

張惠英測量師 | Sr Wendy W. Y. Cheung

聯席董事 | Associate Director

學歷及專業資格 | Professional Qualification and Education

土地管理理學士
 Bachelor of Science in Land Management
 香港測量師學會會員
 Member, Hong Kong Institute of Surveyors (MHKIS)
 英國特許測量師學會會員
 Member, Royal Institution of Chartered Surveyors (MRICS)



工作經驗

張惠英測量師在房地產評值領域擁有豐富的經驗。張測量師精通於對各種物業進行評估作不同用途，例如樓宇買賣、按揭、移民、地契修改及公司審計。此外，她還參與了為土地法庭和高等法院的訴訟目的準備評估，租金估值、處理評級異議、遺產/印花稅上訴案件，以及與評級和估價官的談判。

張測量師亦曾參與一項關於斜坡和擋土牆的防塌措施項目。當中需要張測量師檢查土地類別記錄圖及核實相關土地的地界，並且要確定斜坡和擋土牆的維護責任方。

2001 年，張測量師入職創興銀行公司並成立物業估值部門，帶領團隊提供專業獨立估值服務並向銀行提供專業建議。任職期間她的工作還包括提供物業調查報告，處理與銀行投資性/抵債性房地產相關的租售事務。

在加入永利行之前，她曾於第一太平戴維斯估值及專業顧問有限公司任職，擔任按揭部聯席董事，負責為銀行客戶提供優質的估價服務和估值報告。另外，她被委派專職負責出具各類專家評值報告以提交給土地審裁處，作為《土地（強制出售以作重建）條例》第 545 章等相關條例的案情的依據。

張惠英測量師現於永利行國際集團內任職綜合房地產及產業測量部門的聯席董事，主要負責處理香港房地產顧問工作及物業估值服務。

Professional Experience

Sr Wendy Cheung has extensive experience in Property Valuation and Land Administration & Management area. She has conducted the valuation of various properties for different purposes, such as sales & purchase, financing, immigration, lease modification and corporate accounting purposes. She has experience in preparing valuation reports for litigation purposes for the Lands Tribunal and High Court, rent reviews, rating objections, estate/stamp duty appeal cases and negotiations with Rating and Valuation Officers.

Sr Cheung has also participated in a project of Landslip Preventive Measures for slopes and retaining walls to examine the Land Status Record Plans, verify lot boundaries and ascertain the maintenance responsibility.

In 2001, Sr Cheung joined Chong Hing Bank Limited and set up a Property Valuation Section to lead a team to deliver professional and independent property valuation services and provide professional advice to the bank. Her duties also included preparation of preparing market researches, as well as handling sale and lease matters relating to bank's investment properties/repossessed properties.

Before joining RHL, she worked for Savills Valuation and Professional Services Limited as the Associate Director in the Mortgage Department and responsible for providing quality valuation services and valuation reports for bank clients. She was assigned to handle various expert valuation reports for submission to the Lands Tribunal under the Land (Compulsory Sale for Redevelopment) Ordinance, Chapter 545.

Sr Cheung is now an Associate Director in the Real Estate Solution & Surveying Practice Department of RHL International Group, mainly responsible for undertaking the assignments on real estate consultancy and valuation services for different types of properties in the HK market.