

VALUATION REPORT
OF
FLAT ON FLOOR
GARDEN
STREET
HONG KONG

DATE OF VALUATION
D MMMM YYYY

SAMPLE

晉高測量師行有限公司
Jointgoal Surveyors Limited
Est.1993

Our Ref.:
D MMMM YYYY

[Name(s) of Registered Owner(s)]
Flat on Floor
 Garden
 Street
Hong Kong

Dear Sir/Madam,

Re: Flat on Floor, Garden, Street, Hong Kong

We refer to your instructions for us to prepare a market valuation in respect of the above property for reference (taxation) purpose as at [Date of Valuation] and are pleased to provide herewith our valuation report. We have based on the information supplied, carried out inspection, made relevant enquiries and obtained such further information as we consider necessary for the completion of this report.

Market Value is intended to mean the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

We have inspected the exterior of the subject property on [Date of External Inspection]. However, no internal inspection and structural survey has been made. In the course of our inspection, we did not note any serious defects. We are, however, unable to report that the property is free from rot, infestation or any other structural defects. Unless otherwise stated in the report, no on-site measurement has been taken and no test was carried out to any of the services.

We have assumed that the subject property has been constructed, occupied and used in full compliance with, and without contravention of all Ordinances, except only where otherwise stated. We have further assumed that, for any use of the subject property upon which this report is based, any and all required licences, permits, certificates, and authorizations have been obtained, except only where otherwise stated.

We have caused searches to be made at the Land Registry relating to the property. However, we have not searched the original documents to verify ownership which may not appear on the copies handed to us. All documents have been used as reference only and all dimension, measurement and areas are approximate. All areas stated in this document are for the purpose of the subject valuation only and are not intended for any other purposes. The definition of saleable area shall follow the Code of Measuring Practice issued in March 1999 and the Supplement to the Code of Measuring Practice issued in July 2014 by the Hong Kong Institute of Surveyors.

No allowance has been made in our valuation for any charges, mortgages or amounts owing on the property, nor for any expenses or taxation which may be incurred in effecting a sale. Unless otherwise stated, it is assumed that the property is free from encumbrances, restrictions and outgoings of an onerous nature which could affect its value.

Unit 801, 8/F, China Hong Kong Tower, 8 Hennessy Road, Wan Chai, Hong Kong

Our Ref.:



晉高測量師行有限公司
Jointgoal Surveyors Limited
Est.1993

Our valuation is prepared in accordance with The HKIS Valuation Standards 2020 published by the Hong Kong Institute of Surveyors (HKIS).

We have relied to a very considerable extent on the information given by you and have accepted advice given to us on such matters as statutory notices, easements, tenure, occupation, lettings, site and floor areas and all other relevant matters. We assume no responsibility for their accuracy.

The valuation is made on assumption that the owner sells the property on the market without the benefit of cash rebate or any similar arrangement which could serve to affect the value of the property.

Unless otherwise stated we have not carried out a valuation on a redevelopment basis and the study of possible alternative development options and the related economics do not come within the scope of this report.

This document and each part of it is prepared and intended for the exclusive use of the instructing party for the abovementioned purpose only. The instructing party agrees not to use or rely upon this document or any part of it for any other purposes.

In accordance with your instructions, we are not required to give testimony or appear in court with reference to the valuation of the property.

Without our written approval, neither the whole nor any part of this document nor any reference thereto may be included in any document, circular or statement.

Finally, and in accordance with our standard practice, we must state that this document is for the use only of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents.

We enclose herewith our valuation for the subject property.

Yours faithfully,
For and on behalf of
JOINTGOAL SURVEYORS LIMITED

[NAME OF SURVEYOR]
Registered Professional Surveyor
(General Practice)
MHKIS
Director

[NAME OF SURVEYOR], Member of The Hong Kong Institute of Surveyors and Registered Professional Surveyor (General Practice), has over 20 years' experience in the valuation of properties in Hong Kong. She is in a position to provide an objective and unbiased valuation and is competent to undertake the valuation. She has no material connection or involvement with the Subject Property or the Client.

Encl

Our Ref.:



CONTENTS

	PAGE
I THE SUBJECT PROPERTY	
II SITUATION	
III ACCESSIBILITY	
IV GENERAL DESCRIPTION OF THE SUBJECT BUILDING/DEVELOPMENT	
V GENERAL DESCRIPTION OF THE SUBJECT PROPERTY	
VI PARTICULARS OF OCCUPANCY	
VII LAND REGISTRATION DETAILS	
VIII MARKETABILITY	
IX BASIS OF VALUATION	
X VALUATION	

APPENDICES

1 LOCATION PLAN	
2 PHOTO OF THE SUBJECT BUILDING/DEVELOPMENT	
3 FLOOR PLAN OF THE SUBJECT PROPERTY	
4 COPY OF LAND SEARCH	

I THE SUBJECT PROPERTY

[PROPERTY ADDRESS]

II SITUATION

The subject property is situated on the south-eastern side of
District, Hong Kong.

The immediate locality is a traditional residential area in Hong Kong.
Neighbouring developments comprise mainly

Shopping facilities such as

are provided in the neighbourhood.

(For exact location, please refer to the location plan attached in Appendix 1.)

III ACCESSIBILITY

The accessibility of the subject property is considered to be

IV GENERAL DESCRIPTION OF THE SUBJECT BUILDING/ DEVELOPMENT

The subject development comprises 3 blocks of 26-storey composite
commercial and residential buildings completed in or about

The subject building is of reinforced concrete construction with external facade
finished with

The development is kept in a state of maintenance order and management
condition.

V GENERAL DESCRIPTION OF THE SUBJECT PROPERTY

The subject property comprises a flat on .../F in Block ... of the development. According to information of the Rating and Valuation Department, the Saleable Area of the property is about sq.ft. (about sq.m.).

The subject property is oriented to the south-eastern and south-western aspects with view. According to the registered floor plan, the accommodation of the property comprises a master bedroom with an en-suite bathroom, two bedrooms, a living and dining room, a bathroom and a kitchen.

As no internal inspection to the subject property has been arranged, we are unable to comment on the internal condition of the property. In the course of our valuation, we have assumed that the interior of the property is kept in a reasonable condition and the property is in its permitted use.

(Appendix 2 refers to the photo of the subject building/development.)

(Floor plan of the subject property is attached in Appendix 3.)

VI PARTICULARS OF OCCUPANCY

As advised, the subject property is owner-occupied as at the date of valuation.

VII LAND REGISTRATION DETAILS

The subject property is registered in the Land Registry as to comprise 10/4200th parts or shares of and in Inland Lot No. which are held from the Government for 999 years from 9 April

According to the recent land search, it is revealed that the registered owner of the subject property is [Name(s) of Owner(s)] vide Memorial No. dated [Date of Purchase] at a consideration of HK\$[Purchase Price].

At the time of our title search, the property is subject to the following encumbrances:

- Deed of Mutual Covenant vide Memorial No. dated 28 March
- Occupation Permit vide Memorial No. dated 28 March
- Mortgage in favour of Hang Seng Bank Limited vide Memorial No. dated 8 June

(Appendix 4 refers to the copy of the land search.)

VIII MARKETABILITY

The subject property

Having due regard to the market condition and the inherent characteristics of the subject property, we consider that the marketability for this type of property is

IX BASIS OF VALUATION

As the subject property is owner-occupied as at the date of valuation, our valuation has been arrived at subject to vacant possession of the premises.

In the course of assessing the market value of the subject property, we have adopted the Market Approach. We have relied on the direct evidence of transactions of similar properties in the vicinity, making necessary adjustments to reflect the inherent characteristics of the subject property.

Some of the comparable transactions and valuation adjustments are set out as follows:

Est.1993

5210M

X VALUATION

In view of the above, we are of the opinion that the Market Value of the subject property as at [DATE OF VALUATION] subject to vacant possession and free of all encumbrances is in the sum of HK\$..... (HONG KONG DOLLARS MILLION HUNDRED THOUSAND ONLY).

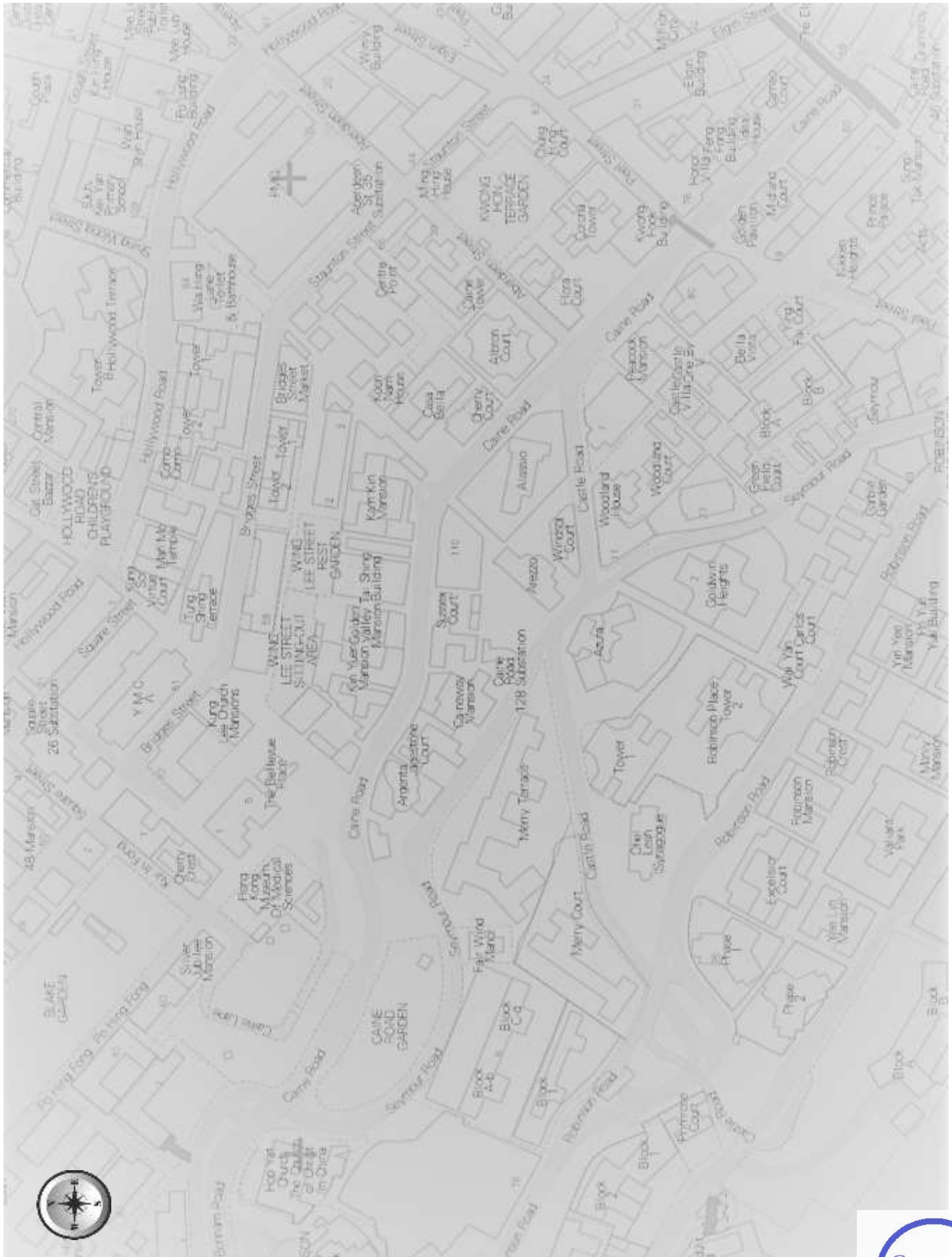
晉高測量師行有限公司

Jointgoal Surveyors Limited

Est.1993

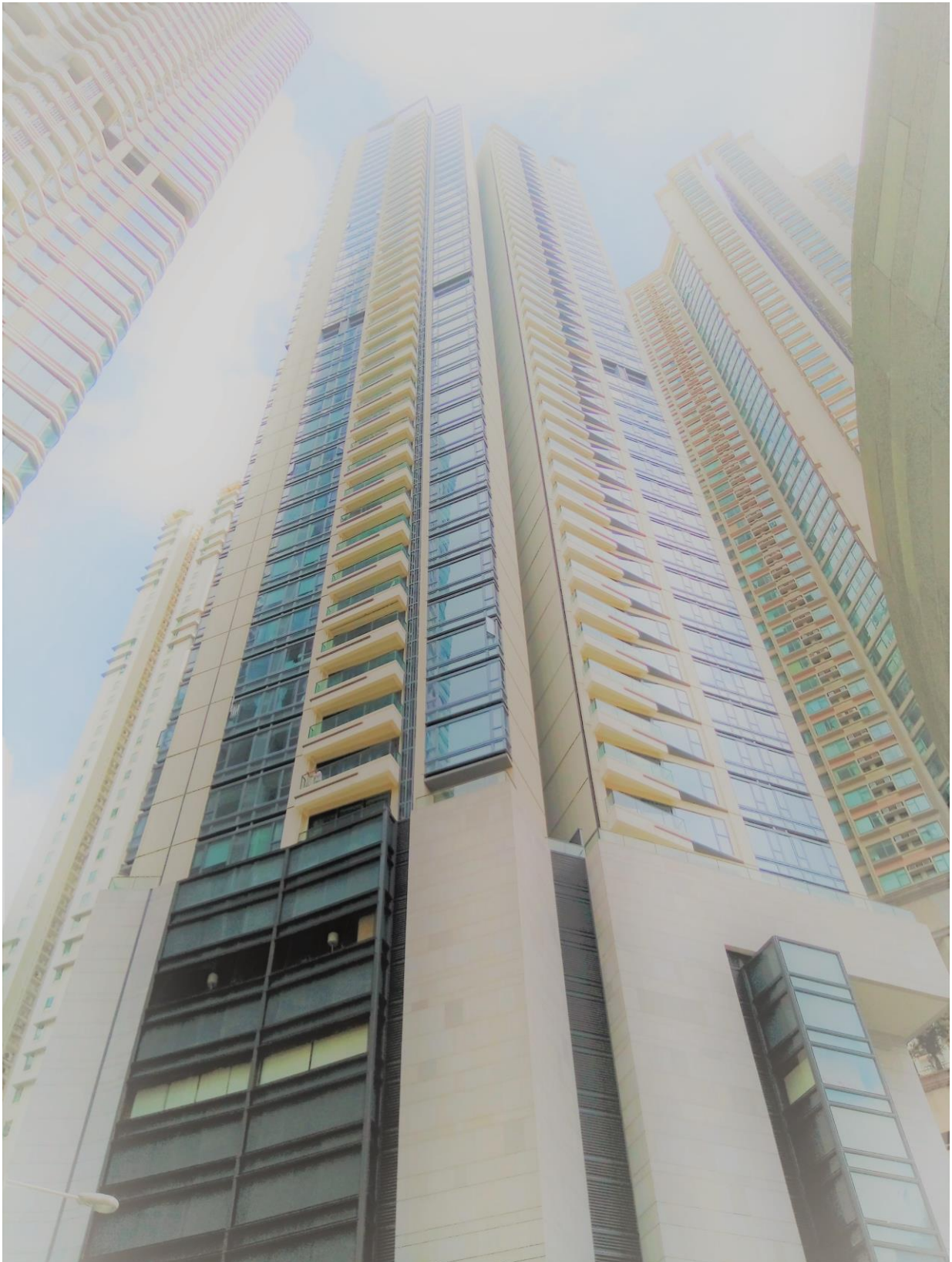
APPENDIX 1

LOCATION PLAN



APPENDIX 2

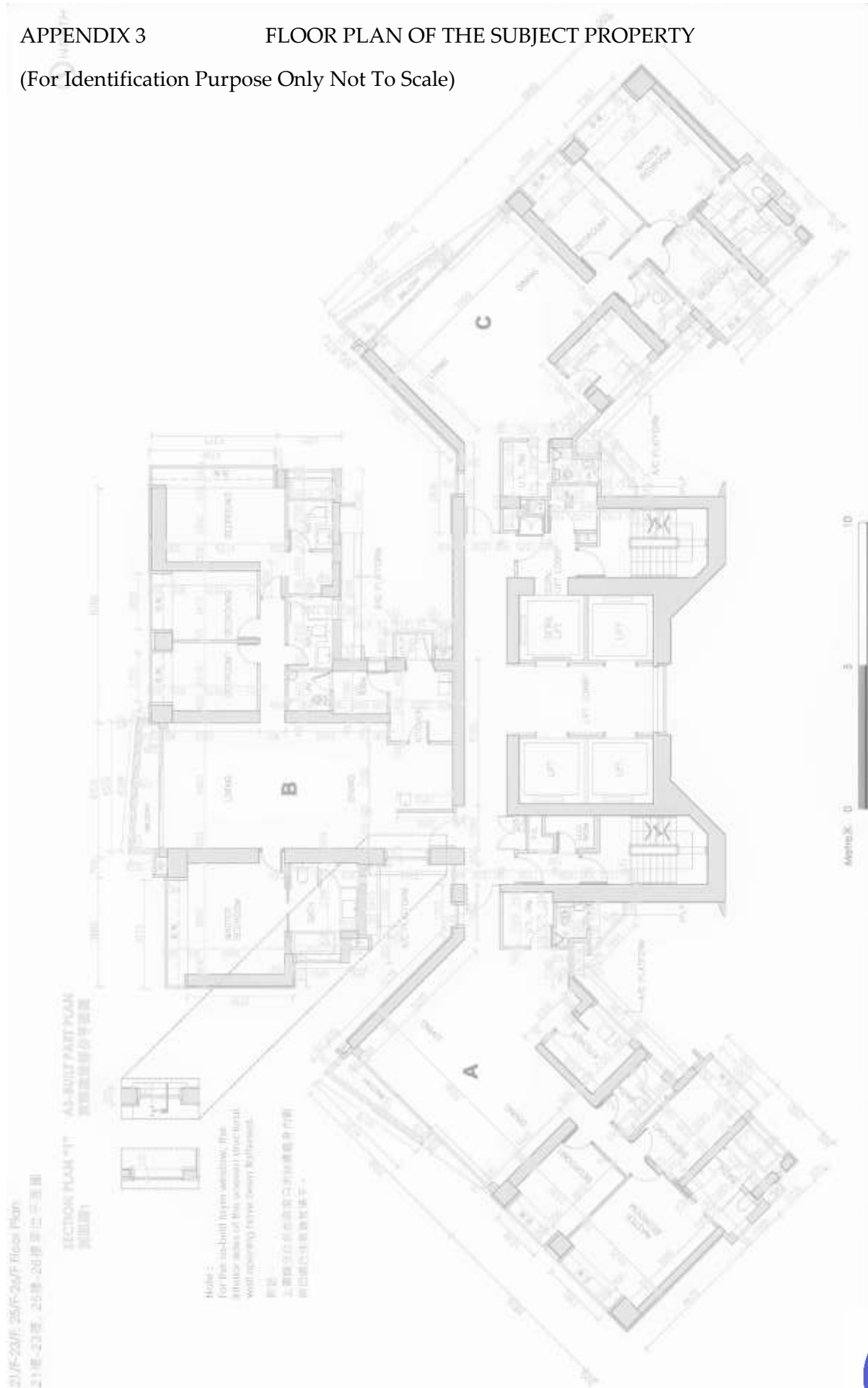
PHOTO



APPENDIX 3

FLOOR PLAN OF THE SUBJECT PROPERTY

(For Identification Purpose Only Not To Scale)



APPENDIX 4

COPY OF LAND SEARCH

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製編號 PRINT CONT#

印製於 PRINTED AT: INTERN
查冊日期及時間 SEARCH DATE
查冊者姓名 NAME OF SEARCH
查冊種類 SEARCH TYPE: HIS

本登記冊列明有關物業截至 03/09/2016 07:30 之資料

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 03/09/2016.

備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易，以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的，使用所提供的資料須符合《個人資料（私隱）條例》的規定。

The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the titles to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

物業資料

PROPERTY PARTICULARS

物業參考編號

PROPERTY REFERENCE NUMBER (PRN): E

地段編號

LOT NO.: THE REMAINING
KOWLOON INLAND

OF NEW

批約 HELD UNDER: CONDITIONS OF
年期 LEASE TERM: 75 YEARS RENEW
開始日期 COMMENCEMENT OF LEASE TERM
每年地稅 RENT PER ANNUM: \$3,598.00

所佔地股份數

SHARE OF THE

ADDRESS: 2F
NC
KC

地址: 中文地址不詳

備註

REMARKS: NEW RENT UNDER CROWN LEASES ORDINANCE FF

號 PRN:

(03/09/2016) 第

頁·共

頁

PAGE OF

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN.

SEE DEED POLL WITH PLAN (MEM. NO.

業主資料

OWNER PARTICULARS

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
1			13/08/1971	02/10/1971	\$1, 10.00
1			27/10/1978	21/12/1978	\$3,401 10 (PT.)
1			16/05/1988	09/06/1988	\$1, 1.00
1			17/09/2013	15/10/2013	\$1, 10.00

WITH PLAN

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN16

物業涉及的轉讓
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB81	19/05/1972	06/06/1972	DEED OF MUTUAL COVENANT	-	-
UB91	08/08/1972	23/08/1972	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	B PARIS	-
UB16	27/10/1978	21/12/1978	REASSIGNMENT		-
UB15	16/09/1978	04/10/1978	AGREEMENT FOR SALE AND PURCHASE	.K.) LTD.	\$3,400,000.00 (PT.)
			備註 REMARKS: SEE ASK	43	
UB16	27/10/1978	21/12/1978	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	TTED	-
UB18	29/01/1980	05/03/1980	REASSIGNMENT		-
UB18	29/01/1980	05/03/1980	MORTGAGE TO SECURE A FIXED LOAN AND GENERAL BANKING FACILITIES	NK LIMITED	-
UB23	10/02/1983	18/04/1983	REASSIGNMENT		-

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

等待註冊的契約

印製編號

PRINT CONTROL: ESN1

DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
------------------------	----------------------------	--------------------------	----------------	----------------------	---------------------

***** 無 NIL *****

***** 登記冊末端 END OF REGISTER *****





SURVEYORS
REGISTRATION
BOARD
測量師
註冊管理局

CERTIFICATE OF REGISTRATION
註冊證明書

This is to certify that
茲證明



having satisfied the SURVEYORS REGISTRATION BOARD of the Hong Kong Special Administrative Region is a
現得香港特別行政區測量師註冊管理局信納成為

REGISTERED PROFESSIONAL SURVEYOR
註冊專業測量師

in the
執業於

General Practice Division
產業測量組別

Registration No. GP123456
註冊編號

THIS CERTIFICATE IS HELD FROM YEAR TO YEAR
本證明書需每年續期

and subject to the provisions
of the SURVEYORS REGISTRATION ORDINANCE
及依從測量師註冊條例的規範

REGISTRAR
註冊主任

CHAIRMAN
主席

1st July

Date of Registration
註冊日期

Certificate No.
証書編號





香港測量師學會
The Hong Kong Institute of Surveyors

茲證明

This is to certify that



於 年 月 日成為本會會員
was elected a Member of the Institute on



會長 *President*

義務秘書 *Honorary Secretary*



會員編號 *Membership Number:*



