

新增和優化 服務

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物業資訊網

物業資訊網為市民提供以下網上服務：

收費服務

- 查詢私人住宅物業（不包括村屋）的實用面積、樓齡和許可用途；
- 查詢估價冊及 / 或地租登記冊所載最近三個估價年度的應課差餉租值；以及
- 查詢差餉及 / 或地租帳目。

免費服務

- 查閱新公布的估價冊及地租登記冊（每年3月中估價冊及地租登記冊公布後至5月31日在網上展示）；以及
- 差餉或地租繳納人查詢其私人住宅物業（不包括村屋）的實用面積及樓齡。

物業資訊網載有本署和土地註冊處經配對的物業地址記錄，提供全面的中英雙語搜尋服務，市民可以五種不同的搜尋方式，尋找逾 270 萬個物業地址記錄。至於收費服務，除了接受現有的多種電子付款方式（包括繳費靈、主要信用卡、Apple Pay 和 Google Pay）外，本署還計劃在 2024 年年初前接受「轉數快」付款，為市民帶來更大的方便。

Property Information Online (PIO)

The PIO has provided the public with the following online service items:

Chargeable Service

- Enquiry on saleable area, age and permitted occupation purposes of private domestic properties (excluding village houses);
- Enquiry on rateable values contained in the Valuation Lists and/or Government Rent Rolls for the latest three years of assessment; and
- Enquiry on rates and/or Government rent accounts.

Free Service

- Public inspection of the newly declared Valuation List and Government Rent Roll (information will be displayed online after the declaration of the Valuation List and Government Rent Roll in mid-March and up to 31 May every year); and
- Enquiry on saleable area and age for individual rates or Government rent payers of their private domestic properties (excluding village houses).

With the alignment of address records with the Land Registry, PIO offers a versatile bilingual search engine with five different searching paths of over 2.7 million property address records. In addition to the various existing e-payment methods for chargeable services (including PPS, major credit cards, Apple Pay and Google Pay), the Department plans to accept payment through the Faster Payment System (FPS) in early 2024 for added convenience of the public.

遞交電子表格及通知書

本署接受以電子方式遞交按《差餉條例》、《地租（評估及徵收）條例》和《業主與租客（綜合）條例》規定須送達的指明表格和通知書。我們在 2022 年 6 月加強了這項既方便又環保的電子表格服務，以涵蓋本署所有其他公用表格，而大部分表格亦可透過「智方便」平台遞交。2023 年 3 月，我們進一步升級了這項服務，讓市民可使用「智方便」進行個人身份認證，並將已儲存的資料自動填寫於電子表格。

Electronic Submission of Forms and Notices

We accept electronic submissions of specified forms and notices required to be served under the Rating Ordinance, the Government Rent (Assessment and Collection) Ordinance and the Landlord and Tenant (Consolidation) Ordinance. This convenient and environmental-friendly e-Form submission service was enhanced in June 2022 to cover all other public forms of the Department, while most of the forms can be accessible from the “iAM Smart” platform as well. In March 2023, we further upgraded this service to allow automatic pre-filling of information through “iAM Smart” using the authenticated single digital identity.



發出徵收差餉地租電子通知書

這項一站式發單和繳款並支援「智方便」的「電子差餉地租單」服務，讓已登記用戶可收取及即時清繳電子帳單、接收有關發出《物業詳情申報表》（表格 R1A）的通知、查詢付款記錄，以及更新有關帳目的通訊地址或其他個人資料。持有多个物業的繳納人也可利用「電子差餉地租單」服務，一次過清繳全部帳項，並輕易地管理其綜合帳目。

Electronic Issue of Rates/Government Rent Demands

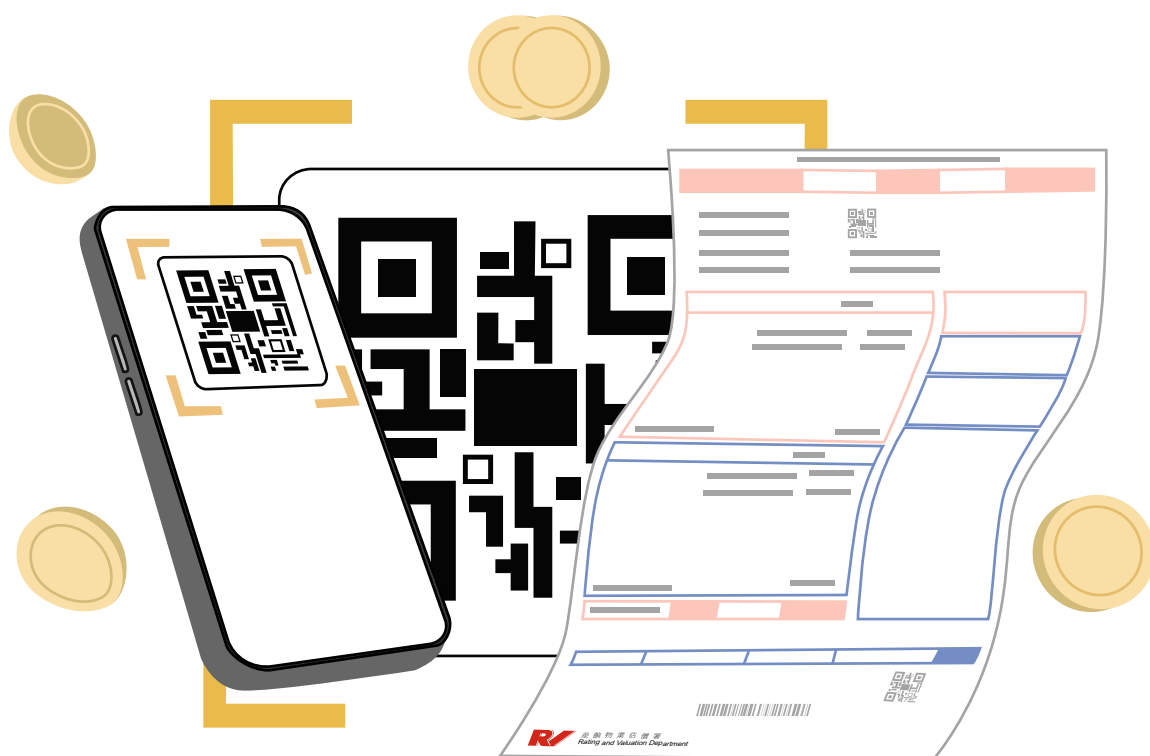
Supported by “iAM Smart”, the “eRVD Bill” Service allows registered subscribers to enjoy a seamless billing and payment service by receiving electronic demands and settling them instantly, obtaining notification about the issue of “Requisition for Particulars of Tenements” (Form R1A), enquiring the payment history and updating correspondence address or other personal details of an account. Payers with multiple properties can also settle their demands in one single transaction at the “eRVD Bill” Service, and easily manage their consolidated accounts.

電子繳費渠道

本署為差餉及地租繳納人提供多種快捷、方便的電子繳費渠道，包括繳費靈、網上銀行繳費服務、「轉數快」和電子支票/電子本票。繳納人亦可利用本署網頁「帳目查詢」服務所取得的「付款 QR 碼」，於郵政局和便利店繳交款項。此外，繳納人可透過使用任何支援「轉數快」的流動銀行應用程式或電子錢包，掃描印備在徵收差餉及/或地租通知書上或從本署網頁「帳目查詢」服務取得的「轉數快」二維碼，快捷繳款。

Electronic Payment Channels

We offer a variety of electronic channels for fast and convenient payment of rates and Government rent, including PPS, internet banking payment service, FPS and e-Cheque/e-Cashier's Order. Payers can also obtain a "payment QR code" from our online Account Enquiry Services for making payment at post offices and convenience stores. Besides, payers can scan the FPS payment code printed on the demands for rates and/or Government rent or available from our online Account Enquiry Services at our website to make payment quickly through FPS using any supporting mobile banking applications or e-wallets.



分間單位租務管制

自有關實施分間單位（俗稱「劏房」）租務管制的法例於 2022 年 1 月 22 日生效之後，本署負責處理查詢和投訴；就租務事宜為業主與租客提供免費諮詢和調解服務；批署業主提交的租賃通知書（表格 AR2）和處理表格；主動調查涉嫌違規個案；以及採取適當的執法行動。我們呼籲市民盡快舉報任何涉嫌違規個案，此舉將有助盡早遏止違法行為。

此外，本署一直透過不同渠道提高市民對規管制度的認識，包括電視及電台的政府宣傳短片及聲帶；電視、報章、公共交通工具、流動應用程式及電視節目的廣告；海報及單張；以及發給目標處所業主的宣傳信。我們亦分析表格 AR2 所申報的劏房租金資料，並由 2023 年 5 月起，每月發布劏房的租金中位數，供市民參考。詳情請瀏覽 www.rvd.gov.hk/tc/our_services/part_iva.html。

Tenancy Control of Subdivided Units

Since the legislation to implement tenancy control on subdivided units (SDUs) came into force on 22 January 2022, the Department has been handling enquiries and complaints; providing free advisory and mediatory services to landlords and tenants on tenancy matters; endorsing the Notice of Tenancy (Form AR2) submitted by landlords and processing forms; proactively investigating suspected offence cases and taking enforcement action as appropriate. We appeal to the public to report any suspected contravention promptly. This would help curb illegal acts as soon as possible.

Besides, the Department has been promoting public awareness of the regulatory regime through various channels, including Announcements in the Public Interest on TV and radio; advertisements on TV, newspapers, public transport vehicles, mobile apps and an episode of TV programme; posters and leaflets; and promotional letters to landlords of target premises. We have been analysing the SDU rental information reported in Forms AR2 and starting from May 2023, we publish the median rents of SDUs on a monthly basis for reference by the public. For details, please visit www.rvd.gov.hk/en/our_services/part_iva.html.

