

宜居顧問服務有限公司  
Easy Living Consultant Limited

建築及產業測量顧問  
Architectural, Building and Estate Surveying Consultant



地產發展商九龍建業集團成員  
A member of the Kowloon Development Group



我們是 .....

We are .....

樓宇重建、活化、復收專家  
expert in redevelopment,  
building conversion and renovation

物業及資產估值專家  
expert in property and asset valuation



## 公司簡介 Company Background

**宜居顧問服務有限公司（宜居）**為地產發展商「九龍建業有限公司」之附屬公司，於2000年成立。**宜居**為客戶提供建築測量顧問、產業測量顧問、屋宇及設施管理服務。主要客戶包括發展局、建築署、屋宇署、香港房屋委員會、業主立案法團、理工大學、專上學院、學校及非政府機構等。



九龍建業有限公司（九建）（股份代號：34）為保利達集團成員，於一九六一年一月二十四日成立，並於一九九五年七月四日在香港聯合交易所有限公司主板上市。九建自成立以來一直致力經營物業發展及投資業務，其目標成為大中華區優質物業發展商，並於香港取得藍籌股地位。



旗艦項目：始創中心

Flagship Project : Pioneer Centre

Founded in 2000, **Easy Living Consultant Limited** is a subsidiary of “Kowloon Development Company Limited”, a Hong Kong real estate developer.

**Easy Living** provides architectural, building surveying consultancy services and estate surveying consultancy services building and facilities management services to our major clients including Development Bureau, Architectural Services Department, Buildings Department, Hong Kong Housing Authority, Owners’ Corporations, Hong Kong Polytechnic University, higher education colleges, schools, non-government organizations , etc.

Kowloon Development Company Limited (“KDC”) (stock code : 34), a member of the Polytec Group, was established on 24 January 1961 and was listed on the main board of The Stock Exchange of Hong Kong Limited on 4 July 1995. Since its establishment, KDC has engaged in property development and investment. The new Management aims to position KDC as a developer and manager of top quality property in the Greater China and a Blue Chip Stock Company in Hong Kong.



**我們實現**

**We achieve**

**樓宇升級 .....**

**Building Upgrading .....**

**物業升值 .....**

**Property Appreciation .....**



## 樓宇升級方案 Building Upgrading Solutions

我們結合專業的產業及建築測量顧問服務，為客戶提供**樓宇升級方案**，以創造更大的物業價值及投資回報。

We bring **building upgrading and property appreciation solutions** to our clients.





**我們的團隊是專業的 .....**

**Our Team members are professional .....**

**我們的建築、產業測量及機電團隊擁有超過200名成員**

**more than 200 members in our architectural, building, estate surveying and E&M team**



## 專業團隊 Professional Team

樓宇和產業  
測量部  
*Building  
and  
Estate  
Surveying  
Department*

領導委員會  
Board Committees

項目主管  
Project Directors

我們的團隊由超過200名不同專業人士組成，包括註冊建築師、註冊結構工程師、註冊建築測量師、認可產業測量師、註冊機電工程師、駐區工程經理及技術主任。

註冊建築師  
Registered  
Architects

註冊建築測量師  
Registered  
Building Surveyors

註冊結構工程師  
Registered  
Structural Engineers

註冊機電工程師  
Registered  
E&M Engineers

認可產業測量師  
Chartered  
GP Surveyors

助理建築師  
Assistant Architects

助理測量師  
Assistant Surveyors

助理工程師  
Assistant Engineers

助理工程師  
Assistant E&M  
Engineers

助理產業測量師  
Assistant GP  
Surveyors

技術團隊  
Technical Team

技術團隊  
Technical Team

技術團隊  
Technical Team

技術團隊  
Technical Team

技術團隊  
Technical Team

Our consultancy team consists of more than 200 members including Registered Architects, Registered Structural Engineers, Registered Building Surveyors, Chartered General Practice Surveyors, Registered E&M Engineers and Technical Managers.

# 專業服務 Professional Services

## 建築及產業測量

### 建築 測量

- ✓ 建築項目可行性研究及專家報告
- ✓ 改建及加建工程
- ✓ 翻新工程
- ✓ 項目管理
- ✓ 工程協調及監督
- ✓ 認可人士服務
- ✓ 強制驗窗及驗樓
- ✓ 樓宇勘察
- ✓ 建築及室內設計
- ✓ 牌照申請
- ✓ 屋宇設備設計及工程
- ✓ 樓宇設施管理及保養
- ✓ 土地審裁處專家證人服務
- ✓ 樓宇滲水勘察專業服務

### 產業 測量

- ✓ 物業發展諮詢及可行性研究
- ✓ 土地事宜諮詢
- ✓ 修改地契
- ✓ 補地價商討及上訴
- ✓ 城市規劃申請
- ✓ 改劃土地規劃用途
- ✓ 物業估值
- ✓ 差餉估值上訴
- ✓ 土地審裁處專家證人服務
- ✓ 評估收地賠償





## Building and Estate Surveying

### Building Surveying

- ✓ Development Feasibility Studies & Expert Report
- ✓ Alteration and Addition Works
- ✓ Renovation Works
- ✓ Project Management
- ✓ Works Co-ordinations and Supervisions
- ✓ Authorized Person Services
- ✓ RI and QP Services for MBIS and MWIS
- ✓ Condition Surveys
- ✓ Building and Interior Design
- ✓ License Application
- ✓ Building Services Planning and Design
- ✓ Facilities Management and Maintenance
- ✓ Expert Witness in Lands Tribunal
- ✓ Professional Services on Water Seepage Investigation

### Estate Surveying

- ✓ Development Consultancy and Feasibility Studies
- ✓ Land Matter Consultancy
- ✓ Lease Modification
- ✓ Premium Negotiation and Appeal
- ✓ Town Planning Application
- ✓ Outline Zoning Plan – Rezoning Exercise
- ✓ Property Valuation
- ✓ Rating Appeal
- ✓ Expert Witness in Lands Tribunal
- ✓ Statutory Valuation for Resumption



**服務範圍 .....**

**Scope of Service .....**



為了減少投資風險及提高物業發展的成功率，可行性研究是項目發展前的初步分析及評估。

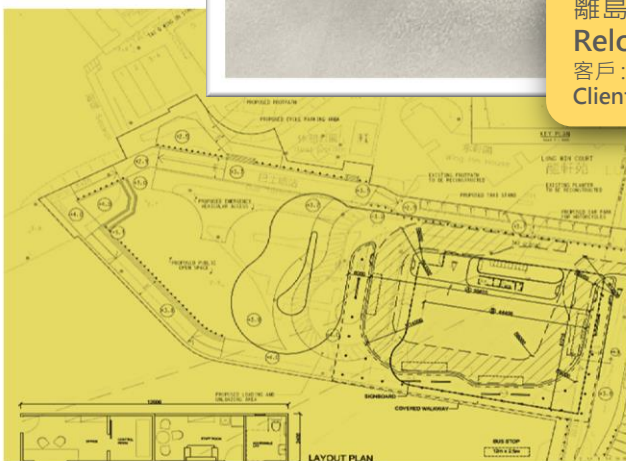
**宜居**為所有物業發展項目提供專業的建議及評估。

To abate the costly risks and enhance eventually success in property development and investments, feasibility study is a preliminary analysis and evaluation before project implementation.

**Easy Living** provides professional advice to clients and assessment on development projects.

## 可行性研究 Feasibility Study

我們為客戶就大嶼山巴士總站搬遷及重置進行初步性研究及規劃設計。



We have conducted a preliminary feasibility study on bus terminus relocation.

## 工廈活化及重建方案 Wholesale Conversion and Redevelopment of Industrial Buildings

工廈活化是提升物業價值及投資的理想方案，使舊工業樓宇得以優化。

**宜居**提供一站式專業顧問服務。我們的專業人士擁有敏銳的市場觸覺，熟悉發展及建築條例、建築規範、申請及建築施工程序。

Optimizing the use of industrial buildings, wholesale conversion is an ideal solution to upgrade the property and maximize its value.

**Easy Living** provides one-stop professional consultancy services to clients. We have market acumen and are expert in building control and town planning ordinances, building practices, application and building construction procedures.



我們已為部份位處下列工業區內的项目進行了可行性發展研究：-

- ☑ 觀塘及九龍灣
- ☑ 黃竹坑
- ☑ 新蒲崗
- ☑ 葵涌及荃灣

We have conducted feasibility study on selected projects in the following industrial zones :-

- ☑ Kwun Tong and Kowloon Bay
- ☑ Wong Chuk Hang
- ☑ San Po Kong
- ☑ Kwai Chung and Tsuen Wan





工廈重建是提升地皮價值及優化投資的理想方案，使舊工業區得以增添活力和朝氣。

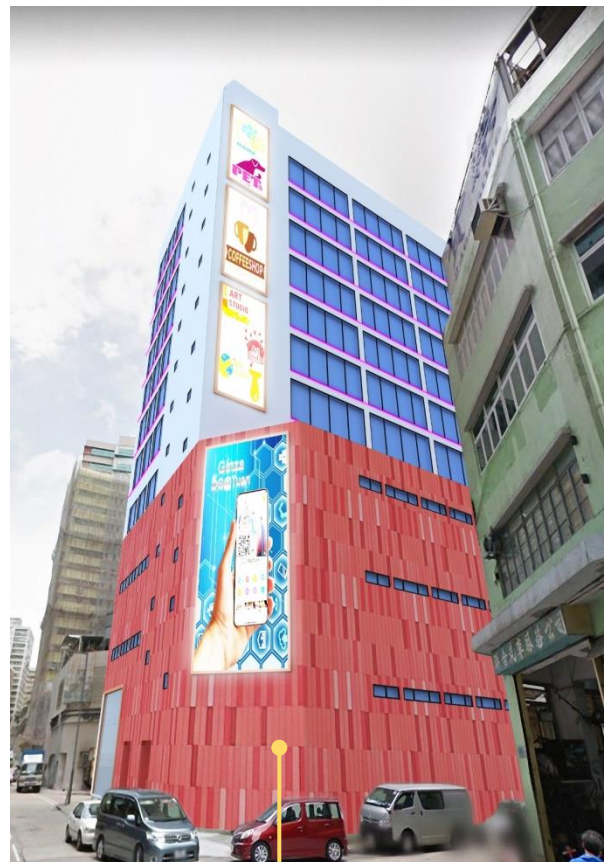
**宜居**提供全面的重建方案。我們的專業人士熟悉發展及建築條例、建築規範、入則程序及建築施工，以快捷、可靠的服務，為客戶帶來可觀的投資回報。

To optimize the use of industrial buildings and maximize the land value, redevelopment is an ideal solution. The old industrial zone can be vitalized.

**Easy Living** provides comprehensive redevelopment solutions to clients. We are expert in building control and town planning ordinances, building practices, statutory submissions and building construction procedures. We bring substantial investment return for our clients.



## 工廈活化及重建方案 Wholesale Conversion and Redevelopment of Industrial Buildings



屯門「億豐」項目

Tuen Mun Yick Fung Group Project

## 保育•活化方案 Conservation and Revitalization

歷史文物見證香港的發展，亦是本地社會獨一無二的寶貴資產。香港致力在持續發展和文物保育兩者之間取得平衡，活化善用這些歷史建築，為它們注入新生命，供市民大眾享用。

**宜居**提供一站式專業顧問服務。服務包括樓宇、樓宇結構及樓宇設施狀況調查，樓宇及結構評估，補救方法以及有關建築物可能用途的活化建議方案。

Heritage bears is a valuable and unique asset of our community. Hong Kong have to take a balance between sustainable development and heritage conservation and put the historic building to good adaptive re-use and aim to give these buildings a new lease of life for the enjoyment of the public.

**Easy Living** provides one-stop professional consultancy services to clients including building, structural and building services condition survey, building and structural appraisal, remedial method and conservation proposal on possible usage of the building and to bring substantial investment return for our clients.



白樓 (青山公路汀九段)  
Homi Villa, Castle Peak Road

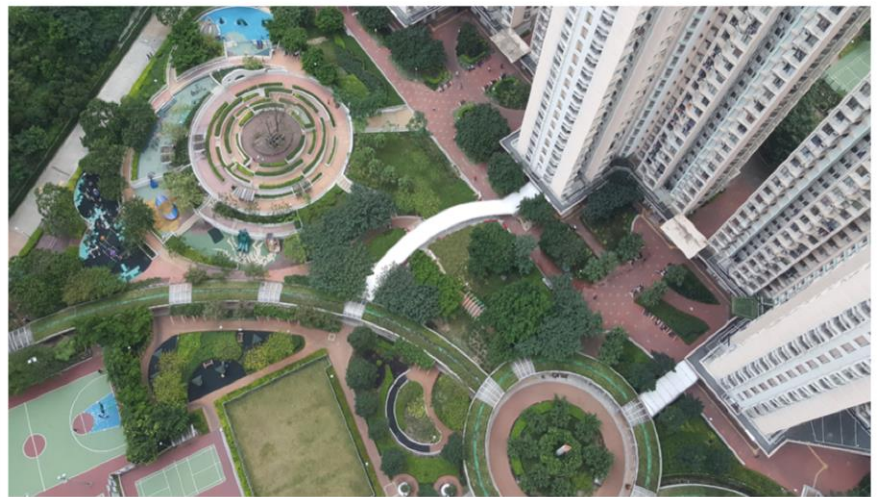




**宜居** 提供建築改善工程專業諮詢服務，將現有的老化設施升級，使建築現代化。

**Easy Living** modernizes buildings by providing professional consultancy service to clients for building improvement works and upgrading of the existing aging facilities.

## 改善工程 Improvement Works



為大型屋苑進行改善工程，加建及伸延有蓋行人通道接駁。項目總額為港幣約一百二十萬元。

To implement an improvement project of covered walkway extension to vicinity facilities. The project value was approx. HK\$ 1.2M.



有蓋行人通道接駁  
Covered Walkway



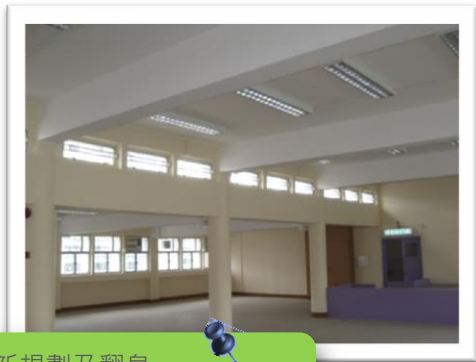
## 改建及加建工程 Alterations and Additions Works

在現存樓宇內興建新的延伸部分、拆卸部分樓板、加建內樓梯、改動樓宇內的逃生路徑、加建水缸、簷篷及廣告招牌等，屬改動及加建工程。

**宜居**提供專業的改動及加建工程顧問服務。我們的專業人士熟悉建築條例、規範，改動/加建工程申請程序及建築施工。

Alteration and addition works include construction of new extension, vertically / horizontally, to an existing building, removing parts of the floor slab, adding internal staircases, modification of means of escape/access, adding water tanks, canopies, structural frame for advertisement signboard, etc.

**Easy Living** provides consultancy services for alternation and addition works. We are expert in building control ordinances, building practices, A&A application procedures and building construction.



空間重新規劃及翻身  
Re-layout and refurbishment

將現有位於青衣的空置小學加建客運升降機塔樓及將整座建築物重新空間規劃及翻身，改用為國民教育中心。項目總額為港幣約一千五百萬元。

To construct an additional passenger lift tower of A&A works, layout reconfiguration and renovation for the vacant primary school to National Education Services Centre in Tsing Yi. The project value was approx. HK\$ 15M.



之前/Before

加建客運升降機塔樓  
Additional Lift Tower

之後/After





翻新可以創新、活化樓宇，與社會環境協調一致。

**宜居** 提供專業的翻新工程顧問服務，為屋苑進行翻新，包括外牆顏色配搭、室內大堂設計、工程進度監察及質量控制。

Renovation brings innovation and life to buildings as well as harmony to their environment.

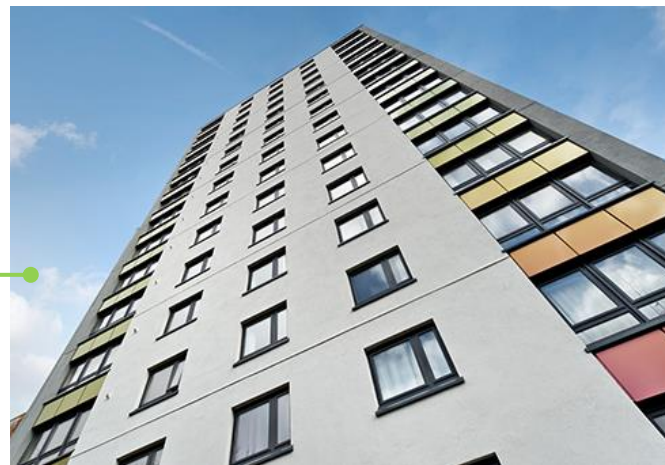
**Easy Living** provides consultancy services in building renovation including building facade color matching, interior design for main entrance lobby, progress monitoring and quality control.

## 翻新工程

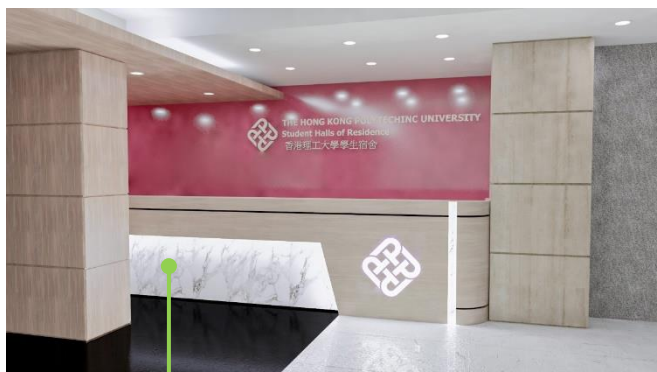
### Renovation & Refurbishment Works



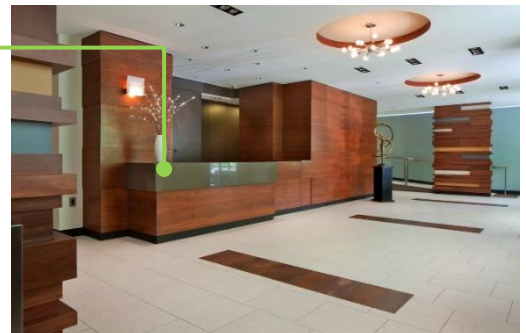
外牆翻身工程  
Building facade  
renovation works



室內大堂設計  
Interior design for  
entrance lobby of building



大堂設計 (香港理工大學學生宿舍)  
Interior design for entrance lobby  
(The Hong Kong Polytechnic University  
- Student Halls of Residence)



## 項目管理及工程監督 Project Management and Work Supervision

項目管理及工程監督需要廣泛的專業經驗及知識，來整合各種各樣的複雜元素，才能獲得最佳效果。

**宜居**提供優質的項目管理及工程監督顧問服務，我們擁有經驗豐富的專業人員，使項目高效及高質量完成。

Project management and works supervision require extensive professional experience and knowledge to integrate a wide variety of complex elements in order to achieve the best results.

**Easy Living** provides quality project management and works supervision consultancy services to clients. Our experienced professionals can help completing projects efficiently and economically.



荃灣麗城花園  
第三期外牆維修  
External Wall Repair  
at Belvedere Garden  
Phase 3

直資學校申請教育局補助撥款進行大型維修工程，需要由具備專業資格的技术顧問提供協助。

**宜居**擁有具備豐富經驗的專業資格技術人員，可以為客戶提供質量狀況調查、項目管理和工程監督諮詢服務。我們的專業人士在學校維修和項目管理方面擁有豐富的經驗，我們的客戶包括香港理工大學、佛教葉紀南紀念中學、浸信會彩虹小學、佛教林炳炎紀念學校、聖公會林裘謀中學等。

Schools in the Direct Subsidy Scheme (DSS) apply for capital subvention to carry out major repair costing more than \$2 million shall be prepared the submission by a suitably qualified Professional Technical Advisor who have professional qualification in construction or maintenance or repair works.

**Easy Living** has experienced professionals to provide quality condition survey, project management and works supervision consultancy services to clients. Our experienced professionals have plentiful experience on school maintenance and project management for clients such as the HK Polytechnic University, Buddhist Yip Kei Nam Memorial College, Baptist Rainbow Primary School, Buddhist Lam Bing Yim Memorial School, etc.



香港理工大學  
The Hong Kong Polytechnic University



佛教林炳炎紀念學校  
Buddhist Lam Bing Yim Memorial School





**宜居**為客戶提供全面顧問諮詢服務，包括對樓宇因災禍做成之損壞，提供結構評估、建築狀況調查、短期和長期維修建議。

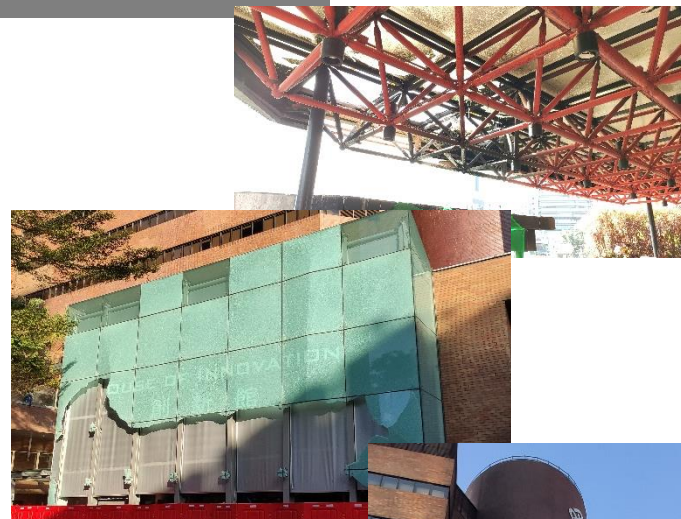
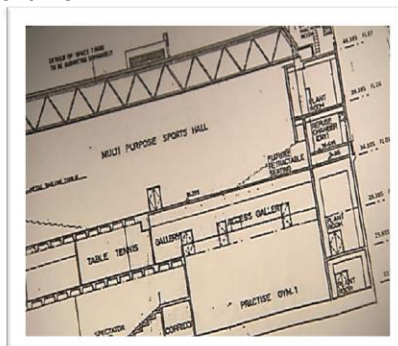
**Easy Living** provides clients with comprehensive consulting services, including structural evaluation, building condition survey, short-term and long-term maintenance recommendations for buildings damaged by disasters.

## 建築物勘察及工程監督 Condition Survey and Work Supervision



因應香港城市大學胡法光運動中心天面坍塌事件，**本公司獲屋宇署委聘擔任臨時鞏固工程之監督顧問及撰寫勘察報告。**

After the incident of roof top collapse at **Hu Fa Kuang Sports Centre of City University of Hong Kong**, we were appointed by Buildings Department as consultant for preparation of investigation report on building defects, Unauthorized building works and supervision of the temporary stabilization works.



2019年11月香港理工大學事故後，宜居獲大學委聘進行勘察及工程監督工作。

Easy Living was appointed by **Hong Kong Polytechnic University** to conduct condition survey and supervise repair works after the social activities in 2019.



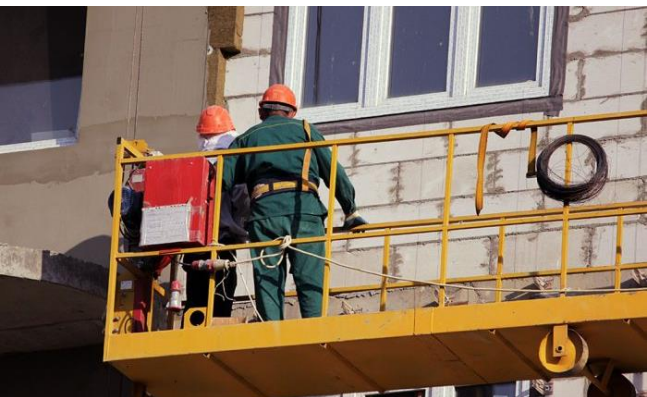
## 樓宇及設施保養 Building and Facilities Maintenance

樓宇及設施保養包括維護、改善樓宇及其部件所需的所有預防、補救和升級工程。工程包括結構維修、防水層維修、樓宇粉飾、屋宇設備更換、消防設施更換及休閒設施維修等。

**宜居**提供全方位樓宇及設施保養計劃，由我們的專業人士為樓宇制定一系列的樓宇維護及改善方案。

Building maintenance comprises all preventative, remedial and upgrading works required for up-keeping and improvement of buildings and their components such as structural repair, waterproofing repair, building decoration, building services installation, fire safety installation and repair of recreational facilities.

**Easy Living** provides comprehensive building and facilities maintenance plan for clients.



建築物結構測試及維修  
Building structural diagnosis and repair







預防性保養計劃針對老化樓宇，進行預防性維修，包括重建天面平台防水層重鋪工程。

**宜居**提供專業的預防性保養工程顧問服務。我們的專業人士熟悉建築工程設計及施工程序。

Planned / Preventive maintenance measures include re-roofing works for aging buildings.

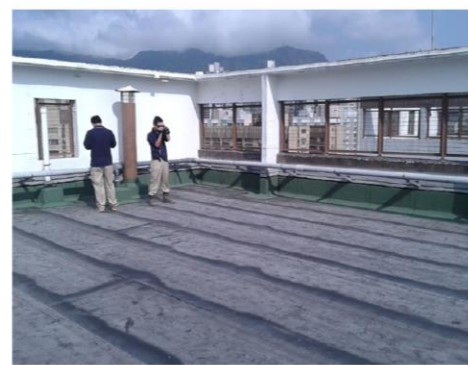
**Easy Living** provides professional consultancy services to clients and supervises planned and preventive maintenance works. We are expert in building works design and construction.

## 樓宇及設施保養

### Building and Facilities Maintenance



之前/Before



之後/After

平台進行防水層重鋪工程  
Entire Reroofing Work

為大型屋苑進行天台防水層重鋪工程，項目總額為港幣約三百五十萬元。

To implement an improvement project of re-roofing works for aging roofs of domestic buildings, the project value was approx. HK\$ 3.5M.

## 樓宇及設施保養 Building and Facilities Maintenance

### 屋宇設備設計及工程 - 機電系統現代化

**宜居**提供屋宇設備設計及更換工程，例如大型屋苑之升降機系統現代化及更新工程，為居民提供更舒適及安全的居住環境，使物業升值。

Design and Improvement Works for Building Services Facilities - Lift Modernization

**Easy Living** provides consultancy services such as implementing lift modernization project to provide residents with a comfortable and safe living environment and thus boost the property value.



為大型屋邨之升降機系統進行現代化及更新工程，項目總額為港幣約二千七百萬元。

To implement the lift replacement and modernization project, the project value was approx. HK\$27M.



為兩個大型屋邨共28部升降機，進行系統現代化工程  
implemented the lift modernization works for 28 nos. passenger lifts for two of the major estates





## 屋宇設備設計及工程 - 供水、供電系統現代化

**宜居** 提供屋宇設備設計及更換工程，例如為大型屋苑之供水、供電系統進行設計及更新工程，為居民提供舒適及安全的居住環境，使物業升值。

Design and Improvement Works for Building Services Facilities - Water and Electricity Supply System Modification

**Easy Living** provides consultancy services such as modification and replacement of water and electricity supply systems to provide residents with a comfortable and safe living environment and thus boost the property value.

## 樓宇及設施保養

### Building and Facilities Maintenance



供水系統之設計及更新  
Upgrading of water supply system



消防系統之設計及更新  
Upgrading of fire safety installation



供電系統之設計及更新  
Upgrading of electricity supply system



## 強制性驗樓及驗窗 Mandatory Building / Window Inspection Scheme (MBIS / MWIS)

為配合屋宇署推行強制驗樓計劃及強制驗窗計劃，**宜居**提供合資格註冊驗檢人員為各區私型屋苑進行驗檢樓宇及窗戶服務，並向屋宇處提交法例訂明之報告。

To cope with the implementation of the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) launched by Buildings Department, **Easy Living** provides services of building and window inspections conducted by our registered inspectors for private buildings and estates in various districts and submit statutory reports to Buildings Department.



鯽魚涌寶峰園  
Bo Fung Garden, Quarry Bay



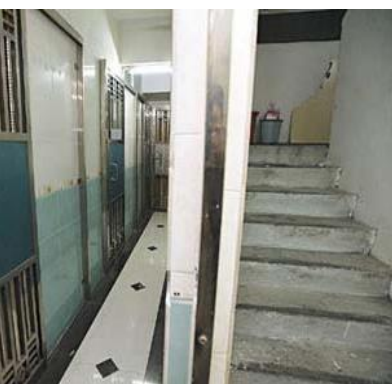




**宜居** 提供勘察測量顧問服務，以查明樓宇的缺陷和維修問題，包括結構缺陷、建築缺陷、排水渠、雨水系統、管道、消防安全等問題。

**Easy Living** provides consultancy services in respect of condition surveys for identifying deficiencies, and maintenance issues including structural and building defects, drainage, storm water system, plumbing and fire safety problems, etc.

## 勘察測量 Condition Survey



為各區失修的私人樓宇、違例建築物 and 分間單位，俗稱“劏房”，進行勘察及撰寫報告，並協助屋宇署發出命令及隨後跟進的顧問服務。

To provide a consultancy services in condition surveys for identifying building defects, dilapidations, defective drains and associated with sub-divided flats. Serving statutory orders and following up the order compliance in private buildings in various districts.

# 滲水問題勘察 Water Seepage Investigation

為解決各種漏水及滲水問題，**宜居**提供先進滲漏測試技術，更有效地找出滲漏位置以及源頭並提供專業建議以解決滲漏問題。先進測試報告可作質量控制及更有力的呈堂證據。

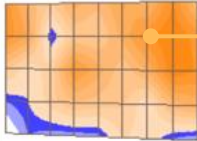
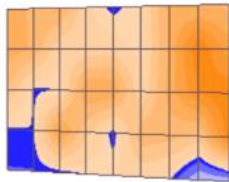
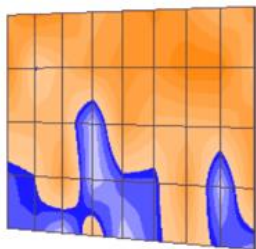
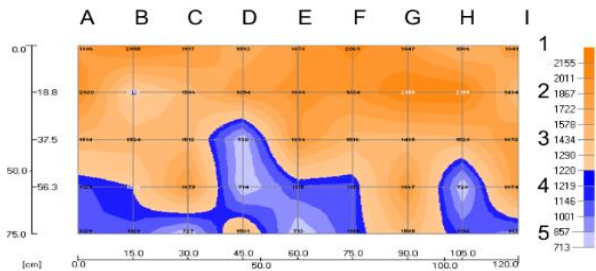
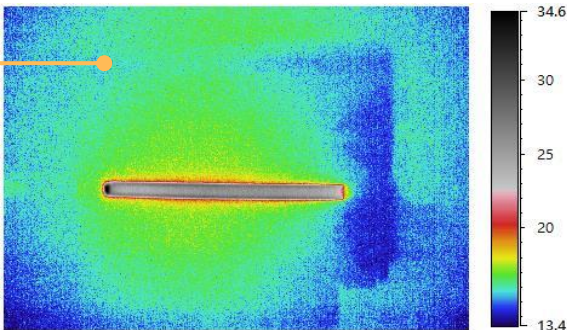
**Easy Living** provides professional consultancy services with various advanced diagnostic tools to trace the source of water leakage/water seepage problems in premises/structures. Our advanced methodologies and technology on water leakage detection can be used as court evidence.

- ✓ Infra-red Thermography
- ✓ Microwave Concrete Sub-layer Moisture Content Test (for Ceiling and Wall)
- ✓ Radar Scanning Survey (RSS)
- ✓ Static Pressure Test (SPT) for Water Supply Pipes



成像模塊掃描檢測  
Radar Scanning Survey

紅外線檢測  
Infra-red Thermography



微波掃描檢測  
Microwave Concrete Sub-layer Moisture Content Test





食肆或特定場所的經營者必須在開業前，取得由發牌當局發出的相關牌照。

**宜居**提供申請食物業牌照 / 許可證的顧問服務，行業包括：

- ✓ 餐廳、燒味及滷味店
- ✓ 食品工廠及麵包店
- ✓ 旅館 / 賓館 / 公寓
- ✓ 安老院
- ✓ 殘疾人士院舍
- ✓ 治療康復中心
- ✓ 幼兒中心

Restaurant or specified premises operator is required to obtain a license from the Licensing Authority before operation of business.

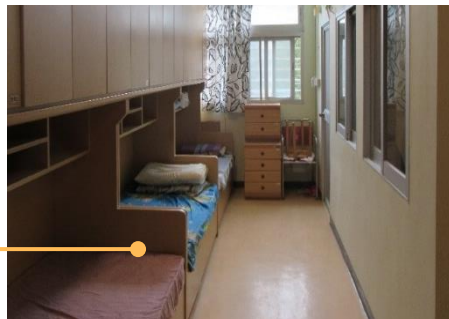
**Easy Living** provides consultancy services in license application for business like :

- ✓ General Restaurant, Siu Mei and Lo Mei Shop
- ✓ Food Factory & Bakery
- ✓ Hotel / Guesthouse / Bed-space Apartment
- ✓ Residential Care Homes for the Elderly / Persons with Disabilities
- ✓ Treatment and Rehabilitation Centre
- ✓ Child Care Centre

為「扶康會」就殘疾人士院舍提供設計顧問服務，並成功取得殘疾人士院舍牌照

## 牌照申請

## License Application



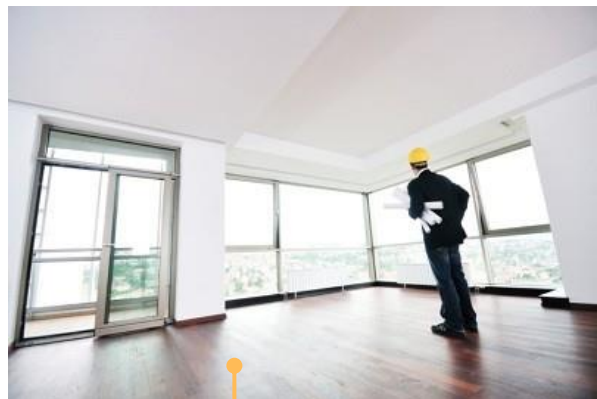
## 預購勘察測量 (個別單位/全棟樓宇) Pre-Purchase Building Survey

預購勘察測量是一項全面的狀況調查，涉及物業內數百個不同的地方、問題和關注點，例如滲水、結構缺陷、建築缺陷、違例建築物等。

**宜居**提供經驗豐富驗檢人員為各區私型個別單位或全棟樓宇，進行全面驗檢服務，並提供一份詳細的驗檢報告及維修建議。

The pre-purchase building survey is a general survey covering different areas, issues and concerns within a property such as water seepage, structural defects, building defects, unauthorized building works, etc.

**Easy Living** provides consultancy services in respect of pre-purchase building survey to be conducted by our experience inspectors for private tenement units and buildings /estates in various districts and detail reports with remedial proposal.



為預購單位進行勘察測量  
Building Inspection for  
pre-purchase unit

為香港房屋委員會轄下的公型房屋進行每年之結構勘察並撰寫報告，就報告內容和建議進行一切所需維修及持續保養。

To provide consultancy services in annual condition surveys for major public estates under Housing Authority. We supervise all necessary repairs and continuous maintenance in accordance with our recommendations as stated in the reports.

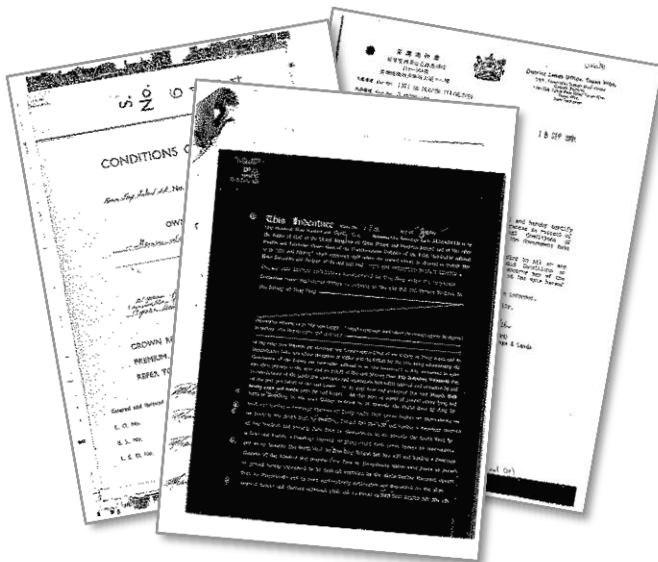




**宜居**為您提供專業的產業測量顧問服務，代表業主就地契修訂的補地價金額與地政總署進行協商，申請豁免書及評估豁免限制費用，以放寬地契對土地用途的限制，例如准許在工業建築物內進行商業活動。

**Easy Living** provides professional consultancy services to deal with appeal and premium negotiation with Lands Department during the application for lease modification and waivers including the assessment of waiver fee.

## 地契修訂及補地價協商 Lease Modification and Premium Negotiation



為業主極力爭取最少的補地價金額，以獲得最大的投資回報。

We strive for the best amount of land premium in order to maximizing the return on investment

# 補價15億



土地事宜諮詢  
Land Matter Consultancy

**宜居**為您提供專業的產業測量顧問服務，代業主處理各項土地事宜，包括與地政總署就地契中限制土地發展的相關條款進行協商和修訂。

**Easy Living** provides professional consultancy services to handle land matter on behalf of the owner in all aspects including negotiation with the Lands Department in the development of land under lease control.

九龍東發展  
Kowloon East Development



土地發展問題  
Land development issues

農地使用問題  
Use of agricultural land issues





**宜居**為客戶提供專業的產業測量顧問服務，就土地發展潛力和最佳發展規模，評估土地價值和項目回報，參與發展過程中涉及規劃申請、改劃土地用途、地契修訂及補地價評估等事宜，提供專業意見。

**Easy Living** provides professional consultancy services to advise on the development potential of land, recommend the optimum scale of development, and estimate the site value and project return, planning application, rezoning exercise, land matters, lease modification and premium assessment, etc. during the development process.

## 物業發展諮詢及可行性研究 Development Consultancy and Feasibility Study

土地發展可行性研究

Feasibility studies on land development



樓宇重建可行性研究

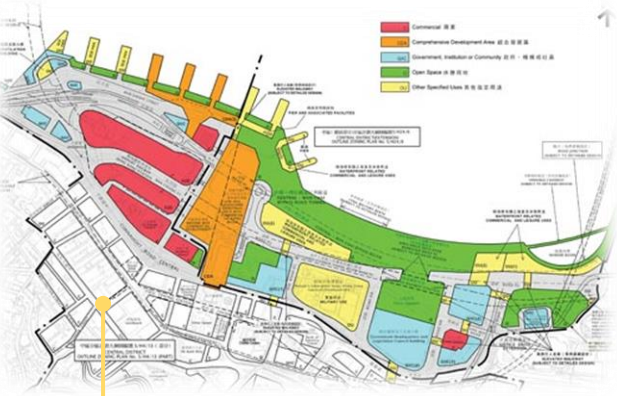
Feasibility studies on redevelopment



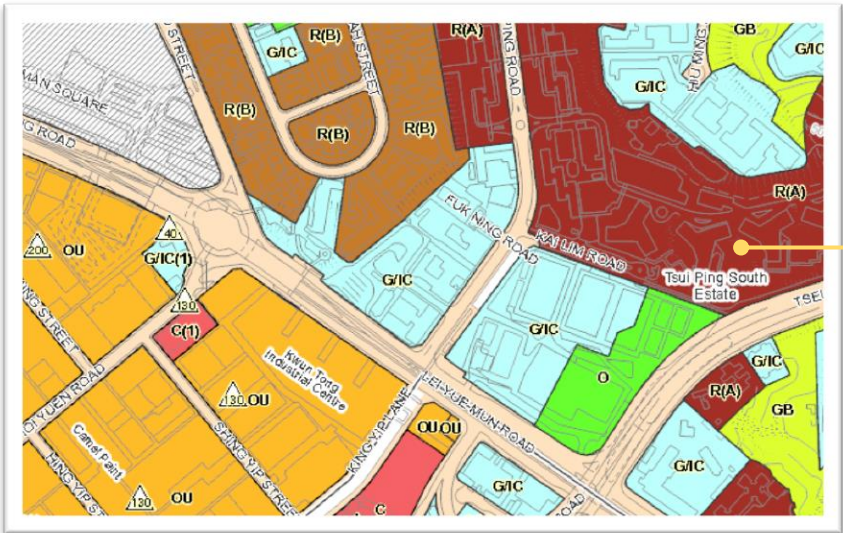
# 規劃申請及改劃土地用途 Planning Application and Rezoning Exercise

宜居為客戶提供專業的產業測量顧問服務，協助業主按照《城市規劃條例》第16條的規定提交規劃許可申請書，以取得所需的規劃許可。

Easy Living provides professional consultancy services to assist owners in the submission of Section 16 application under the Town Planning Ordinance for planning approval.



申請改劃土地用途  
Section 16 application for  
changing of land use



城市計劃大綱圖  
Outline Zoning Plans





**宜居**為客戶提供專業的產業測量顧問服務，代表業主就應課稅差餉估值向差餉物業估價署提出上訴，包括與差餉物業估價署進行協商，及以專家證人身份出席土地審裁處聆訊。

**Easy Living** provides professional consultancy services to lodge rating appeal with the Rating and Valuation Department on behalf of the owners, which involves negotiation with the Rating and Valuation Department and acting as expert witness in Lands Tribunal hearings.

## 差餉估值上訴 Rating Appeal



Rating and Valuation Department  
差餉物業估價署



## 物業估值 Property Valuation

**宜居**為客戶提供專業的產業測量顧問服務，包括按揭估值、移民物業估值、資產估值及保險估值。

協助業主為按揭物業提公平估值，供銀行作貸款決定。

為客戶評估資產價值，以協助客戶申請移民。

為企業提供年度資產估值，作會計或更新投資組合用途。

為樓宇提供保險估值，評估其因火災和其他危險而被毀壞時的總重置成本。



**Easy Living** provides professional consultancy services in respect of mortgage valuation, valuation for immigration purpose, asset valuation and insurance valuation.

To provide a fair assessment of property value for bank mortgage purpose.

To assess the asset values of clients' properties for the purpose of emigration application.

To provide the asset valuation service for companies on annual basis.

To provide insurance valuation for buildings and assessment of the total replacement cost in case the buildings are destroyed by fire and other perils.





**宜居**為您提供專業的產業測量顧問服務，代表業主向政府就按照《收回土地條例》被徵收的物業申索賠償，作為專家證人出席土地審裁處聆訊，協助評估及釐定物業賠償金額。

**Easy Living** provides professional consultancy services to act on behalf of the owners to claim compensation from the government for land resumed for public purpose under the Lands Resumption Ordinance and to act as expert witness in the Lands Tribunal for the assessment and determination of compensation in resumption cases.

## 評估收地賠償 Statutory Valuation for Resumption



在物業徵收的過程中，為業主爭取最合理的賠償。

Maximizing the compensation during land resumption





## 土地審裁處專家證人服務 Expert Witness in Lands Tribunal

**宜居**為客戶提供專業的產業測量顧問服務，協助業主在政府徵收土地、物業強制拍賣申請等個案中，以專家證人身份代表客戶出席聆訊，並提供詳盡的物業估值報告。

**Easy Living** provides professional consultancy services to act as expert witness, provide full valuation reports and appear in court on behalf of clients in circumstances such as determination of compensation in land resumption cases and the compulsory sale cases under the Land (Compulsory Sale for Redevelopment) Ordinance.



土地審裁  
Lands Tribunal





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**我們的見習培訓計劃 .....**

**Our Trainee Program .....**



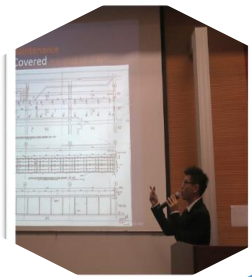
## 專業認證 Professional Accreditation

### 職業訓練局聯繫 /

#### Connection with Vocation Training Council

與職業訓練局合作及交流，舉辦有關業界市場動態、專題講座、與職前及在職學員分享工作經驗及技術交流。本公司亦向應屆畢業生提供職前實習計劃名額和參與業界招聘會。

A close collaboration with Vocational Training Council to organize seminars on the industry information and market trend, on-the-job experiences and state-of-art technologies sharing sessions for those students who are in pre-employment and on-the-job training status. We also actively participate in student placement programme and recruitment fairs for graduates.



工作經驗  
分享  
Experience  
sharing

業界市場  
動態分享  
Industry  
market trend  
sharing



專題講座  
Technical  
Seminar



實習訓練  
計劃  
VTC Trainee  
Program

技術交流  
Technical  
sharing



大型講座  
Seminar





獲取的專業認證 .....

**Professional Accreditation awarded .....**





## 專業認證 Professional Accreditation

我們的專業團隊奉行全面優質管理系統，務求為客戶提供最優質的專業服務。我們成功獲取以下認證：

- ISO 9001 : 2015  
品質管理系統
- ISO 10002 : 2014  
客戶服務管理系統
- ISO 14001 : 2015  
環境管理系統
- OHSAS 18001 : 2007  
職業健康和安全管理系統

Our professional team pursues a comprehensive quality management system, in order to provide customers with the best quality professional services. We are accredited with :

- ISO 9001 : 2015  
Quality Management System
- ISO 10002 : 2014  
Customer Services Management System
- ISO 14001 : 2015  
Environmental Management System
- OHSAS 18001 : 2007  
Occupational Health and Safety Management System



# 認可之建築測量顧問名冊

## Inclusion onto Recognized Lists of Consultants

(Building Surveying Category)

我們的專業團隊提供優質的專業服務，得到香港特區政府部門和同業之認同，並成功獲取以下名冊認證：

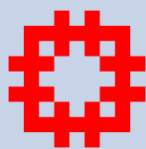
- 發展局
- 建築署
- 屋宇署
- 香港房屋委員會
- 香港測量師學會
- 香港鐵路
- 市區重建局

Our professional team provide quality professional services and are recognized by the government departments of HKSAR and other Association. We are being included onto the following Lists of the Consultants :

- Development Bureau
- Architectural Services Department
- Buildings Department
- Hong Kong Housing Authority
- The Hong Kong Institute of Surveyors
- MTR Corporation
- Urban Renewal Authority



發展局  
Development Bureau



 THE HONG KONG INSTITUTE OF  
**SURVEYORS**  
香港測量師學會

 市區重建局  
URBAN RENEWAL  
AUTHORITY

 **MTR 港鐵**

# 我們的服務對象

## Our Services Targets



發展局  
Development Bureau



香港房屋委員會  
Hong Kong Housing Authority



屋宇署  
Buildings Department



建築處  
Architectural Services Department



醫院管理局  
Hospital Authority



香港郵政  
Hongkong Post



香港鐵路有限公司 (港鐵)  
MTR Corporation Limited



新大嶼山巴士(一九七三)有限公司  
New Lantao Bus Co., (1973) Ltd.



香港城市大學  
City University of Hong Kong



香港理工大學  
The Hong Kong Polytechnic University



九龍建業有限公司 (保利達集團成員)  
Kowloon Development Co. Ltd.



職業訓練局  
Vocational Training Council



工廈業主及經營者  
Owners / Proprietors of Existing Industrial Buildings



香港社會服務聯會  
The Hong Kong Council of Social Service



地產發展商  
Property Developers



業主立案法團  
Owners' Corporations



非牟利機構  
Non-Governmental Organizations



宗教團體  
Religious Institution



辦學團體  
Schools



商業機構  
Corporations



各大型商廈之業主  
Owners of Major Commercial Buildings



營運各大型購物商場之業主  
Owners / Proprietors of Major Shopping Arcades

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