

VALUATION REPORT  
OF  
FLAT ON TH FLOOR OF BLOCK  
GARDEN  
NO. 1 STREET  
KOWLOON  
HONG KONG

DATE OF VALUATION  
Y MMMM YYYY

SAMPLE



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

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Our Ref.:



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**I THE SUBJECT PROPERTY**

Flat on th Floor of Block , Garden, No. 1 Street, Kowloon,  
Hong Kong

**II SITUATION**

The subject property is situated on .....

The subject locality is a traditional residential area. Neighbouring  
developments comprise predominantly .....

Commercial facilities such as .....

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

**III ACCESSIBILITY**

Accessibility of the subject property is considered to be .....

**IV GENERAL DESCRIPTION OF THE SUBJECT DEVELOPMENT**

The development is one of the projects developed by Hong Kong Housing  
Society (Sandwich Class Housing development) subject to alienation  
restrictions. The development comprises .....

The subject development is of reinforced concrete construction with external  
facade finished with .....

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

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

**V GENERAL DESCRIPTION OF THE SUBJECT PROPERTY**

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

The subject property is mainly oriented to .....

The accommodation of the subject property .....

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.

(A 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 .....th parts or shares of and in ..... which is held from the Government from ..... to .....

**As at the date of valuation, the registered owners of the subject property are ..... vide Memorial No. .... dated ..... at a consideration of HK\$.....**

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

- Waiver Letter vide Memorial No. .... dated .....
- Occupation Permit vide Memorial No. ....
- Deed of Mutual Covenant vide Memorial No. .... dated .....
- Mortgage in favour of .....vide Memorial No. .... dated .....

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

**VIII MARKETABILITY**

The subject locality .....

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.

The property falls within a Sandwich Class Housing Scheme Project developed by the Hong Kong Housing Society and is still subject to alienation restrictions.

In the course of assessing the market value of the subject property, we have assumed that the premium required to remove the alienation restrictions has been paid and the property can be disposed freely in the market. 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.

Moreover, we have made the basic assumption that the physical condition of the subject property as at the date of valuation would be basically the same as it is at present.

**X VALUATION AND FURTHER COMMENTS**

In view of the above, we are of the opinion that the market value of the subject property as at [Date of Valuation] assuming that the premium has been paid to the Government to remove the alienation restrictions subject to vacant possession and free of all encumbrances is in the sum of HK\$..... (HONG KONG DOLLARS ..... MILLION ..... HUNDRED THOUSAND ONLY).

The Discount Rate .....

The net value of the subject property after deducting the amount of premium .....

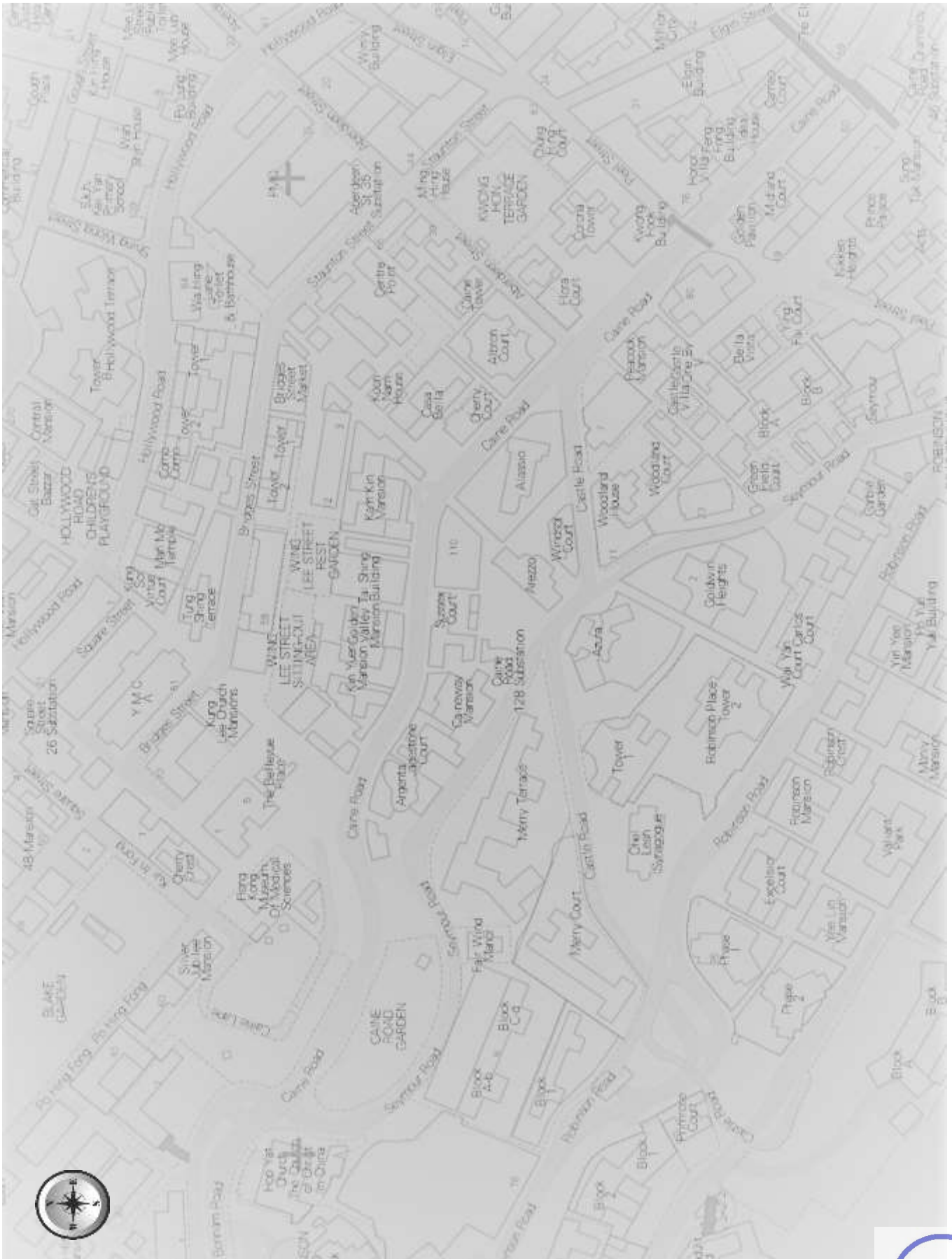
# 晉高測量師行有限公司

## Jointgoal Surveyors Limited

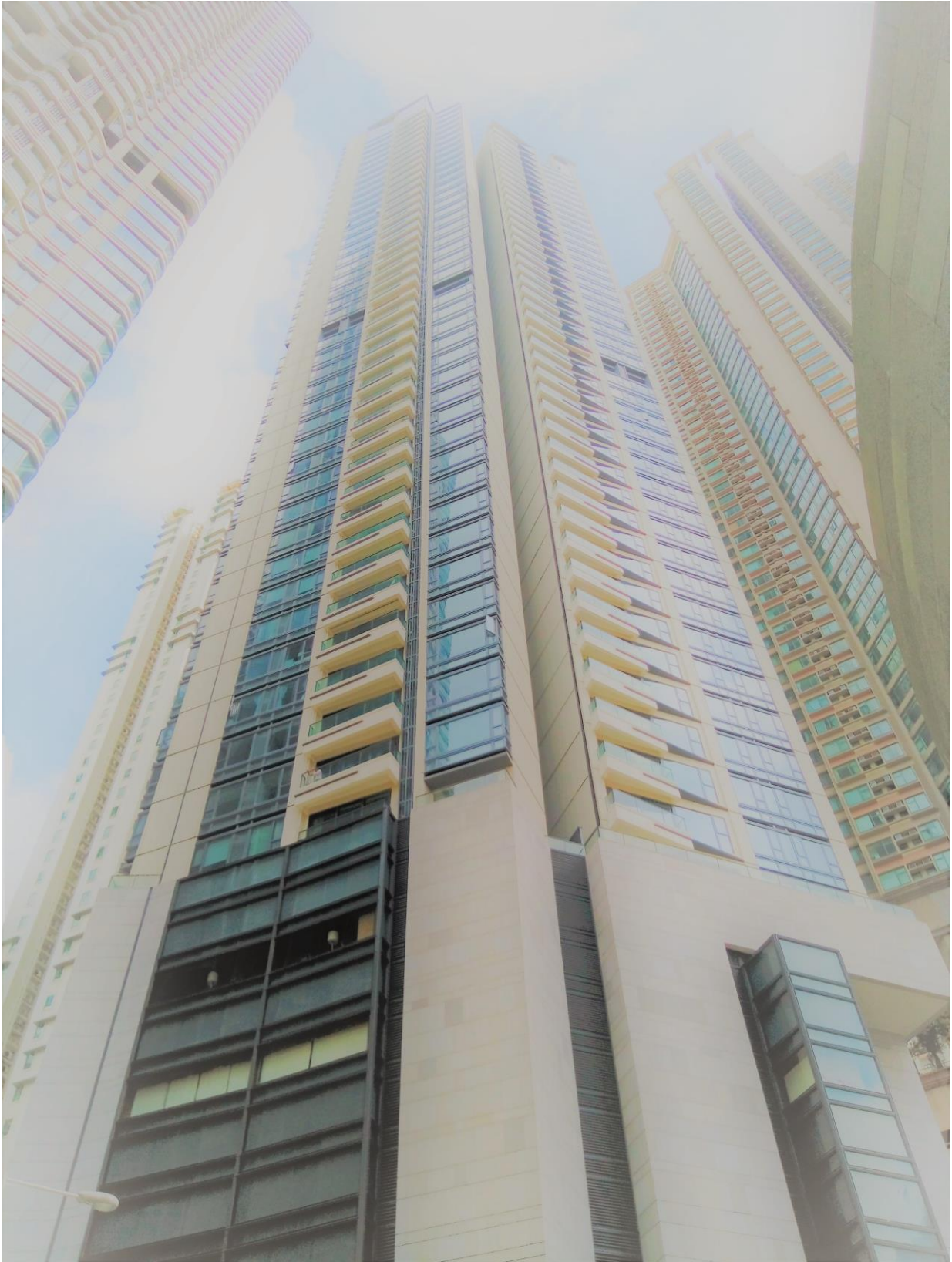
Est.1993

### APPENDIX 1

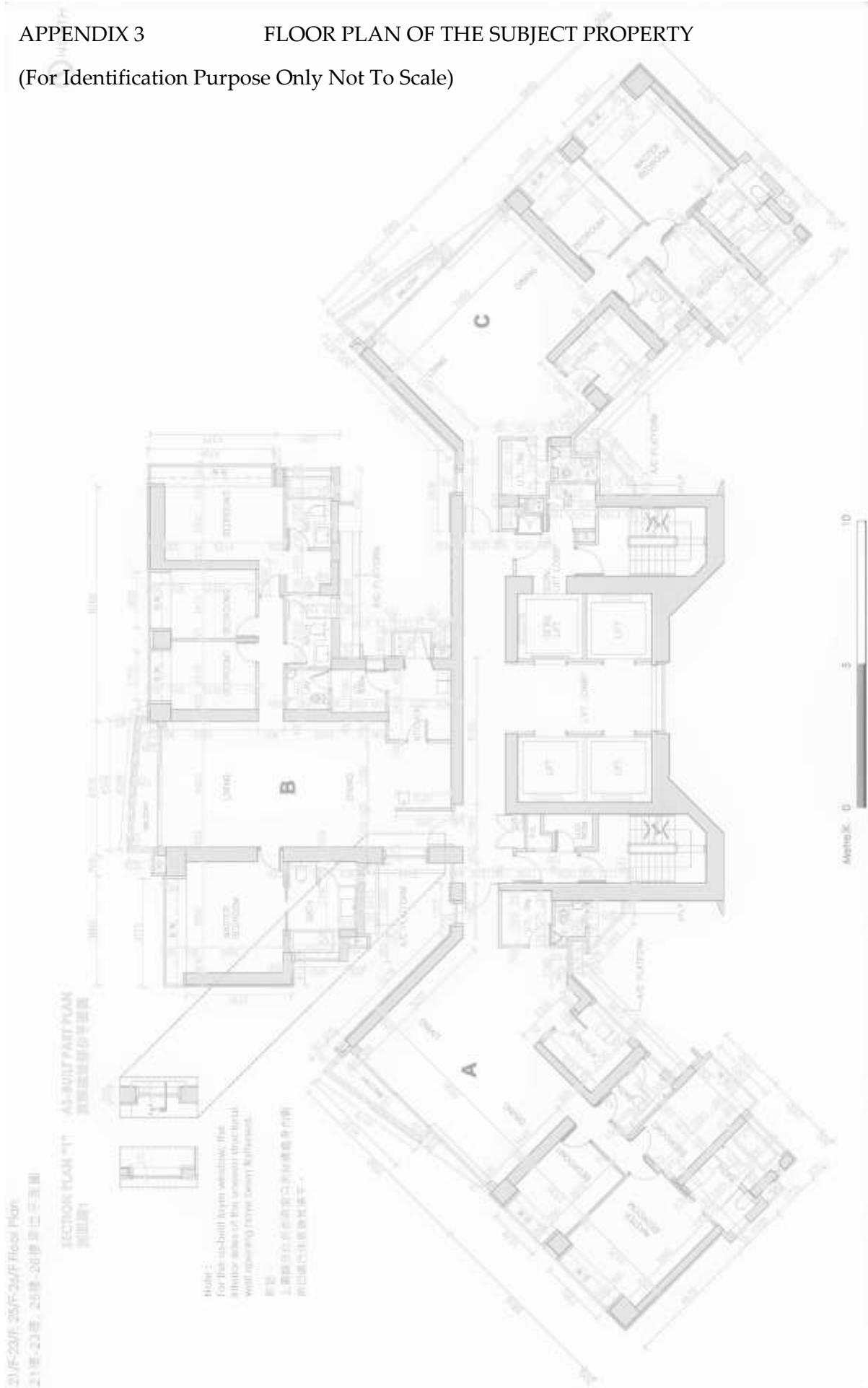
### LOCATION PLAN







APPENDIX 3 FLOOR PLAN OF THE SUBJECT PROPERTY  
 (For Identification Purpose Only Not To Scale)



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 SEARCHER  
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 批約 批約  
年租 年租 年租  
開始日期 開始日期 開始日期  
每年地稅 每年地稅 每年地稅

所佔地段份數

SHARE OF THE

ADDRESS: ZH  
NC  
KC

地址: 中文地址不詳

備註

REMARKS: NEW RENT UNDER CROWN LEASES ORDINANCE FF

印製編號 PRN:

(03/09/2016) 第

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OF

# 晉高測量師行有限公司

## Jointgoal Surveyors Limited

Est.1993

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	\$1,000
1			27/10/1978	21/12/1978	\$3,400 (PT.)
1			16/05/1988	09/06/1988	\$1,000
1			WITH PLAN		
1			17/09/2013	15/10/2013	\$1,000



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

印製編號 PRINT CONTROL: ESN16

物業涉及的轉轉  
**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 ASS	43	
UB16	27/10/1978	21/12/1978	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	IBED	-
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

印製編號 PRINT CONTROL: ESN11

等待註冊的契約

**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. GP  
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:*





