

一同邁向

Together towards

50

乘風破浪

緊握機會

Ride the wind and waves

Seize the opportunity

Message from Managing Director 董事總經理寄語

Although the spread of the global variant of the coronavirus still plagues personal health and global economic activities, the global economy has met with beacon as more people are vaccinated.

As revealed from the "Outline of the 14th Five-Year Plan for National Economic and Social Development of the People's Republic of China and the Long-Range Objectives Through the Year 2035" ("14th Five-Year Plan"), which was released on March, the Central Government continues to support Hong Kong in enhancing its status as an international financial, transportation and trade centre; to strengthen our status as a global offshore Renminbi business hub, an international asset management centre and a risk management centre; to establish ourself as a centre for international legal and dispute resolution services in the Asia-Pacific region; and to promote service industries for high-end and high value-added development. Furthermore, the 14th Five-Year Plan raises for the first time the support for Hong Kong to enhance its status as an international aviation hub, to develop into an international innovation and technology hub and a regional intellectual property trading centre, as well as to develop into a hub for arts and cultural exchanges between China and the rest of the world. In fact, Hong Kong is also ushering in another wave of infrastructure development. Many New Territories development areas are entering different stages of land resumption, site formation, and housing construction. The HKSAR government has just proposed to adjust plans with new ideas for future development of the New Territories North. Opportunities are reserved for those who are prepared. Are you ready to surf the coming wave?

In the reconstruction of the economy after the pandemic, the concern of companies and the government for sustainable development has further increased, and companies have highlighted their consideration of "environmental, social and governance" factors when making decisions. This continuous trend is also reflected in our professional services content.

In the second half of this year, we will actively prepare for new opportunities and economic recovery. In view of the current and proposed extensive infrastructure works in the New Territories, I hope that the government can make appropriate arrangements for the affected persons in arranging for the resumption of land, so as to prevent emergence of discontent and complaints.

Sr Serena Lau JP
Managing Director

儘管全球變種病毒的傳播仍困擾個人健康及全球經濟活動，但環球經濟已隨著更多人口注射疫苗帶來曙光。

從3月發布的《中華人民共和國國民經濟和社會發展第十四個五年規劃和2035年遠景目標綱要》(“十四五規劃綱要”)所揭示,中央對一如既往支持香港提升國際金融、航運、貿易中心地位;強化香港作為全球離岸人民幣業務樞紐、國際資產管理中心及風險管理中心;支持香港建設亞太區國際法律及解決爭議服務中心;支持香港服務業向高端高增值方向發展。此外,《十四五規劃綱要》加入了支持香港提升國際航空樞紐地位、支持香港建設國際創新科技中心和區域知識產權貿易中心,以及支持香港發展中外文化藝術交流中心。其實香港亦正迎來另一個基建發展浪潮,多個新界發展區正踏入收地、平整土地、建屋等不同階段,而特區政府亦剛就新界北的未來發展,提出要以新思維調整規劃。機會是留給有準備的人的,你準備好在即將到來的浪潮中乘風破浪嗎?

在疫後經濟的重建上,企業及政府可持續發展的關注進一步增加,企業決策時都加強對“環境、社會及管治”的因素的考量,這個持續的大趨勢亦反映在我們的專業服務內容上。

今年下半年我們會積極準備迎接新機遇及經濟復甦。鑑於新界現時及擬進行的廣泛基建工程,謹望特區政府在安排收回土地上能對受影響人仕作適切安排,免民間怨氣叢生。

劉詩韻測量師 太平紳士
董事總經理

Reactivating Business Transaction: Our role in the Recovery

Through active measurement to contain COVID 19, regional economies have seen significant rebound. Capital flow which was previously halted has finally reactivated with an emphasis on investing in either startups or well established businesses that are up to revitalize by implementing Internet of Things (IoT), Virtual Reality (VR) and advanced Artificial Intelligence (AI) augmented with data science. RHL contributes to the economy recovery process via providing business and intellectual properties valuation for our clients for their decision making and transaction pricing references.

重新激活的商業交易活動：我們在復蘇中的角色

通過積極措施遏制2019新型冠狀病毒，地區經濟出現顯著反彈。之前停止的資本流動終於重新啟動，重點投資於通過應用物聯網 (IoT)、虛擬現實 (VR) 和先進的人工智能 (AI) 等技術的初創企業或成熟企業。永利行通過為客戶提供商業和知識產權估值，使客戶在決策和交易定價有參考指標，為經濟復蘇進程做出貢獻。

Participant in research on GBA valuation standard

RHL was honored to participate in research on GBA valuation standards last year. Other members are counterparts from Shenzhen and Guangzhou. It is based on different valuation standards in Hong Kong, Macau, and Mainland China and tries to propose a property standard applied for GBA. RHL responded to the Hong Kong valuation standard and provided views on the GBA valuation standard. A closing meeting was held among all members altogether with China Real Estate Association to discuss the research result in June. We expect frequent cooperation among GBA property professionals to provide more comprehensive and diversified professional services for clients.

參與大灣區評估標準研究

永利行很榮幸自去年開始獲邀請參與大灣區評估標準的研究。其中成員包括來自深圳、廣州的同行。這次根據在粵、港、澳三地的評估準則，嘗試共同擬定一套適用於大灣區的評估準則。永利行主要負責介紹香港評估準則，並就大灣區評估準則提出了意見。今年六月，所有參與的公司和中國房地產協會一起召開結題會議，就研究結果進行討論。我們期待粵港澳大灣區的房地產專家們能夠更多的合作為客戶提供更綜合多元的專業服務。



REAL ESTATE SOLUTION & SURVEYING PRACTICE | 綜合房地產顧問及產業測量

Restriction under Non-offensive trade clause

There has been a non-offensive trade clause in most of the early land grants in Hong Kong to restrict the user of the lands. With many of those trades listed faded nowadays, such clause has therefore been regarded as “unrestricted”, except food and beverage business which is still prohibited. Our Team has earlier received enquiry from a property owner regarding the issue. After handling it with the Lands Department on behalf of the owner, we have successfully removed such clause for the client recently, whose tenant is a chained-American fast food shop. The removal of such clause allows the tenant to carry out its business in a lawful manner.

非厭惡性行業限制條款下的限制

香港早期的土地契約普遍載有一條非厭惡性行業限制條款 (Non-offensive trade clause) (該條款)，以限制有關土地的用途，但由於不少被禁止的行業在香港已經式微，因此該類地契一般亦被視作為「無限制」。然而，餐飲行業仍然受限，我司早前便收到有業主求助，經過我司代其向地政處處理後，最近便成功為客人移除該條款限制，讓其連鎖美式快餐店的租客在合法的情況下繼續經營。

Pilot Scheme for Charging Land Premium at Standard Rates for Redevelopment of Industrial Buildings

The Development Bureau had launched a pilot scheme for charging land premiums at standard rates for lease modifications for the redevelopment of industrial buildings in March 2021. Our team shall study the details, including how the lease modification applicants may exercise the right to opt for calculating land premiums by standard rates, the transitional arrangement applicable to lease modification cases under processing, and the calculation of GFA. We hope we could assist and provide IB owners with an alternative to the conventional mechanism for premium assessment.

工廠重建「標準金額」補地價先導計劃

發展局以「標準金額」徵收工廠重建的土地契約修訂補地價的先導計劃已於2021年3月推出。我司會研究相關細節，包括地契修訂申請人如何行使以標準金額計算地價的選擇權、適用於處理中地契修訂個案的過渡安排，以及總樓面面積的計算方法等。務求協助工廠業主在恆常估價機制外提供另一選項。

Caring Company Logo for twelve Consecutive Years 連續第十二年獲得「商界展關懷」的標誌

What a great honor of the group to receive the "Caring Company" Logo from The Hong Kong Council of Social Service for twelve consecutive years to praise our effort to the social services. We have been adhering to the purpose of caring for the community, employees and the environment, and create an cohesive society jointly .

永利行十分榮幸能夠連續十二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。我們一直秉承宗旨，要關懷社區，關懷員工和關懷環境，共同創造共融社會。





Our Managing Director, Sr Serena Lau participated in “Metro Property Street” of “Metro Radio” as a guest moderator every Saturday afternoon on June. Guests including regulators, Legislative Councilors, developers, real estate agents, were invited to share their insights on housing problem and marketing trend on the industry.

我司董事總經理劉詩韻測量師於6月份逢星期六下午擔任新城電台節目「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、地產代理就住屋問題和樓市走勢作深入討論。



JUNE 2021



Being Guest moderator

RHL SHARING CORNER | 永利行分享區

Learning and Development Section | 學習區



- Mastering Land Searches (Webinar)
掌握土地查冊 (網絡研討會)
- Relevant land matters or related ordinances
相關土地事宜或相關條例
- Selection of Development site
發展地點的選擇
- Site Acquisition
場地收購



Zoom@ New Year Lucky Draw

Zoom@新春抽獎

We are delighted to have a Zoom gathering with lucky draw for something fun at the end of the year of the mouse. All the prizes are from directors' sponsors and corporate budget. Congratulations to all winners, and wishing all of us to have an Energetic & Prosperous Year of Ox!



我們很高興在送鼠迎牛之際帶來歡樂的賀年活動，利用遙距通訊舉行新年幸運大抽獎。所有獎品均來自各董事和公司的鼎力贊助。祝賀所有獲獎者，並祝願人人牛年朝氣沖天，財源廣進！



Gift Package Give away 公司贈送心意小禮包



Company recently ordered a gift package to customers and colleagues, hope to bring positive energy and care to you during this pandemic. We are looking forward to meet with our clients in the nearly future.

公司最近訂購了心意包贈送給各大客戶和同事們，希望在疫症大流行期間為你們帶來正能量和關懷。期望在不久的將來可以與各位客戶碰面交流。



Gift Bag



Hong Kong Housing Society (HKHS) Gerontech Competition Showcase and Award Presentation Ceremony

香港房屋協會(房協)主辦樂齡科技學界比賽

Our Managing Director, Sr. Serena Lau was invited to attend HKHS Gerontech Competition Showcase and Award Presentation Ceremony that held on 16th April, 2021 in HKHS. The purpose of HKHS Gerontech Competition is to encourages younger to put STEM learning into practice in order to improve the quality of life for seniors. Sr Serena Lau act as supervisory board member of HKHS and one of award presenters.

我司的董事總經理劉詩韻測量師獲邀出席了於**2021年4月16日**房協舉行的樂齡科技學界比賽。樂齡科技學界比賽主要鼓勵年輕人運用創意與科技提升長者生活，劉詩韻測量師作為房協的監事會成員並擔任其中的頒獎人。



Visits the commercial facilities of Hong Kong Housing Authority

參觀香港房屋委員會的商業設施

Our Managing Director, Sr Serena Lau as the Chairman of the Hong Kong Housing Authority's (HA's) Commercial Properties Committee and various CPC members visited the HA's non-domestic facilities. They visited three shopping malls where located in Wo Che Estate, Shek Mun and Lei Muk Shue which have been recently renovated and refurbished.

我司董事總經理劉詩韻測量師兼香港房屋委員會（房委會）商業樓宇小組委員會主席聯同多名委員參觀房委會屬下的非住宅設施。包括沙田區的碩門商場、沙田禾輦邨和荃灣梨木樹商場，了解商場進行設施改善及翻新工程後的業務狀況。



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估及房地產顧問服務公司，為客戶提供高質素的企業評估及諮詢，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

FKHIS, 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

FKHIS, 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。

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



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