



RHL SNAPSHOT

永利行通訊

Message from Managing Director 董事總經理寄語

Happy Lunar New Year!

Happy Lunar New Year! As the Year of the Ox comes by we look forward to the end of the pandemic and wish everyone keep healthy and safe!

Other than the Sino-US political friction and the US election issues which are undoubtedly significant events, the emergence of COVID-19 and the influence from the lifestyle of working from home and reducing social contact has also marked a far-reaching impact on the daily lives of people. There are severe shock on cash flow of businesses due to the lengthened suspension of tourism, exhibitions, business and social activities. Even with the SAR government's commitment to the epidemic prevention and anti-epidemic fund of more than HK\$300 billion, as well as the implementation of the relief measures as announced in the "2020-21 Fiscal Year Government Budget", many companies are still struggling to survive. Retail properties bear the brunt, and the rents of many non-residential properties have to drop significantly in order to retain tenants.

Meanwhile, housing prices have remained relatively stable, perhaps due to the increasing adoption of working from home and "home office" has become an additional function of residential properties.

一元復始 萬眾更新!

一元復始 萬眾更新! 相信大家都期待辛丑牛年的來臨能驅走疫症並為大家帶來壯健體魄，迎接歡聚的日子!

相比中美磨擦及美國大選課題，因應COVID-19疫情致使出現在家工作及減少社交接觸的現象，為群眾日常生活帶來更直接及深遠的影響。面對旅遊展覽、商務及社交活動的長時間停頓，已直接衝擊商家的資金流。在特區政府承擔超過3,000億元的防疫抗疫基金及推行<<2020至21財政年度政府財政預算案>>所公佈的紓困措施下，不少公司仍難途結業的命運。零售店舖首當其衝、不少店舖及寫字樓租金出現大幅下調來挽留租客。然而住宅價格仍維持相對穩定，或許是因為在家工作日趨成熟下，住宅的功用變相增加了，成為一個利好因素。再者人民幣強勢，內地營商環境似比海外優勝，亦令人憧憬內地資金稍後入市能抵銷港人賣樓移民及經濟轉差失去的本土購買力。總括而言，我們期待牛年物業買賣活動轉趨活躍、價格會否牛氣沖天則有待觀察。

在這個牛年我們會以穩重堅忍步伐去禦疫挽逆。針對海外業主對處理內地物業的不熟悉及不方便，我們將開設全新網站提供指導及資產管理諮詢服務; 香港以外的大灣區發展迅速，我們亦正抓緊機會加強服務內容及涵蓋地域; 而可持續發展已成為全球日益關注的重大課題，ESG與公司價值亦成為我們今年的研究項目。

再次感謝同事及客戶們多年的支持，謹祝大家身體健康、牛年大吉!

Moreover, the stronger RMB and business environment in the Mainland, which seems to outperform overseas, are incentives which lead to the expectation that the Mainland's capital will later enter the Hong Kong market to offset the loss of local purchasing power lost by Hong Kong people's immigrants and local economic decline. All in all, we expect that property trading activities in the Year of the Ox will become more active, and it is left to be seen whether prices will skyrocket.

In this Year of the Ox, we shall take a steady and cautious pace to fight against the epidemic and the adverse economic environment. In response to the uncertainties and inconvenience of overseas owners in dealing with mainland properties, we are planning to open a new website to provide guidance and real estates management consulting services in the Greater Bay Area. As the region is developing rapidly, we are seizing the opportunity to enhance our service content for a wider coverage. Sustainability has become a major topic with increasing concerns around the world, and how ESG impacts corporate value has also become one of our research projects this year.

Thanks again to all colleagues, stakeholders and friends for your long-term support, and I wish you all good health and a happy New Year of the Ox!

Sr Serena Lau JP
Managing Director

劉詩韻測量師 太平紳士
董事總經理



Corporate Valuation & Advisory | 企業評估及諮詢

Warm Welcome to Our New Team Members on Business Valuation Division

We are pleased to announce the recent joining of Mr. Vincent Lee as our senior manager and Mr. Colin Lee as our senior financial analyst. We are thrilled to move towards a new era in 2021 with the synergy provided by Vincent and Colin who are both knowledgeable and experienced professionals in the finance and research field. Stop by our website to know more about our team and get to know us!

熱烈歡迎企業評估及諮詢部門的新成員

我們很高興宣佈新成員加入，李謹亦先生擔任高級經理和李錦明先生擔任高級財務分析師。李謹亦先生和李錦明先生在金融和研究領域上擁有豐富知識和專業經驗，相信在兩位共同協作下定能讓公司在2021年邁向新時代。歡迎瀏覽我們的網站瞭解更多我們部門的工作。

Diversified Strategies from the PRC Team to Deal with the Impact of the COVID-19 Pandemic

In the second half of 2020, due to the COVID-19 pandemic, connectivity between Hong Kong and the Mainland has not returned to normal. In order to ensure the normal operation of PRC job tasks, we have dispatched colleagues to the Mainland to complete on-site inspections in multiple cities after the required quarantine period; on the other hand, we have maintained close cooperation with Mainland partner companies to expand our business network to facilitate and obtain market information in a timely manner. In the future, we will further expand our business footprint in the Greater Bay Area, gain business contacts with more Mainland-based valuation and consultancy companies and deepen our business network in the Mainland.

內地團隊多元化策略應對新冠疫情影響

2020下半年，受新冠疫情困擾，香港與內地的聯絡仍未恢復正常。為保證工作如常，一方面我們派遣同事前往內地，在隔離期滿後到內地多個城市完成現場視察；另一方面我們保持與內地友公司的密切合作，擴展於內地的商務網路，便於及時獲取內地市場的各項資訊。未來，我們將進一步向大灣區擴展商業版圖，與更多內地公司取得業務聯繫並加深在內地的生意網路。

New Research Projects for Coming Year

Our 3-Dimension team is currently focusing on a research project: ESG impact on Value of Hong Kong SME. Another current project is to explore how to offer consultancy services to Oversea Chinese in handling their property issues in the Greater Bay Area. Following the kick-off of various new policies from HKSAR, we see the exposure of career opportunities and developments in the Greater Bay Area, especially for the youth and enterprises. Our professional team is looking forward to enhancing contact with the local professional parties in mainland China for further cooperation.

Recently, we designed a new tool card “The Standard of Value” to explain the difference in value standards of various professional categories. You are welcome to browse and download on the Publication section of the RHL official website.

新一年的研究項目方向

3D團隊目前專注於一個研究項目：「環境、社會、企業管治」(ESG)對香港中小企的影響價值及海外華僑處理大灣區內的僑房。隨著特區政府推出不同政策鼓勵香港企業及青年加入大灣區創業就業的同時，部門亦加強與內地同業合作，預計商務往來愈趨頻繁。

此外，公司最近設計了新的工具卡「價值標準」供客戶參考，闡述不同專業範疇在價值標準定義上的分別，歡迎瀏覽本集團網站刊物類別及下載。

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

The Educational Institutions' Trusted Lands Matters Consultants

In the past years, RHL has been repeatedly named to be the professional lands matters consultants for several local universities, not only to examine the land grants conditions, and apply and follow up with the government for the campus' developments, but also to assist other private educational institutions, including submitting and dealing with Town Planning Board and Lands Department for the change of land use. All these have secured the great dreams of the institutions to nourish our next generation.

教育團體信賴的專業地政顧問

過去多年，我司屢次獲多所本地大學聘任為專業地政諮詢顧問，除了協助檢視地契條款、為校舍擴展向政府提交申請及跟進，我司亦多度為其他私人辦學機構提供協助，包括向城規會及地政處跟進更改土地用途限制等，成功讓不少院校能夠履行其作育英才的偉大使命。

Special Work Arrangement for Teams

To cope with the epidemic, we have implemented, for several occasions since last year, a special work arrangement includes allowing some of our teams to work from home as far as practicable, so as to minimise their need for commuting. We have provided appropriate information technology provisions (including laptops) to relevant teams so as to meet their needs when working from home. But if the tasks require them to work in outdoor (such as carrying out site inspections), we shall continue to provide them appropriate personal equipment so as to ensure our services or tasks will not be severely affected.

部門的特別上班安排

為應對疫情，我們自去年已數度實施特別上班安排，包括容許部分員工在家工作以便減少出行需要。我們已為相關部門提供合適的資訊科技設備（包括手提電腦）以應付他們在家工作的需要。如有工作須於戶外才能進行（例如進行實地視察），我們亦會繼續適時為員工提供合適的個人裝備，以確保我們的服務或工作不受嚴重影響。

Invitation as a Webinar Speaker for SPACE of UTM (Universiti Teknologi Malaysia) 獲邀為SPACE of UTM (Universiti Teknologi Malaysia)網絡研討會擔任講者

Our Managing Director, Sr Serena Lau was invited to be the speaker of 'Watching Points' The Impact Of COVID-19 To The Construction & Real Estate Markets And The Challenges Ahead provided by School of Professional and Continuing Education (SPACE), Universiti Teknologi Malaysia on 4 July 2020.

我們的董事總經理劉詩韻測量師獲SPACE of UTM (Universiti Teknologi Malaysia)邀請，於7月4日為Covid-19對建築和房地產市場的影響以及未來的挑戰的網絡研討會擔任講者。



Caring Company Logo for the 11th Consecutive Years 連續第十一年獲得「商界展關懷」榮譽

What a great honor for the group to receive the "Caring Company" Logo from The Hong Kong Council of Social Service for the eleventh consecutive year. There are three colleagues nominated as "Caring Ambassadors" to recognize their contribution to corporate community involvement programs.

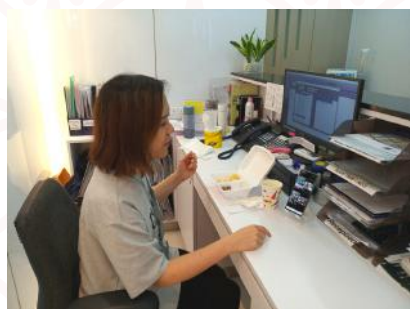
永利行十分榮幸能夠連續十一年獲得香港社會服務聯會頒發的「商界展關懷」殊榮，以表揚我司對社會服務的投入。同時亦提名了三位同事為集團的「關懷大使」，嘉許他們在機構推動參與社會活動的貢獻。



Zoom Tea Gathering – Special COVID-19 Staff Distance Gathering Zoom Tea Gathering- 疫情下另類的員工聚會

Given the severe situation of the current epidemic, to minimize face-to-face contact and the chances of infection among employees, we arrange Work From Home in rotation for different departments. Since then, most of the colleagues have not been meeting forever months. For breaking the distance, we currently arrange a Zoom Tea Gathering. All colleagues meet online through Zoom, a hot video conferencing tool. We share our updates while enjoying a rich and delicious afternoon tea.

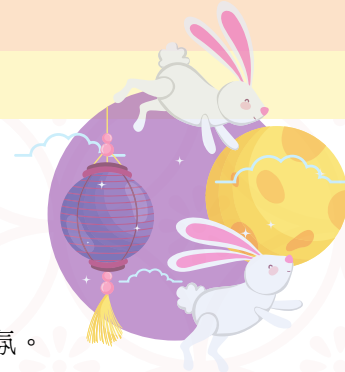
考慮到當前疫情嚴峻，公司為了盡量減少同事間的接觸及感染的機會，安排同事分批輪流在家工作，不同部門同事相互隔離，以致大家整個多月不相見。為了減少彼此的隔膜及疏離，公司安排了Zoom Tea Gathering，同事可通過Zoom這熱門的視像會議工具，於網上會面，在交流最新資訊的同時亦享用了一頓豐富美味的下午茶。



Zoom party @Mid-Autumn Festival Zoom party @中秋佳節

To share the happiness and spirit during Mid-Autumn Festival, we bought some fruits and shared them with the staff via zoom communication.

正值中秋節，我們預定了水果跟各同事分享，同時運用遙距通訊交流，感受節日的歡樂氣氛。



RHL Annual General Meeting 2020 2020年永利行集團年度會議

Our annual general meeting has been completed successfully on 15th October. All the Directors and team heads are fully participating in the group presentation through Zoom to present the target and action plan in the coming year.

永利行集團年度會議已於十月十五日順利完成，所有董事及部門主管透過遙距通訊來參與各個會議並說明來年的目標和計劃。



Award of 5 years plus of Happy Company 獲頒發「開心企業5+」標誌

Our group is excited to share the achievement of 5 years plus Happy Company by Promoting Happiness Index Foundation as the recognition for promoting caring spirit in the workspace continuously.

我們團隊很高興獲得香港提升快樂指數基金頒發「開心企業5+」，以表彰我們公司宣揚「企業關愛」的精神。



Award of Energywise and Wastewise Certificate 榮獲減廢證書及節能證書

Our group is proudly awarded the GOOD level of the “Energywise Certificate” and the EXCELLENCE level of the “Wastewise Certificate” by Hong Kong Green Organisation (HKGO) as the recognition of the effort and commitment we took to the environment.

本公司榮獲香港綠色機構頒發節能證書及減廢證書，並分別被評為良好級別和卓越級別，以認可我們對環境所做的努力和承諾。



RHL Calendar 2021 Title Creation Contest 2021永利行檯曆封面標題及引言比賽

Our annual group activity, RHL Calendar 2021 Title Creation Contest had successfully held. Our colleagues are invited to submit related words and sentences which matched with the pictures of the calendar in sharing the encouraging message. We thank all the participants and the judges for the professional scoring of all the works. Congratulations to the winner! The winning content is going to print on our Calendar 2021.

永利行檯曆封面標題及引言創作比賽圓滿舉行，每年邀請同事配合月曆的圖片撰寫相關字句，以文字表達出積極正面的人生態度。在此除了感謝各參賽者的參與，還有我們的專業評審的評分。恭賀冠軍順利誕生，得獎作品已刊登在我們2021永利行檯曆內。



A Different Christmas Festival 不一樣的聖誕節

Unlike the Christmas events in previous years, we cannot have huge party celebrations and gatherings. This year, we are staying at separated office rooms with delicious foods and drinks in individual packing to experience a different Christmas gathering. Hopefully, the epidemic goes away quickly, all of us resume to a normal lifestyle.

有異於過往的聖誕節，我們沒有盛大派對慶祝。今年，我們只能待在辦公室的不同房間，享用將個別包裝的美味食物和飲料，體驗不一樣的聖誕活動。期待疫情早日完結，大家回歸正常生活。



RHL Zoom Training 永利行舉辦首場電子視像培訓

To facilitate convenient employment opportunities and attract more talents to join us, we offer, from time to time, full-time/part-time opportunities. We will also organize free webinar or face to face workshop to share and teach job-related basic knowledge. Our first training session was held on 19 December 2020 and was lectured by Sr Keith Siu. Thank you for your active participation. We look forward to seeing you in our coming workshop.

爲了提供更多就業機會及吸引更多人才，我們會不定時提供不同種類的全職/兼職工作，也會舉辦免費的電子視像培訓或面授工作坊，分享及教授基本工作知識。第一次的電子視像培訓已於**12月19日**舉行，由蕭亮鴻測量師主講。感謝大家踴躍的參與，希望很快可於緊接的工作坊再與大家見面。



MEDIA INTERVIEW | 媒體採訪

Metro Property Street 新城地產街

Our Managing Director, Sr Serena Lau participated in “Metro Property Street” of “Metro Radio” as a guest moderator every Saturday afternoon of June. Guests including regulators, Legislative Councilor, developers, real estate agents, and the enterprise of travel agencies were invited to share their insights on the impact of COVID-19 on the industry.

我司董事總經理劉詩韻測量師於**6**月份擔任新城電台節目「新城地產街」的嘉賓主持，與其他業界監管機構、立法會議員、發展商、地產代理及旅遊業界朋友就新冠肺炎疫情對業界的影響及如何應對作深入討論。



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

CHKIS, 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

CHKIS, 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 (2011-2012). Currently she is the member of Youth Development Commission, member of Hong Kong Housing Authority, member of Small and Medium Enterprises Committee (SMEC), member of Advisory Committee on Chinese Medicine Development Fund and member of Legal Aid Services Council. She is also the member of Supervisory Board of Hong Kong Housing Society.

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 (2011-2012)，目前正出任青年發展委員會委員、香港房屋委員會委員、中小型企業委員會委員、中醫藥發展基金諮詢委員會委員及法律援助局成員，亦是香港房屋協會監事會成員。

OUR PROFESSIONAL TEAM | 專業團隊

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Corporate Valuation & Advisory

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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



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永利行评估