

# Promote the Adoption of Mediation on Expediting Redevelopment and Protecting the Private Property Rights of Minority Owners

Guidebook

Organiser

**JMH** Joint Mediation Helpline Office  
聯合調解專線辦事處

Collaborating Organisations



HONG KONG FEDERATION OF WOMEN  
LAWYERS LIMITED | 香港女律師協會有限公司

**HKIE**

THE HONG KONG  
INSTITUTION OF ENGINEERS  
香港工程師學會

Funded by

**PASS**

專業服務協進支援計劃  
Professional Services  
Advancement Support Scheme



Construction Dispute Resolution Committee  
建造事務爭端解決委員會

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# About Joint Mediation Helpline Office

Joint Mediation Helpline Office (“the JMHO”) is a non-profit-making organization established in 2010 with a view to promoting the use of mediation as a means of dispute resolution in Hong Kong. With effect from 14 July 2011, JMHO has been recognized as a charitable institute and is exempted from tax under Section 88 of the Inland Revenue Ordinance. JMHO consists of 7 member organizations, namely-

- The Hong Kong Mediation Council Limited
- The Hong Kong Bar Association
- The Law Society of Hong Kong
- The Chartered Institute of Arbitrators (East Asia Branch)
- The Hong Kong Institute of Arbitrators
- The Hong Kong Mediation Centre
- The Hong Kong Institution of Engineers

## Objectives

- To provide assistance on a non-profit making basis to parties seeking to settle disputes by mediation
- To promote and advance mediation as a dispute resolution mechanism and provide mediator referral services to parties to a dispute requesting mediation;
- To enhance the knowledge and upgrade skills in dispute resolution in and among professionals, businesses and other users of mediation services, and to promote the effective use of mediation in resolving local and international disputes.



Joint Mediation Helpline Office  
聯合調解專線辦事處

**Ms Vivian KONG**  
**JMHO Ambassador**



# Message from the Chairlady, Joint Mediation Helpline Office

Distinguished guests, ladies and gentlemen,

It is my great pleasure to welcome you to this Conference.

JMHO aims at promoting the use of mediation as a means of dispute resolution in Hong Kong.

In January 2011, JMHO was commissioned by the Development Bureau to carry out a Pilot Mediation Scheme in support of property owners affected by compulsory sale under the Land (Compulsory Sale for Redevelopment) Ordinance.

A review was conducted after the Pilot Scheme was completed in March 2013, it was concluded that the Scheme has served its mission in better informing the public, in particular, the affected minority owners, on mediation as an alternative dispute resolution mechanism to hearings at the Lands Tribunal for settling disputes in compulsory sale cases.

Upon noting the announcement of the Land (Compulsory Sale for Development) (Amendment) Bill, JMHO immediately applied for PASS Funding to enable us to organise this Conference.

No doubt, the Development Bureau's intention to expedite the consolidation of property interests as one of the measures to facilitate the redevelopment of old and dilapidated buildings and improve people's livelihood is good, especially when the legislative proposals have considered the views of the public and relevant stakeholders, and have tried to strike an appropriate balance between expediting the redevelopment of old buildings and protecting the rights of minority owners, yet, owners are bound to worry the consequences of their units being forcibly taken down, and may want more support from the government.

Their units being forcibly taken down, and may want more support from the government.

Some owners have indicated the need of a dedicated office to provide one-stop services, meaning they could obtain free legal advice to thoroughly comprehend their legal rights, and be able to choose experienced mediators to assist them to resolve the disputes!

We are extremely fortunate to have many distinguished experts to share with us their insight and experience on this topic.

We hope with this Conference, participants who are mediators, will be interested in acquiring more knowledge with this area of law! You may be pleased to know that JMHO has lined up more trainings for you.

Lastly, I would like to again thank our Guests of Honour, keynote speakers, invited speakers, supporting organisations and individual supporters. Your continuous support means a lot to us.

Last but not least, JMHO must thank the PASS Funding for entrusting us to host this meaningful Conference.

**Ms Sylvia SIU Wing-yee, JP**  
Chairlady  
Joint Mediation Helpline Office



# About the Conference

## Role of Mediation on Expediting Redevelopment and Protecting the Private Property Rights of Minority Owners

Hong Kong Convention and Exhibition Center (Hybrid)  
28 May 2024



In order to promote and accelerate the pace of urban renewal, the Government proposed to update and streamline the Land (Compulsory Sale for Redevelopment) Bill and with new measures to strengthen the protection of minority owners, including encouraging the use of "mediation" to avoid litigation. The new measures will increase the opportunity to resolve the land disputes through "mediation", and the mediators have to reinforce their knowledge on compulsory sale of land and land-related matters, so that all parties can focus on finding solutions and provide more professional services.

The conference explores the role of mediation on expediting redevelopment and protecting the minority owners from the perspectives of litigation, dispute resolution and surveying.

# Highlights and Photos

**2**  
keynote speakers

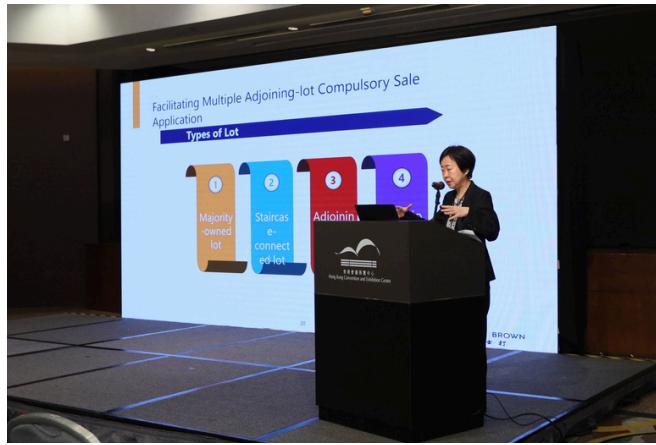
**102**  
onsite participants

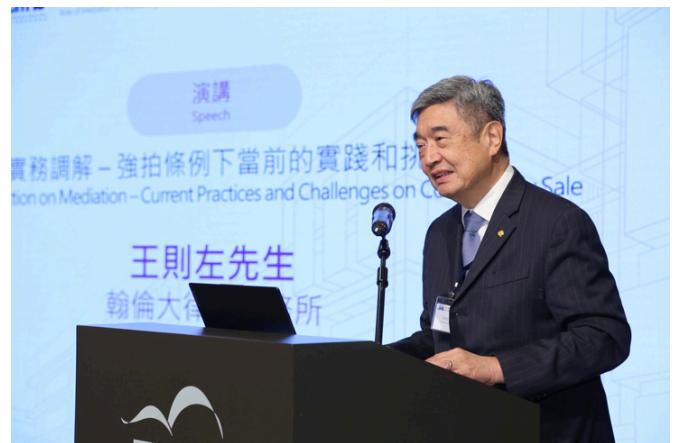
**6**  
discussion topics

**332**  
online participants



















# Conference Agenda

## Morning Session

09:30 Registration

10:00 **Welcome Speech**  
Ms Sylvia SIU, JP | Chairlady, Joint Mediation Helpline Office

10:05 **Speech by Guest of Honour**  
Ms Bernadette LINN, JP | Secretary for Development

10:20 **Keynote Speech**  
Mr C.M. CHAN | President, The Law Society of Hong Kong

10:35 Break

10:50 **Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023**  
Ms Nancy LEUNG | Partner, Mayer Brown

11:40 Practice Direction on Mediation – Current Practices and Challenges on Compulsory Sale  
Mr Samuel WONG | 18LC Chambers

## Afternoon Session

14:00 Registration

14:30 **Keynote Speech by Guest of Honour**  
Mr Paul LAM, SBS, SC, JP | Secretary for Justice

14:45 **Sharing by Special Guest**  
Ms Vivian KONG | JMHO Ambassador

14:50 **The Development and Practices of Evaluative Mediation in Compulsory Sale**  
Prof LEUNG Hing-fung | Professor of Practice (Arbitration and Dispute Resolution),  
The University of Hong Kong

15:20 Break

15:35 **The Art of Assessment of Compensation under the Compulsory Sale Regime**  
Sr Alnwick CHAN | Immediate Past Chairman, General Practice Division,  
The Hong Kong Institute of Surveyors

16:05 **Transaction by Private Treaty, Sales & Letting, Auction & Tender**  
Sr YU Kam-hung | Director, Easetop Consultants Limited

16:35 **Panel Discussion**  
Moderator Ms Sylvia SIU, JP | Mrs Cecilia WONG      Speakers Prof LEUNG Hing-fung | Sr Alnwick CHAN | Sr YU Kam-hung

17:20 **Concluding Remarks**  
Ir Dr Christopher TO | Chairman, HKIE – Construction Dispute Resolution Committee

# Summary

(in presentation oder)

## Welcome Speech



**Ms Sylvia SIU Wing-yee, JP**  
Chairlady  
Joint Mediation Helpline Office

[Review \(video\)](#)



## Speech by Guest of Honour



**Ms Bernadette Linn, JP**  
Secretary for Development  
Development Bureau,  
The Government of the Hong Kong  
Special Administrative Region

[Review \(video\)](#)



## Keynote Speech



**Mr C. M. CHAN**  
President  
The Law Society of Hong Kong

[Review \(video\)](#)



## Discussion topics



### Ms Nancy LEUNG Siu-man

Partner

Mayer Brown

### Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023

Ms Nancy Leung is a partner of Mayer Brown. She advises on real estate litigation (including compulsory sale applications, disputes relating to interpretation of government lease, adverse possession claims, interlocutory injunctions to remove obstructions and interference caused by unknown wrongdoers, claims relating to sale and purchase of properties, tenancy disputes, resolving title issues, building management disputes and judicial review proceedings), claims for banks, bankruptcy and liquidation-related litigation, probate disputes, commercial disputes and arbitrations and cross border disputes. She represents property developers, real estate owners, banks and financial institutions, liquidators, statutory body corporate, individuals, corporations and Mainland China enterprises.

#### Review (video)



#### Speaker notes



### Mr Samuel WONG Chat-chor

18LC Chambers

### Practice Direction on Mediation – Current Practices and Challenges on Compulsory Sale

Samuel is an experienced dispute resolver. He practices as a barrister and regularly adjudicates disputes as an arbitrator. His practice covers a wide range of commercial disputes in which the governing law of the contract spans from Hong Kong law, New York law, PRC law and UK law. He also practices as an effective mediator.

Samuel also has extensive litigation experience in civil and commercial matters in the Hong Kong. He arbitrates as sole and presiding arbitrator in construction, international sales of goods (commodities and metals), insurance, professional negligence, international trade, shipping and China equity joint venture disputes. He was appointed in numerous ad hoc and institutional arbitrations carried out under the rules of CIETAC, other PRC Arbitration Commissions, ICC, HKIAC and UNCITRAL Arbitration rules and has rendered over 80 arbitral and administrative panel decisions. He has also advocated for parties in Hong Kong in ad hoc arbitrations and in FOSFA, LME and ICC arbitrations.

He has mediated and settled various disputes involving incorporated owners buildings management, shareholders' rights, land, probate, financial products, maritime and charterparties, bank and client and other general contractual disputes.

#### Review (video)



## Keynote Speech



### Mr Paul LAM, SBS, SC, JP

Secretary for Justice  
Department of Justice  
The Government of the Hong Kong  
Special Administrative Region

[Review \(video\)](#)



## Special Guest



### Ms Vivian KONG Man-wai

Ambassador  
Joint Mediation Helpline Office

Vivian Kong is a three-time Olympian and the current world number one women's épée fencer. She has a Bachelor's degree in International Relations from Stanford University and a Masters in Chinese Law from Renmin University of China. Vivian is currently taking a leave of absence from her Juris Doctor programme as she prepares for the Paris Olympics this summer.

Vivian Kong is honoured to be JMHO's ambassador and help promote the use of mediation as a means of dispute resolution in Hong Kong.

[Review \(video\)](#)



## Discussion topics



### Prof LEUNG Hing-fung

Professor of Practice (Arbitration and Dispute Resolution)  
Department of Real Estate and Construction, The University of Hong Kong

### The Development and Practices of Evaluative Mediation in Compulsory Sale

Originally educated in quantity surveying, H.F. is a practicing mediator, arbitrator and barrister, with specialty in arbitration and dispute resolution. He is the law subjects coordinator in the Department.

Since 2003, H.F. has practised as mediator dealing with many cases from small commercial disputes to huge land, construction and financial disputes. He has been very active in training and assessment of mediation and is a Lead Assessor in HKMAAL Stage II mediation assessment. He was the lead assessor for the first HKIAC Stage II assessment held in China and was a Chairperson of Hong Kong Mediation Council, HKIAC.

Besides, H.F. has started practising as arbitrator since 1994 dealing primarily construction and commercial cases. He is on the panel of Arbitrators of Hong Kong International Arbitration Centre, HKIS/HKIA (joint panel), Hainan International Arbitration Court (Hainan Arbitration Commission) and the List of Arbitrators of Hong Kong Bar Association.

H.F. is a frequent speaker and writer on topics related to mediation and other forms of dispute resolution in different professional and academic conferences and publications. He also sits on editorial boards of major local and international journals as editor.

#### Review (video)



#### Speaker notes



**Sr Alnwick CHAN Chi-hing**  
Immediate Past Chairman  
General Practice Division,  
The Hong Kong Institute of  
Surveyors

### The Art of Assessment of Compensation under the Compulsory Sale Regime

Mr Alnwick Chan has extensive experience in the industry and specializes in land advisory matters. Over the past 30 years, he has primarily been involved in land administration and development consultancy.

Alnwick was appointed as Expert Witness in over 40 compulsory sale cases and gave his opinion on property values in the Lands Tribunal. He is involved in several landmark cases including Good Faith Properties Ltd And Others v Cibean Development Company Limited (LDCS 42000/2011), Pacific Base Holdings Ltd & Others v Lee Hop Biu & Others (LDCS 14000/2017), and more recently the compulsory sale application LDCS 21000/2020 for Champagne Court at Kimberley Road, Tsim Sha Tsui.

Prior to joining Knight Frank, Alnwick spent 14 years in general practice, in both private and public sectors. He worked in Hongkong Bank, the Hong Kong Jockey Club and the Lands Department of the Hong Kong Government.

He joined the company as an Associate Director of the Professional Services Division in 1997, appointed Executive Director in November 2004 and became Managing Director of Professional Services in 2020.

#### Review (video)



#### Speaker notes





### **Sr YU Kam-hung**

Director, Easetop Consultants Limited

### **Transaction by Private Treaty, Sales and letting, Auction, and Tender**

A Chartered General Practice Surveyor, Sr YU Kam-hung has more than 30 years of experience in Asian real estate and capital markets, particularly in Hong Kong and the People's Republic of China. He leads different services teams of professionals engaged in a variety of real estate activities including, but not limited to, serving clients' acquisition and disposition needs to meet their investment target, development planning and public financing. Kam-Hung's also provides professional advice for high-level rent review cases, independent and litigation valuations, non-performing loan portfolio consultancy and securitisation consultancy for international financial institutions, and, in HK and the PRC, financing services for large-scaled investment/ development properties, and land advisory and negotiation for developers.

#### **Review (video)**



#### **Speaker notes**



## Panel discussion



### Moderator

**Ms Sylvia SIU Wing-yee, JP**

Chairlady

Joint Mediation Helpline Office

Ms. Siu was admitted as a Solicitor of the United Kingdom & Singapore, a Barrister of the High Court of Australia (although not practicing there); she will be celebrating her 40th year of practice as a solicitor of Hong Kong in November this year. She is also an international certified arbitrator and an international certified mediator with over 25 years' experience in the ADR field, often invited to speak at ADR conferences both locally and abroad. She has devoted passionately in the legal & ADR field, took up key posts such as President of the HK Federation of Women, President of HK Institute of Arbitrators, Co-Founder & President of HK Mediation Centre. She now chairs the JMHO, ADR & International Committee of the HK Federation of Women Lawyers; she is a member of the Judiciary's Working Party on Mediation, and an Election Committee member (legal sector). On the International/PRC level, she is the Vice Chairlady of the Asia Pacific Centre of Arbitration & Mediation, and Council member of Hengqin International Arbitration & Mediation Centre, Special Appointed Mediator of The Intermediate People's Court of Dongguan, a GBA Legal Expert of Guangdong Law Society's Rule of Law Talent Pool, and a member of the Think Tank for the foreign legal service of the Guangzhou Law Society. She also participates actively in the NGO sectors, currently she is the Hon Secretary and Fundraising Chair of Side by Side (Formerly known as The Society of Rehabilitation & Crime Prevention), Chair of the Corporate Committee of the Hong Kong Family Welfare Society, Chair of the Elderly Service Committee of the HK Chinese Women's Club.



### Moderator

**Mrs Cecilia WONG NG Kit-wah**

The Law Society of Hong Kong

Mrs. Cecilia Wong is a partner of Kevin Ng & Co., Solicitors, Accredited Mediator, Family Mediator and Arbitrator. With over 20 years of mediation experience, Mrs. Wong has conducted hundreds of mediation sessions in relation to disputes arising from a wide range of subject-matters. In addition to compulsory sale of land dispute cases, Mrs. Wong's mediation practice includes, but is not limited to, disputes between government/institutions and the general public, building management and cross-border disputes cases.

Mrs Wong is currently the Chairlady of both the Mediation Committee and the Mediator and Parenting Co-ordinator Admission Committee of the Law Society of Hong Kong, and a member of the Chief Justice's Working Party on Mediation. Formerly, she was Chairlady of the Hong Kong Mediation Accreditation Association Limited (HKMAAL), member of Secretary for Justice's Steering Committee on Mediation, and member of the Chief Justice's Civil Justice Reform Monitoring Committee.

Mrs Wong is a Mediator of the Higher People's Court of Guangdong Province in the Greater Bay Area. Besides, she has been appointed as Mediator at the Shenzhen Qianhai Cooperation Zone People's Court and was awarded "Excellent Mediator" and "Gold Mediator" in 2017 and 2018 respectively. Since 2022, she is a Greater Bay Area lawyer and can advise on civil and commercial matters in the nine Pearl River Delta municipalities in the Guangdong-Hong Kong-Macao Greater Bay Area.



**Speaker**

**Prof LEUNG Hing-fung**

Professor of Practice (Arbitration and Dispute Resolution)  
Department of Real Estate and Construction, The University of Hong Kong



**Speaker**

**Sr Alnwick CHAN Chi-hing**

Immediate Past Chairman  
General Practice Division,  
The Hong Kong Institute of Surveyors



**Speaker**

**Sr YU Kam-hung**

Director, Easetop Consultants Limited

## Concluding remarks



**Ir Dr Christopher TO Wing**  
Chairman  
The Hong Kong Institution of  
Engineers – Construction Dispute  
Resolution Committee

Dr Christopher TO, is an independent mediator, adjudicator and arbitrator who is on the panels of various leading global alternative dispute resolution bodies. He has arbitrated a variety of international cases involving both ad hoc and institutional arbitrations; mediated and adjudicated many international and domestic cases and has represented clients as Counsel in cases at the Magistrate, District and High Courts, the Commission of Inquiry, disciplinary proceedings as well as in international arbitrations and mediations. He is an accredited mediator, accredited adjudicator, chartered arbitrator, chartered engineer, chartered information technology professional and a barrister-at-law. As former Secretary-General of the Hong Kong International Arbitration Centre, Dr To managed to elevate Hong Kong's status as the regional dispute resolution hub of Asia as well as creating the Asian Domain Name Dispute Resolution Centre, a body that has gained international prominence within the dot.com community as a reliable and reputable entity that manages domain name disputes.

[Review \(video\)](#)



# About the Seminars

## Experience Sharing of Mediation in Compulsory Sale Projects (Part I)

Surveyors Learning Centre, Room 1207, 12/F, Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong (Hybrid)

14 June 2024



# Highlights and Photos

**4**  
discussion topics

**20**  
onsite participants

**119**  
online participants







# Summary

(in presentation oder)

## Sharing topics



**Ms Lily Yeung**  
18LC

### Compulsory Sales of Land - Case Sharing

Review (video)



Speaker notes



**Sr Dorothy CHOW**  
Executive Director Asia  
Valuation & Advisory Services  
Colliers International

### Government Policies and Practices on Property Development and Land Administration

Review (video)



Speaker notes





**Sr Anne LAM**

Director  
Professional Service  
Savills Valuation and Professional  
Service Limited

### Valuation for Application under Land (Compulsory Sale for Redevelopment ) Ordinance

Review (video)



Speaker notes



**Sr Jonas WONG**

Director  
Planning & Land Advisory Service  
Knight Frank

### The Role of Expert Witness in Compulsory Sale Application Cases, Key Consideration and Duties

Review (video)



Speaker notes



# Seminar Agenda

13:00 Registration

13:15 Welcome Speech  
Ms Sylia SIU, JP | Chairlady, Joint Mediation Helpline Office

13:25 Compulsory Sale of Land - Case Sharing  
Ms Lily Yeung | 18LC

13:45 Government Policies and Practices on Property Development and Land Administration  
Sr Dorothy CHOW | Executive Director Asia, Valuation & Advisory Services, Colliers International

14:45 Break

15:00 Valuation for Application under Land (Compulsory Sale of Redevelopment) Ordinance  
Sr Nnne LAM | Director, Professional Services, Savills Valuation and Professional Services Limited  
The Hong Kong Institute of Surveyors

16:00 The Role of Expert Witnesses in Compulsory Sale Application Cases : Key Consideration and Duties  
Sr Jonas WONG | Director, Planning & Land Advisory Services, Knight Frank

# Experience Sharing of Mediation in Compulsory Sale Projects (Part II)

Surveyors Learning Centre, Room 1207, 12/F, Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong (Hybrid)

21 June 2024



# Highlights and Photos

**4**  
discussion topics

**21**  
onsite participants

**110**  
online participants







# Seminar Agenda

13:00 Registration

13:15 **Welcome Speech**  
Ms Lora YIP | Vice President, Hong Kong Federation of Woman Lawyers Limited

13:25 **Compulsory Sale of Land - Cases Sharing**  
Ir Dr Christopher TO | Chairman, HKIE - Construction Dispute Resolution Committee

13:45 **Lease Modification & Land Exchange Application**  
Sr Harry CHAN | Managing Director, PSA(HK) Surveyors Limited

14:45 Break

15:00 **The Interests of Minority Owners in Compulsory Sale Projects**  
Sr Henry CHENG | Senior Director, Valuation & Advisory Services, Cushman & Wakefield

16:00 **Dispute in Rentals and Tenancy Valuation**  
Sr Keith SIU | Director, RHL International

# Summary

(in presentation oder)

## Sharing topics



### **Ir Dr Christopher TO Wing**

Chairman  
The Hong Kong Institution of  
Engineers – Construction Dispute  
Resolution Committee

### **Compulsory Sale of Land – Cases Sharing**

Review (video)



Speaker notes



### **Sr Harry CHAN**

Managing Director  
PSA (HK) Surveyors Limited

### **Lease Modification & Land Exchange Applications**

Review (video)



Speaker notes





**Sr Henry CHENG**

Secretary for Development  
Development Bureau,  
The Government of the Hong Kong  
Special Administrative Region

## The Interests of Minority Owners in Compulsory Sale Projects

Review (video)



Speaker notes



**Sr Keith SIU**

Director  
RHI International

## Disputes in Rentals and Tenancy Valuation

Review (video)



Speaker notes



# Acknowledgement

## Organisation and Individuals (in no particular order)



40<sup>TH</sup>  
ANNIVERSARY



Mrs Cecilia WONG



Ir Sidney TONG



Ms Claudia KONG



Mr Charles CHEUNG

## Supporters (in no particular order)

NPC Deputy	NPC Deputy	NPC Deputy	NPC Deputy	NPC Deputy	NPC Deputy
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NPC Deputy	CPPCC Member	CPPCC Member	Member of Executive Council	Member of Executive Council	President of LegCo
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LegCo Member	LegCo Member	LegCo Member	LegCo Member	LegCo Member	LegCo Member
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LegCo Member	LegCo Member	LegCo Member	LegCo Member	LegCo Member	LegCo Member
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LegCo Member	LegCo Member	LegCo Member	President of HKIArb	President of HKIE	
Hon Adrian HO	Hon SHANG Hailong	Prof Hon CHAN Wing-kwong	Mr. KWONG Chi-Keung JP	Ir Dr Barry LEE	

# Appendix

[Flyer of Conference held on 28 May 2024](#)

[Flyer of Seminar held on 14 June 2024](#)

[Flyer of Seminar held on 21 June 2024](#)



# 「調解」在促進市區重建與保障小業主的角色

## Role of Mediation on Expediting Redevelopment and Protecting the Private Property Rights of Minority Owners

**Hybrid 混合模式**
**調解會議 Mediation Conference**
**2024.5.28 星期二**
**10:00 AM – 6:00 PM**
**灣仔會展 HKCEC S421**
**FREE 免費**
**粵語輔以英語**  
 Cantonese supplemented with English

**嘉賓及講者 Guests & Speakers**
**主禮嘉賓**  
 Guests of Honour

**林定國先生**  
 Mr Paul LAM SBS SC, JP  
 律政司司長  
 Secretary for Justice

**主禮嘉賓**  
 Guests of Honour

**甯漢豪女士**  
 Ms Bernadette LINN JP  
 發展局局長  
 Secretary for Development

**特別嘉賓**  
 Special Guest

**江曼惲女士**  
 Ms Vivian KONG  
 聯合調解專線辦事處調解大使  
 JMO Ambassador

**蕭詠儀女士**  
 Ms Sylvia SIU JP  
 聯合調解專線辦事處

**陳澤銘先生**  
 Mr C.M. CHAN  
 香港律師會  
 The Law Society of Hong Kong

**梁笑敏女士**  
 Ms Nancy LEUNG  
 犹大律師行  
 Mayer Brown

**王則左先生**  
 Mr Samuel WONG  
 約翰大律師事務所  
 18LC Chambers

**梁慶豐教授**  
 Prof LEUNG Hing-fung  
 香港大學  
 University of Hong Kong

**支持者 Supporters** 排名不分先後 in no particular order

 港區人大代表  
 NPC Deputy

**姚祖輝先生**  
 Mr Andrew YAO  
 BBS, JP

 港區人大代表  
 NPC Deputy

**凌友詩博士**  
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 CPPCC Member

 行政會議成員  
 Member of Executive Council

**林健鋒先生**  
 Hon Jeffrey LAM  
 GBM, GBS, JP

 行政會議成員  
 Member of Executive Council

**張宇先生**  
 Hon Tommy CHEUNG  
 GBM, GBS, JP

 立法會主席  
 President of LegCo

**梁君彥先生**  
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 LegCo Member

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 LegCo Member

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 LegCo Member

**盧偉國博士**  
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**何君堯博士**  
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 立法會議員  
 LegCo Member

 立法會議員  
 LegCo Member

 立法會議員  
 LegCo Member

**狄志浩博士**  
 Dr Hon TIK Chi-yuen  
 SBS, JP

 立法會議員  
 LegCo Member

**周文港博士**  
 Dr Hon CHOW Man-kong

 立法會議員  
 LegCo Member

**林新強先生**  
 Hon Ambrose LAM  
 JP

 立法會議員  
 LegCo Member

**鄭家彪先生**  
 Hon Tang Ka-piu  
 BBS, JP

 立法會議員  
 LegCo Member

**簡慧敏女士**  
 Hon Carmen KAN

 立法會議員  
 LegCo Member

**何敬康先生**  
 Hon Adrian HO

 立法會議員  
 LegCo Member

**尚海龍先生**  
 Hon SHANG Haalong

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**陳永光教授**  
 Prof Hon CHAN Wing-kwong  
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 立法會議員  
 LegCo Member

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 LegCo Member

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# 「調解」在促進市區重建與保障小業主的角色

Role of Mediation on Expediting Redevelopment and Protecting the Private Property Rights of Minority Owners

Hybrid 混合模式

調解會議 Mediation Conference

2024.5.28 星期二 10:00 AM - 6:00 PM

灣仔會展 HKCEC S421

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Cantonese supplemented with English

## 會議程序 Conference Rundown

主持  
Emcee



江芷欣女士  
Ms Claudia KONG

張小宇先生  
Mr Charles CHEUNG

### Morning Session

9:30 來賓登記  
Registration

10:00 歡迎辭  
Welcome Speech

蕭詠儀女士 JP | 聯合調解專線辦事處主席  
Ms Sylvia SIU, JP | Chairlady, Joint Mediation Helpline Office

10:05 主禮嘉賓致辭  
Speech by Guest of Honour

甯漢豪女士 JP | 發展局局長  
Ms Bernadette LINN, JP | Secretary for Development

10:20 主題演講  
Keynote Speech

陳澤銘先生 | 香港律師會會長  
Mr C.M. CHAN | President, The Law Society of Hong Kong

10:35 小歇  
Break

10:50 《2023年土地（為重新發展而強制售賣）（修訂）條例草案》  
Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023

梁笑敏女士 | 孟士打律師行  
Ms Nancy LEUNG | Partner, Mayer Brown

11:40 實務調解 – 強拍條例下當前的實踐和挑戰  
Practice Direction on Mediation – Current Practices and Challenges on Compulsory Sale

王則左先生 | 翰倫大律師事務所  
Mr Samuel WONG | i8LC Chambers

### Afternoon Session

14:00 來賓登記  
Registration

14:30 主禮嘉賓主題演講  
Keynote Speech by Guest of Honour

林定國先生 SBS, SC, JP | 律政司司長  
Mr Paul LAM, SBS, SC, JP | Secretary for Justice

14:45 特別嘉賓分享  
Sharing by Special Guests

江曼憲小姐 | 聯合調解專線辦事處調解大使  
Ms Vivian KONG | JMHO Ambassador

14:50 在強制售賣中評估式調解的發展與實踐  
The Development and Practices of Evaluative Mediation in Compulsory Sale

梁慶豐教授 | 香港大學實務教授（仲裁及解決爭議）  
Prof LEUNG Hing-fung | Professor of Practice (Arbitration and Dispute Resolution), University of Hong Kong

15:20 小歇  
Break

15:35 強拍條例下補償評估的技巧  
The Art of Assessment of Compensation under the Compulsory Sale Regime

陳致馨測量師 | 香港測量師學會產業測量組上任主席  
Sr Alnwick CHAN | Immediate Past Chairman, General Practice Division, Hong Kong Institute of Surveyors

16:05 私人協議交易、銷售和出租、拍賣和招標  
Transaction by Private Treaty, Sales & Letting, Auction & Tender

余錦雄測量師 | 怡高顧問有限公司董事  
Sr YU Kam-hung | Director, Easetop Consultants Limited

16:35 專題研討  
Panel Discussion

主持人 蕭詠儀女士 JP | 黃吳潔華女士  
Moderator Ms Sylvia SIU, JP | Mrs Cecilia WONG

講者 梁慶豐教授 | 陳致馨測量師 | 余錦雄測量師  
Speakers Prof LEUNG Hing-fung | Sr Alnwick CHAN | Sr YU Kam-hung

17:20 總結辭  
Concluding Remarks

陶榮博士 | 香港工程師學會 - 建造事務爭端解決委員會  
Dr Christopher TO | Chairman, HKIE - Construction Dispute Resolution Committee

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# 強拍項目調解經驗分享 (Part I)

Experience Sharing of Mediation in Compulsory Sale Projects (Part I)

## 講者 Speakers



楊美盈大律師  
翰倫大律師事務所  
Ms Lily YEUNG  
18LC



周若瑜測量師  
高力國際  
Sr Dorothy CHOW  
Colliers International



林韻琪測量師  
第一太平戴維斯  
Sr Anne LAM  
Savills



黃亦朗測量師  
萊坊  
Sr Jonas WONG  
Knight Frank

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粵語輔以英語 Cantonese supplemented with English

測量師研習中心  
上環干諾道中111號永安中心12樓1207室

2024.6.14 13:00-17:00

13:00

來賓登記 Registration

13:15

### 歡迎辭

#### Welcome Speech

蕭詠儀女士 JP | 聯合調解專線辦事處 主席  
Ms Sylvia SIU, JP | Chairlady, Joint Mediation Helpline Office

13:25

### 強制土地售賣 - 案例分享

#### Compulsory Sale of Land - Cases Sharing

楊美盈大律師 | 翰倫大律師事務所  
Ms Lily YEUNG | 18LC

13:45

### 物業發展及土地行政的作業與政策

#### Government Policies and Practices on Property Development and Land Administration

周若瑜測量師 | 高力國際 估價及諮詢服務 行政董事 亞洲  
Sr Dorothy CHOW | Executive Director Asia, Valuation & Advisory Services, Colliers International

14:45

小歇 Break

15:00

### 在《土地（為重新發展而強制售賣）條例》下的估價申請

#### Valuation for Application under Land (Compulsory Sale for Redevelopment) Ordinance

林韻琪測量師 | 第一太平戴維斯（香港）有限公司 董事  
Sr Anne LAM | Director, Professional Service, Savills Valuation and Professional Services Limited

16:00

### 專家證人在強拍個案的角色：關鍵考慮因素與責任

#### The Role of Expert Witnesses in Compulsory Sale Application Cases: Key Considerations and Duties

黃亦朗測量師 | 萊坊 城市規劃及土地發展諮詢部 董事  
Sr Jonas WONG | Director, Planning & Land Advisory Services, Knight Frank

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## 講者簡介 Biography of Speakers



楊美盈大律師  
翰倫大律師事務所  
Ms Lily YEUNG  
ISLC

Ms Lily YEUNG joined ISLC following her completion of pupillage with Mr Alexander Tang, Mr Osmond Lam, Mr Kenneth Lee, and Mr Lincoln Cheung. She is developing a broad civil practice and accepts instructions in all areas of Chambers' work.

Lily read law at the City University of Hong Kong. She subsequently pursued her Postgraduate Certificate in Laws at The University of Hong Kong, during which year she also served as a Research Assistant to Prof Lusina Ho (The University of Hong Kong) and Prof Kelvin Low (National University of Singapore).

Prior to studying law, Lily obtained a bachelors degree in accounting and finance at the Hong Kong Polytechnic University.



周若瑜測量師  
高力國際 估價及諮詢服務 行政董事 亞洲  
Sr Dorothy CHOW  
Executive Director Asia, Valuation & Advisory Services  
Colliers International

Ms. Chow is a qualified general practice surveyor. She has over 25 years' experience specializing in valuation, land matters and property development.

Ms. Chow also has particular experience in handling assignments in providing support to legal actions and rent reviews. She has provided consultancy services for property owners, public bodies and government authorities broadening her past experience with the Lands Department. She is very familiar with government practices and policies in respect of property development and had extensive experience on land administration.

Ms. Chow has taken part in asset valuation for a wide spectrum of properties for owners, occupiers and financial institutions. Ms. Chow's major involvement include portfolio asset valuation for MTR Corporation Limited, Hongkong Land Limited, The Link REIT, Fortune REIT and Sunlight REIT, alternative and best use analysis for various major property owners and expert litigation support to clients.



林韻琪測量師  
第一太平戴維斯 (香港) 有限公司 董事  
Sr Anne LAM  
Director, Professional Service,  
Savills Valuation and Professional Services Limited

Anne is the Council Member of the General Practice Division of the Hong Kong Institute of Surveyors since December 2021. She is the member of various HKIS/GPD panels, working groups and committees including Land Policy Panel, Dispute Resolution Committee, Working Group on Review of Compulsory Sale Threshold, Chinese Guidance Notes to General Public on Compulsory Sale, Valuation Liaison Committee, Promotion Committee.

Anne joined Savills Valuation and Professional Services Limited in 2005 and left in 2007 to start up her own business. She rejoined Savills in 2018 as Director of Professional Services Team. She specializes in land matters including land exchange / modification, premium / short term tenancy rent and waiver fee appeals, development feasibility studies, compensation assessments, rental and capital valuation for various purposes, valuation for litigation purposes in particular application under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) and general property consultancy works.



黃亦朗測量師  
萊坊 城市規劃及土地發展諮詢部董事  
Sr Jonas WONG  
Director, Planning & Land Advisory Services, Knight Frank

Jonas is a chartered surveyor with a diversified experience in consultancy valuation and land administration. He started his career as an Investment Executive under the Hong Kong Capital Markets team, handling property transactions for institutional clients and investors. Since May 2016, Jonas has joined the Land Advisory Services team.

At Land Advisory Services, Jonas handles lease modification and land exchange applications. He specialises in premium negotiations with the Government, and has achieved significant premium reductions on behalf of his clients. Jonas has provided advice to property developers on various projects throughout the development process. In addition, Jonas provides property developers and their legal teams with valuation and litigation support services under the Cap. 545 Land (Compulsory Sale for Redevelopment) Ordinance.

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# 強拍項目調解經驗分享 (Part II)

Experience Sharing of Mediation in Compulsory Sale Projects (Part II)

## 講者 Speakers



陶榮博士  
香港工程師學會  
Ir Dr Christopher TO  
HKIE-CDRC



陳志華測量師  
國眾聯（香港）  
Sr Harry CHAN  
PSA (HK)



鄭鴻恩測量師  
戴德梁行  
Sr Henry CHENG  
Cushman & Wakefield



蕭亮鴻測量師  
永利行國際  
Sr Keith SIU  
RHL International

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2024.6.21 13:00-17:00

13:00

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### 歡迎辭

葉杏妍女士 | 香港女律師協會有限公司 副會長  
Ms Lora YIP | Vice President, Hong Kong Federation of Women Lawyers Limited

13:25

### 強制土地售賣 - 案例分享

Compulsory Sale of Land - Cases Sharing  
陶榮博士 | 香港工程師學會 - 建造事務爭端解決委員會 主席  
Ir Dr Christopher TO | Chairman, HKIE - Construction Dispute Resolution Committee

13:45

### 地契修改與換地申請

Lease Modification & Land Exchange Applications  
陳志華測量師 | 國眾聯（香港）測量師行有限公司 董事總經理  
Sr Harry CHAN | Managing Director, PSA (HK) Surveyors Limited

14:45

### 小歇 Break

15:00

### 小業主在強拍項目中的利益

The Interests of Minority Owners in Compulsory Sale Projects  
鄭鴻恩測量師 | 戴德梁行 香港估價及顧問服務部 高級董事  
Sr Henry CHENG | Senior Director, Valuation & Advisory Services, Cushman & Wakefield

16:00

### 租金及租賃估價糾紛

Disputes in Rentals and Tenancy Valuation  
蕭亮鴻測量師 | 永利行國際 董事  
Sr Keith SIU | Director, RHL International

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陶榮博士  
HKIE - 建造事務爭端解決委員會 主席  
Ir Dr Christopher TO  
Chairman, The Hong Kong Institution of Engineers - Construction Dispute Resolution Committee

Dr Christopher TO is an independent mediator, adjudicator and arbitrator who is on the panels of various leading global alternative dispute resolution bodies. He has arbitrated a variety of international cases involving both ad hoc and institutional arbitrations; mediated and adjudicated many international and domestic cases and has represented clients as Counsel in cases at the Magistrate, District and High Courts, the Commission of Inquiry, disciplinary proceedings as well as in international arbitrations and mediations. He is an accredited mediator, accredited adjudicator, chartered arbitrator, chartered engineer, chartered information technology professional and a barrister-at-law. As former Secretary-General of the Hong Kong International Arbitration Centre, Dr To managed to elevate Hong Kong's status as the regional dispute resolution hub of Asia as well as creating the Asian Domain Name Dispute Resolution Centre, a body that has gain international prominence within the .dot.com community as a reliable and reputable entity that manages domain name disputes.



陳志華測量師  
國眾聯 (香港) 測量師行有限公司董事總經理  
Sr Harry CHAN  
Managing Director, PSA (HK) Surveyors Limited

Harry is a Registered Professional Surveyor (General Practice) with over 25 years of experience in property advisory and investment consulting in Greater China markets. His areas of expertise include asset valuation, investment analysis, financial modeling, development consultancy, project management and market research.

He has handled various sizable valuation and advisory assignments (for securitization, M&A, financing, auditing, litigation, NPL acquisition and investment purposes). Harry's market knowledge extends geographically to Asian markets such as Singapore, Thailand, Vietnam, Cambodia, Japan, South Korea and Mongolia.

Before joining PSA (HK) Surveyors Limited, Harry was an Executive Director of CBRE Limited in charge of Valuation & Advisory Services Department in Greater China Region. He managed a professional team in 6 offices in Greater China region to provide valuation and advisory services. Prior to that, Harry was with Jones Lang LaSalle being a team head of a Regional Advisory Team in Valuation Advisory Department to advise clients on investment strategy, site evaluation and development appraisal in North Asia region.



鄭鴻恩測量師  
戴德梁行 香港估價及顧問服務部 高級董事  
Sr Henry CHENG  
Senior Director, Valuation & Advisory Services,  
Cushman & Wakefield

Henry has over 27 years' experience in valuation and advisory services in Hong Kong. He joined Cushman & Wakefield in 1997. His primary focus is property valuation, particularly in dealings between private sectors and government bodies and also quasi-government bodies. He is also responsible for preparing valuation reports for rental disputes and court submissions for legal proceedings, including CAP545.

Henry has actively participated in various assignments with the URA, specifically in the preparation of acquisition offers for compensation. He has also represented clients in submitting offers to the Government for land resumption.

Furthermore, Henry specialises in handling land-related cases. This includes providing advice on the interpretation of the lease conditions and applying lease modifications, land exchanges, or waivers to the Lands Department on behalf of clients to modify lease conditions for development or redevelopment purposes. Additionally, he is experienced in lodging appeals against premium offers made by the Government.



蕭亮鴻測量師  
永利行國際 董事  
Sr Keith SIU  
Director, RHL International

Sr Keith Siu has worked for Lands Department of HKSAR Government for about 7 years and is a professional surveyor for more than 20 years. He is familiar with the operation of Lands Department and land administration policies in Hong Kong, particularly in handling complicated land matters and policies of the New Territories.

Sr Siu is now responsible for handling land lease, modification / exchange, waiver application and all other land administration cases and is experienced in land development projects, valuation and acquisition of different types of properties in Hong Kong. Besides, Sr Siu has rich experience to act as expert witness in court.

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