

**市區重建局重建項目
測量師費用津貼簡章
(公務員建屋合作社樓宇除外)**

1. 如有意的話，重建項目內的物業業主可聘用具備專業資格的測量師（「測量師」）向他／她提供下列服務（「該等服務」）：
 - (一) 評估其物業的市場價值（但不包括任何特惠津貼，如自置居所津貼及補助津貼等）及向市區重建局（「市建局」）遞交有關估價報告（「該估價報告」）；及
 - (二) 就市建局提出的收購建議中的物業市場價值，與市建局進行商討。

2. 在合乎下列(一)至(五)項所述的所有條件下，業主可就聘用一位測量師提供該等服務一事，向市建局申請津貼資助有關該等服務所需測量師費用（「該津貼」）：
 - (一) 業主須先自行支付有關提供該等服務的測量師費用，然後向市建局提交有關付款憑據以申請該津貼。
 - (二) 該估價報告須由註冊專業測量師（產業組）或香港測量師學會（產業組）會員簽署。**附件 A** 為一份由香港測量師學會提供，涵蓋所有聘用最少一名具備以上專業資格全職測量師的測量師行名單。業主亦可在香港測量師學會網站取得最新約測量師行名單。
 - (三) 該估價報告須包含**附件 B** 估價報告樣本內所需資料。
 - (四) 該估價報告須於首次收購建議期限屆滿的二十八日前向市建局遞交。
 - (五) 市建局已成功購入業主的物業及完成有關買賣合約。

3. 在收妥業主的申請及其支付測量師費用之付款憑據後，市建局將有最終酌情權考慮向業主發放該津貼的最終金額，惟市建局所發放的該津貼的最終金額將不會超過下列按物業類別所指定的最高津貼額：

物業類別	最高津貼額
樓上單位	港幣 8,000 元
地下及地庫單位	港幣 20,000 元
單一業權的大廈或地盤	港幣 30,000 元

其它

4. 此簡章內所述的該津貼及其相關的支付安排，只適用於市建局在 2017 年 7 月 1 日以後提出首次收購建議之項目。

連附件 A 及 B

本簡章只作一般參考之用，其內容乃根據市建局於編訂此簡章時的準則及常規而定。此簡章不應被視為市建局對其政策的正式陳述，故不能以此作為任何期望的依據。每件個案將按其個別情況而作出考慮。市建局就個別個案的收購物業方案，將根據當時所實施的準則而提出，而市建局有絕對權不時對此等準則作出適當的檢討。市建局保留增減或修訂本簡章的部份或全部內容的權利。

若有疑問，可向市區重建局對外關係處查詢。
諮詢熱線：2588 2333 傳真：2827 0176
地址：香港皇后大道中 183 號中遠大廈 26 樓

2023 年 4 月

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A-PLUS SURVEYORS LIMITED 恆信測量師行有限公司	ROOM 710, 7/F, TOWER 1 SILVERCORD 30 CANTON ROAD TSIM SHA TSUI, KOWLOON	CHAN KWOK LEUNG 陳國樑	2868 0866	2120 3026	verbal@apsurveyor.com
A. G. WILKINSON & ASSOCIATES (SURVEYORS) LIMITED 韋堅信測量師行有限公司	UNIT 2701, 27/F THE CENTER 99 QUEEN'S ROAD CENTRAL HONG KONG	LAW WAI CHEONG 羅偉昌	2111 8190	2152 0861	andylaw@agw.com.hk
ANCHOR SURVEYORS 龍騰測量師行	ROOM 717, 7/F FORTUNE COMMERCIAL BUILDING 362 SHA TSUI ROAD TSUEN WAN, NEW TERRITORIES	SUEN CHUN WAI, ANDREW 孫駿偉	8200 8588	3175 3391	info@anc.com.hk
ANDERS SURVEYORS COMPANY LIMITED 安國測量師行有限公司	UNIT 2602-3, 26/F BEA TOWER, MILLENNIUM CITY 5 418 KWUN TONG ROAD KOWLOON	LAM WAI LEUNG 林偉樑	2370 0438	2370 2478	support@argsur.com
APAC APPRAISAL & CONSULTING LIMITED 亞太估值及顧問有限公司	5/F, BLISSFUL BUILDING 243-247 DES VOEUX ROAD CENTRAL HONG KONG	PANG KIN FAI 彭健輝	2357 9996	2951 0799	vincentpang@apac-avc.com
APAC ASSET VALUATION & CONSULTING LIMITED 亞太資產評估及顧問有限公司	5/F, BLISSFUL BUILDING 243-247 DES VOEUX ROAD CENTRAL HONG KONG	WONG LEUNG KIN 王良堅	2357 0085	2951 0799	info@apac-avc.com
ASSET APPRAISAL LIMITED 中誠達資產評估顧問有限公司	ROOM 901, 9/F ON HONG COMMERCIAL BUILDING 145 HENNESSY ROAD WAN CHAI, HONG KONG	SANDRA LAU 劉詩詠	2529 9448	3544 5854	sandra@assetappraisal.com.hk

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ATWL INTERNATIONAL CONSULTANCY LIMITED 榮德顧問國際有限公司	UNIT 1208, COSCO TOWER 183 QUEEN'S ROAD CENTRAL HONG KONG	LAM TSAN WING, ALEXANDER 林增榮	2831 0028	2831 0099	alexlam.hkis@atwl.net
AVISTA VALUATION ADVISORY LIMITED 艾華迪評估諮詢有限公司	2401-06 EVERBRIGHT CENTRE 108 GLOUCESTER ROAD WAN CHAI, HONG KONG	LEE NGA YAN 李雅欣	3702 7380	3914 6388	sarah.lee@avaval.com
BMI APPRAISALS LIMITED 中和邦盟評估有限公司	2701-08, SHUI ON CENTRE 6-8 HARBOUR ROAD WAN CHAI, HONG KONG	CHAN WING FUN, JOANNAU 陳詠芬	2593 9634	2802 0863	jwfchan@bmintelligence.com
C S SURVEYORS LIMITED 忠誠測量行有限公司	1/F, KIMLEY COMMERCIAL BUILDING 142-146 QUEEN'S ROAD CENTRAL HONG KONG	LO HON CHEUNG, SAM 盧漢昌	2541 2282	2544 8267	samlo@cssurveyors.com
CAVEMON SURVEYORS LIMITED 希民測量師行有限公司	ROOM 1007 CCT TELECOM BUILDING 11 WO SHING STREET FO TAN, NEW TERRITORIES	LEE CHI PING 李志平	3620 2533	3585 0551	info@cavemon.com.hk
CBRE ADVISORY HONG KONG LIMITED 世邦魏理仕顧問香港有限公司	27/F ONE PACIFIC PLACE 88 QUEENSWAY ADMIRALTY, HONG KONG	WONG SING MING, RITA 黃新明	2820 8115	2827 8118	vasadmin@cbre.com.hk
CHFT ADVISORY & APPRAISAL LIMITED 華坊諮詢評估有限公司	ROOM 1601, SUN HOUSE 90 CONNAUGHT ROAD CENTRAL HONG KONG	LEUNG PUI WANG 梁沛泓	2301 4080	2301 4988	alex.leung@chftaa.com
CHINA-TECH SURVEYORS LIMITED 中達測量師行有限公司	ROOM A, 4/F CONTINENTAL ELECTRIC BUILDING 17 WANG CHIU ROAD KOWLOON BAY, KOWLOON	CHEUNG HOI TAT, PETER 張開達	2833 0979	2893 3229	ctsl01@gmail.com
CITILAND SURVEYORS LIMITED 天俊測量師行有限公司	ROOM 1801, 18/F EMPEROR GROUP CENTRE 288 HENNESSY ROAD WAN CHAI, HONG KONG	WONG WING HONG DESMOND 黃永康	2111 8882	2111 5636	desmond@citilandsurveyors.com

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CRESVAL CORPORATE ADVISORY GROUP LIMITED 凱評企業諮詢集團有限公司	402B WANCHAI COMMERCIAL CENTRE 194-204 JOHNSTON ROAD WAN CHAI, HONG KONG	LIU CHUNG HING, SIMON 廖仲卿	2622 2553	-	simon.liu@cresvalgroup.com
CUSHMAN & WAKEFIELD LIMITED 戴德梁行有限公司	27/F, ONE ISLAND EAST TAIKOO PLACE 18 WESTLANDS ROAD QUARRY BAY, HONG KONG	K K CHIU 趙錦權	2507 0602	2530 1412	kk.chiu@cushwake.com
DENNY TAM SURVEYORS LIMITED 譚秉文測量師有限公司	3/F TUNG HIP COMMERCIAL BUILDING 244-248 DES VOUEX ROAD CENTRAL HONG KONG	TAM BING MAN, DENNY 譚秉文	2721 7880	2312 1231	dennytam@dennytam.com
DYNASTY PREMIUM ASSET VALUATION & REAL ESTATE CONSULTANCY LIMITED 雍盛資產評估及房地產顧問有限公司	3/F, KINGDOM POWER COMMERCIAL BUILDING 32-36 DES VOEUX ROAD WEST HONG KONG	WONG YUNG SHING 黃雍盛	6461 1208	2891 9449	yungshing@dpval.com
FONTO REAL ESTATE LIMITED 方土地產有限公司	ROOM 1601, 16/F SUN HOUSE 90 CONNAUGHT ROAD CENTRAL SHEUNG WAN, HONG KONG	LO MING YAN 盧銘恩	2301 4080	2301 4988	leo.lo@fonto.asia
FOTTON SURVEYORS LIMITED 福安測量師行有限公司	ROOM 1701, 17/F YUEN LONG TRADE CENTRE 99-109 CASTLE PEAK ROAD YUEN LONG, NEW TERRITORIES	LAU YUET MING, ALAIN 劉月明	2478 8908	2478 2765	fsl@fsl.hk
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GOLDRICH PLANNERS & SURVEYORS LIMITED 金潤規劃測量師行有限公司	ROOM E, 8/F KEADER CENTRE 129-149 ON LOK ROAD YUEN LONG, NEW TERRITORIES	LAU TAK, FRANCIS 劉德	2714 2821	2762 1783	goldrichplanners@gmail.com

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GRAVAL CONSULTING LIMITED 博浩企業顧問有限公司	ROOM 2401-02, SHUI ON CENTRE 6-8 HARBOUR ROAD WAN CHAI, HONG KONG	CHAN KA WAH 陳嘉華	2234 6628	2234 6166	lawrencechan@gravalconsulting.com
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JONES LANG LASALLE CORPORATE APPRAISAL & ADVISORY LIMITED 仲量聯行企業評估及諮詢有限公司	7/F, ONE TAIKOO PLACE 979 KING'S ROAD QUARRY BAY, HONG KONG	CHAN CHE HONG 陳志康	2846 5000	2169 6001	gilbert.chan@ap.jll.com
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KNIGHT FRANK PETTY LIMITED 萊坊測計師行有限公司	4/F, SHUI ON CENTRE 6-8 HARBOUR ROAD WAN CHAI, HONG KONG	ALNWICK C H CHAN 陳致馨	2846 9551	2840 0600	alnwick.chan@hk.knightfrank.com
KPMG ADVISORY (HONG KONG) LIMITED 畢馬威諮詢(香港)有限公司	3/F, SOUTH ISLAND PLACE 8 WONG CHUK HANG ROAD HONG KONG	LEUNG KAI YIN 梁繼賢	9866 3406	2973 6616	thomas.leung@kpmg.com
KROLL (HK) LIMITED	3/F THREE PACIFIC PLACE 1 QUEEN'S ROAD EAST HONG KONG	NG HIU LING 吳曉鈴	2281 0190	2511 9628	elaine.ng@kroll.com
L.T. PROPERTIES LIMITED 峻峰地產有限公司	ROOM 4401,44/F, HOPEWELL CENTRE 183 QUEEN'S ROAD EAST WAN CHAI, HONG KONG	TSE KIN WAH, DAVID 謝建華	2529 6606	2529 8875	ltpdavid@netvigator.com
LANBASE SURVEYORS LIMITED 宏基測量師行有限公司	9/F, HECNY TOWER 9 CHATHAM ROAD SOUTH TSIM SHA TSUI, KOWLOON	CHAN CHEUNG KIT 陳昌傑	2301 1869	2739 1913	ckchan@lanbase.com.hk
LAND MASTER SURVEYORS LIMITED 伯樂聯行測量師有限公司	11/F, MAY MAY BUILDING 683-685 NATHAN ROAD MONG KOK, KOWLOON	CHAN CHI YUEN 陳志源	9027 4363	2311 0108	martin68@126.com

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MAN HONG SURVEYORS & PROPERTY CONSULTANTS LIMITED 民康測量及物業顧問有限公司	2/F, PINNACLE BUILDING 9 SHIP STREET WAN CHAI, HONG KONG	LI MAN HONG 李民康	3193 0308	2845 3445	info@mhsurv.com
MASTERPIECE VALUATION ADVISORY LIMITED 睿力評估諮詢有限公司	SUITE 403 93-103 WING LOK STREET SHEUNG WAN, HONG KONG	AU WING YUEN 區永源	9266 4404	-	oswald.au@mpval.com
MEMFUS WONG SURVEYORS LIMITED 黃開基測計師行有限公司	15/F KAISENG COMMERCIAL CENTRE 4-6 HANKOW ROAD TSIM SHA TSUI, KOWLOON	WONG HOI KI 黃開基	2905 3588	2868 4913	memfuswong@mws1.com.hk
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PROPERTY CONSERVATION COMPANY LIMITED 比思顧問有限公司	UNIT B, 9/F BILLION PLAZA II 10 CHEUNG YUE STREET CHEUNG SHA WAN, KOWLOON	CHAN PAK WAI 陳柏慧	6991 2432	3019 6135	candychan@pconservation.com
PRUDEN ASSET CONSULTING & AUCTIONEER LIMITED 普緝資產顧問及拍賣有限公司	3/F TUNG HIP COMMERCIAL BUILDING 244-252 DES VOEUX ROAD CENTRAL HONG KONG	LAW KAM PUI 羅錦培	2507 8328	2598 6576	brianlaw@pruden.com.hk
PRUDENTIAL SURVEYORS (HONG KONG) LIMITED 測建行香港有限公司	3/F TUNG HIP COMMERCIAL BUILDING 244-252 DES VOEUX ROAD CENTRAL HONG KONG	LAM HOK KI 林學奇	2507 8341	2598 6576	hklam@pruden.com.hk
PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED 測建行有限公司	3/F TUNG HIP COMMERCIAL BUILDING 244-252 DES VOEUX ROAD CENTRAL HONG KONG	LEE CHUN KIT 李雋傑	2507 8381	2598 6576	michaellee@pruden.com.hk
PSA (HK) SURVEYORS LIMITED 國眾聯(香港)測量師行有限公司	ROOM 804, 8/F SHANGHAI INDUSTRIAL INVESTMENT BUILDING 48-62 HENNESSY ROAD WANCHAI, HONG KONG	CHAN CHI WAH, HARRY 陳志華	3521 1793	3521 1791	harry.chan@psasurveyor.com
RAVIA GLOBAL APPRAISAL ADVISORY LIMITED 瑞豐環球評估諮詢有限公司	17/F 83 WAN CHAI ROAD WANCHAI, HONG KONG	LEE WAI KIN, ALAN 李偉健	2811 8172 / 9227 9427	-	al@raviagroup.com
RHL APPRAISAL LIMITED 永利行評估顧問有限公司	RM 1010, 10/F STAR HOUSE 3 SALISBURY ROAD TSIM SHA TSUI, KOWLOON	LAU SZE WAN, SERENA 劉詩韻	3408 3188	2736 9284	serena@rhl-int.com

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S. H. NG & COMPANY LIMITED S. H. NG & COMPANY LIMITED	UNIT C&D, 17/F CHINAWEAL CENTRE 414-424 JAFFE ROAD CAUSEWAY BAY, HONG KONG	CHOI FUN CHI, FRANCIS 蔡奮志	2882 7291	2881 5905	fccchoi@hotmail.com
S. K. PANG SURVEYORS & COMPANY LIMITED 彭兆基測計師事務所有限公司	ROOM 1203A, 12/F WING ON HOUSE 71 DES VOEUX ROAD CENTRAL HONG KONG	PANG SHIU KEE 彭兆基	2721 1288	2721 0010	skpsco@yahoo.com.hk
SAVILLS (HONG KONG) LIMITED 第一太平戴維斯(香港)有限公司	23/F, TWO EXCHANGE 8 CONNAUGHT PLACE CENTRAL, HONG KONG	WO JASON 胡子申	2842 4266	3007 5203	jtswo@savills.com.hk
SAVILLS VALUATION AND PROFESSIONAL SERVICES LIMITED 第一太平戴維斯估值及專業顧問有限公司	ROOM 1208, 12/F CITYPLAZA ONE 1111 KING'S ROAD TAIKOO SHING, HONG KONG	CHAN CHIU KWOK 陳超國	2842 4523	3007 4523	ccchan@savills.com.hk
THOMAS TSANG SURVEYORS LIMITED 曾家裘測量師有限公司	G/F, 70 PO TUNG ROAD SAI KUNG NEW TERRITORIES	TSANG KA KAU 曾家裘	2791 1138	2791 4092	thomastsangsurveyors@gmail.com
TONY T N CHAN SURVEYORS INTERNATIONAL LIMITED 陳東岳測量師行有限公司	ROOM 8, 12/F PROSPER COMMERCIAL BUILDING 9-13 YIN CHONG STREET MONG KOK, KOWLOON	CHAN TUNG NGOK TONY 陳東岳	2180 9310	2180 9359	tonychantn@hotmail.com
VALTECH VALUATION ADVISORY LIMITED 方程評估有限公司	ROOM 2106 FUTURA PLAZA 111-113 HOW MING STREET KWUN TONG, KOWLOON	LAI YUK YIN 黎玉燕	2388 9262	2388 2727	peggy.lai@valtech-valuation.com
VINCORN CONSULTING & APPRAISAL LIMITED 泓亮諮詢及評估有限公司	1602-4 FWD FINANCIAL CENTRE 308 DES VOEUX ROAD CENTRAL HONG KONG	CHEUNG KIU CHO, VINCENT 張翹楚	2127 4900	3913 7171	vincent.cheung@vincorn.com

<u>Company Name 公司名稱</u>	<u>Address 地址</u>	<u>Contact person 聯絡人</u>	<u>Tel No. 電話</u>	<u>Fax No. 傳真</u>	<u>E-Mail 電郵</u>
WIN LAND COMPANY 運城行	UNIT 1606,16/F ENTERPRISE SQUARE THREE 39 WANG CHIU ROAD KOWLOON BAY, KOWLOON	CHAN TING CHING 陳廷清	9494 8715	2775 2232	winlandco@yahoo.com.hk
WINSOME PROJECT MARKETING LTD 威森產業策略行有限公司	UNIT 2101, 21/F KEEN HUNG COMMERCIAL BUILDING 80 QUEEN'S ROAD EAST HONG KONG	YUEN HONG SANG, ANTHONY 阮康生	2520 5060	2528 6895	winsome1587@gmail.com

Important Notice

- (1) This surveyor firms list has been provided by the Hong Kong Institute of Surveyors (the “Institute”) and has included all the General Practice Surveying firms currently registered with the Institute.
- (2) The surveyor firms in the list are not nominated by the Urban Renewal Authority.
- (3) The list is for affected owners’ reference only and is to facilitate the owners to appoint a surveyor firm for provision of professional valuation service.

重要聲明：

- (1) 此測量師公司名單是由香港測量師學會提供，已包括現時所有在該學會登記冊上的產業測量公司。
- (2) 此名單上的測量師公司並非由市區重建局指定。
- (3) 此名單只供受影響業主參考，以方便其尋求專業協助。

Valuation of Properties in URA Projects – Minimum required information in Valuation Reports Submitted by Affected Owners’ Surveyors

1. Purpose of Valuation

2. Description / Characteristics of Location / Surrounding Environment

3. Basic Description of Subject Property

3.1 Subject Property

- (a) Lot No. :
- (b) Address :
- (c) Undivided Shares : ___ out of ___
- (d) Building Age (OP Date) :
- (e) Layout :
- (f) Floor Area : Main - (SA)
(based on latest approved General Building Plan) Ancillary – (IFA)
- (g) Frontage :
- (h) Headroom :
- (i) Rental Information & Tenancy Terms) :
(where appropriate)

3.2 Subject Lot (For sites and buildings in single ownership)

- (a) Registered Area of the Lot :
- (b) Developable Site Area :
- (c) Land Status : [Building Land /Agricultural Land, etc.]
- (d) Land Grant Documents : Lease conditions, building licence, etc.
- (e) Lease Term : ___ years from _____
- (f) User under Lease :
- (g) Summary of Lease Restrictions :
- (h) Town Plan Zoning :
- (i) Restriction under OZP :

3.3 Registered Owner :

3.4 Registered Encumbrances

- (a) Details of Mortgage/ Legal Charge/ Further Charge : [Including the principal still owning the property and name and address of the mortgagee]
- (b) [DMC, R-O-W, etc.] :
- (c) Building Order (if any) :

- 3.5 Inspection
- (a) Inspection Date :
 - (b) Building Condition :
 - (c) Building Structure :
 - (d) Occupancy Status : [vacant / owner-occupied / tenant-occupied]
 - (e) Existing Accommodation and Finishes :
 - (f) Photographs : Enclosed at Appendix []

4. Market Commentary

5. Market Valuation

- 5.1 Date of Valuation :
- 5.2 Basis of Valuation : [Existing use value / Redevelopment value]
[Vacant possession / subject to tenancy]
- 5.3 Valuation Assumptions :
- 5.4 Details of Valuation / Valuation Approach and Methodology : [For example, if valued on a depreciated replacement cost basis, the appropriate factors used;
if valued on profit basis, the appropriate components and factors used; and
if valued on residual basis, the proposed form of hypothetical development.]
- 5.5 Comparable Analysis : a) Comparable selection criteria
b) Analysis of market evidence including details of comparable transactions
c) Bases of relevant adjustment factors
- 5.6 Opinion of Market Value of Owner's Interest : [Existing use value / Redevelopment value]

6. Qualifications of Valuer

A qualified valuer must be a Registered Professional Surveyor (General Practice Division) (RPS(GP)) registered under Surveyors Registration Ordinance, a professional member of the Hong Kong Institute of Surveyors (General Practice Division) (MHKIS(GP) / FHKIS(GP)) or equivalent.

7. Limiting Conditions and Caveats

8. Appendices

- Appendix [] : Location Plan of the subject property
- Appendix [] : Floor Plan of the subject property
- Appendix [] : Site Plan
- Appendix [] : Outline Zoning Plan Extract
- Appendix [] : List of Comparable (including transaction and property details, initial yield if subject to existing tenancy, unit rate, etc.)
- Appendix [] : Location Plan and Floor Plans of Comparables
- Appendix [] : Photographs of Subject Property and Comparables
- Appendix [] : Valuation Workings
- Appendix [] : Other relevant information e.g. land search and sale/assignment documents of the comparables, etc.

Signature

Name: _____

Qualification: *RPS(GP)/MHKIS(GP)
/FHKIS(GP)

* Delete if inappropriate