

Urban Renewal Authority Redevelopment Projects
Allowance for Surveyor's Fees
(Other than Properties in the Buildings developed under the Civil
Servants' Co-operative Building Society Scheme)

1. If an owner of a property in the Project so decides, he/she may appoint a professionally qualified surveyor ("the Surveyor") to provide to him/her the following services ("Services"):
 - (a) assessing the market value of his/her property (which shall not include any ex-gratia allowance, such as Home Purchase Allowance and Supplementary Allowance, etc.) and preparing a valuation report ("the Valuation Report") thereof for submission to the Urban Renewal Authority ("URA"); and
 - (b) conducting negotiation with URA on the market value of his/her property in the offer to purchase from URA.
2. Subject to fulfillment of all the requirements in items (a) to (e) below, an owner, who has appointed the Surveyor for the Services, may submit to URA a claim for an allowance ("Allowance") as a subsidy for the owner's surveyor's fee for the Services:
 - (a) The owner must first settle payment of the surveyor's fees for the Services on his/her own account and then produce to URA the receipt for the payment to claim for the Allowance.
 - (b) The Valuation Report must be signed by a Registered Professional Surveyor (General Practice Division) or a Member of the Hong Kong Institute of Surveyors (General Practice Division). A list provided by the Hong Kong Institute of Surveyors showing all surveying companies that consist of at least one full time surveyor with the above qualification is enclosed at **Annex A**. The owner can also obtain the latest list from the web site of the Hong Kong Institute of Surveyors.
 - (c) The Valuation Report must contain the minimum required information in the sample valuation report as per **Annex B**.
 - (d) The Valuation Report must be submitted to URA **28 days** before the expiry of the initial acquisition offer period.
 - (e) URA has successfully purchased the owner's property and the relevant sale and purchase agreement has been completed.
3. Upon receipt of the owners' claim and the receipt for payment of the surveyor's fee, URA has the absolute discretion to determine the final amount of the Allowance payable to the owner provided that the final amount of the Allowance payable by URA will be subject to the following maximum amounts corresponding to the following types of properties as stated in the below table:

Type of Property	Maximum Amount of Allowance
Upper Floor unit	HK\$8,000
Ground Floor & Basement unit	HK\$20,000
Single-owned building/site	HK\$30,000

Others

4. The Allowance and the payment arrangement described in this leaflet are only applicable to Projects for which initial acquisition offers are issued after 1 July 2017.

Encl. – Annex A and B

This leaflet is issued for the purpose of general reference only. The information contained herein is with reference to the principles and practice of the Urban Renewal Authority prevailing at the date of issue of this leaflet. It shall not constitute any representation on the part of the Urban Renewal Authority or give rise to any expectation whatsoever and shall not be relied on as such. Each case will be considered on its own merits having regard to all factors and circumstances. The terms of acquisition to be offered are subject to the principles and practice of the Urban Renewal Authority prevailing at the time the offer of acquisition is made and are subject to review from time to time as the Urban Renewal Authority shall at its absolute discretion consider appropriate. The Urban Renewal Authority's right to add to, amend or delete the whole or any part of this leaflet is hereby reserved.

For enquiries, please call URA External Relations Department:

Hotline: 2588 2333 Fax: 2827 0176

Address: 26/F, COSCO Tower, 183 Queen's Road Central, Hong Kong

January 2026

<u>Company Name</u> <u>公司名稱</u>	<u>Address</u> <u>地址</u>	<u>Contact person</u> <u>聯絡人</u>	<u>Tel No.</u> <u>電話</u>	<u>Fax No.</u> <u>傳真</u>	<u>E-Mail</u> <u>電郵</u>
A A PROPERTY SERVICES LIMITED 環亞物業顧問有限公司	ROOM 2 19/F CLIFFORD CENTRE 778-784 CHEUNG SHA WAN ROAD LAI CHI KOK, KOWLOON	LAI WAH CHI 黎華枝	2866 6303	2865 4471	patricklai@aaproperty.com.hk
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 2708, 27/F, THE CENTER 99 QUEEN'S ROAD CENTRAL HONG KONG	LAW WAI CHEONG 羅偉昌	2111 8190	2845 2642	andylaw@agw.com.hk
ALBERT SO SURVEYORS LIMITED 蘇振顯測量行有限公司	UNIT H2, 17/F, MG TOWER 133 HOI BUN ROAD KWUN TONG, KOWLOON	SO CHUN HIN, ALBERT 蘇振顯	2882 3183	2882 2810	mail@assl.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	UNIT 09 3/F WING ON PLAZA 62 MODY ROAD TSIM SHA TSUI EAST, KOWLOON	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	UNIT 09 3/F WING ON PLAZA 62 MODY ROAD TSIM SHA TSUI EAST, KOWLOON	WONG LEUNG KIN 王良堅	2357 9995	2951 0799	kw@apac-avc.com
ASSET APPRAISAL LIMITED 中誠達資產評值顧問有限公司	ROOM 801, 8/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

Company Name 公司名稱	Address 地址	Contact person 聯絡人	Tel No. 電話	Fax No. 傳真	E-Mail 電郵
ATWL INTERNATIONAL CONSULTANCY LIMITED 榮德顧問國際有限公司	ROOM 2002, 88 WL 88 WING LOK STREET SHEUNG WAN, HONG KONG	LAM TSAN WING, ALEXANDER 林增榮	2831 0028	2831 0099	alex.lam@atwl.net
B.I. APPRAISALS LIMITED 保栢國際評估有限公司	2101-4 THE BROADWAY 54-62 LOCKHART ROAD WAN CHAI, HONG KONG	SHAM CHI KEUNG, WILLIAM 岑志強	2127 6011	2137 9876	williamsham@biappraisals.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
BONVISION INTERNATIONAL APPRAISALS LIMITED 宏展國際評估有限公司	1205-06 TAI YAU BUILDING 181 JOHNSTON ROAD WAN CHAI, HONG KONG	MA CHING YEUNG 馬青楊	2916 2188	2968 0909	alexma@bonvision.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, 10/F, 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	JEONG HAI YEUN HANNAH 鄭亥延	2820 8188	2827 8118	vasadmin@cbre.com.hk
CENTALINE SURVEYORS LIMITED 中原測量師行有限公司	7/F, GREENWICH CENTRE 260 KING'S ROAD NORTH POINT, HONG KONG	JAMES K T CHEUNG 張競達	2139 6666	2139 6636	james918@msmail.centanet.com
CHFT ADVISORY & APPRAISAL LIMITED 華坊諮詢評估有限公司	UNIT 6, 15/F, LOW BLOCK GRAND MILLENNIUM PLAZA 181 QUEEN'S ROAD CENTRAL, HONG KONG	LEUNG PUI WANG 梁沛泓	2301 4080	2301 4988	alex.leung@chftaa.com

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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	cts101@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
COLLIERS INTERNATIONAL (HONG KONG) LIMITED 高力國際物業顧問(香港)有限公司	SUITE 5701, 57/F, CENTRAL PLAZA 18 HARBOUR ROAD WAN CHAI, HONG KONG	CHOW YEUK YU 周若瑜	2822 0621	2374 5818	dorothy.chow@colliers.com
CRESVAL CORPORATE ADVISORY GROUP LIMITED 凱評企業諮詢集團有限公司	FLAT M57, 1/F 2 TSAT PO STREET SAN PO KONG, KOWLOON	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	UNIT A1-3, 10/F SUMMIT BUILDING 30 MAN YUE STREET HUNG HOM, KOWLOON	TAM BING MAN, DENNY 譚秉文	2721 7880	2312 1231	dennytam@dennytam.com
DUDLEY SURVEYORS LIMITED 捷利行測量師有限公司	9/F, SIU YING COMMERCIAL BUILDING 153 QUEEN'S ROAD CENTRAL HONG KONG	LO YEE TAK, ELLEN 盧以德	2525 0375	2877 0378	ellenlo@hkduddy.com
DUDLEY SURVEYORS (HONG KONG) LIMITED 捷利行測量師(香港)有限公司	9/F, SIU YING COMMERCIAL BUILDING 153 QUEEN'S ROAD CENTRAL HONG KONG	HUNG YI CHING, SHARON 洪懿青	2525 0375	2877 0378	sharonhung@hkduddy.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	OFFICE B, 8/F CRAWFORD TOWER 99-101 JEROVIS STREET SHEUNG WAN, HONG KONG	WONG YUNG SHING 黃雍盛	6393 9114	2891 9449	yungshing@dpval.com

Company Name 公司名稱	Address 地址	Contact person 聯絡人	Tel No. 電話	Fax No. 傳真	E-Mail 電郵
FONTO REAL ESTATE LIMITED 方土房地產有限公司	UNIT 6, 15/F, LOW BLOCK GRAND MILLENNIUM PLAZA 181 QUEEN'S ROAD CENTRAL, HONG KONG	LO MING YAN 盧銘恩	2301 4080	2301 4988	leo.lo@fonto.asia
GARETH WILLIAMS & ASSOCIATES	UNIT D, 16/F, ON HING BUILDING 1 ON HIN TERRACE CENTRAL, HONG KONG	GARETH WILLIAMS	9198 1212	2804 6745	garethwilliams@gwahk.com
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
GRANDMAX SURVEYORS LIMITED 俊匯測量師行有限公司	UNIT 2, 9/F, GREENFIELD TOWER CONCORDIA PLAZA 1 SCIENCE MUSEUM ROAD TSIM SHA TSUI, KOWLOON	WONG CHI WAI 黃志偉	9199 4305	3628 3308	cw@gms.hk
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 6922	2234 6166	lawrencechan@gravalconsulting.com
GREATER CHINA APPRAISAL LIMITED 漢華評值有限公司	ROOM 805 200 HENNESSY ROAD WAN CHAI, HONG KONG	LAM CHAK MAN 林澤民	2155 2076	2511 6161	man.lam@gca.group.com
GREATER CHINA ASSET SERVICES LIMITED 漢華資產服務有限公司	ROOM 805 200 HENNESSY ROAD WAN CHAI, HONG KONG	IP KWOK KWONG 葉國光	2511 6868	2511 6161	KKI@gca-group.com
INTERNATIONAL VALUATION LIMITED 國際評估有限公司	UNIT 907 9/F WING ON PLAZA 62 MODY ROAD TSIM SHA TSUI EAST, KOWLOON	PANG KIN FAI 彭健輝	3708 7986	3619 1196	vincent@ivl.hk
JAMES NG SURVEYORS LIMITED 吳耀華測計師行有限公司	P.O.BOX NO. 35343 KING'S ROAD POST OFFICE NORTH POINT, HONG KONG	NG YIU WAH 吳耀華	2808 1808	2808 1108	jamesngs@yahoo.com.hk

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JOINT CREST CONSULTANT LIMITED 晉翹顧問有限公司	208-209A WING TUCK COMMERCIAL CENTRE 177-183 WING LOK STREET SHEUNG WAN, HONG KONG	YIP HO CHUEN 葉浩銓	2581 1068	2523 0599	geminiyip@gmail.com
JOINTGOAL SURVEYORS LIMITED 晉高測量師行有限公司	UNIT 801, 8/F, CHINA HONG KONG TOWER 8 HENNESSY ROAD WAN CHAI, HONG KONG	LAU PIK YU 劉碧如	2723 1688	2723 2660	jointgoal@yahoo.com.hk
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	2169 6016	2169 6001	gilbert.chan@jll.com
JONES LANG LASALLE LIMITED * 仲量聯行有限公司 *	7/F, ONE TAIKOO PLACE 979 KING'S ROAD QUARRY BAY, HONG KONG	TSE WAI HUNG, CLIFF 謝偉鴻	2846 5557	2846 0078	cliff.tse@jll.com
JOSEPH HO & ASSOCIATES LIMITED	17/F, CHAMPION BUILDING 287-291 DES VOEUX ROAD CENTRAL HONG KONG	HO CHIN CHOI 何展才	2586 1737	-	jhoassociates@gmail.com
JP ASSETS CONSULTANCY LIMITED 捷評資產顧問有限公司	UNIT A6-A, 12/F, BLOCK A HONG KONG INDUSTRIAL CENTRE 489-491 CASTLE PEAK ROAD LAI CHI KOK, KOWLOON	AU WAI MAN 區偉文	5390 0686	3547 7950	raymond@jpac.com.hk
KAYS INTERNATIONAL PROPERTY CONSULTANTS COMPANY LIMITED 怡生國際物業顧問有限公司	9B TOWER 3 PARC REGAL 19 HOMANTIN HILL ROAD KOWLOON	WONG KWAI SANG, KAYS 黃貴生	9193 0300	2742 8926	kayswong@hotmail.com
K. T. LIU SURVEYORS LIMITED 廖敬棠測計師行有限公司	RM 1106, 11/F, YU SUNG BOON BUILDING 107-111 DES VOEUX ROAD CENTRAL HONG KONG	LIU KING TONG 廖敬棠	9201 0197	-	ktliu@hotmail.com
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

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KROLL (HK) LIMITED	3/F, THREE PACIFIC PLACE 1 QUEEN'S ROAD EAST HONG KONG	NG HIU LING 吳曉鈴	2281 0190	2511 9626	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 6783	-	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
LANDSCOPE SURVEYORS LIMITED 領域測量師行有限公司	UNITS 1201-3, SIU ON CENTRE 188 LOCHART ROAD WANCHAI, HONG KONG	KOH KENG SHING 許賡勝	2866 0022	2866 0015	info@landscope.com
LARRY H. C. TAM & ASSOCIATES LIMITED 譚希仲產業測計師有限公司	SUITE 3202B, 32/F, TOWER TWO NINA TOWER 8 YEUNG UK ROAD TSUEN WAN, NEW TERRITORIES	WONG YUEN CHEUNG 黃潤長	2810 4411	2810 4637	spancer@lta.com.hk
LAWSON DAVID & SUNG SURVEYORS LIMITED 羅迅測計師行有限公司	ROOM 1601, 16/F SOUTH CHINA BUILDING 1-3 WYNDHAM STREET CENTRAL, HONG KONG	SUNG SHU HUNG 宋樹鴻	2877 1636	2524 0355	ldsssung@lawsonsurveyors.com
LCH (ASIA-PACIFIC) SURVEYORS LIMITED * 利駿行測量師有限公司 *	17/F, CHAMPION BUILDING 287-291 DES VOEUX ROAD CENTRAL HONG KONG	NG HUNG MUI 吳紅梅	2586 1737	2167 8557	elsang@lchgroup.com
MAN HONG SURVEYORS & PROPERTY CONSULTANTS LIMITED 民康測量及物業顧問有限公司	2/F, PINNACLE BULDING 9 SHIP STREET WAN CHAI, HONG KONG	LI MAN HONG 李民康	3751 3030	2845 3445	info@mhsurv.com

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MASTERPIECE VALUATION ADVISORY LIMITED 睿力評估諮詢有限公司	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@mws.com.hk
MERRYSHINE SURVEYORS LIMITED 曙亮測量師有限公司	29A, UNITED CENTRE 95 QUEENSWAY ADMIRALTY, HONG KONG	LI CHI HO 李志豪	2836 3135	2571 3336	merry@netvigator.com
MIDLAND SURVEYORS LIMITED * 美聯測量師有限公司 *	ROOM 2505-08, 25/F, WORLD-WIDE HOUSE 19 DES VOEUX ROAD CENTRAL CENTRAL, HONG KONG	LAM TSZ PUN 林子彬	2801 4930	2530 1357	syr@midland.com.hk
MULTIPLE SURVEYORS & CONSULTANTS LIMITED 萬邦測量師及顧問行有限公司	FLAT A, 29/F, UNITED CENTRE 95 QUEENSWAY ADMIRALTY, HONG KONG	LEE KWAN YEE, HERRICK 李均怡	2869 7288	2869 7633	info@multiple-surveyors.hk
NORTON APPRAISALS LIMITED 普敦國際評估有限公司	UNIT E, 21/F, SEABRIGHT PLAZA 9-23 SHELL STREET NORTH POINT, HONG KONG	WONG MING KWAN 王明坤	2810 7505	2810 6337	paulwong@norton-app.com
PAUL VARTY CHARTERED SURVEYOR	20/F, GLENEALY TOWER 1 GLENEALY CENTRAL, HONG KONG	PAUL VARTY	2841 8860	-	pvary@netvigator.com
PEAK VISION APPRAISALS LIMITED 滙峰評估有限公司	UNIT 702, 7/F, CAPITAL CENTRE 151 GLOUCESTER ROAD WANCHAI, HONG KONG	KUNG CHUNG LAI 龔仲禮	2187 2238	2187 2239	nickkung@peakval.com
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 # 普鑑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

Company Name 公司名稱	Address 地址	Contact person 聯絡人	Tel No. 電話	Fax No. 傳真	E-Mail 電郵
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 13B, 13/F, JONSIM PLACE 228 QUEEN'S ROAD EAST WAN CHAI, 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 WAN CHAI, HONG KONG	LEE WAI KIN, ALAN 李偉健	2811 1876	3007 8501	al@raviagroup.com
RHL APPRAISAL LIMITED 永利行評值顧問有限公司	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
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	skpsc@yahoo.com.hk
SAVILLS (HONG KONG) LIMITED # 第一太平戴維斯(香港)有限公司 #	23/F, TWO EXCHANGE SQUARE 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
SKY PEAK SURVEYOR 天峰測量師行	FLAT 29-33, 5/F BEVERLY COMMERCIAL CENTRE 87-105 CHATHAM ROAD TSIM SHA TSIM, KOWLOON	NG MAN KIT 吳敏傑	2127 1707	-	mkng@proinfotech.net

<u>Company Name</u> <u>公司名稱</u>	<u>Address</u> <u>地址</u>	<u>Contact person</u> <u>聯絡人</u>	<u>Tel No.</u> <u>電話</u>	<u>Fax No.</u> <u>傳真</u>	<u>E-Mail</u> <u>電郵</u>
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, 21/F, 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
VIGERS APPRAISAL & CONSULTING LIMITED * 威格斯資產評估顧問有限公司 *	27/F, STANDARD CHARTERED TOWER MILLENNIUM CITY 1 388 KWUN TONG ROAD KWUN TONG, KOWLOON	YUEN KWOK MAN 源國民	6308 0337	2951 0733	gilberty@vigers.com
VINCORN CONSULTING & APPRAISAL LIMITED 泓亮諮詢及評估有限公司	1602-4, 16/F, FWD FINANCIAL CENTRE 308 DES VOEUX ROAD CENTRAL HONG KONG	CHEUNG KIU CHO, VINCENT 張翹楚	2127 4901	3913 7171	vincent.cheung@vincorn.com
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