

主旨: Re: Public Engagement Exercise on Population Policy
附件: Population Strategy Submission 21 Feb 2014.doc

Dear Sir/Madam,

We submit herewith RICS Hong Kong's comment on the above consultation document. Should you have any query, please feel free to contact us.

Best Regards

Mina Leung BA(Hons) MA MHKIP

Professional Standards, Policy and Research Senior Manager

Royal Institution of Chartered Surveyors
Room 3707-9 Hopewell Centre
183 Queens Road East, Wanchai, Hong Kong

RICS - The mark of property professionalism worldwide

NEW YORK - LONDON - BRUSSELS - DUBAI - NEW DELHI - HONG KONG - BEIJING - SYDNEY

Please consider the environment before printing this email

RICS Gift Shop: <http://www.ricsasia.org/productList.php>

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure. It is strictly prohibited to disseminate, distribute or copy this communication if you are not the intended recipient, or an employee or agent responsible for delivering the message. If you have received this communication in error, please accept our apology. Please telephone the sender on the above number, +44(0)20 7222 7000, or email them by return.

Royal Institution of Chartered Surveyors (RICS)

Registered office: RICS, Parliament Square, London SW1P 3AD

Registered Company no. 000487

VAT No. GB 584940013

This email message has been scanned for viruses by Mimecast.
Mimecast delivers a complete managed email solution from a single web based platform.
For more information please visit <http://www.mimecast.com>

**February 2014**

Response to the Population Policy Consultation Document from RICS Hong Kong

Background

RICS is the world's leading qualification in respect of professional standards in land, property and construction. In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism. Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members. RICS is an independent professional body that since 1868 has been committed to setting and upholding the highest standards of excellence and integrity – providing impartial, authoritative advice on key issues affecting businesses and society. RICS is a regulator of both its individual members and firms enabling it to maintain the highest standards and providing the basis for unparalleled client confidence in the sector.

Preamble

RICS Hong Kong (RICS HK) agrees with the Steering Committee on Population Policy's (SCPP) that there are changes in demographics such as aging population and low birth rate. Hong Kong will be facing a shortage in labour supply in the near future. RICS HK supports the proposed importation of workers to tackle the shortages of labour especially for the construction industry. In addition, a more proactive policy to attract talent from overseas as well as a review of the regime on recognition of overseas professional qualifications are recommended.

Labour Force

The impact of shortages in labour force has already existed and reflected in the construction industry. The average daily labour cost has increased at an average rate of 10% per annum from 2011 to 2013. Labour cost generally amounts to around 30% to 40% of the total construction cost, and is expected to rise in the foreseeable future. The increase in labour cost, which is attributed to a genuine shortage of labour, is seriously affecting the overall development cost and driving up property prices in turn.

The ageing of the construction labour force clearly demonstrates that young people in Hong Kong are reluctant to join the construction sector. RICS HK recommends the Government to consider importation of construction workers under the Supplementary Labour Scheme on a project basis under a modified approach. Temporary working visas could be offered to tie in with the construction period of individual projects. Employers should also provide temporary living quarters for the imported workers near the construction sites so that they

will not impose a pressure on local residential market. To ensure priority will be given to local workers, a ratio of local and imported workers can be carefully worked out in consultation of the construction industry. Also, the cost of imported labour is suggested to be the same for the employer as if they were hiring local workers. Nevertheless, the take home pay may varied due to government levy and accommodation cost provided by employers.

Immigration Policy

There are labour shortages in industries such as the construction, hospitality and healthcare industries. The shortage is not limited to junior level or the front line staff, but also on professionals such as engineers, surveyors, nurses and doctors. In order to reap the demographic dividend, the government should adopt a more proactive approach in setting policies and targets to attract more talent from overseas. For those who have migrated overseas, incentives like retaining their Hong Kong identity and their children's right of aboard and schoolings should be allowed. Consideration could also be given to releasing the licensing requirement as appropriate. The legal professions is a good precedent which their overseas qualifications and experience are recognized.

Ageing Policy

RICS HK supports the proposal to encourage people to extend their working life. This will not only eliminate the labour shortage due to aging population but also replenish the labour force.

RICS HK agrees that there are opportunities for the development of silver hair market. Retirement Village is one of which. In Australia, elderly home is shifted from healthcare to life-styled focused services, thus more and more elderly people are moving into the retirement villages. There is also an awareness of the need for the retirement village industries to provide a sustainable community for older people to improve their life quality after retirement. RICS has conducted a research – A Sustainable Community for Older People: Case Studies of Green Retirement Villages in Australia^{Note 1}. The research, with two case studies in Queensland and South Australia, provides a practical guide for the development and management of Retirement Village.

-----End-----

Contact person: Mina Leung, Policy and Research Senior Manager

Note 1 A Sustainable Community for Older People: Case Studies of Green Retirement Villages in Australia
date Oct. 2013 by RICS



RICS

the mark of
property
professionalism
worldwide

ricsasia.org