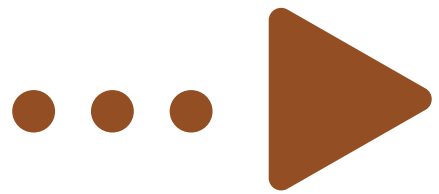


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2022-23 年度，香港物業市場與本地經濟狀況一樣，陷入一片低迷。隨着所有防疫措施和旅遊限制解除，香港踏入復常階段，加上中國內地經濟前景向好，本地消費強勁，訪港旅客增加，通脹溫和，勞工市場亦有所改善，本港經濟在 2023 年年初表現樂觀。然而，地緣政局持續緊張和俄烏戰爭導致全球經濟情況嚴峻，高息及通脹環境連同金融狀況收緊令本地經濟持續受壓。

The property market in Hong Kong suffered a downturn in 2022-23 in line with local economic conditions. As Hong Kong has returned to normalcy following the lifting of all anti-epidemic measures and travel restrictions, the Hong Kong economy was upbeat in the beginning of 2023 with strong local consumption, increased inbound tourism, moderate inflation and improving labour market, backed by a positive economic outlook in the mainland China. Yet, the difficult global economic conditions in a high interest rate and inflationary environment with tightened financial conditions caused by rising geopolitical tensions and the Russian-Ukrainian war has continued to weigh on the local economy.

為支援有需要的市民和備受壓力的企業，並促進經濟復蘇以邁向高質量發展，財政司司長宣布推出差餉寬減作為其中一項紓緩措施，所有差餉繳納人均獲 2022 年 4 月至 2023 年 3 月四個季度的差餉寬減。每個應繳差餉的住宅物業單位首兩個季度及最後兩個季度的寬減額分別以每季 1 500 元和 1 000 元為上限；而每個應繳差餉的非住宅物業單位的寬減額則分別以每季 5 000 元和 2 000 元為上限。計劃惠及 342 萬個物業的差餉繳納人，而政府收入則減少 152 億元。

2022 年為差餉物業估價署成立 75 週年誌慶。有賴同事齊心協力，本署上下一心服務市民並提供具成本效益、專業和以客為本的服務。在 2022-23 年度，我們亦成功達到或超越本署主要職能服務範疇下的所有工作目標。

挑戰與成果

2023-24 年度的全面重估仍然是我們一項核心且具挑戰性的工作。我們在緊迫的時限內，參照 2022 年 10 月 1 日這指定依據日期的租金資料，全面重估估價冊和地租登記冊所載約 475 萬個已估價物業單位的應課差餉租值。市民可於 2023 年 5 月 31 日或之前於本署網站和物業資訊網查閱新的估價。我們正在審核約 65 000 份要求下調應課差餉租值的建議書，這再次是近年來一個相當高的數字。

As one of the relief measures announced by the Financial Secretary to support people in need and enterprises under pressure, and sustain economic recovery in moving towards high-quality development, rates concession was provided to all payers for the four quarters from April 2022 to March 2023. For each domestic rateable tenement, the concession ceilings for the first two and last two quarters were \$1 500 and \$1 000 per quarter respectively, whereas the ceilings for each non-domestic rateable tenement were \$5 000 and \$2 000 per quarter respectively. The scheme benefited ratepayers of 3.42 million properties with \$15.2 billion in revenue foregone.

The year 2022 marked the 75th Anniversary of the Rating and Valuation Department. With concerted efforts of colleagues, the Department is committed to serving the public and delivering cost-effective, professional and customer-centric services. We also successfully achieved or exceeded the performance targets for all service areas in respect of the Department's major functions in 2022-23.

Challenges and Achievements

The 2023-24 annual revaluation remained to be a core and challenging task. The rateable values of about 4.75 million assessments in the Valuation List and Government Rent Roll were reviewed within a tight timeframe by reference to the rental information as at the designated reference date of 1 October 2022. The new assessments were available for public inspection online at the Department's website and the Property Information Online (PIO) service until 31 May 2023, and we are currently reviewing around 65 000 proposals seeking to reduce the rateable values, again a very high number amongst recent years.

自對分間單位（俗稱「劏房」）實施租務管制的《業主與租客（綜合）條例》第 IVA 部於 2022 年 1 月 22 日生效以來，我們不遺餘力地執行多項新職責，包括推廣規管制度、處理公眾查詢和投訴、提供免費諮詢和調解服務、批署通知書，以及處理表格等。

本署致力為市民排憂解難，對濫收水電費等任何違反條例的行為均嚴正執法，並已成立執法及調查特遣隊以提升執行能力。本着負責任和「以結果為目標」的態度，我們採取多管齊下的方式，並與其他部門保持緊密聯繫，主動識別、調查和跟進涉嫌違例個案。有賴相關同事克盡己職，截至 2023 年 10 月，已有 16 名劏房業主因違反條例而被定罪。此外，我們已提前超額完成行政長官於《2022 年施政報告》中提出與水務署於 2023-24 年度完結前聯合造訪 4 000 個劏房住戶的主要績效指標。

本署一直積極促進電子政府發展。我們的物業資訊網服務提供基本物業資料以及最新的差餉和地租帳目資料，而「電子差餉地租單」服務則讓註冊用戶能夠方便快捷地接收電子帳單及進行電子繳款。2023 年 3 月，我們亦提升了遞交電子表格的服務，讓市民可透過「智方便」平台，利用已認證單一數碼身份自動預先填寫資料。

Since Part IVA of the Landlord and Tenant (Consolidation) Ordinance to implement tenancy control on subdivided units (SDUs) came into force on 22 January 2022, the Department has exerted full efforts in undertaking a diverse spectrum of new duties, including promoting the regulatory regime; handling public enquiries and complaints; providing free advisory and mediatory services; endorsing notices and processing forms, etc.

Dedicated to addressing people's concerns and difficulties in life, the Department seriously takes enforcement actions against any contraventions of the Ordinance such as overcharging of water and electricity, etc., and has enhanced our implementation capability by setting up an enforcement and investigation task force. Being responsible and "result-oriented", we have adopted a multi-pronged approach with close interdepartmental liaison to proactively identify, investigate and follow up on suspected offences. Upto October 2023, 16 SDU landlords were convicted of contravening the Ordinance, thanks to the dedicated efforts of staff concerned. We have also exceeded in advance the key performance indicator of conducting joint visits with the Water Supplies Department to 4 000 SDU households by 2023-24 as announced in the Chief Executive's 2022 Policy Address.

The Department has all along been actively advancing the development of e-Government. Our PIO service provides essential property information and up-to-date information of rates and Government rent accounts, whereas the eRVD Bill service enables registered users to receive e-demands and settle e-payment quickly and conveniently. In March 2023, we also upgraded our e-Form submission service to allow automatic pre-filling of information through the iAM Smart service using the authenticated single digital identity.

機遇與展望

在 2022-23 年度，本署忙於進行籌備工作，以執行就檢討差餉制度提出的建議。我們會繼續積極就住宅物業引入累進差餉制度，有關安排暫定於 2024-25 年度第四季開始實施。

在未來數年推行多個電腦發展項目時，我們會善用新科技，務求令電子政府服務更實用、更方便和更以客為本，並會尋求機遇將工作流程電子化、簡化工序，並與其他政府部門合作，以改進服務及推陳出新。

我衷心感謝全體同事在過去一年的堅定支持和通力合作，使我們得以將目標達成。在前人於過去 75 年來奠定的堅實基礎上，我和同事們會團結一致，繼續追求卓越和提供優質服務。我們亦會鞏固自身的優勢，以應對未來眾多挑戰。

差餉物業估價署署長
蕭家賢太平紳士
2023 年 10 月

Opportunities and Prospects

During 2022-23, the Department was busy making preparatory work to implement the proposals arising from the review of the rating system. We will continue to press ahead the introduction of progressive rating system for domestic properties tentatively from the fourth quarter of 2024-25.

In undertaking a number of computer development projects in the coming years, we will capitalise new technologies to pursue more useful, convenient and customer-centric e-Government services and explore opportunities to digitalise workflow, streamline processes and collaborate with other Government departments for service improvements and innovation.

I would like to express my gratitude to all our staff for their unfailing support and cooperation in turning goals into achievements during the year. Riding on the solid foundation laid down by our predecessors over the past 75 years, my colleagues and I stand united as a team to continue our quest for excellence and delivery of quality services. We will also consolidate our strengths to meet with many challenges ahead.

Kevin K Y SIU, JP
Commissioner of Rating and Valuation
October 2023