


IVAN LAM

*Real Estate Appraiser
Available immediately*

 (437) 838-3509

 ivanlam.1211fung@gmail.com

 Midtown, Toronto, ON

EDUCATION

BSC (HONS) REAL ESTATE MANAGEMENT

University College of Estate Management
Sep 2021 to Jan 2024

ASSOCIATE OF SCIENCE IN SURVEYING

City University of Hong Kong
Sep 2017 to Feb 2021

PROFESSIONAL DEVELOPMENT

Student Member of AIC

Certificate of Professional Practice Seminar, 2024 - 2025

UBC, May 2024

AIC 101 - INTRODUCTION TO THE APPRAISAL PROFESSION

AIC, February 2024

SKILL

- Property Valuation
- Financial Analysis
- Financial Modeling
- Data & Research Analysis
- Report Preparation
- Excellent Communication
- Customer Service
- Time Management
- Microsoft Office Suite
- Argus Enterprise

LANGUAGE

- English 
- Mandarin 
- Cantonese 

PROFILE

Experienced appraisal professional with over three years of expertise in assessing diverse assets, spanning from residential & commercial real estate, gardens, to shipyards. Proficient in valuation methodologies, conducting market analysis, and data interpretation. Demonstrated ability to produce accurate valuations and detailed reports. Strong research and data analysis skills, detail-oriented, and with exceptional time management skill. Collaborative team player with a track record of delivering high-quality results.

WORK EXPERIENCE

SURVEY OFFICER

Lands Department, HKSAR

Nov 2021 - May 2024

- Prepared over 50 valuation reports for diverse property adjustments, meticulously assessing and determining open market rental values.
- Conducted site inspections, examining and documenting property conditions for rent review exercises, producing detailed inspection reports with key findings and recommendations.
- Collected and analyzed property transaction records/ company annual reports to formulate accurate valuation reports.
- Coordinated with various stakeholders such as tenants and engineers, reviewing building plan submissions and preparing comprehensive building plan reports.
- Handled a spectrum of land administration responsibilities, including facilitating Short Term Tenancy, License, Auction, Tender, Lease Modification, and Government Projects.
- Delivered exceptional customer service by promptly addressing inquiries from relevant parties, effectively resolving concerns, and issuing comprehensive written or verbal responses.

CONTRACT VALUATION OFFICER

Rating and Valuation Department, HKSAR

Oct 2020 - Oct 2021

- Produced more than 30 valuation reports, ensuring timely submission to meet statutory requirements and team objectives for determining Rates and Government Rent ("taxes") of newly constructed village houses.
- Performed on-site property evaluations to assess conditions and establish property values and leading to accurate tax assessments.
- Addressed assessment appeal inquiries and tax charges, offering clear explanations and effective solutions to stakeholders.