or consultancy service, like feasibility studies, dispute settlement or bridge the gap of local and international valuation standard etc.

In addition, in December, we are invited by Shenzhen Inland Group to the 2019 First Guangdong-Hong Kong-Macao Greater Bay Area Urban Renewal Cooperation and Development Summit Forum held in Shenzhen. Our Managing Director Sr Serena Lau also served as a guest speaker to share latest urban renewal policy in Hong Kong .

中國估值部近期赴廣州和深圳與當地的合作夥伴會面，商議面向大灣區的業務趨勢和合作方案。我們立足香港，並與內地夥伴緊密合作，各司其職，提供最佳解決方法，為大灣區客戶赴香港上市、編制財報等提供評估服務。同時，協助香港客戶在大灣區的業務，提供估值和顧問服務，例如可行性研究、商業糾紛處理及連接兩地評估準則不同等。

另外，我們於12月份受深圳英聯集團邀請參加了深圳舉行的2019年首屆粵港澳大灣區城市更新合作與發展高峰論壇，董事總經理劉詩韻測量師更擔任講座嘉賓，分享香港城市更新最新政策。



## RHL grasp further understanding on stakeholder's view on development of valuation framework | 永利行積極瞭解各界對價值評估框架的關注

The IVSC(International Valuation Standard Council) and its partner organizations are seeking feedback on a proposed 'standards and professionalism framework' to support improved business valuation practices in Hong Kong. As an experienced and professional services provider in the market, we RHL welcomes the move towards further enhancing the quality and associate technical guidance on business valuation. Our associate director Mr. Kenneth Lam has participated in the HKICPA' s roundtable discussion related to business valuation quality initiative consultation paper and HKINEDA' s annual conference related to business valuation standard in Hong Kong to grasp further understanding on stakeholders' views on the movement prior to making our contribution via submitting our comments to develop valuation framework.

國際評價準則委員會 ( IVSC ) 及其合作夥伴機構正在就香港商業估值的擬議標準和專業框架尋求反饋意見，支持香港已改進的商業估值。作為市場上有經驗及專業服務提供者，永利行對能進一步提高商業價值評估的質量和關聯技術指引的行動表示歡迎。我們的聯席董事林漢威先生曾參與香港會計師公會有關商業評估質量倡議諮詢文件的圓桌討論會，以及香港獨立非執行董事協會有關商業價值評估的香港標準年會讓我們能就該框架提出意見前，進一步瞭解各界相關人士對價值評估框架的關注。



## Real Estate Solution & Surveying Practice | 綜合房地產顧問及產業測量

### Continuous Professional Services to Benefit the City | 專業服務 再獲信任

Possessing decades' experiences in handling lands matters, following the completion of a lease modification and premium payable for a private treaty land parcel owned by a local-listed company, we are recently appointed by the same client again to apply for the erection of a footbridge at the same land parcel. The application would provide a win-win situation to the community, one for a more convenient route path for the neighboring residents and one is to ensure the new development of the client to be in harmony with the local district.

憑藉多年參與地政諮詢顧問工作的經驗，繼早前成功為某本地上市公司的私人協約地皮，完成修改地契條款和補地價申請後，我司正進一步協助其向地政總署提出容許接駁增建行人天橋申請，希望能帶來既為地皮一帶的現有居民提供更便捷的出入路徑，亦確保客戶之發展能與周邊地區融合一體的雙贏方案。

### Media Interview | 媒體採訪

### CableTV Interview | 有線電視訪問

Sr Keith L.H. Siu 's interview on Cable TV, with regard to the breach of land lease in selling electrical appliances at Yuen Long Customer Service Centre of CLP Power Limited.

蕭亮鴻測量師接受有線電視訪問，內容有關中電元朗客戶服務中心違反地契賣電器。



### Seminar of "Revitalization of industrial buildings" | 「重啟活化工廈」講座

Our Managing Director, Sr Serena Lau, was invited to be the lecturer of the advanced course organized by HKU SPACE and the Estate Agents Authority on July 10, 2019 and shared the topic "Revitalization of industrial buildings" to EAA members.

我司的董事總經理劉詩韻測量師於2019年7月10日擔任由香港大學專業進修學院及地產代理監管局舉辦的進修課程講師，向學員講解重啟活化工廈等的議題。



### Seminar of "Introduction of Convertible Preference Share in a Business Valuation" for the members of The Hong Kong Institute of Chartered Secretaries | 為香港特許秘書公會會員主講「企業評估中的可轉換優先股」講座

Our Associate Director, Mr. Kenneth Lam gave a seminar on "Introduction of Convertible Preference Share in a Business Valuation" to the members of HKICS on July 17 2019. The Seminar enabled the participants to understand convertible preference share for enterprises through theories and case studies.

我司聯席董事林漢威先生於7月17日應邀為香港特許秘書公會會員主講「企業評估中的可轉換優先股」講座，通過理論及個案研究，讓參加者了解企業可轉換優先股的問題。



### Seminar of "Introduction of Corporate Valuation" for the members of The Society of Chinese Accountants & Auditors | 為香港華人會計師公會會員主講「公司評估介紹」講座

Our Associate Director, Mr. Kenneth Lam gave a seminar on the topic "Introduction of a Corporate Valuation" to the members of SCAA on September 19 2019.

我司聯席董事林漢威先生於9月19日應邀為香港華人會計師公會會員主講「公司評估介紹」講座。



### Practitioner Talk Series in The Chinese University of Hong Kong | 香港中文大學 "Practitioner Talk Series" 講座

Being an Adjunct Associate Professor of the Urban Studies Programme of CUHK, Our Managing Director, Sr Serena Lau has recently be the speaker of the Practitioner Talk Series for the Department of Geography and Resource Management, to deliver a talk with the topic of the "Challenges to Rezoning Brownfield for Residential Use from a Surveyor's Perspective" on October 25 2019.

作為香港中文大學城市研究計劃的客座副教授，我司的董事總經理劉詩韻測量師於2019年10月25日擔任地理與資源管理系 "Practitioner Talk Series" 系列的演講者，與同學探討棕地重新規劃作住宅用途所面對的挑戰。



### Activities | 活動

### HKU Reunion at the Race 2019 | 香港大學校友聚會 2019

Our Managing Director, Sr Serena Lau was invited by the Department of Real Estate and Construction to the event of HKU Reunion at the Race in Sha Tin Racecourse. This event was organized by the HKU Foundation in conjunction with the HKU Alumni Association Challenge Cup.

我司的董事總經理劉詩韻測量師獲香港大學房地產及建築學系邀請，參與在沙田馬場舉行的香港大學校友聚會。這次活動是由香港大學基金會和香港大學校友會聯辦的挑戰盃賽事。



### "Guangdong-Hong Kong Service Industry Conference" | 「粵港香港服務業交流會」

We participated in the "Guangdong-Hong Kong Service Industry Exchange Conference" and the kick-off of "2019 Hong Kong Service Industry Enterprise List" held by the Hong Kong Economic & Trade Office in Guangdong of the Government of Hong Kong Special Administrative Region.

Plenty of Hong Kong companies have shared their experiences in how to develop their business successfully in Guangzhou as well as in the Mainland, and how to make good use of the policies of the Greater Bay Area to develop their business.

我們參與由香港特別行政區駐粵經濟貿易辦事處舉辦「粵港香港服務業交流會」暨「2019在粵香港服務業企業名冊」發佈會。

場內多位來自香港公司的負責人分享如何在廣州及內地成功發展的心得及善用大灣區的政策在內地發展業務。



## IVAS-IVSC Business Valuation Conference 2019 | 2019 IVAS-IVSC企業評值會議

In October 7- 9, our Managing Director, Sr Serena Lau attended the IVAS-IVSC Business Valuation Conference 2019 in Singapore. As one of Asia's premier valuation conventions, it brought together more than 300 valuation, business and investment leaders to discuss key trends in valuation and to envision and define the future of the profession.

在10月7日至9日，我公司的董事總經理劉詩韻測量師參加了在新加坡舉行的2019年度IVAS及IVSC企業評值會議。作為亞洲最重要的評值大會之一，匯集了超過300位評值、業務和投資領袖，共同討論評值的主要趨勢，並展望和確定行業的前景。



## UCEM Centenary Dinner Reception | 英國產業管理大學學院百年紀念晚宴

Our Managing Director, Sr Serena Lau was invited to attend the Centenary Dinner Reception for University College of Estate Management (UCEM) held on October 22 2019. It is an honor to attend such wonderful and enjoyable dinner with over 200 guests from the sector.

我公司的董事總經理劉詩韻測量師獲邀出席了於2019年10月22日舉行的大學房地產管理學院 (UCEM) 百年紀念晚宴並與來自該行業的200多位嘉賓一起參與這場精彩而愉快的晚宴。



## CRECCHKI 17th Anniversary Celebration Dinner | 全國工商聯房地產商會香港及國際分會十七週年晚宴

China Real Estate Chamber of Commerce Hong Kong and International Chapter Limited (CRECCHKI) aims at playing a key role in contributing towards the development of real estate related policies and practices through working and promoting business opportunities with industry players in the Greater China Region and other countries.

CRECCHKI has celebrated its 17th anniversary on Dec 4. We are honored to attend and support this enjoyable evening.

全國工商聯房地產商會香港及國際分會一直與大中華地區和其他國家的同業們通力合作，一同推動房地產相關政策的制定及加強商業合作。

分會於12月4日慶祝成立17週年，我們很榮幸能到場支持並歡渡了整個晚上。



## RHL Sharing Corner | 永利行分享區

### Learning and Development Section | 學習區

Property Valuation-Direct Comparison and Residual Valuation  
物業評值-直接比較法和剩餘法

Valuation overall concepts (2018 Version)  
評值概念 (2018版本)

Development site valuation + Valuation Basic  
開發項目的評值和計價基礎

Development site valuation  
開發項目的評值

Valuation of Retail Shop  
零售店評值

Building Regulations  
建築物規例

Challenges to Rezoning brownfield for Residential Use  
棕地重新規劃為住宅用途所面臨的挑戰



## Mid-Autumn Festival Fruit Party 2019 | 2019 中秋生果派對

Our colleagues have gathered together to celebrate and share fruits and mooncakes on the eve of the Mid-Autumn Festival.

在中秋佳節前夕，同事們聚在一起分享水果和月餅，大伙兒慶祝這個人月倆團圓的好日子。



## RHL Group 2019 Annual General Meeting & Annual Dinner | 2019年永利行集團年度會議和周年晚宴

The annual general meeting has been completed successfully in September. All the Directors and their second tiers participated in the group presentation for the best preparation of 2020 mission.

Another corporate event that could not be missed is the kick-off annual dinner on October 18. It was a marvelous evening with high anticipation. It has been filled with laughs and yells during table games and lucky draw sections. We expressed our gratitude to our 3 Caring Ambassadors who are in high self-initiative in volunteer works and caring for our office operation.

集團年度會議已於9月順利完成。所有董事及其第二梯隊成員均參與，主持當天的各個會議，為2020年的目標作最佳準備。

另一個不容錯過的公司活動是10月18日的年度晚宴。在這個令人期待的奇妙夜晚，同事們在小組遊戲和幸運抽獎環節中充滿了歡笑和叫喊聲。當晚，集團亦藉此機會嘉許三位「關懷大使」同事，以表揚他們在義工及辦公室運作中表現出極高的自覺性及關愛。



## RHL Calendar 2020 | 永利行2020年月曆

Time is fleeting! RHL group wishes you all the best and Happy New Year in 2020! The theme of our calendar this year is all about good times. We hope you can cherish your every moments no matter with your family, working partners or friends.

時光飛逝，集團在此祝願各位在2020年萬事如意，新年快樂！集團今年構思的月曆主題-美好時光，溫馨提示大家在任何時候都可以跟你的家人，工作伙伴及朋友製造屬於你的美好時光



## Community Services | 社區服務

### Partner Employer Award 2019-2020 | 「友商有良」嘉許計劃 2019-2020

We are honored to have our eighth consecutive years award to the "Partner Employer Award" from The Hong Kong General Chamber of Small and Medium Business. We receive this commendation for providing internship and employment opportunities to local students and graduates that they can accumulate work experience and to cultivate positive work attitude at the same time, in order to enhance their competitiveness in the market.

我司已連續第8年榮獲香港中小型企業總商會頒發的「友商有良」企業嘉許狀，以表揚我司提供實習及就業機會予本地院校學生和畢業生，使他們可累積工作經驗，同時培養出積極正面的工作態度，以提升他們在市場之競爭力。



### Volunteer Works for Christian Family Service Centre | 基督教家庭服務中心義工活動



Christian Family Service Centre - Simple Smart Phone Demonstration for the elderly  
基督教家庭服務中心-簡單『智能手提電話』操作教授



Christian Family Service Centre - Elderly Community Educational Activities  
基督教家庭服務中心-長者社區教育活動



Visit of Home Alone Elderly  
探訪獨居長者

## OUR GROUP INTRODUCTION | 集團簡介

RHL International is one of the pioneering professional valuation and real estate consultants in Asia. Established since 1972, our group offers high quality professional services on Corporate Valuation & Advisory and Real Estate Solution & Surveying Practice. As an active participant in exchanging ideas and experiences with regulators, government institutions and corporations, our group maintains vigilant to the dynamic changes in the market. Leveraging our extensive track records, technical resources and market intelligence, we are dedicated to provide tailored made services to meet with the unique needs of our clients.

永利行國際成立於1972年，為亞洲區主要的專業評值及房地產顧問服務公司，為客戶提供高質素的企業評值及諮詢，以及綜合房地產顧問及專業測量服務。我們活躍於業界多年，服務對象涵蓋商業機構、政府、公營機構及團體，憑藉敏銳的市場觸覺及專業嚴謹的態度，我們竭誠為客戶提供度身定造的優質服務以滿足其獨特的業務要求。

## DIRECTORS & SENIOR MANAGEMENT | 董事及高級管理人員

Prof. Francis S. K. Lau BBS  
FHKIS, FRICS, FHIREA, RPS (GP)  
Founder and Chairman

Prof. Francis S. K. Lau is the first Chinese Chartered General Practice Surveyor in private practice in Hong Kong. He was Past President of the Hong Kong Institute of Surveyors. He is an Honorary University Fellow and Honorary Professor of the University of Hong Kong, and a Patron of the Hong Kong University Foundation. Prof. Lau has been providing professional real estate and construction consultancy advices to various Chinese government bodies since 1979. He has also served as Visiting Professor of People's University of Beijing, Advisory Professor of Tong Ji University of Shanghai and Advisor of China Association of Land Appraisal of PRC.

Sr Serena S. W. Lau JP  
FHKIS, AAPI, MCIREA, MRICS, RPS(GP), MBA(HKU)  
Managing Director

Sr Lau is a Fellow of Hong Kong Institute of Surveyors, an Associate of Australian Property Institute, a member of the Royal Institution of Chartered Surveyors, a member of the China Institute of Real Estate Appraiser and Estate Agent. Sr Lau was the Past President of Hong Kong Institute of Surveyors. Currently she is the member of Youth Development Commission, Non-official member of Small and Medium Enterprises Committee (SMEC), member of Executive Committee of Hong Kong Housing Society, member of Advisory Committee on Chinese Medicine Development Fund. She is also the Director of Urban Renewal Fund.

劉紹鈞教授  
創辦人及董事長

劉教授是香港首位華人私人執業產業測量師、香港測量師學會前會長、香港大學名譽院士及名譽教授，及香港大學基金榮譽會長。早於1970年代，劉教授已為中國政府提供房地產諮詢服務，亦曾任北京中國人民大學客座教授、上海同濟大學顧問教授以及中國土地估價師協會顧問。

劉詩韻測量師 太平紳士  
董事總經理

劉測量師為香港測量師學會資深會員、澳洲產業學會會員、英國特許測量師學會會員、中國房地產估價師與房地產經紀人學會會員。劉測量師是香港測量師學會前會長，目前正出任青年發展委員會會員、中小型企業委員會非官方成員、香港房屋協會執行委員會委員、中醫藥發展基金諮詢委員會委員，亦是市區重建基金董事。

### Our Professional Team 專業團隊

Tony K. H. Wong 黃健雄  
Director,  
Property Valuation & Consultancy  
(Bank & SME Services)

Sr Hammer W. H. Chui 徐偉鴻  
MRICS, BSc  
Associate Director,  
Property Valuation & Consultancy  
(Bank & SME Services)

Sr Wong Hung 黃雄  
MHKIS, MRICS, CMCIH, MSc  
Senior Manager,  
Property Valuation & Consultancy  
(Bank & SME Services)

Alexander C. Y. Lau 劉震宇  
MA (Fin Mgt), LL. B., BA  
Director,  
Corporate Valuation & Advisory

Sr Jessie X. Chen 陳晞  
MRICS, MSc, BEcon  
Senior Associate Director,  
Corporate Valuation & Advisory

Calvin C. K. Pang 彭志傑  
MSc, BSSc  
Associate Director  
Real Estate Solution & Surveying Practice

Raymond K.L. Chong 莊國霖  
CFA  
Manager  
Corporate Valuation & Advisory

Sr Keith L. H. Siu 蕭亮鴻  
MHKIS, MRICS, RPS (GP), MCIREA, BSc  
Director,  
Real Estate Solution & Surveying Practice

Kenneth H. W. Lam 林漢威  
ACCA, FRM, CFA, BBA  
Associate Director,  
Corporate Valuation & Advisory

Dennis H. P. Wong 黃凱彬  
BSc (Hons) in Real Estate  
Associate Director,  
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永利行物業及設施管理有限公司 | 劉紹鈞產業測量師行有限公司

Members of RHL International: RHL Appraisal Limited | RHL Surveyors Limited | RHL International Property Consultants Limited

RHL Property & Facility Management Limited | Francis Lau & Co., (Surveyors) Limited

