

房地产评估服务



达信评估服务部能同时提供多种增值服务，以及所能产生的协同作用，能有效降低客户的风险和成本。

房地产评估

凭借我们的专业人才，以及我们与全球顶尖房地产评估公司的密切关系，达信评估服务部不仅能够提供作为尽职调查服务一部分的公允市场价值意见，还可以根据《国际财务报告准则3》和《美国会计准则ASC 805》（即之前的SFAS 141R）的要求进行以财务报告为目的的分析和评估。

重置成本分析

与一般房地产评估公司有别，达信评估服务部能够提供重置成本分析，从而为购置的资产估

达信评估服务部的评估服务与一般房地产评估公司有别。我们不仅提供评估服务，还能够提供一整套对于房地产收购而言至关重要的其它服务。

计适当的投保金额。虽然房地产资产的公允价值通常是采用收益法或市场法去估计，建筑物或设备的应投保金额必须根据资产的重置成本来估计。与大多数房地产评估公司的不同之处在于，达信评估服务部拥有专责的固定资产评估专家，可专门针对保险范围对固定资产的重置成本进行评估。

公开披露

根据监管部门的规定，评估应当遵循特定的法定格式或程序。评估报告应当通过公布进行公开披露，或者必须在公开文件中予以引用。我们的团队拥有处理此类评估工作的大量的经验和优良的业绩，确保提供的全部服务符合公开披露相关要求。内容包括：

- 首次公开募股 (IPO)
- 兼并与收购 (并购)
- 公告
- 年度报告

独立评估管理和评估审查

对房地产进行独立和准确的市场估值是衡量房地产投资基金业绩的关键。投资基金经理常常采取直接雇用房地产评估师的做法，这就可能发生利益冲突。

达信可以协助保持和监督评估过程的客观性。通过甄选评估师，控制信息流和独立的评估审查，

达信可以确保评估过程的独立性和专业性，消除投资经理和评估师之间的潜在冲突表象。我们的团队在服务亚洲房地产投资基金领域具有丰富的经验。

达信估值服务部的房地产估值服务能为各类房地产交易提供全面的解决方案。

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Real Estate Valuation Services



It is the value added service provided by Marsh, along with synergies gained by having one provider for multiple services, that reduces risk and lowers cost.

Real Estate Appraisal

Marsh has the capability — through our own professionals and through our relationships with best-in-class real estate appraisal firms worldwide — to provide both a fair market value as part of the due diligence process, as well as an analysis for financial reporting purposes pursuant to both IFRS 3 and FASB ASC 805 (formerly SFAS 141R).

Replacement Cost Analysis

Marsh differentiates itself from real estate appraisal firms through our ability to provide a replacement cost analysis to estimate the appropriate insurable value for the acquired assets. While the fair value of real estate assets are estimated using the income or

Marsh's Valuation Services practice distinguishes itself from real estate appraisal firms through our ability to provide not only appraisal services, but a full suite of services that are vital to any real estate acquisition.

market approach, the insurable value of a building or contents must be estimated on the cost to replace the assets. Marsh, unlike most real estate appraisal firms, has dedicated fixed asset experts who focus specifically on estimating the replacement costs of fixed assets for insurance coverage purposes.

Public Disclosure

Under rules and regulations of regulatory authorities, valuations are required to be done in accordance with particular format or procedure mandatory. Such valuation report ought to be published for public disclosure or the valuation result has to be referred by public document. Our team has tremendous experience and sound track record to handle such valuation and ensures the whole engagement to comply with the requirement for public disclosure purposes. Those are including:

- Initial public offering (IPO)
- Merger and acquisition (M&A)
- Public circular
- Annual report

Independent Appraisal Management & Appraisal Review

An independent and accurate market value of property is the key to assess the performance of real estate investment funds. Property valuers are often engaged directly by managers of investment fund and conflict of interests might occur.

Marsh can assist in maintaining and monitoring the objectivity of the appraisal process. Through selection of valuer, control of information flow and independent appraisal review, Marsh can ensure an appraisal process is independent, professional and can eliminate any appearance of potential bias or conflict between the investment manager and valuer. Our team has extensive experience in providing such services to property investment funds in Asia.

Marsh Real Estate Valuation Services provide a comprehensive solution to assist with any real estate transaction.

For more information, please contact:

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