



MALCOLM & ASSOCIATES APPRAISAL LTD

建 盟 顧 問 有 限 公 司



Company Background 公司背景

Strategically located in Hong Kong, with added advantage from its close proximity to the fast-growing economy of Mainland China, Malcolm & Associates Appraisal Limited ("Malcolm & Associates") is an integrated service consultant offering a wide-spectrum of valued-added solutions to worldwide clients of various scales engaging in different types of industries.

Realizing the competing and dynamic business environment under the prevailing globalization trend of which each individual investor or corporate enterprise are confronting, our integrated services have been designed and packaged to provide comprehensive solutions to address the investment, management and financial needs of our clients. Our services meet the requirements of the international appraisal organizations, major stock exchanges, regulatory authorities and financial institutions.

Our local expertise together with alliance with our international consulting network can benefit our clients with a single point of access to a full range of services worldwide.

總部設於香港，為打入中國龐大市場帶來地利優勢，建盟顧問有限公司（“建盟顧問”）是一家致力為世界各地各行業客戶提供多元化綜合服務的顧問公司。在全球化經濟趨勢下，企業正於瞬息萬變之投資環境中相互競爭。有見及此，我們不斷為各行業度身訂造切合其行業投資、管理及財務需要之綜合服務。我們之服務品質符合各國際評估機構、證券交易所及金融機構之要求。憑藉專業顧問與環球網路，我們的服務隊伍能為客戶帶來一條龍的多元化綜合服務，定能為客戶提供優質高效之專業服務。



At Malcolm & Associates, we don't compromise cost over quality. We have extensive valuation and consulting experience in a wide-spectrum of industries and our qualified professionals are dedicated to provide our clients with solutions which are:

**COST EFFECTIVE
HELPFUL
EXCELLENT
ACCURATE
PROFESSIONAL**

我們致力提供「一站式、綜合及具成本效益」之企業服務予廣大客戶。擁有資深評估及顧問經驗，建盟顧問的服務具備以下特色：

經濟 • 高效 • 出色 • 準確 • 專業

1. ASSET VALUATION

According to the nature of industries of which a company operates and the evolution of new industries, the composition of company assets is greatly diversified. Valuation of company assets is a fundamental part of any corporate planning and investment strategy. Our integrated professional team having various appraisal and financial qualifications and experience has undertaken valuation projects for different purposes in connection with public flotation/IPO, mergers & acquisitions, mortgage finance, joint venture, financial reporting, development feasibility, strategic planning, taxation, litigation, insurance, etc.

Our comprehensive asset valuation services include:

- a) Property Valuation
- b) Business Valuation
- c) Intangible Assets Valuation
- d) Brand Valuation & Advisory
- e) Financial Instruments Valuation
- f) Plant and Machinery Valuation
- g) Biological Assets Valuation
- h) Natural Resources Valuation
- i) Antique and Chattels Valuation
- j) Inventory Valuation
- k) Cost Segregation

資產評估

隨著業務性質及時代變遷的轉變，構成公司資產的成份也隨年月變化。資產評估對企業來說是不少缺少的一環，它直接影響了企業的發展計畫和投資策略。我們的服務團隊擁有評估及各種金融資格，再加上豐富經驗，能處理不同性質的評估專案，包括首次招股、收購合併、抵押貸款、合資經營、財務彙報、可行性規劃、策略性規劃、稅務事項、清盤訴訟及保險等各項專業評估及顧問服務。

我們的全面資產評估服務包括：

- a) 房地產評估
- b) 業務評估
- c) 無形資產評估
- d) 品牌評估及顧問
- e) 金融工具評估
- f) 廠房及機器評估
- g) 生物資產評估
- h) 天然資源評估
- i) 古董及實產評估
- j) 存貨評估
- k) 成本分成服務



2. CORPORATE CONSULTANCY

Our mission is to strengthen our clients' competitive edge. We work closely with our clients, helping them to enhance their business value by providing insights to our clients and achieve advances in performance.

Our services include the following:

- a) Due Diligence Report
- b) Investment Appraisals and Analysis
- c) Legal Support Service
- d) Management Consultancy
- e) Market Entry Analysis
- f) Market Research
- g) Risk Management
- h) Strategic Planning and Development
- i) Business Planning
- j) Solvency Opinions
- k) Fairness Opinions

企業顧問服務

我們致力透過專業服務，幫助客戶加強競爭優勢，並使其在行業中表現更佳。我們透過與客戶的緊密合作，提供深入意見，以助客戶提高業績及商業價值。

我們的服務其中涵蓋列下：

- a) 盡職審查報告
- b) 投資評估及分析
- c) 法律支援服務
- d) 管理顧問服務
- e) 市場進入分析
- f) 市場調查
- g) 風險管理
- h) 策略性規劃及發展
- i) 業務規劃
- j) 償付能力意見
- k) 公平意見

3. BUILDING CONSULTANCY

To meet the demand of property owners or developers in tackling problems arisen from property development, construction and maintenance, we provide a full range of design and building services for our clients which include:

- a) Acting as Authorized Person
- b) Additions and Alterations
- c) Architectural & Interior Design and Contracting
- d) Building Condition and Structural Survey
- e) Building Maintenance and Renovation
- f) Land Survey
- g) Project Management
- h) Expert Witnesses

樓宇顧問

為符合物業業主或發展商因應於物業發展、建築及維修保養事宜上的難題與需求，我們為客戶提供一系列有關設計及樓宇顧問服務，當中包括：

- a) 擔任認可人仕
- b) 加建及改建工程
- c) 建築與室內設計及承建工程
- d) 樓宇狀況及結構測量
- e) 樓宇維修保養及復修
- f) 土地測量
- g) 項目管理
- h) 專家證人

4. PLANNING AND DEVELOPMENT CONSULTANCY

Due to the scarcity of land resources, it is of paramount importance to manage, develop and dispose of such land resources in a timely, efficient and cost-effective manner in response to the changing needs from different classes of society at large. Development of land is multi-disciplinary in nature involving different streams of professionals such as architects, project managers, engineers, building surveyors, quantity surveyors, land surveyors and general practice surveyors across various stages of the development process from project inception, land assembly, project design and evaluation, construction and project financing to subsequent marketing and disposal of the completed project.

Our project team possesses strong coalition capacity to deal with projects of substantive scales and delivers professional advice to individual owners, property developers and government departments engaging in land development process.

Our services cover all classes of development projects in Hong Kong, Mainland China and overseas regions and can be classified into the following areas:

- a) Land Assembly / Amalgamation
- b) Compensation and Resumption
- c) Government Lease Modification
- d) Land Premium Assessment
- e) Town Planning Application
- f) Planning Studies
- g) Land Survey
- h) Negotiations with Government

規劃及發展顧問

由於土地資源缺乏，管理、發展及處置有關土地資源的關鍵是具備適時、高效和符合成本效益的方法，並因應社會不同階層的需求轉變而作出適當調整。土地發展在性質上牽涉甚廣，當中包括不同專業人士如建築師、項目經理、工程師、建築測量師、工料測量師、土地測量師和產業測量師等擔當不同角色，自專案開始，到土地合併、專案設計與評估、建築和專案融資以至專案落成後的推廣及售樓工作中發揮各自的作用。

我們的專業隊伍擁有豐富經驗，能處理大型發展專案，並能於土地發展過程中向個別業主、發展商及相關政府部門提供專業意見。

我們的服務範圍覆蓋香港、中國及海外地區各類型及等級的發展項目，其中分類如下：

- a) 土地整合/合併
- b) 賠償及收地程式
- c) 更改地契
- d) 補地價評估
- e) 規劃申請
- f) 規劃研究
- g) 土地測量
- h) 與政府部門磋商



5. COMMERCIAL PREMISES LICENSING

For establishing certain kinds of business, it may require the business owner to be granted with the license before operation. Such process would normally involve huge time cost for the business owner. We provide consultation to our clients and help them to complete the commercial premise license application process. Some common government departments that grant license for commercial premises include:

- a) Food and Environmental Hygiene Department
- b) Leisure and Cultural Services Department
- c) Police Department
- d) Home Affairs Department
- e) Television and Entertainment Licensing Authority
- f) Social Welfare Department
- g) Education Bureau
- h) Buildings Department
- i) Fire Services Department

樓宇牌照申請

個別行業於業務成立之時，東主需於事前獲發牌照方可營運，而其相關程式一般耗費大量時間及成本。我們為客戶提供相關顧問服務，助其完成該等商業樓宇牌照的申請。一般發出商業樓宇牌照的政府部門包括：

- a) 食物環境衛生署
- b) 康樂及文化事務署
- c) 警務處
- d) 民政事務總署
- e) 影視及娛樂事務管理處
- f) 社會福利處
- g) 教育局
- h) 屋宇署
- i) 消防處



6. LOSS ADJUSTING AND CLAIMS MANAGEMENT

We provide an independent expert view for any loss and insurance claims arisen to our clients. We will verify all the facts, establish whether the loss or damage is within the insurance policy, the amounts being claimed are fair and reasonable and that the sums insured on the policy are adequate. Our scope of services includes:

- a) Buildings and Contracts Works
- b) Cargos
- c) Plant and Machinery
- d) Fire
- e) Marine Related
- f) Product Liabilities
- g) Theft
- h) Vehicles

理賠及索償管理

對於客戶的理賠及索償，我們提供獨立及專業意見，對各方面作細心驗證，判斷事故是否為承保範圍，索償金額是否合理及投保額是否適當等。我們的服務範圍包括：

- a) 建築物及合同工程
- b) 貨物
- c) 機器與設備
- d) 火災
- e) 海事事宜
- f) 貨物責任
- g) 盜竊
- h) 車輛

7. REAL ESTATE AGENCY AND AUCTIONEERING

- a) Acquisition / Sales and Leasing
- b) Portfolio Management
- c) Location / Relocation Consulting
- d) Auctioneering

房地產代理及拍賣

- a) 投資 / 買賣及租賃
- b) 項目管理
- c) 選址 / 搬遷顧問服務
- d) 拍賣服務

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