

強制驗樓計劃下檢驗樓宇的費用資料

目的

旨在向公眾人士提供強制驗樓計劃下，檢驗樓宇(包括修葺建議)的費用資料。請注意有關價格並非建議定價。

免責聲明

檢驗樓宇的費用資料是由屋宇署委任的顧問公司合約價格所得。有關資料只可作為一般參考，並不構成屋宇署就有關費用的合理性作出的專業意見。香港特別行政區政府不會就任何錯誤、遺漏、或錯誤陳述或失實陳述承擔任何責任。

業主應注意，樓宇檢驗專業服務所需的費用，會受多種因素影響，包括註冊檢驗人員的資歷、質素及經營手法、樓宇單位的數量及面積、維修及保養狀態、採購規模的效益、以及行業當時的市場環境等。業主應以適當的招標程序委任註冊檢驗人員，以便進行相關檢驗。

Cost Information for Building Inspection under the Mandatory Building Inspection Scheme (MBIS)

Purpose

This aims at providing members of the public cost information for building inspection (including repair proposal) under the MBIS. Please note that the cost information is not suggested price.

Disclaimer

The cost information for building inspection is obtained from the contract prices of the consultants appointed by the Buildings Department (BD). Such information is published for the general reference only, and is not intended by BD to provide professional advice on reasonableness of the cost. The Government of the Hong Kong Special Administrative Region will not be liable for any errors in, omissions from, or misstatements or misrepresentations concerning any such information, and will not have or accept any liability, obligation or responsibility.

Owners should bear in mind that the cost of professional services for building inspection is affected by various factors including the experience of Registered Inspectors (RI), their quality of service and business strategy, the number and size of units in the building, their conditions of maintenance and repair, the economy of scale of purchases, and the prevailing market conditions of the trade. Owners should appoint RI to carry out the building inspection through proper tendering procedures.

根據由屋宇署委任的顧問公司合約價格(參看以下附註)所作的分析，有關強制驗樓計劃下，樓宇檢驗(包括修葺建議)費用的參考價格如下：

From analysis of contract prices (see Note below) of the consultants appointed by BD, the cost for building inspection (including repair proposal) under MBIS is provided as follows-

(A) 樓宇公用部份(及外牆) 的檢驗費用
Inspection Fee for Common Parts of Building (and External Walls)

樓宇的單位數量 No. of Unit in Building		港元價格 (每個單位計) HK\$ (per Unit)
(i)	1 – 20	3,200 – 5,000
(ii)	21 – 50	1,500 – 2,600
(iii)	51 – 200	1,000 – 1,600
(iv)	> 200	350 – 600

(B) 停車位範圍公用部份的檢驗費用
Inspection Fee for Common Parts of Areas of Parking Space

樓宇的停車位數量 No. of Parking Space in Building		港元價格 (每個停車位計) HK\$ (per Parking Space)
(i)	1 – 50	800 – 1,300
(ii)	> 50	650 – 1000

(C) 懸臂式平板簷篷的檢驗費用
Inspection Fee for Cantilevered Slab Canopy (CSC)

懸臂式平板簷篷的長度 (米) Length of CSC (Meter)		港元價格 (每個懸臂式平板簷篷計) HK\$ (per CSC)
(i)	< 12	13,000 – 15,000
(ii)	12 – 36	21,000 – 25,000
(iii)	> 36	45,000 – 60,000

(D) 伸出物的檢驗費用
Inspection Fee for Projection

伸出物的種類 Type of Projection	港元價格 (每個伸出物計) HK\$ (per Projection)
(i) 露台 Balcony	1,800 – 2,200
(ii) 外廊 Verandah	1,800 – 2,200

附註:

是次分析是根據數份合約而每份涉及約 12 至 18 幢目標樓宇及約 240 至 720 個樓宇單位。

Note:

The analysis is based on contracts with each covering about 12 to 18 number of target buildings, involving about 240 to 720 building units.

所有費用資料是更新至 2020 年 1 月

All cost information is updated as of January 2020