



**Building Surveying Division**  
Sr Kenny Tse BSD Council Chairman

Kung Hey Fat Choy! On behalf of the BSD, I wish you and your family a healthy and prosperous Year of the Dog!

## Pre-acquisition Survey for Second-Hand Domestic Premises

Building safety and unauthorised building works (UBWs) have again become a hot topic recently and raised public concern. With the aim of promoting building safety and a reduction of UBWs, the BSD has suggested that the Government implement a pre-acquisition survey of second-hand domestic premises. The BSD's proposal generally covers the following:

1. Buyers of second-hand domestic premises should appoint authorised persons/registered professional building surveyors to survey these properties before completing their purchases.
2. The scope of a pre-acquisition survey includes an assessment of overall safety, UBW identification, and noting any unauthorised change of use.
3. The report will be a standardised format that shall be submitted within seven days after the date of inspection.
4. The Government may consider relaxing the loan-to-value ratio, so as to encourage prospective buyers to conduct pre-acquisition surveys.

The BSD considers the above proposal an effective tool for promoting building safety and discouraging the incentive to build UBWs. This scheme should also be welcomed by bank and mortgage firms, as it should lower risks in loan approvals. The said proposal, in the form of a letter signed by the HKIS President, was issued to the Financial Secretary on 6 February. The BSD will closely follow the development of this proposal with the Government.

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財政司司長  
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獨立合資格專業人士撰寫檢查報告

**建議購買二手住宅物業前聘請獨立合資格專業人士撰寫檢查報告**

(一) 背景

置業安居是香港大部份市民的重要投資, 要符合置業安居的其中一項重要條件, 是要物業本身安全、有良好保養。沒有違例建築工程或非法更改樓宇用途。香港地少人多, 普通住宅單位面積有限, 有些業主在購買物業後為求增加單位面積或滿足某些使用上的需求, 會更改物業用途或進行違例建築工程。這些違例建築工程除了對業主自身居住構成安全風險, 也會對鄰舍及公眾帶來安全隱患。雖然屋宇署近年已加強宣傳強制性驗樓及驗窗計劃和加快取錄違例建築工程, 但基於有限的人員資源, 以及部分業主沒有積極處理屋宇署的驗樓通知及清拆命令, 香港的樓宇安全及搭建問題仍然有待解決。香港測量師學會建築測量組(下稱「學會」)有見及此, 建議政府提供指引, 推動二手住宅物業在成交前, 由買方聘用獨立合資格專業人士對物業進行檢查, 以確保買方知悉物業現狀、潛在風險及相關的法律責任。

(二) 建議內容概覽

- 1) 物業成交前聘用獨立合資格專業人士對物業進行檢查的做法, 在不少美國國家如英國及加拿大等地已普遍推行, 亦行之有效。目的是釐清置業後的法律責任及安全風險, 學會建議二手住宅物業成交前, 買方須聘用獨立合資格專業人士對物業整體狀況及是否存在違例建築工程進行檢查並提交報告, 以確保買方清楚樓宇安全狀況、潛在風險及法律責任。
- 2) 學會建議政府向所有銀行及樓宇按揭公司提供指引, 要求售出二手住宅物業按揭時必須參考獨立合資格專業人士檢查報告, 證明物業整體安全狀況及是否存在違例建築工程。
- 3) 學會認為政府可以考慮以一種「雙贏」的方式推動這個建議。進行了這個購買二手住宅物業之檢查, 除了對買方有保護外, 對承接按揭銀行的風險亦會降低。政府可以考慮對有提交檢查報告的買賣交易放寬按揭之限制。這種做法可以令物業檢查成為一項自發性的改善行為, 對買方、銀行及社會大眾的安全均有助益。

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(三) 具體做法的初步構思

- 1) 學會初步建議該獨立合資格專業人士應包括:
  - i. 認可人士
  - ii. 註冊專業測量師(建築測量)
- 2) 學會建議檢查範圍包括物業整體安全狀況及是否存在違例建築工程。
- 3) 進行檢查時間可於簽署臨時買賣合約時由買賣雙方協定, 建議檢查報告須於檢查後起計七個工作天內提交, 方便買家、銀行及樓宇按揭公司盡早在物業成交前知悉物業狀況。
- 4) 檢查報告可採納標準報告範本, 統一標準以方便銀行或樓宇按揭公司參考。

有關上述建議, 如有任何查詢, 可與學會秘書處(電話: 2526 3679) 或本會建築測量組主席謝志聖測量師(電話: 6682 9165) 聯絡。

敬啟者:

香港測量師學會會長  
郭岳忠測量師

郭岳忠

二零一八年二月六日

### Building Surveying Scholarship for Secondary School Students cum Eddie Lee Memorial Education Foundation APC Scholarships 2017

On 6 February, the award ceremony for the Building Surveying Scholarship for Secondary School Students cum Eddie Lee Memorial Education Foundation APC Scholarships 2017 was held. During the event, seven awardees of the building surveying scholarship and eight awardees and their counsellors of the APC scholarships were presented with diplomas and scholarships. We were happy to see the awardees' parents, teachers, friends and counsellors join this ceremony to share in the joy. Special thanks go to Sr Prof Barnabas Chung and Sr Dr Daniel Ho, who delivered speeches during the ceremony to promote the surveying profession. Congratulations again to all awardees!



### Alternate BS APC Practical Task

As I mentioned in my last Chairman's message, the number of candidates for the practical task will hit a record high in 2018. In order to relieve the administrative pressure on the recruitment of sufficient assessors and the physical constraints on the assessment classrooms, the BSD resolved that an additional practical task will be held from 23-26 May 2018. Applications should be made on Form APC4A/BS and must reach the HKIS Office between and including 3-14 April 2018. For more details, please consult the "Notice to Probationers Pursuing the BS APC Alternate Practical Task 2018" on the HKIS website. Last, I want to again invite members with no fewer than five years of post-qualification experience to serve as APC assessors. Qualified members should e-mail [bsd.chairman@gmail.com](mailto:bsd.chairman@gmail.com) for the BSD's follow-up.

恭喜發財！首先僅代表建築測量組祝各位會員新年快樂，闔家平安，有一個幸福美滿的狗年！

樓宇安全及違例建築物近年一直是社會熱話。為實踐「零僭建」的理想，建築測量組早前針對二手住宅物業的買賣去信政府，建議要求買方在交易完成前聘請相關專業人士（包括建築測量師）為物業進行勘察。寄望措施能對違例建築起一定的阻嚇作用，同時相信能增強銀行對按揭借貸的信心。建議書於2月6日由學會會長上呈財政司司長，建築測量組將密切跟進。

《香港測量師學會建築測量組獎學金》暨《李樹城紀念教育基金獎學金》頒獎禮於2月6日圓滿結束，再次恭喜7位中學生及8位準測量師。我們非常高興能與各位得獎者、其家人及老師於頒獎禮上短短一聚，希望將來更多同學認識並投身成為建築測量師！

上月提及，我們預計2018年的APC考生數目將再破新高。為減輕行政壓力，建築測量組通過於2018年中（5月23至26日）加辦一次APC專業試。相關表格APC4A/BS需於4月3日至14日期間交到學會辦事處，詳情請參閱學會網頁。再次呼籲累積有5年經驗的專業會員通過電郵（[bsd.chairman@gmail.com](mailto:bsd.chairman@gmail.com)）聯絡我們，加入考官的行列。