

KA SHING, LAM (MRICS)

VALUATION SURVEYOR

CONTACT

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Email:

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CERTIFICATION

Member of RICS
(ID: 6733111)
(Since Jul 2021)

Japanese Language
Proficiency test
(N2 Level)

SKILLS

Market Analytics
Strategic Thinking
Negotiation
Land Administration
Multilingualism
(English, Cantonese,
Mandarin, Japanese)

EDUCATION

University College of Estate
Management
2017-2019
Master of Science
(Real Estate)

PROFILE

Permanently relocated from Hong Kong to Vancouver with family since June 2023. MRICS valuation surveyor with proven track record in property development and market analysis, notably with Hong Kong real estate developer and International real estate consultancy firm. Excelled in strategic investment thinking on physical, economic, government and social forces affecting real estate value. Experience in drafting property appraisal reports in accordance with IVS standard.

Adaptable personality with proven multilingual customer oriented mindset as an English - Cantonese Interpreter now. Ready to join as AACI candidate member through reciprocal agreement between AIC and RICS.

EXPERIENCE

English - Cantonese Interpreter | Kelly Services (Canada), Ltd.
Vancouver, BC
Jan 2024 - Now

- Utilized active listening skills and cultural sensitivity to convey accurate interpretations.
- Maintained message content, tone, and emotion as closely as possible.
- Interpreted remotely through phone to facilitate communication between parties unable to meet in person.
- Enhanced communication between clients and non-English speakers by providing accurate translations in real-time conversations.
- Improved patient outcomes in healthcare settings by facilitating clear communication between medical professionals and non-English speaking patients.

Monash University

2010-2011

Bachelor of Business and
Commerce
(Economics, Japanese)

HKUSPACE Community
College
2007-2009
(Economics & Finance)

**Sales Associates | Connex Global Communications Ltd.
Vancouver, BC**

Aug 2023 – Jan 2024

- Source and manage new, current and past leads
- Implement strategies aimed at informing prospective partners of the advantages of collaboration
- Prepare and oversee service agreements and new partnership contracts

**Senior Officer - Property Development | CITIC Pacific Limited
Hong Kong, China**

Aug 2022 – May 2023

- Conduct research on neighborhoods in British Columbia from appraisal perspective
- Summarize planning policy and transaction trend on residential property value in British Columbia

**Assistant Manager / Senior Valuer /Assistant Valuer | CBRE
Limited**

Hong Kong, China

Oct 2016 – August 2022

- Property value analysis on residential and commercial properties in Hong Kong
- Prepare Property valuation reports for mortgage purpose
- Consultation services to financial institutions on appraisal and land matter
- Perform site inspection and land document review to verify site particular information