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| **[Introduction to](http://cpd.hk/evt000000184/)**  **[Property Valuation](http://cpd.hk/evt000000184/)**  **[& Site Valuation](http://cpd.hk/evt000000184/)**  *by*  [Mr. Leung Sun Chuen](http://www.profectional.com/presenters/idl000011620/),  Fellow Member,  Hong Kong Institute of Surveyors,  Former Lecturer,  City University of Hong Kong |  |

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|  | Mr. S C Leung is a Fellow of Hong Kong Institute of Surveyors, having lots of industrial experience in property valuation, land administration, development, housing administration etc. He has been the University Lecturer for many years, teaching real estate subjects such as Land Administration, Valuation, Estate Agency & Marketing, Land Economics, Estate Surveying Studio etc.  In the past, he had also made lots of presentations in different professional bodies such as the Law Society of Hong Kong, Hong Kong Institute of Planners, Hong Kong Institute of Certified Public Accountants, Housing Development Board (Singapore), Urban Redevelopment Authority (Singapore), Hong Kong Institute of Surveyors etc. In addition, he has been the assessor of Assessment of Professional Competence for Hong Kong Institute of Surveyors and Royal Institution of Chartered Surveyors. |

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| What is valuation? What is the basis of ‘Open Market Value’? Can the properties be valued in a more objective way? Many valuers claim that property valuation is a painful task!  In fact, property valuation is always required in many circumstances such as for mortgage, rent review, sale, land resumption, rating purposes. It is also needed in the audit business and companies’ listing process. Moreover, it does also play a key role in accounting professionals, banking and financial industry. As such, it is essential to have a general understanding on how the properties are valued.  Moreover, the valuation of a site can be a complicated process. It greatly depends on the development potential of a site. How to value a vacant site? How does Building (Planning) Regulations (Cap.123F) determine the value of a site? | |
| **The seminar will cover the followings:** | |
| * The principles of property valuation, the definition of Open Market Value, Years Purchase, Present Value etc. * Methods of valuation:   1. Comparison method   2. Investment method   3. Profits method   4. Residual method   5. Contractor’s method | * Valuation of different properties such as hotels, car-parks etc. * Building (Planning) Regulations (Cap.123F) * Site A, B, C * Definition of a Street * First Schedule: Percentage Site Coverage & Plot Ratio * Group Discussion & Exercise |

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| Code: | **EVT000000184** | | Level: | **Standard** | |
| Date: | **10 July 2017 (Monday)** | | Language: | **English** | |
| Time: | **14:30 - 17:45**  (Reception starts at 14:00) | | Accreditation(s): | **LSHK 3.0 CPD Points**  (LSHK Allocated Number: 20172225)  **SFC 3.0 CPT Hours** | |
| Venue: | **[Kornerstone Institute](http://goo.gl/maps/DKYQ1)**  [15/F, Hip Shing Hong Centre](http://goo.gl/maps/DKYQ1)  [55 Des Voeux Road Central](http://goo.gl/maps/DKYQ1)  [Central, Hong Kong](http://goo.gl/maps/DKYQ1) |  | Request for  Rerun: | **Please** [**Contact Us**](mailto:marketing@profectional.com)  **for Details** |  |