

## 董事總經理寄語

## MESSAGE FROM MANAGING DIRECTOR

一轉眼已迎接了2025年的到來，亦踏入送龍迎蛇的乙巳年！現在可說是“龍蛇混雜”的交替時刻，也是有蛇(捨)有得的起始之時呢！

在全球各地主要領導人聰明或愚蠢的決策相互影響下，香港及其他地區的經濟及民生正直接或間接受波及。特區政府通過歷年累積的財政盈餘致力維持社會穩定，並加速推動本地經濟轉型，配合經濟高質量發展的國家發展佈局。但與時間競賽之餘，成本未能有效控壓卻是最大挑戰。企業投放能力受限下，需研究刺激內需。

這裏提的內需，是因應香港正面對人口和建築物均進入老齡化的雙老時代所產生的潛在商機！不少住在已供滿貸款的老牌舊樓屋苑的銀髮一族，正面對著不斷而來的漏水問題、大型維修供款、政府各項驗樓命令及業主間意見不合的煩擾。現在趁樓價低迷以極舊換較新的時機已出現，但銀髮一族的需求需要額外激勵和支持，如何找出靈蛇般的手段去啟動這個銀髮經濟商機，已是不少客戶研究的課題。其他熱門課題也包括回應環境、社會和管治的趨勢、香港成為國際創新科技/國際專上教育的樞紐，及不斷的人才吸納帶來的供求變化等。

這個蛇年將是靈活思變、巧妙轉身的一年。讓我們一起努力識變、應變、求變，共創商機！祝願各位朋友、客戶、同事，身體健康 事事順意！

劉詩韻 MH 太平紳士  
董事總經理

Time flies and we are now stepping into year 2025, whilst waving goodbye to the year of Dragon and welcoming the year of Snake!

In Chinese, there is an idiom of “The chaotic mix of Dragon and Snake”, which means a place with both clever and ignorant people. At this moment, Hong Kong, as well as other regions are exactly under the influence of a mix of clever and less sensible decisions from world leaders. Our SAR Government is endeavouring by spending the past accumulated reserve to maintain the stability of the society, as well as to speed up the economic transformation to match with the National Development Strategy in promoting high-quality economic force. In addition to competing against time, the biggest challenge, however, is the failure to effectively control costs. With limited investment capabilities from enterprises, the most important question now is how to stimulate domestic demand and contribute to economic growth. One of the potential considerable domestic demand may be generated from the necessary response due to the ‘double aging’ situation: aging population and aging buildings. Many seniors live in their aging residences with fully repaid mortgages. They are faced with constant water leakage problems, large repair bills, various government building inspection and repair orders, and disagreements among owners. Taking advantage of the downturn in property prices, the opportunity to replace very old properties with newer ones has risen. However, more incentives and support are required to facilitate those silver-hair group to move forward. “Snake” in Mandarin sounds like the word “let go”. This situation matches with another interesting idiom: “Where there is sacrifice, there is gain”. How to find clever ways to activate this silver-hair economy business opportunity has become a topic studied by many clients. There are other hot topics which we are actively discussing with clients, such as the compliance action to fulfill ESG, impacts to be generated due to the move for Hong Kong to become hubs for International IT and post-secondary education, and changes in supply and demand brought about by continuous talent recruitment from overseas and the mainland.

Snake gives us the impression of flexibility and clever turnaround. So the year of Snake should be the year for us to work together to recognise, respond to and seek changes and create business opportunities.

I wish all my friends, clients, and colleagues good health and a prosperous year!

Serena Lau MH JP  
Managing Director

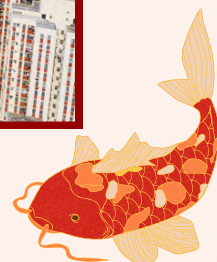
## 綜合房地產顧問及產業測量 REAL ESTATE SOLUTION & SURVEYING PRACTICE

### 《政府租契續期條例》下的第二份「續期公告」刊登

地政總署在2024年底根據《政府租契續期條例》（第648章）（《條例》）刊登第二份「續期公告」，涵蓋2031年內到期而沒有續期權利的「一般用途地契」（即一般住宅、商業、工業地契，「適用地契」），涉及一個九龍及兩個港島的地段，主要為住宅用途，全部獲得續期50年。獲續期的地契無須補地價，只須每年繳納相當於有關土地應課差餉租值百分之三的地租。《條例》於2024年7月5日生效，設立常設法定機制，分批為生效日或之後到期而沒有續期權利的適用地契，處理地契續期事宜。連同第一份「續期公告」，政府已為由2024年7月5日至2031年年底到期的地契續期。下一份「續期公告」會在2025年年底刊登，按照《條例》給予6年通知要求，以處理在2032年內到期的適用地契的續期事宜。

### Second "Extension Notice" Published under Extension of Government Leases Ordinance

By the end of 2024, the Lands Department published the second "Extension Notice" under the Extension of Government Leases Ordinance (Cap. 648), covering general purpose leases (i.e. general residential, commercial, industrial leases, hereafter "applicable leases") which expire in 2031 and do not contain a right of renewal. The 3 lots involved in this batch, 1 in Kowloon and 2 on Hong Kong Island, mainly for residential use, have been extended for a term of 50 years. Land leases extended under the Ordinance do not require payment of additional premium, but are subject to an annual payment of Government rent equivalent to 3% of the rateable value of the relevant land. The Ordinance, which came into effect on July 5, 2024, establishes a standing statutory mechanism for handling lease extension matters for applicable leases that do not contain a right of renewal and expire on or after the effective date in batches. Including the first "Extension Notice" published, the Government has extended leases expiring from July 5, 2024 to the end of 2031. The next "Extension Notice" will be published by the end of 2025, covering applicable leases expiring in 2032, in accordance with the requirement under the Ordinance to give 6 years' prior notice.





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

### 面對ESG納入估值的挑戰

國際估值準則委員會 (IVSC) 於2024年11月舉辦了香港會議，這標誌著疫情後估值專業人士的回歸。會議主題為「在不斷變化的環境中應對估值挑戰：平衡全球標準、可持續性和創新」，吸引了來自世界各地的參與者和本地同業，討論關鍵的估值問題。

討論重點集中在市場波動、IVSC標準與中國評估協會在香港框架內的整合，以及人工智能對估值實踐的影響。與會者特別關注環境、社會和治理 (ESG) 因素，這些因素現在對評估資產的長期可行性至關重要。與會者認為ESG考量對於在當今市場中保持競爭優勢至關重要。

將ESG納入估值的一大挑戰是可用數據的不一致性和質量，這使得估值專業人士評估重大風險變得複雜。此外，調整傳統財務方法以考慮ESG影響，例如修改折現率，也帶來了額外的複雜性。

隨著2025年的到來，估值專業人士必須保持對不斷演變標準的敏感性。IVSC 為促進對話和建立強有力的框架而做出的持續努力對於駕馭這一複雜局面和提高 ESG 估值的可信度至關重要。

### Facing the Challenge in Incorporating ESG into Valuations

The International Valuation Standards Council (IVSC) held its Hong Kong Conference in November 2024, marking a pivotal return for valuation professionals post-pandemic. The conference, themed "Navigating Valuation Challenges in a Changing Landscape: Balancing Global Standards, Sustainability, and Innovation," attracted participants from around the world and local stakeholders to discuss key valuation issues.

Discussions centered on market volatility, the integration of IVSC standards with the China Appraisal Society within Hong Kong's framework, and the impact of artificial intelligence on valuation practices. A significant focus was placed on Environmental, Social, and Governance (ESG) factors, which are now essential for evaluating an asset's long-term viability. The consensus among professionals is that ESG considerations are critical for maintaining competitive advantage in today's market.

Despite the emergence of guidelines for ESG integration from international bodies and local regulators, concerns were raised about the gaps between expectations and practical implementation. The financial sector faces heightened scrutiny regarding ESG practices, necessitating clear benchmarks for assessing how these factors affect asset values across various domains.

A major challenge in incorporating ESG into valuations is the inconsistency and quality of available data, complicating valuation professionals' assessments of material risks. Furthermore, adapting traditional financial methodologies to account for ESG impacts—such as modifying discount rates—presents additional complexities.

As we approach 2025, it is crucial for valuation professionals to remain responsive to evolving standards. The IVSC's ongoing efforts to facilitate dialogue and establish robust frameworks will be vital in navigating this complex landscape and enhancing the credibility of ESG valuations.

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

### 出席2024國際評估準則理事會 (IVSC) 香港年會

2024年11月我司參加了國際評估準則理事會 (IVSC) 於香港的年度大會。

本次年會聚集了來自全球多個國家的300多位評估專業人士、金融服務機構以及相關代表，旨在推動全球評估標準的更新與實施。我司在此次會議不僅瞭解了全球評估行業的最新發展趨勢與實踐經驗，更加強了我們與全球行業夥伴的合作交流，有助於我司為客戶在中國內地及海外市場的投資提供專業服務，同時我司將跟隨IVSC於2025年1月份生效的最新評估準則，及時更新我們的評估實務及報告。

### Be part of 2024 International Valuation Standards Council (IVSC) Annual Conference in Hong Kong

In November 2024, the Annual General Meeting (AGM) of the International Valuation Standards Council (IVSC) was held in Hong Kong, and we were honored to attend and support the significant event.

The event brought together over 300 valuation professionals, financial service institutions, and other industry practitioners around the world, aiming to promote the latest international valuation standards and offered a remarkable opportunity to connect and share insights. We learnt about the current market outlook and practice experience from other valuation professionals and deepened our relationships with counterparts from different regions, which will strengthen our professional services for our client's investments in Mainland China and overseas markets in future. Meanwhile, we will keep our valuation practices and reporting updated following the latest valuation standards of IVSC, effective January 2025.





## 新聞 NEWS

## 住宅及住客車位拍賣 (拍賣日期: 2024年8月9日)

## Auction for Flats and Car Parking Spaces (Auction Date: 9th August, 2024)

永利行應抵押人士之命於2024年夏季(8月9日)舉行物業公開拍賣, 出售7個物業(拍賣前售出或收回除外)。這些物業包括2間住宅單位和5個車位。我們樂於未來舉辦更多類似拍賣活動, 並歡迎各位查詢有關任何類型的法院命令或業主意願下的公開拍賣。

RHL held a public auction by order of the mortgagee for sale of 7 properties (unless previously sold or withdrawn) in 2024 summer (Aug 09). The properties included 2 flats, 5 car parking spaces. We were happy to hold similar auction events onwards and we welcome all parties to come and inquiry about public auctions by any kinds of court orders or owners' wishes.

**永利行測量師有限公司**  
RHL Surveyors Limited

**公開拍賣**  
承銀主命

日期及時間: 2024年8月9日(星期四)下午3時正  
地點: 九龍尖沙咀星光行10字樓1033室

**九龍常盛街80號半山豪苑**  
22樓住宅  
實用面積: 1140平方呎  
另加露台: 45平方呎  
物業編號: RB24002  
(校網24九龍城區 | 名校名校 | 鄰近商場 | 多個特種場所及商場)

**寶鏡灣道157號豐東22樓B室連平台**  
住宅: 22樓B室連平台  
實用面積: 647平方呎  
另加露台: 19平方呎  
另加平台: 27平方呎  
物業編號: RB24001  
(校網九龍區 | 鄰近商場及四間中學 | 雙車房車庫)

**住客車位—九龍常盛街80號半山豪苑**  
1) 3樓P30號住客車位 (物業編號 CP24001)  
2) 3樓P32號住客車位 (物業編號 CP24002)  
3) 5樓P50號住客車位 (物業編號 CP24003)

**住客車位—沙田大圍美田路1號名城**  
1) 1樓名城住宅主樓, 每間車位最多只准停泊兩部私家車  
2) 1樓車庫增建P103號車位 (物業編號 CP24004)  
2) 停車場增建P104號車位 (物業編號 CP24005)

## 2024「香港ESG獎」暨「ESG約章」頒授典禮

## 2024 Hong Kong ESG Awards cum ESG Pledge Presentation Ceremony

「ESG+約章」行動由香港中華廠商聯合會主辦, 並由香港品牌發展局作為合作機構, 旨在增強香港工商界對可持續發展理念與實踐的重視, 鼓勵業界坐言起行, 透過簽署約章和訂立行動承諾提升ESG(環境、社會及公司管治)各方面的表現, 為創建可持續的未來而共同努力。

2024年已是永利行加入「ESG約章」行動的第二年, 我們將持續積極踐行ESG理念、向外推廣ESG可持續發展理念, 為環境及社會發展出一分力。

ESG Pledge Scheme is organized by The Chinese Manufacturers' Association of Hong Kong and co-operated with the Hong Kong Brand Development Council. The scheme aims at strengthening the concern of sustainable development. It encourages the business and public sectors to sign the pledge and implement the action plans to improve the performance of different ESG aspects (Environmental, social and governance), thus building a sustainable environment in future.

2024 is the second year of RHL joining the scheme. We will continue to actively practice and promote the concept of ESG sustainability to contribute to the development of our society and environment.



## 新聞 NEWS

## 10+「友商有良」嘉許狀

## 10+ Partner Employer Award

很榮幸永利行評值顧問有限公司已連續超過10年獲得香港中小型企業總商會頒發的「友商有良」企業嘉許狀。我們會繼續積極履行社會責任，為本地畢業生及其他有需要人士提供就業機會。

It is our honor to inform you all that RHL Appraisal Limited has been awarded the 10+ “Partner Employer Award”, which is proudly organized by The Hong Kong General Chamber of Small and Medium Business. We will remain committed to actively fulfilling our social responsibilities by offering more employment opportunities for local graduates and individuals in need.



## 永利行月曆 2025

## RHL Calendar 2025

2025年永利行的檯曆創作，將香港地標性遊覽景點或建築物以AI繪圖創作方式呈現，為大家帶來全新感受。藉著檯曆的陪伴，我們希望各位能於每月加深了解一處香港地標，同時更加了解我們永利行的業務，為您的新一年注入新知和動力！

The 2025 RHL calendar creation will present Hong Kong's iconic tourist spots and buildings through innovative AI-generated illustrations, offering a fresh experience of each landmarks in Hong Kong. With the calendar's accompany, we hope you can gain a deeper understanding of Hong Kong landmarks as well as our services, which brings new knowledge and inspiration to your 2025!



## 活動 EVENTS

## 太古坊獨家生物多樣性之旅

## Exclusive Biodiversity Tour at Taikoo Place

我們的董事總經理劉詩韻測量師獲邀參與太古坊獨家生物多樣性之旅。在參觀過程中了解太古地產如何將生物多樣性與親自然設計融為一體，打造可持續發展的社區，並與大家及主辦單位交流感受和想法。Our Managing Director, Sr Serena Lau was invited to join an exclusive biodiversity tour at Taikoo Place. In the tour, guests learnt about Swire Properties' thoughtful integration of biodiversity and biophilic design, which creates a sustainable community; Sr Lau exchanged valuable thoughts with others and the host Taikoo Properties during this special journey.



## 香港物業服務公司協會20周年會慶

## The 20th Anniversary Ceremony of the Hong Kong Association of Property Services Agents (HKAPSA)

我們的董事總經理劉詩韻測量師應邀出席了香港物業服務公司協會（下稱“協會”）20周年會慶。該協會同時亦舉行其2024-2026 年度委員就職典禮暨公共屋邨國慶社區裝飾比賽頒獎典禮暨香港物業服務公司協會「共創明Teen」友師嘉許禮。

我們在此再次恭賀協會成立20周年，立下重要的里程碑，並祝願未來創造更多美好事業。

Our Managing Director, Sr Serena Lau, was invited to attend the 20th Anniversary Ceremony of the Hong Kong Association of Property Services Agents (HKAPSA), and in the meantime, HKAPSA also held the inauguration ceremony of 2024-2026 term of committees, the Public Housing Estate National Day Community Decoration Competition Awards Ceremony and HKAPSA "Strive and Rise Programme" Mentor Recognition Ceremony.

Congratulations again to HKAPSA on this memorable 20th Anniversary and arriving at this significant milestone. RHL wishes the association ongoing success in achieving more great accomplishments in the future.





## 活動 EVENTS



## 「智匯創新 產業領航」全國產業招商營運沙龍

"Intelligence Innovation, Industry Leadership"

National Industrial Investment Promotion Salon

由中估聯行不動產估價聯盟和深圳英聯不動產集團聯合主辦的「智匯創新，產業領航」全國產業招商營運沙龍於2024年10月23日舉行並完滿結束。我們的董事總經理劉詩韻應邀出席活動並進行主題演講，而我們的高級聯席董事陳晞測量師和高級經理劉婧也一同出席此活動。

劉詩韻測量師的演講以《香港城市更新近況》為題，先闡明當前香港市區老化的情況，再分析各利益相關持份者如政府、市區重建局、私營市場和業主在香港城市更新過程中的角色，並提出重建過程中所遇到的困難及可預見成效，就以上三個面向進行專業的解讀及提出相關見解，讓與會者對香港市區重建及城市更新規劃更為清晰了解。

其後，來自全國各地的43家優秀估價機構負責人亦在此次沙龍中發表了意見，並共同探討了產業招商的新模式和策略，以及產業運營的高效實踐與創新的發展路徑。

The "Intelligence Innovation, Industry Leadership "National Industrial Investment Promotion Salon jointly sponsored by Inland Real-Estate Group and China Appraisal Association was successfully held on 23rd Oct, 2024. Our managing director, Sr. Serena Lau was invited to attend and deliver a keynote speech in the event, in the meanwhile our senior associate director Sr. Jessie Chen and senior manager Jing Liu also attended this event.

Sr. Lau's speech was "The Current Situation of Urban Renewal in Hong Kong". She provided the guests with a clearer understanding of the topic by addressing 1) the current aging situation of Hong Kong's urban area, 2) the roles of various stakeholders, including the government, the Urban Renewal Authority, the private market, and property owners in the renewal process, and 3) the possible challenges encountered during the renewal and the anticipated outcomes.

Afterwards, the heads of 43 outstanding valuation agencies from all over the country also expressed their opinions in this salon and jointly discussed new models and strategies for investment, as well as efficient practices and innovative paths for operations.



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## 活動 EVENTS

國際評價準則委員會香港研討會  
International Valuation Standards Council Hong Kong  
Conference (IVSC Annual General Meeting)

國際評價準則委員會於2024年11月22日在香港召開年度研討會，我們的董事劉震宇先生，高級聯席董事陳晞測量師，高級聯席董事呂詩培測量師，聯席董事李謹亦先生及高級經理劉婧女士共同受邀出席此研討會。

這次以「因應變化格局中的估值挑戰：平衡全球標準、永續發展與創新」為主題，重點關注市場前景、最佳實踐、中國估值行業的發展以及ESG對估值的影響，大家在研討會上和同業交流了不少意見。

Our Director Alex Lau, Senior Associate Director Sr Jessie Chen, Senior Associate Director Sr Ivan Lui, Associate Director Vincent Lee, and Senior Manager Jing Liu were invited to attend the conference held by IVSCHK on 22nd November, 2024.

With the theme of “Navigating Valuation Challenges in a Changing Landscape: Balancing Global Standards, Sustainability and Innovation”, IVSCHK focused on market outlooks, best practices, the development of China’s valuation profession and the impact of ESG on valuation, our directors and manager exchanged a lot of views with our counterparts at the conference.



## GoGBA 大灣區考察團——深圳

## GoGBA Great Bay Area Inspection - Shenzhen

我們的高級聯席董事陳晞測量師於2024年12月13日參加了由香港貿發局主辦的GoGBA 大灣區考察團——深圳站活動。

陳測量師代表永利行與同行的香港企業代表一同探訪了深圳具有代表性的專精特新企業，瞭解深圳人工智慧、指揮製造等科技發展，瞭解深圳營商環境，探討港深企業的合作空間。

Our Senior Associate Director Jessie Chen, participated in the GoGBA Great Bay Area Inspection - Shenzhen event, held by HKTDC, on 13th December, 2024.

Sr Chen, on behalf of RHL, visited Shenzhen’s outstanding specialized and new enterprises with fellow Hong Kong business representatives to learn about the development of Shenzhen’s artificial intelligence, command manufacturing and other technologies, understand Shenzhen’s business environment, and explore the cooperation opportunities between Hong Kong and Shenzhen enterprises.



## 員工活動 STAFF ACTIVITIES

### 2024中秋幸運抽獎 2024 Mid-Autumn Festival Lucky Draw

中秋佳節來臨之際，我們特別歡聚一堂去進行愉快的中秋抽獎活動，獎品不僅有各款應節的美味月餅，更有美酒佳釀及實用廚具。大家領獎後臉上都洋溢著節慶喜悅和歡樂。

RHL held a lucky draw activity to share delicious mooncakes and happy festival vibe with all staff. The gift also includes fine wine and practical kitchen appliances. Everyone was filled with joy on their faces after receiving the prize.



### 2024聖誕聚餐 2024 Christmas & Winter Solstice Lunch Gathering

臨近聖誕節，所有仍在香港的同事們於12月23日歡聚在派對室共享聖誕午餐。幸運大抽獎和禮物交換環節為每個人都帶來驚喜和歡樂笑聲。祝大家聖誕快樂，新年快樂！

With Christmas approaching, we held a Christmas lunch party on the 23rd December for those colleagues who are still in Hong Kong. The joyful lucky draw and gift exchange sessions added surprise and happiness for everyone. Merry Christmas and Happy New Year!





## 員工活動 STAFF ACTIVITIES

### 內部持續事業發展

#### IN-HOUSE CPDS

- 第347章《時效條例》及第648章《政府租契續期條例》政策
- Cap.347 Limitation Ordinance and Extension of Government Leases Ordinance
- 房地產市場最新消息
- Latest Market Updates
- 收回土地補償評估下的逆權侵佔
- Adverse Possession under Land Resumption Compensation Assessment



### 聯合調解專線辦事處(JMHO)調解座談會

#### Joint Mediation Helpline Office (JMHO) Mediation Seminar

我們的前董事蕭亮鴻測量師於6月21日獲邀擔任聯合調解專線辦事處(JMHO)調解座談會的主講嘉賓，為聯合調解專線辦事處近百位會員及相關人士(線上直播及到場人士總數)作分享，於其中一節主講「強拍項目調解經驗分享—租賃糾紛與租賃估值」，綜合房地產及產業測量部門的同事亦出席聽講。

Our former Director, Sr Keith Siu was invited to be the guest speaker to give a seminar session on the topic "Experience Sharing of Mediation in Compulsory Sale of Land - Disputes in Rentals and Tenancy Valuation" to a hundred of members of JMHO and related parties (total number of online & in presence participants). Most of Real Estate Solution & Property Valuation Dept Colleagues also attended as part of the CPDS,



## 集團簡介 GROUP INTRODUCTION

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。

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 vigilance to the dynamic changes in the market. Leveraging our extensive track records, technical resources and market intelligence, we are dedicated to provide tailor-made services to meet the unique needs of our clients.

董事及高級管理人員  
DIRECTORS & SENIOR MANAGEMENT

## 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。

Prof. Francis S. K. Lau BBS  
FHKIS, FRICS, FHIREA, R.P.S (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 advice 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.

## 劉詩韻測量師 MH 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)，目前正出任香港房屋委員會商業樓宇小組委員會主席、香港房屋協會執行委員會委員、中醫藥發展基金諮詢委員會委員及法律援助局成員。

Sr Serena S. W. Lau MH JP  
FHKIS, AAPI, MRICS, R.P.S(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 Chairperson of Commercial Properties Committee on Hong Kong Housing Authority, Member of Executive Committee on Hong Kong Housing Society, Member of Legal Aid Services Council, Member of Advisory Committee on Chinese Medicine Development Fund.

## 專業團隊 PROFESSIONAL TEAM

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