



Choose certainty.
Add value.

Property valuation and advisory services 房产估值及顾问服务

Expert assistance for ensuring sound investment decisions.

提供专业协助，确保制定合理投资决策。

Your challenges

Social and economic changes in the wake of increasing globalisation are having a marked effect upon property values and the associated financial risks. Properties gain or lose value due to changes in socio-demographic structure. Any unknown increase or decrease in value can result in loss of income for owners and investors. Conflicts of interest with financial and insurance companies may result in biased valuation reports.

What property valuation services does TÜV SÜD provide?

TÜV SÜD offers objective third-party valuation for real estate purchase, sale, mortgaging, accounting, and taxation on an international level for all types of buildings, from commercial and residential to industrial plants. We also provide valuations for your building's internal equipment and production facilities based on our comprehensive multidisciplinary expertise and first-class technical know-how.

您面临的挑战

随着全球化日益发展，社会经济变化随之而来，这对房地产的价值造成一定影响，引发一系列相关财务风险。由于社会人口结构变化导致房产增值或贬值，而未知的升值或贬值可能导致业主和投资人承受收入损失。金融和保险公司的利益冲突可能导致估值报告存在一定的偏见。

TÜV南德意志集团提供哪些房地产评估服务？

TÜV南德意志集团针对房地产购买、销售、抵押、核算和各类商用、民用建筑以及工厂的国际征税标准提供客观的第三方评估服务。此外，我们还根据综合全面的跨领域专业权威以及一流技术知识，为建筑内部设备和生产设施提供评估服务。

Why is this service important for your business?

You need to know the worth of your property at various stages throughout its lifecycle to account for any increase or decrease in value. Your valuation reports need to be prepared with independence and impartiality to avoid conflicts of interest. It is important to have a concise and objective overview of the value and performance of your portfolio to help in making informed financial investments.

How can we help you?

As a qualified, neutral third-party valuation service provider, we can provide an honest, accurate statement of the long-term performance of investments and the value of tangible assets. Our experts can identify value enhancement opportunities by sale or redevelopment. We offer single or package valuations and produce expert reports to assist with investment decisions when buying and selling property, determining mortgage loans and insurable value, and for accurate financial reporting.

Our property valuation and advisory services

Our experts offer objective and impartial services for the valuation of property.

▪ Property valuation

TÜV SÜD provides market value appraisals, risk rating in the property's specific market sector and determination of mortgage lending value of real estate as per international valuation standards and legal requirements, namely Red Book International Valuation Standards and European Valuation Standards (TeGoVa). We can also produce fair value reports and insurable value reports.

▪ Portfolio valuation

Our portfolio valuation service addresses issues such as value enhancement, risk minimisation and fungibility analysis. We analyse your portfolio using cluster models by geographical location, unit size, grouping of property type and comparable yield analysis.

▪ Plant and equipment valuation

TÜV SÜD's experts have been dedicated to the testing and valuation of technical infrastructure since 1866. We provide valuations of technical equipment and infrastructure, machines, tools, and devices. We verify whether plant and machinery or furniture, fittings and equipment correspond to the state of the art and the values shown in the balance sheet. Our reports cover the residual value, market value, fair value and replacement value of plant and building equipment.

为什么此项服务对您的业务非常重要？

想要计算价值增减，需要了解整个使用周期不同阶段的房产价值。必须独立客观地编制估值报告，避免利益冲突。拥有投资组合简明、客观的价值与性能综述，有助于制定明智的财务投资决策。

我们如何为您提供帮助？

作为一家资深客观的第三方估值服务供应商，我们能够切实、准确地表述长期投资业绩和有形资产的价值。我们的专家能够判定销售或重建的升值机会，提供单一或组合评估服务，编制专业报告，在购买和销售房产时，辅助制定投资决定，确定抵押贷款和保险价值，确保财务报告内容准确。

房产估值及顾问服务

我们的专家提供客观公正的房地产估值服务。

▪ 房地产估值

TÜV南德意志集团提供市场价值评估，根据国际估值标准和法律要求，即红皮书国际估值标准和欧洲估值标准（TeGoVa），针对房地产具体市场部门进行风险评估，确定房地产抵押贷款价值。此外，我们还编制公允价值报告和保险价值报告。

▪ 投资组合估值

我们提供的投资组合估值服务能够解决一系列问题，如价值提升、风险最小化和可替代性分析。借助按照地理位置、单元规模、房地产类型分租以及比较收益分析划分的群集模型对投资组合开展分析。

▪ 工厂与设备估值

自1866年开始，TÜV南德意志集团专家致力于开展技术基础设施测试与估值服务。我们提供技术与基础设施、机器、工具和设备估值服务。验证工厂、机器与设备或家具、配件以及设备是否能够反映出目前工艺水平，是否达到资产负债表当中显示的数值。我们的专业报告覆盖剩余价值、市场价值、公允价值和工厂与建筑设备重置成本等方面。



▪ Inspection

We have a highly automated process in place to conduct inspections of all aspects of your property for valuation purposes. Our extensive in-house database is supplemented by data sourced from a network of carefully selected and impartial partner analysts in various regions around the world to efficiently conduct inspections and produce comprehensive photographic documentation of your property.

Your business benefits

- **Minimise risk and gain certainty** – with reliable and accurate reporting and sound advice, backed by our international experience and interdisciplinary expertise.
- **Be assured of impartiality** – with TÜV SÜD's assessment and analysis, independent of financing institutes and real estate agents.
- **Receive customised service packages** – based on your property's relevance in its particular market sector in the area, and taking into account regional and cross-regional trends.
- **Achieve transparency** – with a comprehensive and fair portfolio assessment provided by our network of certified valuers who meet sophisticated ISO 17024 standards.

Why choose TÜV SÜD?

TÜV SÜD has a strong reputation as an independent, impartial technical service provider. We have over 10 years of real estate valuation experience, notably delivering valuations of up to €8.5 billion worth of German real estate in 2011. We are a Royal Institution of Chartered Surveyors (RICS)-regulated firm and comply with German HypZert e.V. standards.

▪ 检验

我们配备了高度自动化流程，旨在针对房地产各个估值方面开展检验工作。全球的分析师伙伴提供的数据构成了我们的数据库资源。借由这些工具，我们可以开展高效的检验，并生成全面的房地产影像文件。

客户业务收益

- **将风险降至最低，保证确定性**——凭借可靠、准确的汇报和建议，并拥有我们的国际资深跨领域专家的辅助支持。
- **确信公正客观性**——借助TÜV南德意志集团的评估与分析，与金融机构和房地产中介脱离。
- **获得定制化服务**——基于地区内部特定市场部门当中的财产相关性，同时将地区和跨领域趋势纳入到考虑范围当中。
- **实现公开透明**——利用由满足复杂ISO 17024标准的认证评估人员所提供的综合、公正的项目组合评估。

为什么选择TÜV南德意志集团？

TÜV南德意志集团作为独立、公正的技术服务供应商，拥有良好声誉。我们拥有10余年房地产估值经验，2011年德国房地产估值总额高达85亿欧元。我们是皇家特许测量师协会（RICS）成员，符合德国抵押贷款评估师协会的标准。

Through TÜV SÜD's involvement in the development of international directives and standards as well as industry training seminars, our experts are always up to date with the latest regulatory requirements in an ever-changing property scene. Our strong international presence allows us to support you with local expertise in key markets.

Choose certainty. Add value.

TÜV SÜD is a premium quality, safety and sustainability solutions provider that specialises in testing, inspection, auditing, certification, training and knowledge services. Represented in over 850 locations worldwide, we hold accreditations in Europe, the Americas, the Middle East and Asia. By delivering objective solutions to our customers, we add tangible value to businesses, consumers and the environment.

TÜV南德意志集团参与国际指令和标准的制定，并且积极参加行业培训研讨会。迄今为止，在风云变幻的房地产行业当中，我们的专家人才始终以最新监管要求为标准。在国际范围内拥有强大的影响力，能够在关键市场内部凭借本地专业知识与权威，为客户提供辅助支持。

权威认证，创享价值

TÜV南德意志集团是一家优质、安全和可持续发展的专业测试、检验、审核、认证、培训和知识服务解决方案提供商。我们在世界各地超过850多个代表处，因此在欧洲、美洲、中东、亚洲和非洲广受赞誉。通过为客户提供客观的解决方案，公司为企业、消费者和环境增添显著价值。

Related services

TÜV SÜD provides the following related services:

- Due diligence services
- Third-party inspections
- Sustainability rating services

相关服务

TÜV南德意志集团提供以下相关服务:

- 尽职调查服务
- 第三方检验
- 可持续性评级服务

* Some of the services listed are provided due to local regulations only and may not be available in other regions. Please contact us for further details.

* 上述部分服务可能由于当地法规的原因而无法在您的地区提供。欢迎您与我们联系咨询。

Our branches in Greater China:

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