

強制驗窗計劃下窗戶檢驗及修葺的費用資料

目的

旨在向公眾人士提供有關強制驗窗計劃下檢驗及修葺窗戶的市場資訊。請注意有關價格並非建議定價。

免責聲明

驗窗及修葺費用資料是由合資格人士／註冊承建商提供的報價／廣告單張及由住戶提供的報價單獲得。有關資料未經本署核實，只可作為一般參考，並不構成本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，窗戶檢驗及修葺專業服務所需的費用，會受多種因素影響，包括合資格人士的資歷、服務提供者的質素及經營手法、住戶窗戶的數量及尺寸、維修及保養狀態，以及行業當時的市場環境等。單憑廣告單張收費資料並不能反映服務提供者的收費是否合理。業主在委任合適的合資格人士及註冊承建商時應從不同的合資格人士及註冊承建商取得報價，以作比較。

Cost Information for Window Inspection and Repair under the Mandatory Window Inspection Scheme (MWIS)

Purpose

This aims at providing members of the public some market information for window inspection and repair works under the MWIS. Please note that the cost information is not suggested price.

Disclaimer

The cost information for window inspection and common window repair items are obtained from the quotations/advertising pamphlets provided by the Qualified Persons (QPs)/Registered Contractors and the quotations provided by the occupants. Such cost information is published for general reference without verification by the Buildings Department (BD), and is not intended by BD to provide professional advice on the 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.

Individual owners should bear in mind that the cost of professional services for window inspection and repair are affected by various factors including the experience of QPs, the quality of service provided and their business strategy, the number and size of windows, their conditions of maintenance and repair, and the prevailing market conditions of the trade. It is not possible to judge from the cost information contained in their advertising pamphlets whether their fee charges are reasonable. In appointing suitable QPs/Registered Contractors, owners should obtain quotations from different QPs/Registered Contractors for comparison.

根據由合資格人士／註冊承建商提供的報價／廣告單張及住戶提供的報價⁽¹⁾所作的分析，有關強制驗窗計劃下窗戶檢驗及一般修葺費用的參考價格如下：

From analysis of quotations/advertising pamphlets provided by the QPs/Registered Contractors and the quotations provided by the occupants⁽¹⁾, the cost information for window inspection and common window repair items under the MWIS is provided as follows:-

(A) 合資格人士的服務收費⁽²⁾
Service Charge⁽²⁾ by Qualified Persons

| 說明 Description | 港元 ⁽³⁾ HK\$ ⁽³⁾ |
|--|--|
| (i) 進行訂明檢驗（無需進行修葺） Prescribed inspection only (Repair not required) | 200 – 1,000 |
| (ii) 進行訂明檢驗及監督修葺 Prescribed inspection and supervision of repair | 200 – 1150 |

(B) 常見鋁窗窗戶構件的修葺參考價格
Cost Reference for Common Aluminium Window Repair Items

| 說明（每扇窗計） Description (per window sash) | 港元 ⁽⁴⁾ HK\$ ⁽⁴⁾ |
|--|--|
| 更換窗鉸（200 - 400 毫米） Replace window hinges (200-400 mm) | 100 – 300 |
| 更換上下連動鎖 Replace dual locks | 65– 150 |
| 更換七字鎖 Replace cam locks | 65– 150 |
| 更換螺絲及鉚釘 Replace screws & rivets | 100 – 150 |
| 更換窗扇膠條 ⁽⁵⁾ Replace window gaskets ⁽⁵⁾ | 80– 200 |

備註 Note:

- (1) 納入是次分析的報價／廣告單張及住戶提供的報價共有 **264** 份，搜集期由 **2021年7月至2022年6月**。
A total of **264** quotations/advertising pamphlets and quotations provided by the occupants, collected from **July 2021 to June 2022**, have been included in this analysis.

- (2) 價格不包括窗戶維修費用，但已包括向屋宇署呈交有關檢驗文件。
Cost excludes window repair cost, but includes submission of relevant documents to BD.

屋宇署在辦理合資格人士呈交的檢驗文件時，並不會收取任何費用。
BD will not charge any fee for processing the documents submitted by the QP.

- (3) 報價最低及最高的 2.5% 及不清晰的報價並沒有包括在內。
The lowest 2.5% and the highest 2.5% of the quoted costs, as well as unclear quotations, have not been included.

- (4) 報價最低及最高的 5% 及不清晰的報價並沒有包括在內。
The lowest 5% and the highest 5% of the quoted costs, as well as unclear quotations, have not been included.

價格不包括註冊承建商根據「小型工程監管制度」向屋宇署呈交有關文件所收取的費用。
Charge by the Registered Contractor for submission of relevant documents to BD under the minor works control system (MWCS) has not been included.

屋宇署在辦理註冊承建商根據「小型工程監管制度」呈交的文件時，並不會收取任何費用。
BD will not charge any fee for processing the documents submitted by the Registered Contractor under the MWCS.

- (5) 在強制驗窗計劃下所有會影響窗戶安全的欠妥窗戶組件必須修葺或更換。至於非影響窗戶安全的組件（例如防水密封劑、防水墊條／膠條等）並不是在強制驗窗計劃下訂明檢驗或修葺所涵蓋的範圍。假如因窗扇膠條老化而可能引致窗戶開關不順暢，甚或出現滲水情況，業主可自行決定是否接受合資格人士就該類組件提出的修葺建議。
Under the MWIS, all defective window components affecting window safety must be repaired or replaced. As for those window components not affecting safety, e.g. weather sealant, weather gasket/strip, etc., they are not within the scope of prescribed inspection and repair under the MWIS. If the ageing of window gaskets affects the smooth operation of windows or even results in water leakage, the owners may decide on their own whether or not to accept the repair proposals for such components made by the QP.

所有價格資料更新至 2022 年 6 月
All cost information is updated as of June 2022

(C) 部分學會／協會亦於其網頁內提供合資格人士的服務收費，以供參考。以下是這些學會／協會的網頁內所提供參考服務收費的超連結：

Some Associations/Institutes provide cost reference of service charges on their websites. Hyperlinks to the cost reference of service charges provided on their websites are given below.

註冊小型工程承建商簽署人協會有限公司

Registered Minor Works Contractor Signatory Association Limited

工程監督及建設監理學會(香港)

The Institute of Clerks of Works and Construction Inspectorate (Hong Kong)

免責聲明：

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Disclaimer:

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