



# RHL SNAPSHOT 永利行通訊 VOL.1 2022



## Message from Managing Director 董事總經理寄語

### Dragons rising and tigers leaping, the new year is full of vitality!

I wish everyone would leap from the calm and persevering fight of the epidemic in the Year of the Ox, into the lively and vibrant life of the Year of the Tiger.

The real-life economy has been hit hard in the past few years, evident by vacant stores around. Technological progress has also brought about various "innovative" impacts, and the sirens of raising interest rates in order to press down the inflation are also starting to play in Europe and the United States. Individuals and enterprises must take a positive attitude and strive to turn crises into opportunities to meet challenges.

The Policy Address has put forward a number of major infrastructures including the "Northern Metropolis", as well as people's livelihood and economic visions and blueprints. Under the environment where the new Legislative Council which is expected to run "smoothly and harmoniously" brings a hopeful prospect of "tomorrow is another day". The construction of the Guangdong-Hong Kong-Macao Greater Bay Area is also creating another change and opportunity in the business and working environment. We sincerely look forward to the smooth implementation of various services and tasks after the "customs clearance".

This year is the golden jubilee year of our 50th anniversary. We shall stick to "Innovation, Resilience, and Prospect", and look forward to serving you in the other half of the century.

Once again, I sincerely thank all colleagues and customers for your support in these years, and I wish you all good health and vigor!

**Sr Serena Lau JP**  
Managing Director



### 龍騰虎躍、生機盎然!

祝願大家從沉著堅忍的牛年抗疫生涯，踏進虎年衝勁十足的精彩生活。

這數年實體經濟屢受重創、不少空置商舖仍四處可見。科技進步也帶來種種“革新”的衝擊，而加息壓通脹的警笛亦正從歐美奏起。市民及企業必須以正面心態致力化危為機地去迎接挑戰。

施政報告提出包括「北部都會區」的多項重大基建、民生及經濟的發展願景及藍圖，在新一屆立法會“政通人和”的環境下，帶來“明天會更好”的憧憬。粵港澳大灣區的建設，亦正造就另一營商及工作環境的變革與機遇。我們殷切期待“通關”後順利開展各項服務及工作。

今年是集團成立**50**週年，我們將秉持“創新、堅韌、展望”的態度，期待在未來的另一半世紀為大家服務。

再次衷心感謝各位同事及客戶們多年的支持，謹祝大家身體健康、虎虎生威!

**劉詩韻測量師 太平紳士**  
董事總經理



## Golden Jubilee of RHL International 永利行國際金禧周年

We are proudly announcing its Golden Jubilee of RHL in 2022!  
As one of the pioneer of a Chinese based surveying firm in Hong Kong, a series of celebrations are ready and going on to share with our friends and clients.

讓我們自豪地告訴大家**2022**年是永利行成立金禧**50**周年！作為香港華資專業測量行業的先驅之一，一系列的慶祝活動已經準備就緒，將會陸續跟我們的好友及客戶分享。

**50<sup>th</sup>** 永利行 ANNIYEKARY  
**創新·堅韌·展望**  
Innovation . Resilience . Prospect

HAPPY  
Birthday



## CORPORATE VALUATION & ADVISORY | 企業評值及諮詢

### **Financial Instruments: End of Hong Kong Interbank Offered Rate (HIBOR) as Hong Kong Dollar Overnight Index Average (HONIA) kicks in?**

As the London Interbank Offered Rate (LIBOR) phased out on 31 December 2021 and replaced with Sterling Overnight Index Average (SONIA), valuation of various financial instruments that are referenced to LIBOR denominated in British Pound shall take into account of this changes. The same situation applies in Hong Kong with the transition from Hong Kong Interbank Offered Rate (HIBOR) to Hong Kong Dollar Overnight Index Average (HONIA). However, HIBOR shall continue to be published during the transition period. Hence it is advised that contracts should be carefully interpreted on whether it is referencing with HIBOR or HONIA. (<https://news.rthk.hk/rthk/ch/component/k2/1620061-20211116.htm>)

### **金融工具：香港銀行同業拆借利率(HIBOR)的終結隨著港元隔夜平均指數(HONIA)的到來？**

隨著倫敦銀行同業拆借利率 (LIBOR) 於 2021 年 12 月 31 日逐步停止使用並被英鎊隔夜平均指數 (SONIA) 取代，以 LIBOR 計價的各種金融工具的估值應考慮到這一變化。隨著香港銀行同業拆借利率 (HIBOR) 逐步被港元隔夜平均指數 (HONIA) 取替時，同樣的情況也適用於香港。然而，在過渡期內，香港銀行同業拆借利率將會繼續公佈。因此，我們建議讀者仔細留意合同利率是參考 HIBOR 還是 HONIA 計算。

(<https://news.rthk.hk/rthk/ch/component/k2/1620061-20211116.htm>)



### PRC Valuation For Litigation Purpose

Our PRC valuation team has provided several valuation services for litigation in Hong Kong court. We provide our expert opinion on the market value or market rental for properties located in PRC. In 2021, we have finished valuation reports for market rental of shopping mall located in Guang'xi province and market value of various villas located in Guangzhou. We have a team of qualified and experienced staff equipped with comprehensive market data and local market knowledge to be ready for any service as expert opinion or witness in the court.

### 為訴訟提供內地物業評估

我們的中國物業評估部已為香港法院提供了許多評估服務。我們可以為中國物業的市場價值或者市場租金提供專家意見。2021年，我們已完成了位於廣西省購物中心的市場租金評估，以及位於廣州的眾多別墅的市場價值評估。我們擁有合資格及經驗豐富的團隊，並配備了充足的市場數據以及當地市場經驗，可隨時提供專家意見或專家證人服務。

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

### Our Determination for the City's Win-Win Situation

Following the completion of a lease modification and premium payable for a private treaty land parcel owned by a local-listed company, and assisting the company to apply for the erection of a footbridge at the same land parcel, our team has further succeeded in obtaining the approval from the Government for the land premium waiver under "The Scheme of Facilitating Provision of Pedestrian Links by the Private Sector" by the end of 2021. This success once again proves RHL International's determination in achieving a win-win situation to our clients and to the developments of the local community.

### 專業堅持 締造雙贏

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、並協助其向地政總署申請容許增建接駁行人天橋後，我司在2021年底更成功為客戶透過「促進私營機構提供行人連接通道政策」，獲得當局批准，豁免有關新增行人天橋的補地價。是次成功，再次證明我司向來為客戶及社區發展帶來雙贏方案的堅持。

## MEDIA INTERVIEW | 媒體採訪

### NowTV Interview

### NowTV 採訪

Our Sr Keith L.H. Siu accepted the interview by NowTV to comment on the cancellation of Consent to Sell by the Lands Department is protecting the rights and interests of buyers.

蕭亮鴻測量師接受NowTV訪問，評論地政總署取消預售樓花同意書是為保障買家的權益。



### Award of 5 years plus of Happy Company 開心企業5+

RHL is delighted to announce the recognition of our constant effort in creating a pleasant working environment and actively promoting a caring spirit in the workspace.

We received the “Award of 5 years plus of Happy Company” organized by Hong Kong Promoting Happiness Index Foundation and the Hong Kong Productivity Council again.

永利行欣喜宣布，我們在創造愉快的工作環境和積極倡導工作場所的關懷精神所做的努力得到認可。

我們再次獲得香港提升快樂指數基金頒發「開心企業5+」榮譽。



### Award of Hong Kong Green Organisation (HKGO) 榮獲「香港綠色機構」認證

RHL has obtained the title of “Hong Kong Green Organization”.

The award is co-joined by the Environmental Campaign Committee (ECC) alongside the Environmental Protection Department and in conjunction with nine organizations, to appreciate our demonstrated achievements in multiple environmental aspects such as “Wastewi\$e Certificate”, “Energywi\$e Certificate” and Hong Kong Awards for Environmental Excellence.

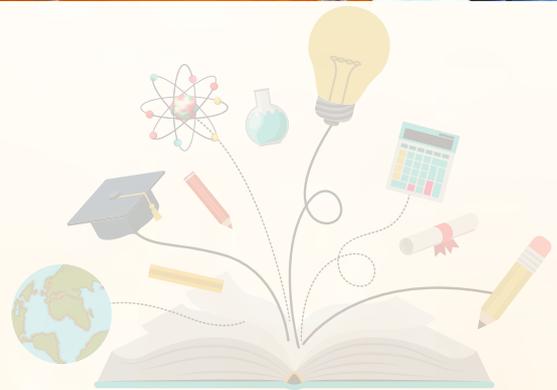


永利行榮獲由「環境運動委員會（環運會）」聯同環境保護署及九個機構成立所頒發的「香港綠色機構」認證，表彰我們在多個環保範疇達到相關要求，包括「減廢證書」，「節能證書」及「環境卓越大獎」。

### The Work Experience Programme of Business-School partnership Programme 教育局商校合作計劃「工作體驗計劃」

We keep supporting the Work Experience Programme of Business-School Partnership Programme of BSPP, which enables students to experience the daily operations in GP surveying industry and to enlighten their career planning.

我司持續支持教育局商校合作計劃「工作體驗計劃」，讓學生體驗產業測量行業的日常運作，並啟發他們的職業生涯規劃。



### EVENTS | 集團活動

#### 2021 RHL Team-Building Activity 2021 永利行團隊建設活動

Our Company deliberately arranged a team-building activity as a relaxation for colleagues when the situation of an epidemic is under control. It is a fun, exciting, and challenging competition of coaching and learning how to control drones among pilots and teammates. We experienced to learn more about the strength of themselves and others in terms of better ways to improve communication skills and achieve the goals successfully.

在疫情受控的情況下，公司特意安排了一場團隊建設活動讓同事們放鬆一下。這是一個有趣、刺激又富挑戰性的比賽，通過組長傳授及組員學習控制航拍機的過程。當天的體驗讓大家多了解自己和他人的優點，提高溝通技巧並成功達致目標。



## 2021 Mid-Autumn Festival Celebration

### 2021 中秋節慶祝

What a cheerful Mid-Autumn Festival we had this year! Seasonal fruits fresh from the wholesale market were ordered and served with exchanges of mooncakes. Due to the epidemic situation, this year to share our festival's happiness and spirits with our colleagues we explored various means such as telephone broadcast with our lucky draw and quiz.

今年的中秋節實在太熱鬧了！公司預訂了時令水果及月餅跟各同事分享。因為疫情關係，我們利用電話廣播進行抽獎及問答環節，與全體同仁一起感受節日的歡樂氣氛。



## RHL Annual General Meeting 2021

### 2021 年永利行集團年度會議

Our 2021 Annual General Meeting was held on September 24th, and all colleagues participated through different media. Our second-tier colleagues shared goals and action plans for the coming year.

永利行集團年度會議已於九月二十四日順利完成，全體同仁透過不同媒體一起參與。我們的第二梯隊同事分享了來年的目標和行動計劃。



## Christmas & New Year Wishes 聖誕及新年祝願



We shared our seasonal greetings to our friends and clients during Christmas and New Year Eve as usual. To keep a positive vibe at the festival while the battle keeps going. Hopefully, the epidemic goes away then all resumes normal shortly.

在平安夜和除夕，我們如常地向我們的友好和客戶發送佳節祝福。讓我們在抗疫進行中，繼續保持積極好心情。希望疫情盡快過去，一切恢復正常。



## HAPPENINGS IN THE TOWN | 城中盛事

### Urban Renewal Fund 10th Anniversary Conference 市區更新基金十周年會議

Our Sr Serena Lau participated Urban Renewal Fund 10th Anniversary Conference. This organization aimed at sustainable development in the progress of urban renewal from different perspectives.

劉詩韻測量師出席市區更新基金十周年會議，組織旨在從不同角度探討城市更新進程中的可持續發展。



### Sr Serena Lau was appointed as Supervisory Board Members of Hong Kong Housing Society 劉詩韻測量師獲委任為香港房屋協會監事會委員

Our Sr. Serena Lau was invited to attend the 69th Annual General Meeting (AGM) of the Hong Kong Housing Society. She was appointed as Supervisory Board Members of the Hong Kong Housing Society.

劉詩韻測量師獲邀出席了香港房屋協會(房協)舉行的第六十九屆周年委員大會並獲委任為香港房屋協會監事會委員。



Learning and Development Section | 學習區

- Learn about Sale and Purchase of Agricultural Land (Webinar by EAA)  
認識買賣農地及注意事項 (地產代理監管局的網絡研討會)
- Methodology for Site Development Valuation  
發展中的地盤估值方法
- Inspection Procedures and Area to concerns  
實地視察程序及注意事項
- Valuation of Retail Premises  
零售商舖估值
- Briefing of Latest Joint Practice Notes of Lands Department  
地政總署最新聯合作業備忘簡介
- Video Production for Estate Agency Trade Using Smartphone (Webinar by EAA)  
以智能電話製作樓盤影片 (地產代理監管局的網絡研討會)
- Historical Background and Valuation of Rural Land in NT  
新界土地歷史及估值注意事項
- Healthy Eating Workshop by OSHC  
職安健康講座:「識飲識食」工作坊



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## 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, 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. 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。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 TEAMS | 專業團隊

### 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

### Sr Keith L. H. Siu 蕭亮鴻

MHKIS, MRICS, RPS (GP), MCIREA, BSc

Director,

Real Estate Solution & Surveying Practice

### Sr Hammer W. H. Chui 徐偉鴻

MHKIS, MRICS, BSc,

Senior Associate Director,

Property Valuation & Consultancy

(Bank & SME Services)

### Dennis H. P. Wong 黃凱彬

BSc (Hons) in Real Estate

Associate Director,

Property Valuation & Consultancy

(Bank & SME Services)

### Tony K. H. Wong 黃健雄

Director,

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(Bank & SME Services)

### Sr Ivan S. P. Lui 呂詩培

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### Sr Wong Hung 黃雄

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永利行國際物業顧問集團有限公司 | 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 | Francis Lau & Co., (Surveyors) Limited



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