

**Clauses usually applied under Buildings Ordinance
Cap. 123 upon conducting Land Search
物業查冊常見建築物條例第123章引用條款**

Clauses related to buildings / structures 建築物相關條款

Section 24 Order for demolition, removal, or alteration of building, building works (other than minor works commenced under simplified requirements) or street works	第24條款 拆卸、移去或改動建築物、建築工程(根據簡化規定展開的小型工程除外)或街道工程的命令
Section 24A Order to cease or remedy dangerous	第24A條款 停止危險工程或對危險工程作出補救的命令
Section 24AA Order for demolition, removal, or alteration of minor works commenced under simplified requirements	第24AA條款 拆卸、移去或改動根據簡化規定展開的小型工程的命令
Section 24B Order of Priority demolition	第24B條款 優先拆卸令
Section 24C Notice for demolition or alteration of building or building works	第24C條款 就建築物或建築工程的拆卸或改動發出的通知

Clauses related to change of use 更改物業用途相關條款

Section 25 Notice for Change in use of buildings	第25條款 建築物更改用途的通知
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Clauses related to dangerous building / slope / drainage 危險物 / 斜坡 / 排水相關條款

Section 26 Order for Dangerous buildings	第26條款 危險建築物命令
Section 26A Order for dilapidation or defective buildings	第26A條款 破舊或欠妥的建築物命令
Section 27 Closure Order	第27條款 封閉令
Section 27A Order for Dangerous hillsides, etc.	第27A條款 危險山坡等命令
Section 27B Order for Danger to buildings caused by abstraction of groundwater from wells	第27B條款 從水井抽取地下水對建築物造成的危險令
Section 27C Order for Water pipes, drains or sewers laid in slopes, etc.	第27C條款 在斜坡等敷設的水管、排水渠或污水渠命令
Section 28 Order for Drainage	第28條款 排水的命令

**Clauses related to the obligation on inspection and repair in respect of buildings
針對建築物及窗戶之檢驗及修葺的義務**

Section 30B Obligation on owners to carry out prescribed inspection and prescribed repair in respect of buildings	第30B條款 對建築物進行檢驗及修葺的義務
Section 30C Obligation on owners to carry out prescribed inspection and prescribed repair in respect of windows	第30C條款 對窗戶進行檢驗及修葺的義務

For further information, please consult HKSAR Cap 123 Buildings Ordinance.
如需詳細資訊，請參閱香港特別行政區第123章<建築物條例>。

Commonly used Floor Area Terms 常用樓面面積辭彙

- Saleable Area 實用面積
- Gross Floor Area 建築面積
- Lettable Area 租用面積
- Internal Floor Area 內部樓面面積

Definition of Saleable Area 實用面積定義[#]

The Saleable Area of a unit comprises:

一個單位的實用面積是：

- the floor area exclusively allocated to that unit including balconies and other similar features, such as verandah and utility platform;
單獨分配給該單位的樓面面積，其中包括露台和其他類似設施如陽台及工作平台的面積；
- shall be the area contained within the enclosing walls of the unit measured up to the exterior face of an external wall or the center line of a separating wall between adjoining units, as the case may be;
單位圍牆內所包含的面積，按實際情況量度至外牆的外表面或與相鄰單位共有的分隔牆的中線；
- enclosing walls separating a unit from a lightwell, a lift shaft or any similar vertical shaft, or a common area, shall be deemed as external wall and its full thickness shall be included;
單位與光井、升降機槽或任何類似直槽、或公用地方的分隔牆，應視作外牆處理，它的整個厚度應包括在內；
- all internal partitions and columns within the unit shall be included.
單位內所有的間牆和支柱都應包括在內。

Items Not Included to Saleable Area:

不包括為實用面積的項目：

- the items specified under "Ancillary Accommodation" such as cockloft, stairhood, bay window, yard, terrace, garden, flat roof, roof, air-conditioning plant room, air conditioner platform and lift lobby (including those expressions which describe the area between the lift and the unit);
定義為“附屬地方”的項目，例如：閣樓、樓梯頂篷、窗台、庭院、陽台、花園、平台、天台、冷氣機機房、冷氣機平台及電梯大堂(涵蓋電梯與單位之間的地方之各種表述)；
- air-conditioner box / hood is neither Saleable Area nor Ancillary Accommodation
冷氣機篷蓋不屬實用面積或附屬地方

[#] Please refer to 'Code of Measuring Practice' 1st Edition (March 1999) and Supplement to the Code of Measuring Practice (July 2014) published by the Hong Kong Institute of Surveyors.

請參閱香港測量師學會量度作業守則第一版(一九九九年三月)及量度作業守則補充(二零一四年七月)

Scope of Services 服務範疇

Real Estate Valuation for

- Cap. 545 Compulsory Sale for Redevelopment
- Rates, Government Rent and Stamp Duty Appeal
- Compensation Claims for Land Resumption/ Acquisition
- Litigation/Court Submission purpose
 - Divorce
 - Probate
 - Mesne Profit Assessment for Adverse Possession
 - Migration Purpose
 - Tenancy Rent Review

Expert Witness for

- Rental Claim
- Capital Loss

為以下因由提供房地產評估

- Cap. 545為重建而強制售賣
- 差餉，地租及印花稅上訴
- 收回土地索償/收購作價
- 訴訟/提交法院審決
 - 離婚
 - 遺囑
 - 逆權侵佔的中間收益評估
- 移民資產申報
- 租金檢討

為以下因由提供專家證人服務

- 租金追討
- 價值損失

Land & Planning Matters

- Application for
- Waiver/No Objection Letter
 - Short Term Tenancy
 - Easement/Right of way
 - Land Exchange/Lease Modification
 - Premium/Waiver Fee/Rental Assessment

Feasibility Study

- Market Research & Analysis
- Project Management & Procedure
- Asset Portfolio
- Financial Sensitivity Analysis

土地規劃申請

- 轄免/不反對通知書
- 短期租約
- 地役權/路權
- 換地/契約修訂
- 地價/豁免費/租金評估

可行性研究

- 市場研究與分析
- 項目管理及流程
- 資產組合
- 財務敏感度分析

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