

VALUATION REPORT

OF

FLAT ON TH FLOOR OF BLOCK

GARDEN

NO. 1 STREET

KOWLOON HONG KONG

DATE OF VALUATION
Y MMMM YYYY

SAMPLE

Jointgoal Surveyors Limited

Est.1993

Our Ref.:

[Issue Date of Report]

[Name(s) of Registered Owner(s)]

Flat on th Floor of Block

Garden

No.1 Street

Kowloon

Dear Sir/Madam,

Re: Flat on th Floor of Block,

Garden, No. 1 Street, Kowloon,

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 Inspection (external only)]. 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



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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.:



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



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I THE SUBJECT PROPERT	ΓY
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II

III

IV

THE SUBJECT PROPERTY
Flat on th Floor of Block , Garden, No. 1 Street, Kowloon, Hong Kong
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.)
ACCESSIBILITY
Accessibility of the subject property is considered to be
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

Our Ref.: Page 1

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

management condition.



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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 compriseth 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

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

Our Ref.: Page 2



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VIII	\mathbf{M}	ARF	(ETA	ABIL	LITY

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

The Discount I	Rate	••
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The net value of the subject property after deducting the amount of premium

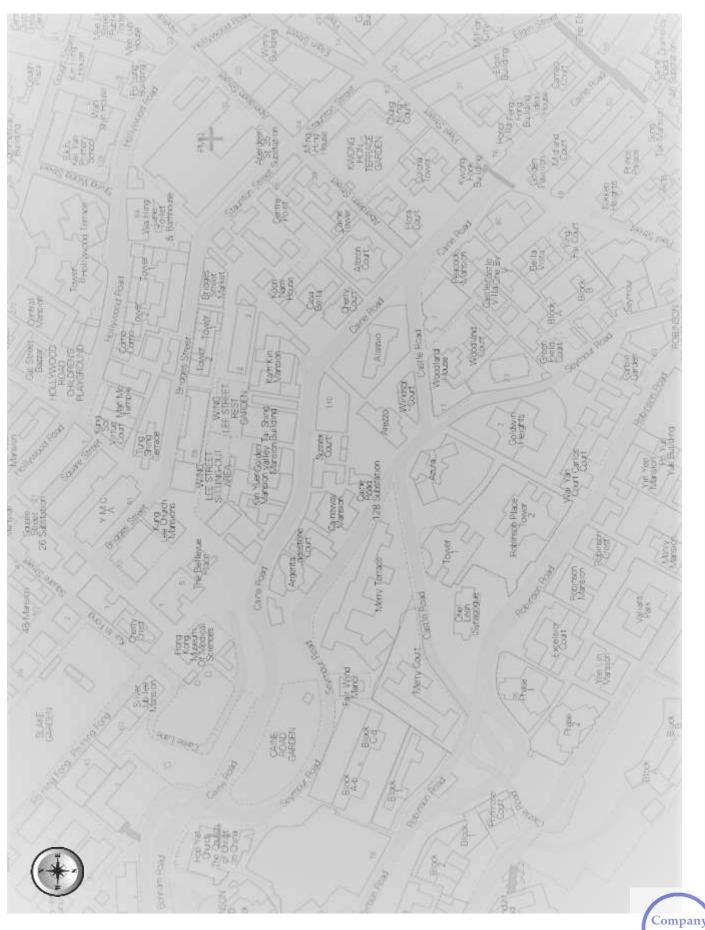
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APPENDIX 1

LOCATION PLAN

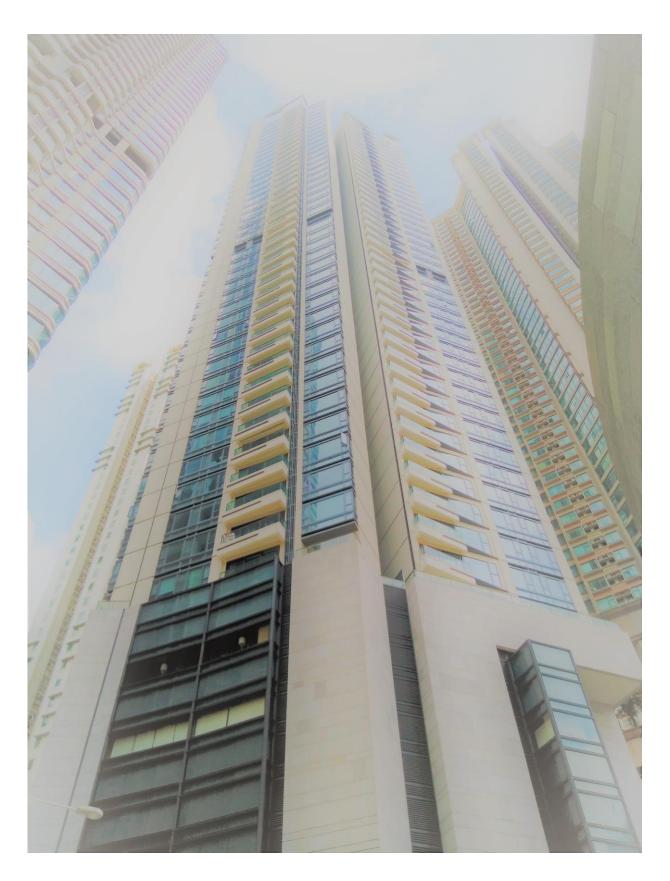


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APPENDIX 2

РНОТО





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·高測量師行有限公司

Jointgoal Surveyors Limited Est.1993

APPENDIX 4

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印數編號

THE LAND REGISTRY

土地計串處

記 丰 LAND REGISTER

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COPY OF LAND SEARCH

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

本學記串列助有觸物業職至 03/09/2016 07:30 之資料

查冊日期及時間 SEARCH DATE

SEARCH

查冊者姓名 NAME OF

SEARCH TYPE: HIS

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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興土地紀錄的宗旨 無關之目的,使用所提供的資料復符合<<個人資料(私屬)條例>>的規定。

provide means whereby the titles to real and immovable property may be easily traced and ascertained. The information contained the public to prevent secret and fraudulent conveyances, and 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. The land records are kept and made available to members of

PROPERTY PARTICULARS

PROPERTY REFERENCE NUMBER (PRN);

LOT NO .: THE REMAINING 的段編號

KOWLOON INLANI

NEW

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

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UB15	16/09/1978	04/10/1978	AGREEMENT FOR SALE AND PURCHASE	.К.) ГТФ.	\$3,400,000.00 (PT.)
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UB18	29/01/1980	02/03/1980	REASSIGNMENT		3
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SURVEYORS REGISTRATION **BOARD**

測量師 註冊管理局

CERTIFICATE OF REGISTRATION

註冊證明書

This is to certify that 茲証明

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. 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

1st July

Date of Registration

Certificate No. 証書編號



Jointgoal Surveyors Limited

Est.1993



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

Mun

會長 President

義務秘書 Honorary Secretary

會員編號 Membership Number:

盘誊為配合2003年1月13日修改章程及則例後而頒予會莫及乃根據本會則例第 2.6 條頒發 IS DIPEOMA IS ISSUED TO ACCORD WITH AMENDMENTS TO THE CONSTITUTION AND BYE-LAWS PASSED ON 13 JANUARY 2003 AND BJECT TO BYE-LAW 2.6 OF THE INSTITUTE



