



2006-2007

差餉物業估價署年報

Rating and Valuation Department Annual Summary



香港特別行政區政府
差餉物業估價署

Rating and Valuation Department
The Government of the Hong Kong Special Administrative Region

年報

ANNUAL SUMMARY

2006 - 2007



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署長序言

Commissioner's Overview



差餉物業估價署署長 老興忠

H.C. LO, J.P.

FHKIS, FRICS

Commissioner of Rating and Valuation

- 挑戰和成績
- 機遇與展望

- Challenges and Achievements
- Opportunities and Prospects

2006-2007年度對差餉物業估價署來說，依然是收穫豐富的一年。有賴本署員工上下一心，努力不懈，本署在年內進行重估應課差餉租值工作所需的時間與去年相若，但完成的工作量則高於往年。同時，本署在各個服務範疇的表現均超越或達到所訂立的目標。

展望將來，本署將貫徹以客為本的服務，並繼續在三大主要範疇加以拓展及提高服務質素。這三大範疇包括綜合發單及繳款服務、網上物業資訊系統，以及電子表格和通知書，並繼續籌劃以電子方式發出徵收差餉及地租通知書。

挑戰和成績

2007-2008年度的全面重估差餉工作順利如期完成，本署重新評估了228萬個物業的應課差餉租值。由於本港整體物業市道持續暢旺，應課差餉租值更是連續第三年錄得整體升幅，平均升幅達7%。

為支持環保，本署不再印製估價冊及地租登記冊，改而把電子版本上載本署網站（網址：<http://www.rvd.gov.hk>），讓市民在2007年3月19日至5月31日期間，可登上網站查閱最新的應課差餉租值。

2006-2007 was another fruitful year for the Rating and Valuation Department. Thanks to the dedicated efforts of our staff, the annual revaluation was completed in a timeframe similar to last year but with further improved productivity. We were also successful in achieving or exceeding our performance targets in all service areas.

Looking ahead, we will continue to enhance and expand our customised services to the public, especially in the three main areas of Consolidated Billing and Payment Service, online Property Information System and electronic forms and notices, including progress towards the issuing of electronic demands for rates and Government rent.

Challenges and Achievements

The annual revaluation of 2.28 million assessments for 2007-2008 was successfully completed as scheduled. With the property market gathering momentum across the board, the revaluation exercise registered an average increase of 7% in rateable values. This was the third consecutive year in which a general increase in values has been recorded.

In support of a green environment, the Department no longer prints a hard copy of the Valuation List and Government Rent Roll. The alternative electronic version was uploaded to our website (<http://www.rvd.gov.hk>) for public inspection of the new rateable values during the proposal period from 19 March to 31 May 2007.

終審法院就發展用地的地租評估一案作出裁決後，土地審裁處亦就評估方法分別在2006年第四季和2007年3月聆訊一宗測試個案，裁決有待公佈。至於發展商就撤銷地租緩繳令而提出司法覆核的申請，高等法院已於2006年10月作出裁決，裁定政府得直。

為紀念香港開徵差餉160周年，本署特別舉辦了一次巡迴展覽，介紹差餉稅制的歷史和最新發展。巡迴展覽先後於19個不同地點展出，包括政府大樓、文化中心、公共圖書館和各大專院校等，並於2006年12月完滿結束。

又趁著這次周年紀念，本署特別編製了《香港差餉稅制－評估、徵收及管理》一書，希望藉此能讓業界更加了解香港差餉稅制的理論和實務。讀者對象包括專業人士、業內人士及學者等。除英文版外，該書還備有繁、簡字體中文版，迎合不同讀者的需要。

在2007年公務員優質服務獎勵計劃中，本署憑著「綜合電話查詢中心」成為「部門合作獎」其中一個得獎部門。獲獎項目由效率促進組統籌，共有16個參與部門，它展現各部門協作，以及透過高成本效益方式為市民提供優質服務。

Following the Court of Final Appeal's decision on Government rent assessment of development sites, a test case on the method of valuation was heard before the Lands Tribunal in the fourth quarter of 2006 and March 2007 and the judgement was awaited. In October 2006, the High Court held in favour of Government in the judicial review filed by developers on the withdrawal of the holding over orders for Government rent payments.

To commemorate the 160th anniversary of rates in Hong Kong, the Department staged a series of exhibitions capturing the history of rates and the latest developments. The roadshow finished in December 2006, having toured 19 venues including Government buildings, cultural centres, public libraries and universities.

The anniversary provided an opportunity for the Department to compile and publish the book entitled "Property Rates in Hong Kong – Assessment, Collection and Administration" in a bid to promote better understanding of the principles and practice of the rating system in Hong Kong. Target readers include professionals, practitioners and academics. The traditional and simplified Chinese versions were also published alongside the English edition to cater for different readers.

The Department was one of the winners of the Partnership Award for the "Integrated Call Centre" in the Civil Service Outstanding Service Award Scheme 2007. Co-ordinated by the Efficiency Unit with 16 participating departments, the project demonstrates inter-departmental collaboration in providing quality public services and achievements in cost-effectiveness.

機遇與展望

在應付新挑戰以及提升顧客服務迎合市民日益嚴格的不同要求這環節上，資訊科技起著舉足輕重的作用。而本署也落實電子政府的大方向政策，在過去一年分別拓展及籌劃多項電子政府服務，其中包括：

- 本署正密鑼緊鼓籌備快將在2008年推出的網上「物業資訊系統」，為擬設立的「物業資訊通」邁出第一步，而該項服務最終將會以「公營部門與私營機構合作」的模式發展。新服務讓市民可以透過電子途徑循同一地址取得本署和土地註冊處儲存的物業資料。
- 本署正積極研究擴大電子表格服務範疇的可行性，包括以電子方式發出徵收差餉及地租通知書和物業詳情申報表等。
- 本署將繼續推廣就繳納差餉和地租而推出的「綜合發單及繳款」服務，並會不斷提高質素。
- 本署設立的「綜合物業資料庫」，網羅詳盡的物業資訊，圖文並茂，有助簡化估價程序，亦方便本署與其他政府部門交換數據。該資料庫已投入服務，而本署也透過採用「地理訊息估價系統」模式提升資料庫的功能。

Opportunities and Prospects

Information technology plays an important role in meeting new challenges and enhancing customer service to cope with diverse demands and escalating public expectations. To conform with e-government policy, a number of initiatives have been expanded or are being pursued during the year:

- The Department is actively developing an online Property Information System to be launched in 2008. This will be the first stage of the proposed "Property Information Hub" which will eventually involve a Public Private Partnership model. The new service will provide the public with electronic access to property information held by the Department and the Land Registry based on a common address table.
- The feasibility of extending our electronic forms service to include electronic demand notes and electronic requisition forms is being actively pursued.
- The consolidated Billing and Payment Service for rates and Government rent will continue to be promoted and upgraded.
- "Integrated Property Data Base", a comprehensive textual and graphic repository of property information which can streamline the valuation process and facilitate data exchange with other Government departments, is now in operation. Its functionalities have been further enhanced by the incorporation of Geographic Information System (GIS) Valuation Modules.

- 本署就未來五年部門資訊科技計劃（2006 - 2011年）而制定的建議，全面檢視了本署的資訊科技運作需要，現已進入實施階段。在面對來自部門內部和外間的挑戰和機遇，該計劃將有助本署能與時並進，重新定位，改善服務，從而更能迎合顧客的需要。

本署自2006年7月1日起參與政府五天工作周計劃，將每天的辦公時間延長45分鐘，由上午8時15分至下午6時為市民提供服務，並在星期六設置投遞箱方便市民。電話查詢熱線及多項網上服務仍然繼續全日24小時運作，從而確保本署對市民的服務不會受到影響。

我謹藉此機會衷心感謝本署全體員工，在過去一年盡心盡力，努力不懈服務市民，使到本署能夠超越或達到所定下的目標。我深信本署所有員工仍會繼續追求卓越，為市民提供以客為本和物有所值的優質顧客服務。

- The recommendations of the 5-year Departmental IT Plan (2006 to 2011), which comprehensively reviewed our IT operational needs, are now in the implementation stage. The plan will help the Department to update and re-position itself in the face of internal and external challenges and opportunities, and facilitate service transformation to meet customer needs.

The Government's initiative of a 5-day week in the civil service has been successfully implemented in the Department starting from 1 July 2006. The operating hours on each weekday have been extended by 45 minutes to run from 8:15 am to 6:00 pm. Drop-in box facilities are available on Saturdays and the Telephone Enquiry Hotline and many web-enabled services continue to operate on a 24-hour basis to ensure that our service to the public is maintained.

I would like to express my sincere thanks to all staff for their dedication and continuing support over the past year in meeting and exceeding our service targets. I am confident that all colleagues remain committed to striving for service excellence and delivering customer-focused and value for money service to the community.

差餉物業估價署署長
老興忠太平紳士
2007年10月

H. C. Lo, J.P.
Commissioner of Rating and Valuation
October 2007



理想及使命

Vision and Mission

理想

在物業估價和資訊服務的領域，成為全球同類專業公營機構的典範。

使命

提供公平合理的估價，迅速地徵收差餉及地租。

提供優質的物業資訊和相關服務，配合社會的需要。

推廣資訊和技術交流，提高物業市場透明度和效率。

擴展積極進取的部門文化和團隊精神。

信念

稱心服務：我們主動掌握顧客的需要，時刻提供稱心滿意的服務。

全力承擔：我們就服務水平和表現，竭誠盡責。

專業精神：我們善用專業知識、技術和經驗，並堅守至高的誠信。

創新求進：我們力求創新，積極進取，掌握機遇和勇於面對挑戰。

以人為本：我們重視每一位同事、伙伴和顧客，以互重互信的精神，同心協力，開拓未來。

物有所值：我們善用資源，向顧客和伙伴提供最佳服務。

Vision

To be a world-wide model as a public agency in property valuation and information services.

Mission

To provide equitable valuations for the efficient and timely collection of rates and Government rent.

To deliver quality property information and related services tailored to the needs of the community.

To contribute to a transparent and efficient property market through information and technology sharing.

To develop a dynamic corporate culture and workforce in partnership with staff.

Values

Customer Satisfaction : We proactively identify customers' needs,
and take every opportunity to enhance customer satisfaction.

Accountability : We accept our accountability to the Government and community
for our service standards and performance.

Professionalism : We apply appropriate professional knowledge, skills and experience,
and uphold the highest standard of integrity in our work.

Innovation : We anticipate new challenges and opportunities,
and respond to these in a timely and creative way.

Respect : We value our colleagues, partners and customers,
and look to work with them in a spirit of mutual respect and trust.

Value for Money : We strive to provide the best service to our customers and
partners in the most cost-effective manner.



職能

Functions



- 評估差餉
- 評估地租
- 帳目及發單
- 物業估價服務
- 物業資訊服務
- 業主與租客服務

- Rating
- Government Rent
- Accounting and Billing
- Property Valuation Services
- Property Information Services
- Landlord and Tenant Services

差餉物業估價署的主要職能計有：

- 評估差餉及地租；
- 管理差餉及地租的帳目與發單；
- 向政府決策局／部門提供物業估價服務；
- 向政府決策局／部門、公共機構與私營機構提供物業資訊服務；以及
- 執行《業主與租客（綜合）條例》（第7章），包括就住宅租務向業主及租客提供諮詢及調解服務。

評估差餉

「差餉」是對房地產徵收的稅項，並根據應課差餉租值乘以一個指定百分率徵收。

物業的「應課差餉租值」是根據物業在指定日期於公開市場上所取得的全年租金估值。

根據《差餉條例》（第116章），差餉物業估價署署長負責編製估價冊，載列全港已評估差餉的物業資料。

估價冊

估價冊載錄所有已評估差餉的物業及其應課差餉租值。

截至2007年4月1日，估價冊共載有2 284 830個差餉估價項目，應課差餉租值總值達3 406億元。有關詳情請參閱表1至表8。

The principal functions of the Rating and Valuation Department are:

- Assessment of properties to Rates and Government rent;
- Managing accounting and billing of Rates and Government rent;
- Provision of property valuation service to Government bureaux/departments;
- Provision of property information to Government bureaux/departments, public bodies and the private sector; and
- Administration of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7), including provision of advisory and mediatory services to the public on landlord and tenant matters in respect of residential properties.

Rating

Rates are a tax on landed properties and are levied at a specified percentage of their rateable values.

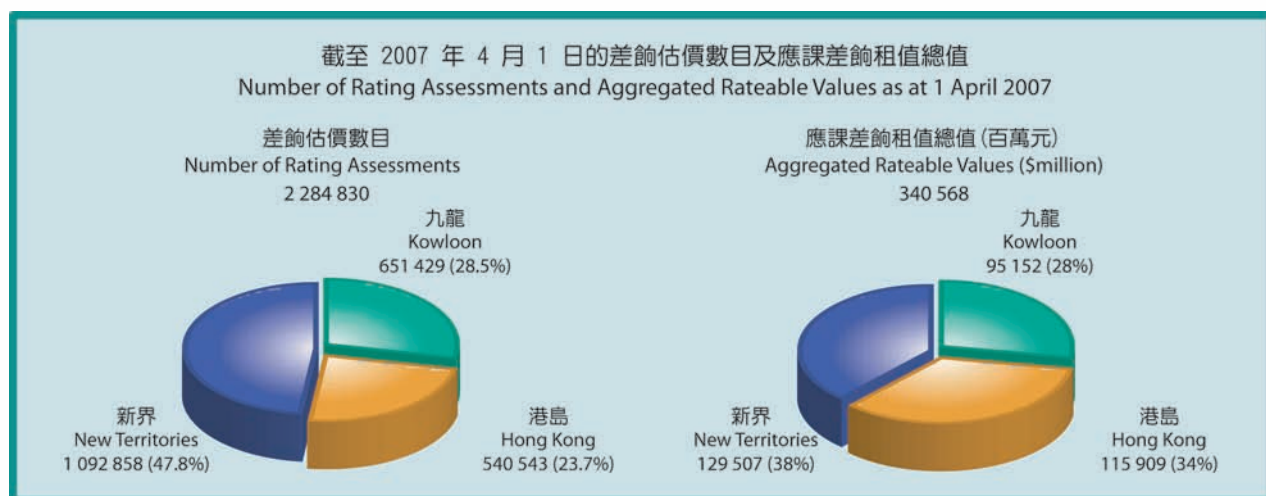
The rateable value of a property is an estimate of its annual market rental value as at a designated date.

The Commissioner of Rating and Valuation is responsible for compiling the Valuation List of landed properties throughout the territory under the Rating Ordinance (Cap. 116).

The Valuation List

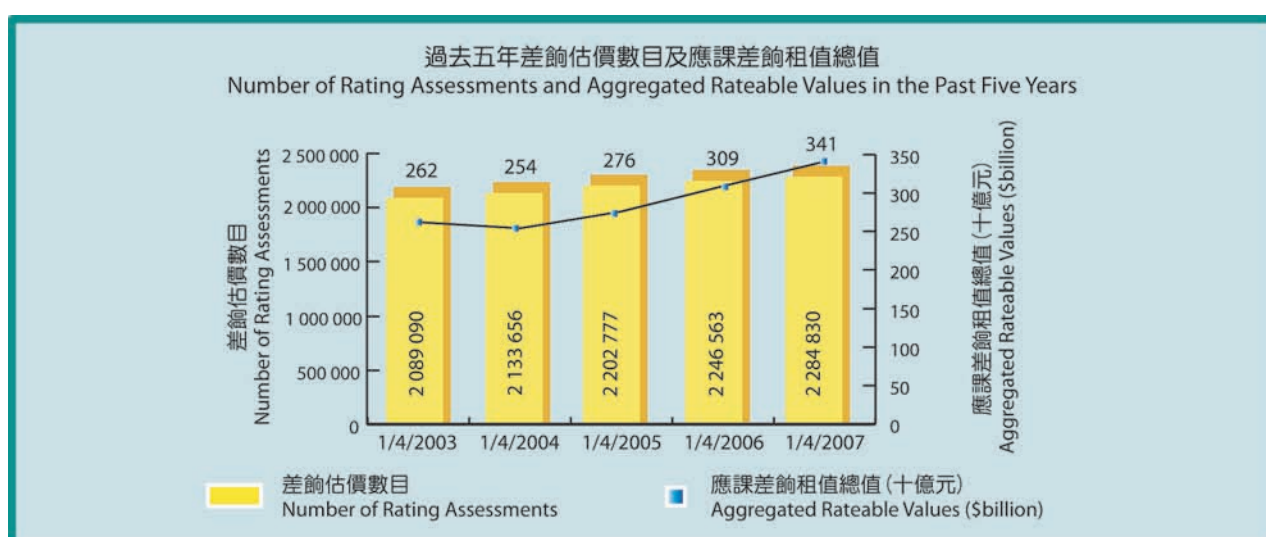
The Valuation List is a record of all properties assessed to rates with their corresponding rateable values.

The Valuation List as at 1 April 2007 contained 2 284 830 rating assessments with total rateable values of \$340.6 billion. Further details are shown in Tables 1 - 8.



下圖顯示過去五年差餉估價數目及其應課差餉租值總值：

The following graph shows the number of rating assessments and the aggregated rateable values in the past five years:



評估地租

Government Rent

香港的土地一般由政府以批地形式，即以政府租契租出。承租人須為此繳納「地租」。

Land in Hong Kong is normally held from the Government by way of a land grant known as Government lease under which Government rent is payable.

本署負責評定兩類地租，根據物業的應課差餉租值計算地租應繳額。該兩類地租分別根據下列條例繳納：

The Department is responsible for the assessment of two types of Government rent which are determined by reference to the rateable value of the property concerned under the following Ordinances:

- (a) 《地租（評估及徵收）條例》（第 515 章）；及
- (b) 《政府租契條例》（第 40 章）。

- (a) the Government Rent (Assessment and Collection) Ordinance (Cap. 515); and
- (b) the Government Leases Ordinance (Cap. 40).

根據《地租（評估及徵收）條例》 （第515章）而評估的地租

差餉物業估價署署長負責評估和徵收第515章所涵蓋的地租，並編製地租登記冊，該冊載列所有根據此條例評估地租的物業的應課差餉租值。截至2007年4月1日，地租登記冊載有1 728 617個估價項目，應課差餉租值總值約為1 796億元。有關詳情請參閱表9。

第515章所指的地租的數額，為物業應課差餉租值的3%，並會跟隨應課差餉租值的改變而調整。依據第515章須繳納地租的物業，包括根據下列適用租契持有的物業：

- (a) 原沒有續期權利，但自《中英聯合聲明》在1985年5月27日生效後獲准延期或續期的契約；以及
- (b) 自1985年5月27日起新批出的契約，包括交回後重批的租契。

唯一獲豁免的物業是由鄉郊原居村民（或其父系合法繼承人）或祖／堂自1984年6月30日以來便一直持有的舊批約地段、鄉村地段、小型屋宇或相若的鄉郊土地。持有此類鄉郊土地的原居村民或祖／堂，只須繼續繳納先前須繳的象徵式地租。

對於大部分須繳納第515章所指地租的物業而言，用作計算地租的應課差餉租值與用作計算差餉的應課差餉租值並無分別。如物業獲豁免評估差餉，或物業只有部分須繳納地租（例如：物業所處土地一部分是根據適用租契而持有，另一部分則根據其他類別的租契而持有），本署會分別釐定兩項應課差餉租值。

Government Rent Assessed under Government Rent (Assessment and Collection) Ordinance (Cap. 515)

The Commissioner is responsible for assessing and collecting Cap. 515 Government rent and for the compilation of the Government Rent Roll containing the rateable values of all properties liable for assessment under this Ordinance. The Government Rent Roll contained 1 728 617 assessments as at 1 April 2007 with an aggregated rateable value of \$179.6 billion. Further details are shown in Table 9.

Cap. 515 Government rent is determined at 3% of the rateable value of a property and is adjusted in step with changes in the rateable value. Properties liable to Cap. 515 Government rent are those held under applicable leases which include:

- (a) leases where the original leases contained no right of renewal and which have been extended or renewed since the coming into force of the Sino-British Joint Declaration on 27 May 1985; and
- (b) new leases granted, including those surrendered and regranted, since 27 May 1985.

The only exemption is in respect of certain old schedule lots, village lots, small houses and similar rural holdings which have been since 30 June 1984 continuously held by an indigenous villager (or his lawful successor through the male line) or a tso/tong. Whilst the indigenous villager or tso/tong holds such rural holdings, only the nominal Government rent which was payable formerly will continue to be payable.

For the majority of properties liable to Cap. 515 Government rent, the rateable value on which this rent is charged will be the same as that applicable to rates. A separate rateable value will be determined where a property is exempt from assessment to rates or where it is only partially liable to this rent, e.g. being situated on land partly held under an applicable lease and partly under other type(s) of lease.

根據《政府租契條例》(第40章) 而評估的地租

可續期租契於續期後的地租評估和徵收，受到《政府租契條例》(第40章)所規管。根據該條例的規定，有關地租為物業在租契續期日應課差餉租值的3%。這類地租有別於第515章所指的地租，其數額在續期後會維持不變，直至該土地已作重新發展。當重建完成後，地租便會修訂為新建建築物應課差餉租值的3%。

本署須就第40章的規定，為續期及重新發展的個案，向地政總署提供新地租額，以及答覆市民有關的查詢。

帳目及發單

由1995年7月1日起，差餉物業估價署署長接管差餉的發單及修訂帳目職務，包括追討差餉欠款。

由1997年6月28日起，本署根據《地租(評估及徵收)條例》(第515章)負責發單徵收地租。

差餉及地租均須每季預繳。倘若物業須同時繳納差餉及地租，差餉繳納人便會收到合併徵收通知書。

Government Rent Assessed under Government Leases Ordinance (Cap. 40)

The assessment and collection of Government rent chargeable during the renewed term of a renewable lease are regulated by the Government Leases Ordinance (Cap. 40) which provides, among other things, that such rent shall be assessed at 3% of the rateable value as at the date of renewal of the lease concerned. Unlike Cap. 515 Government rent, this rent will remain fixed throughout the renewed term until the land leased is redeveloped, whereupon the rent will be revised to 3% of the rateable value of the new building.

The Department's involvement under Cap. 40 includes initiating renewal action, providing the Lands Department with assessments of new rents where a renewal or redevelopment has taken place and responding to enquiries from the general public.

Accounting and Billing

The Commissioner took over the functions of rates billing and maintenance of rates accounts on 1 July 1995, including recovery actions on arrears cases.

Effective 28 June 1997, the Department assumed responsibility for the charging of Government rent under the Government Rent (Assessment and Collection) Ordinance (Cap. 515).

Rates and Government rent are payable quarterly in advance. Where a property is liable to both rates and Government rent, a combined demand is issued.

物業估價服務

印花稅

本署審查物業的轉讓，向印花稅署署長（由稅務局局長兼任）提供估值方面的意見，目的是保障政府在印花稅方面的收入。若認為所申報的轉讓價值不可接受，本署便會就物業的估價提供意見。

本署亦會為沒有訂明價值的轉讓物業提供估值。

Property Valuation Services

Stamp Duty

The Department provides valuation advice to the Collector of Stamp Revenue (who is also the Commissioner of Inland Revenue) by examining transactions involving the transfer of property. The aim is to safeguard revenue from this source. Where the stated consideration is considered unacceptable, the Department will provide a valuation advice.

Valuations are also provided in cases where property is transferred with no consideration paid.

遺產稅

雖然遺產稅已於2005年7月被取消，但本署仍須處理在此日期以前的個案，向遺產稅署署長提供物業估價，以釐定遺產稅。

Estate Duty

Following the abolition of Estate Duty in July 2005, the Department was no longer required to provide valuation advice to the Estate Duty Commissioner on the appropriate value of property for Estate Duty purposes though past cases would continue to be referred to the Department for advice.



為其他政府部門提供估價服務

本署亦經常為政府其他部門及半政府機構提供估價服務。

Valuations for Other Government Departments

The Department provides regular valuation services to other Government departments and quasi-government bodies.

物業資訊服務

物業市場資料

在評估差餉及物業價值的過程中，本署會收集到大量的物業資料，從而能為政府在物業市場方面提供專業意見。本署定期修訂多項統計數據，並分發給決策局及其他政府部門。

此外，本署亦會應各局及部門的要求，進行專題研究和分析。

本署每年出版的《香港物業報告》，回顧過往一年物業市場的情況，並預測未來兩年的樓宇落成量。報告內亦載有主要物業類別的總存量及空置量。

另外，本署編製的《香港物業報告 - 每月補編》定期更新物業售價、租金統計、市場回報率、落成量、買賣宗數及成交總值的資料。

為配合《地產代理條例》（第511章）的實施，本署設有資訊熱線，市民可以透過此項收費服務，利用圖文傳真機索取住宅物業樓齡、實用面積和物業許可用途的資料。

編配門牌號數

根據《建築物條例》（第123章），差餉物業估價署署長主管全港樓宇門牌號數編配事宜。本署會在進行日常的差餉估價工作時，同時執行這項工作，為新建樓宇在落成前編配門牌號數。

本署會透過舉辦大規模的宣傳活動，鼓勵市民在樓宇和店舖入口處標示正確門牌號數。

Property Information Services

Property Market Information

The Department is Government's principal adviser on the property market, by virtue of the extensive property data held as a by-product of the rating and valuation functions. Various statistics are maintained and disseminated to policy bureaux and other Government departments.

The Department also undertakes specific research and analysis for bureaux and departments on request.

The "Hong Kong Property Review", an annual publication of the Department, reviews the property market over the preceding year and provides forecasts of completions for the following two years. This Review also gives an account of the stock and vacancy of major property types.

In addition, price and rental statistics, property market yields, building completions, volume and considerations of sales transactions are regularly updated and published in the "Hong Kong Property Review - Monthly Supplement".

To facilitate implementation of the Estate Agents Ordinance (Cap. 511), members of the public can obtain by facsimile, at a fee, information on the age, saleable area and permitted use of a residential property through the Department's Info-Hotline service.

Building Numbering

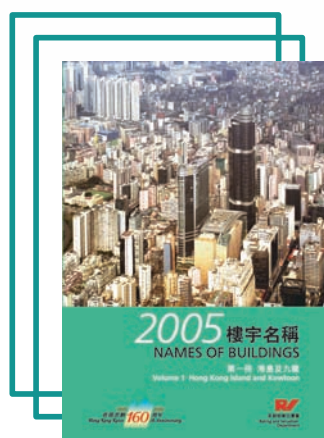
Under the Buildings Ordinance (Cap. 123), the Commissioner of Rating and Valuation is the authority for building numbering in the territory. This work is undertaken in the course of normal rating work, with numbers allocated in advance of the completion of new buildings.

The Department promotes the correct display of building numbers at entrances to shops and buildings by means of publicity campaigns.

樓宇名稱

本署編製及修訂《樓宇名稱》一書，詳列全港樓宇的中英文名稱、地址及落成年份。

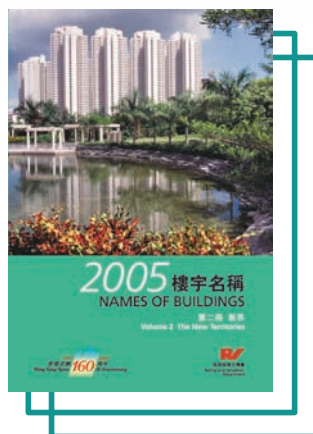
該書有助市民、緊急服務人員、郵政署及其他政府部門迅速找出樓宇的地址。



Names of Buildings

The Department publishes and maintains a "Names of Buildings" book which contains a comprehensive list of names of buildings in the territory, their addresses in both Chinese and English, and the year of completion.

This book assists the public, the emergency services, the post office and other departments to identify addresses of particular buildings.



業主與租客服務

本署負責執行《業主與租客（綜合）條例》（第7章）。該條例對業主與租客雙方的權利與義務均有所規定。本署亦會因應租務市場的變化，定期檢討該條例的運作。

Landlord and Tenant Services

The Department administers the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) which deals with matters relating to the rights and obligations of landlords and tenants. The Ordinance is kept under regular review having regard to the changing circumstances of the rental market.

諮詢及調解服務

本署人員免費為市民提供全面的住宅租務諮詢服務，包括定期前往多個民政事務處，以及每天到土地審裁處當值，提供服務。

市民亦可透過本署24小時自動電話資訊服務，或從本署網站取得有關租務的一般資訊。

監察收樓令

如業主以自住或重建理由獲土地審裁處頒發收回處所管有令（收樓令），本署會定期監察有關物業，以執行該條例及收樓令的規定。

新租出或重訂協議通知書

本署為住宅物業業主批署新租出或重訂協議通知書（表格CR109）。該通知書為採取追收租金法律行動的必需文件。

Advisory and Mediatory Services

Comprehensive and free advisory services are available to the public on landlord and tenant matters in respect of residential properties. Similar services are also provided by officers of the Department who pay regular visits to various District Offices and by those who are stationed at the Lands Tribunal.

General information on landlord and tenant matters can be obtained through the Department's 24-hour automated telephone enquiry service or from our website.

Monitoring of Possession Orders

The Department regularly monitors premises where landlords are granted orders for possession by the Lands Tribunal on self-occupation or redevelopment grounds. The objective is to enforce the requirements of the orders as well as the Ordinance.

Notice of New Letting or Renewal Agreement

The Department endorses Notices of New Letting or Renewal Agreement (Form CR109) submitted by landlords of residential properties. The Notices are required in legal proceedings for recovery of rent.



服務表現及成績

Performance and Achievements



- 評估差餉及地租
- 帳目及發單
- 估價及物業資訊服務
- 業主與租客服務
- 服務表現及目標

- Rating and Government Rent
- Accounting and Billing
- Valuation and Property Information Services
- Landlord and Tenant Services
- Performance and Service Targets

評估差餉及地租

保存及更新估價冊及 地租登記冊

本署不時更新和修訂估價冊及地租登記冊內的資料，有關工作包括加入新建樓宇及須繳納差餉及／或地租的物業、刪除已拆卸樓宇及無須繼續評估差餉及／或地租的物業，以及將曾更改結構的物業的原有估價刪除，然後加入重新評定的估價。「臨時估價」及「刪除估價」是修訂估價冊及地租登記冊的常用方法。

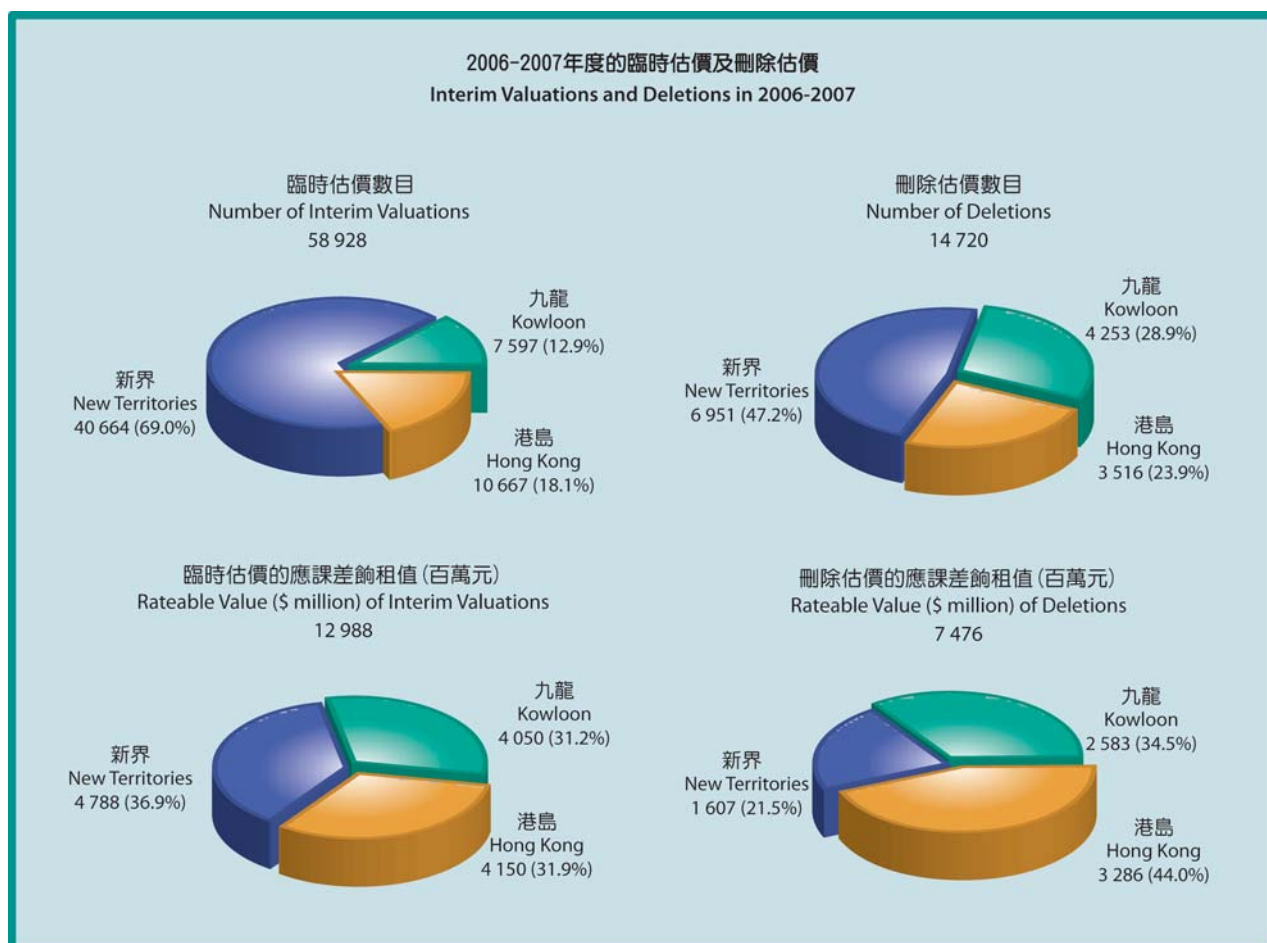
表10顯示2006-2007年度臨時估價及刪除估價的數目。下列圖表顯示按區域劃分估價冊及地租登記冊內臨時估價和刪除估價的數目，以及有關的應課差餉租值：

Rating and Government Rent

Maintenance of the Valuation List and Government Rent Roll

The Department maintains the Valuation List and Government Rent Roll by including new buildings or premises which have become liable for rates and/or rent, deleting buildings demolished or premises which have ceased to be liable to assessment for rates and/or rent, and deleting and reinstating premises where structural alterations have taken place. The process of maintaining the List and Rent Roll is effected by "interim valuations" and "deletions".

The number of interim valuations and deletions carried out in 2006-2007 are shown in Table 10. The following charts show the distribution by region of the total numbers and rateable values of interim valuations and deletions in the Valuation List and Government Rent Roll:



每年重估應課差餉租值

不同類別及在不同地區的物業，其租金水平會隨著時間轉變而有不同幅度的變動。自1999年開始，本署每年進行全面重估應課差餉租值，以便根據物業最新的公開市值租金評定物業的差餉租值，以此基礎公平地重新分配繳納差餉和地租的責任。

在全面重估2007-2008年度的應課差餉租值的過程中，本署重新評估載於估價冊內約228萬個物業的應課差餉租值，以及載於地租登記冊內約173萬個物業的應課差餉租值。

新應課差餉租值的生效日期是2007年4月1日，估價依據日期為2006年10月1日。

重估完成後，應課差餉租值平均上調7%。其中75.6%物業的應課差餉租值有平均10%的升幅，另有19.1%物業的應課差餉租值維持不變。餘下5.3%物業的應課差餉租值則有平均約5%的跌幅。

表11詳列全面重估應課差餉租值後，主要類別物業的差餉及地租的變動。

Annual General Revaluations

Rental levels change over time by varying amounts for different categories of premises and in different locations. Since 1999, revaluations are conducted annually to bring rateable values up to date and to redistribute the overall rates and Government rent liability fairly in proportion to the open market rental value of properties.

Approximately 2.28 million assessments in the Valuation List and 1.73 million assessments in the Government Rent Roll were reviewed in the revaluation for 2007-2008.

The new rateable values which took effect on 1 April 2007 were based on market rents as at the valuation reference date of 1 October 2006.

The exercise had resulted in an average increase of 7% in rateable values. For 75.6% of the properties, the rateable values were increased by 10% on average. 19.1% had no change in rateable values. The remaining 5.3% of the properties had their rateable values reduced by about 5% on average.

Table 11 shows the effect on rates and Government rent for the main property types following the revaluation.



建議、反對及上訴

市民如對估價冊或地租登記冊內資料有意見，可於每年4月和5月向本署署長提交建議書，要求修改有關的資料。

然而，如果地租登記冊內的物業與估價冊的相同，則只須就估價冊的記項提交建議書。估價冊如因建議書而有任何修改，地租登記冊亦會相應修改。

繳納人如欲就臨時估價、刪除估價或更正估價冊及地租登記冊內的資料提出反對，可於有關通知書的發出日期起計28日內，向本署署長提交反對書。

在上述情況下，本署的專業人員均會詳細考慮所有建議書和反對書。如果沒有收到撤銷通知書或不曾達成修改協議，署長便會發出「決定通知書」。

繳納人接獲「決定通知書」後，如仍不滿署長的決定，可在「決定通知書」發出日期起計28日內向土地審裁處提出上訴。

在上述情況下，本署的專業人員會就估價冊及地租登記冊內所載的應課差餉租值提出支持的陳詞和論據，並會以專家證人的身分代表差餉物業估價署署長出席土地審裁處的聆訊。

表12詳列過去兩年所處理過的建議書、反對書及上訴個案數目。

Proposals, Objections and Appeals

Anyone who wishes to object to any aspect of an entry in the Valuation List or Government Rent Roll (GRR) can, in the months of April and May each year, serve on the Commissioner a proposal to alter the entry.

However, if the property included in the GRR is identical to that in the Valuation List, the proposal can only be made against the entry in the Valuation List. Any alteration to the Valuation List resulting from the proposal will also be made to the GRR.

In the case of an interim valuation, deletion or correction to the Valuation List and GRR, a payer can lodge an objection with the Commissioner within 28 days of the issue to the payer of the appropriate notice.

In both circumstances, the proposals and objections are carefully considered by professional staff of the Department, and in the absence of either withdrawal or agreement, Notices of Decision are issued.

On receipt of such Notices of Decision, the recipients who are not satisfied with the decisions may lodge an appeal with the Lands Tribunal within 28 days of the issue of the respective notices.

In such circumstances, professional officers of the Department prepare cases in support of the Valuation List and GRR entries, and appear before the Lands Tribunal as the Commissioner's expert witnesses.

Details of proposals, objections and appeals dealt with in the past two years are shown in Table 12.

差餉徵收率

差餉是根據應課差餉租值乘以一個百分率而徵收的。在2006-2007財政年度，差餉徵收率為5%。這個徵收率自1999-2000年度起便一直維持不變。

現時所有差餉收入都撥歸政府一般收入帳目。

Rates Charges

Rates are payable at a percentage of rateable value. For the financial year 2006-2007, this percentage was 5%. The rates percentage charge has remained unchanged at 5% since 1999-2000.

All rates revenue is now included in the Government General Revenue Account.

按供水情況扣減差餉

任何物業如只獲政府輸水管供應未經過濾的淡水，每年繳納的差餉額可獲扣減7.5%。

如沒有淡水供應，則每年繳納的差餉額可獲扣減15%。

下表概括列出截至2007年4月1日，這些按供水情況獲扣減差餉的物業數目及應課差餉租值總數：

Water Concessions

Where the supply of fresh water from a Government water main is unfiltered, the annual rates payable are reduced by 7.5%.

Where no fresh water supply is available, the annual rates payable are reduced by 15%.

The number and aggregated rateable values of assessments with water concessions as at 1 April 2007 are summarised in the table below:

按供水情況扣減差餉的物業 Properties with Water Concessions				
應繳差餉獲扣減7.5% Rates payable reduced by 7.5%			應繳差餉獲扣減15% Rates payable reduced by 15%	
	數目 No.	應課差餉租值(千元) Rateable Value (\$'000)	數目 No.	應課差餉租值(千元) Rateable Value (\$'000)
港島 Hong Kong	1	31	22	30 368
九龍 Kowloon	-	-	-	-
新界 New Territories	39	712	665	31 198
總數 Overall	40	743	687	61 567

根據《地租（評估及徵收）條例》 （第515章）徵收地租

截至2007年4月1日，地租登記冊載有1 728 617個估價。

在2006-2007年度，本署為徵收地租而進行的臨時估價有51 429個，被刪除的估價則有8 435個。詳情見表10。

發展用地、重新發展用地及農地應否評估地租一事，曾爭議多年。這宗案件已經審結，終審法院於2001年3月作出裁決，確認本署的法律觀點，認為根據地租條例／規例的規定，發展用地、重新發展用地及農地均須繳納地租。

儘管此事的法律爭議已經解決，但針對發展用地估價事宜的上訴仍有待審理。土地審裁處先後於2006年10月至12月期間及2007年3月就一宗測試個案進行聆訊，暫時未有裁決結果。

Government Rent under the Government Rent (Assessment and Collection) Ordinance (Cap. 515)

The number of assessments in the Government Rent Roll on 1 April 2007 was 1 728 617.

The number of interim valuations and deletions carried out in 2006-2007 for Government rent purposes were 51 429 and 8 435 respectively. See details in Table 10.

The assessability of development sites, redevelopment sites and agricultural lots had been disputed for several years. The matter was finally resolved with the Court of Final Appeal judgement delivered in March 2001, which confirmed the Department's view that sites undergoing development or redevelopment and agricultural lots are assessable to Government rent under the provisions of the Government Rent Ordinance/Regulation.

Although the legal issues on the assessability have been settled, the appeals against the valuation of development sites are still outstanding. A test case on valuation issues was heard before the Lands Tribunal from October to December 2006 and in March 2007. The judgement is awaited.



根據《政府租契條例》(第40章)
為可續期土地契約徵收地租

截至2007年3月31日，約有208 000個物業須根據《政府租契條例》繳納地租。由於這類租契不斷續期，而且越來越多這類土地重新發展，因此，將有更多物業須要繳納此類地租。

下表顯示過去五年本署處理的個案數目和評估的應課差餉租值總數：

Government Rent for Renewable Land Leases under
the Government Leases Ordinance (Cap. 40)

There were approximately 208 000 properties paying rent assessed under this Ordinance as at 31 March 2007. As more renewable leases are renewed and more land held under renewed renewable leases is redeveloped, more properties will become liable to this rent.

The number of cases handled by the Department and the total rateable values assessed over the past five years are detailed in the table below:

過去五年處理的地租(第40章)個案 Government Rent (Cap. 40) Cases Handled in the Past Five Years				
年度 Year	續期 Renewal		重新發展 Redevelopment	
	已估價物業數目 No. of Assessments	應課差餉租值總值(百萬元) Total Rateable Value (\$million)	已估價物業數目 No. of Assessments	應課差餉租值總值(百萬元) Total Rateable Value (\$million)
2002-2003	744	79	946	191
2003-2004	4 933	644	1 441	348
2004-2005	5 711	714	618	75
2005-2006	10 049	923	698	187
2006-2007	13 173	1 235	10	9

帳目及發單

Accounting and Billing

差餉收入

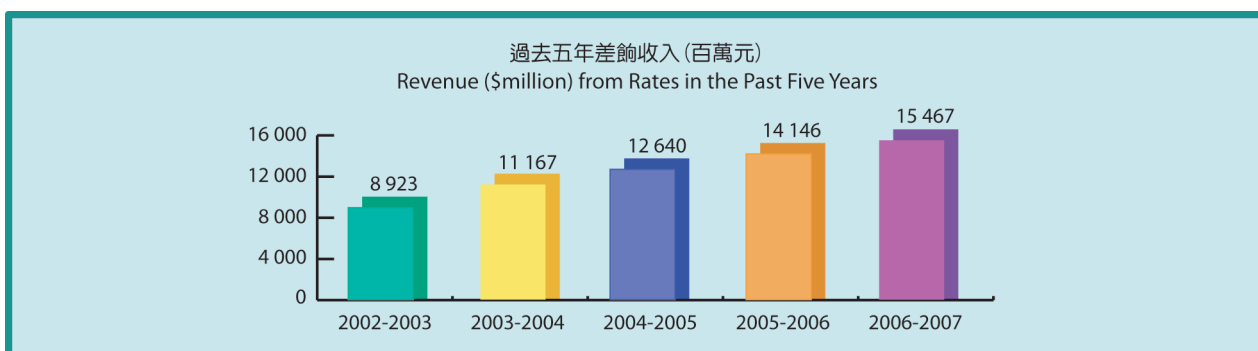
Revenue from Rates

2006-2007年度的差餉收入為154.67億元。

The revenue from rates in 2006-2007 was \$15 467 million.

下圖顯示過去五年的差餉收入：

The following chart shows the total revenue from rates in the past five years:



差餉退款

只有空置土地及因政府取得法院頒令而空置的物業，才可獲退還差餉。2006-2007年度退還的款額微不足道。

Refund of Rates

Only vacant open land and vacancies resulting from Court Orders obtained by the Government are eligible for refunds. The amount of refund was negligible in 2006-2007.

差餉欠款

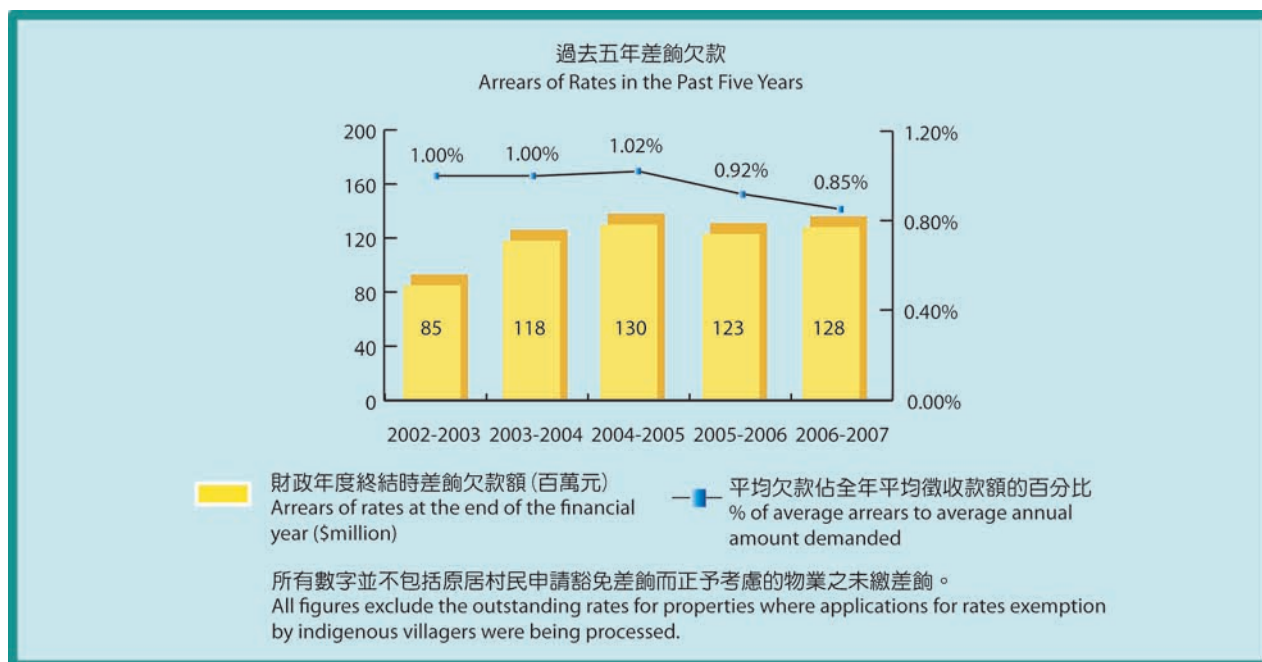
2006-2007年度內，本署向欠交差餉的業主追討欠款，涉及的個案約為58 700個。

Arrears of Rates

In 2006-2007, the Department took recovery action in respect of arrears outstanding for about 58 700 cases.

在該財政年度終結時，約有41 300個帳目尚未清繳欠款。此數目並不包括現正辦理由原居村民提交的豁免差餉申請。截至2007年3月31日，錄得的拖欠差餉為1.28億元。下圖顯示過去五年的差餉欠款情況：

Some 41 300 accounts had outstanding rates at the end of the financial year. The number of accounts with outstanding rates excluded the properties for which applications for rates exemption by indigenous villagers were being processed. By 31 March 2007, \$128 million of rates arrears were recorded. The chart below shows arrears of rates in the past five years:



地租收入及欠款

2006-2007年度的地租收入為57.44億元，當中8.56億元屬於早前因法庭頒令等待發展商司法覆核申請結案而獲得暫緩繳納的發展用地地租。

Revenue from Government Rents and Arrears

The revenue from Government rents in 2006-2007 was \$5 744 million, including some \$856 million in respect of development sites that had previously been stayed by order of the court pending the hearing of the developers' judicial review applications.

截至2007年3月31日，拖欠地租的帳目約有31 500個，未收的款項約為6 300萬元，平均欠款佔全年平均徵收地租額1.3%。欠款帳目並未包括原居村民因申請租金優惠而暫緩繳納的地租，以及發展用地因高等法院頒令地租緩繳令繼續生效而未收回的款項（約為4.33億元）。

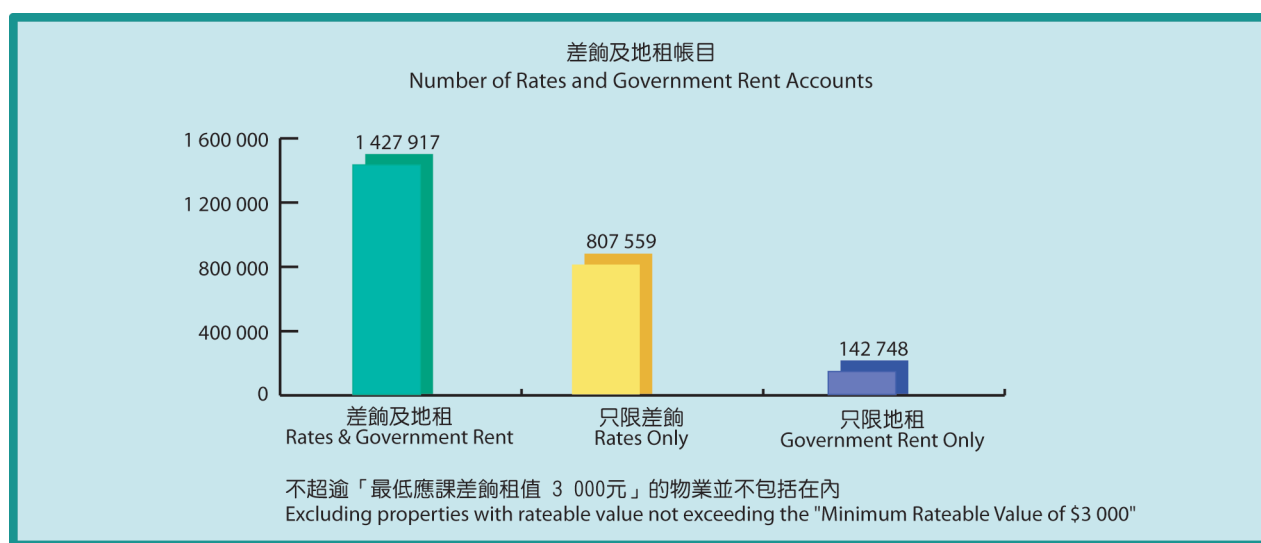
Some 31 500 accounts had rent arrears as at 31 March 2007, comprising about \$63 million. The percentage of average arrears to average annual Government rent demanded was 1.3%. This amount excluded the outstanding Government rent for properties owned by indigenous villagers where applications for rent concession were being processed. Also excluded were the held-over amounts (approximately \$433 million) for development sites where holding-over orders were still in force as a result of an order by the High Court.

差餉及地租帳目

截至2007年4月1日，差餉及地租帳目逾230萬個。下圖顯示各種帳目的數量：

Rates and Government Rent Accounts

Over 2.3 million rates and Government rent accounts were maintained by the Department as at 1 April 2007. These accounts are set out in the chart below:



宣傳準時繳款

為提醒繳納人準時繳納差餉及地租，本署在每季到期繳納差餉及地租的月份，均在電視播出宣傳短片並在電台作出廣播。

Announcement on Prompt Payment

To remind payers to pay their rates and Government rent on time, announcements are made on television and radio during the due month in each quarter.

估價及物業資訊服務

印花稅

在 2006 - 2007 年度內，共有 135 562 宗個案須審查及估價。本署共提供了 11 509 項估價，涉及的物業是申報價值偏低或是未有在契約上註明轉讓價值。

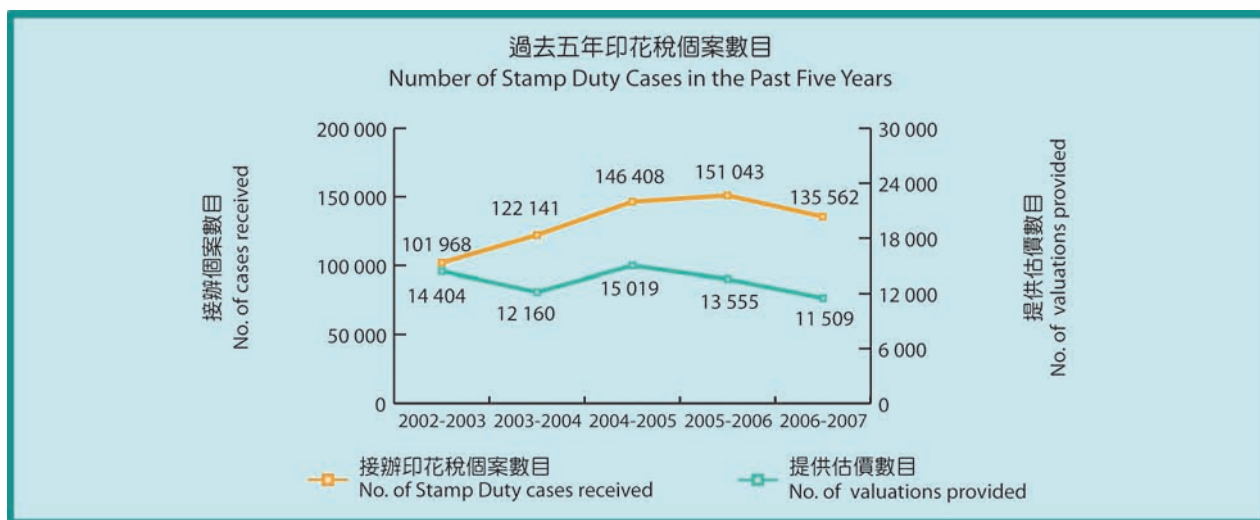
下圖顯示過去五年這方面的工作量：

Valuation and Property Information Services

Stamp Duty

In 2006-2007, the number of cases received for examination and valuation was 135 562. The Department provided 11 509 valuations where the stated consideration was considered inadequate and for properties transferred without stated consideration.

The graph below shows the volume of this type of work in the past five years:

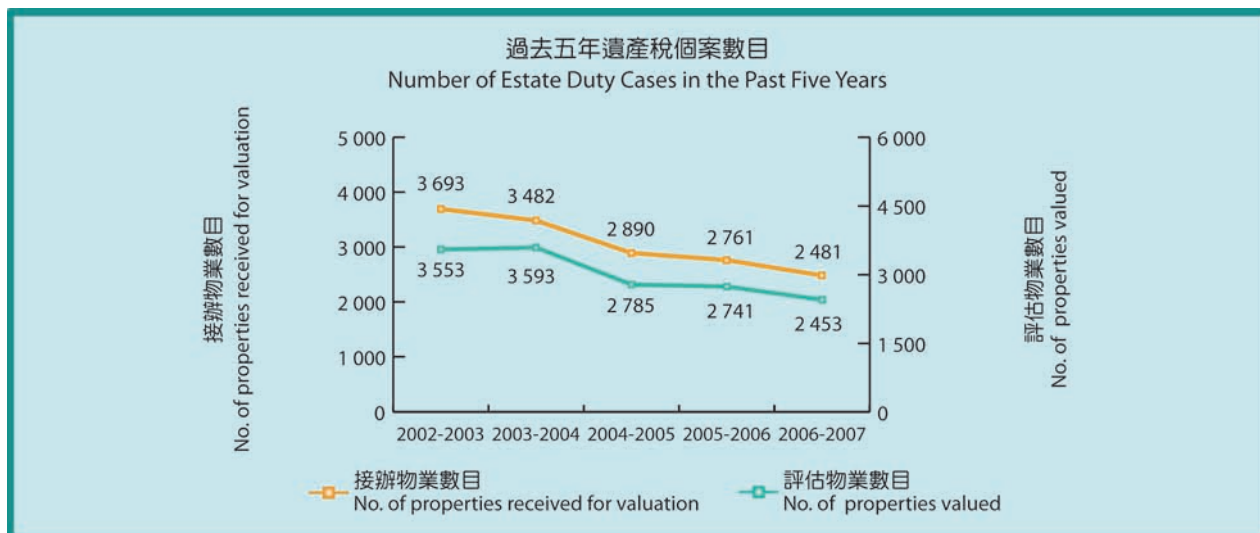


遺產稅

年內，共有 665 宗個案交由本署評定物業價值，涉及的物業達 2 481 個。下圖顯示過去五年的遺產稅工作量：

Estate Duty

During the year, 665 cases involving 2 481 properties were forwarded to the Department for valuation. The graph below shows the volume of Estate Duty work in the past five years:



雖然這稅項已於2005年7月取消，但本署仍須處理在此日期以前的個案，不過，相信日後此等個案的數目會減少。

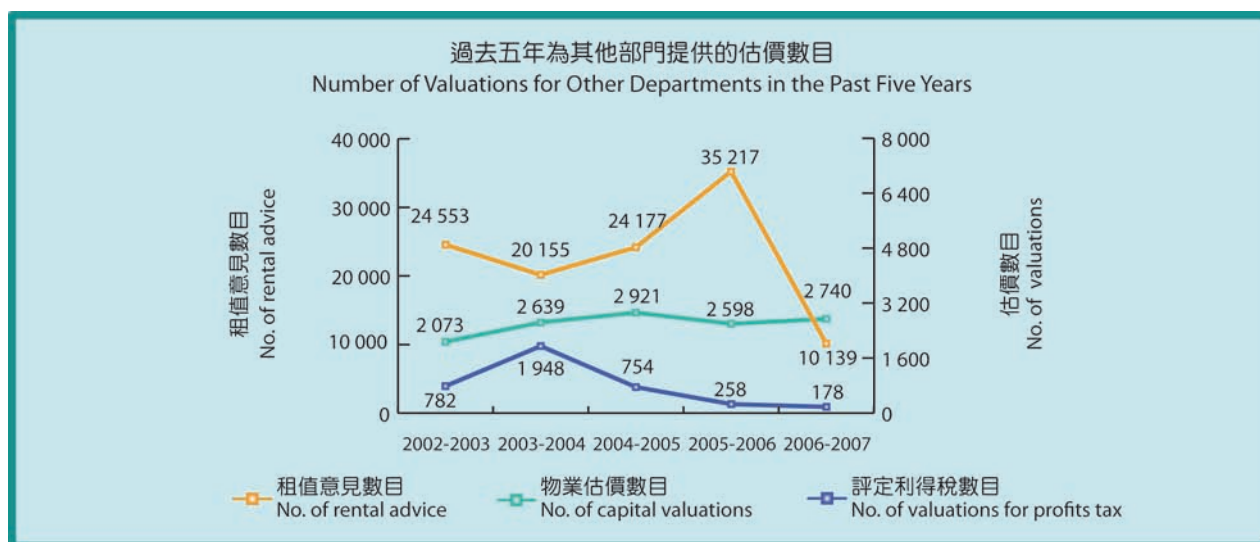
Despite abolition of this tax in July 2005, past cases would continue to be received. It is expected however that the number will decline in the coming years.

為其他政府部門和 半政府機構提供估價服務

過去一年間，本署為其他政府部門及半政府機構提供估價服務，包括為10 139宗個案提供租值意見、評估2 740項物業售價及178宗利得稅個案。下圖顯示本署過去五年所提供的這類估價服務：

Valuations for Other Government Departments and Quasi-government Bodies

Other valuations, including 10 139 rental advice, 2 740 capital valuations and 178 profits tax cases were provided to other Government departments and quasi-government bodies in the past year. These valuation services given in the past five years are summarised in the graph below:



提供物業資訊服務

本署為協助政府制定政策而負責的物業研究及市場監察工作，在過去數年間明顯增多。

除不時回應公眾人士、政府決策局、部門及機構查詢資料的要求外，本署也悉力向當時的房屋及規劃地政局（現時運輸及房屋局）提供物業市場的資料。這些資料包括房屋產量及物業市況，以便當局能準確掌握全港的房屋發展方向及市場動態。

《香港物業報告》2007年版回顧2006年物業市場的情況，並預測2007及2008年的樓宇落成量。該份報告的印行本已公開發售，市民也可登入本署網站免費瀏覽。

至於該刊物的每月補充資料《香港物業報告 - 每月補編》，市民同樣可登入本署網站免費瀏覽或下載有關物業租金、售價及落成量的最新統計資料，亦可使用本署的24小時自動電話資訊服務（電話：2152 2152），經圖文傳真機索取這些資料。

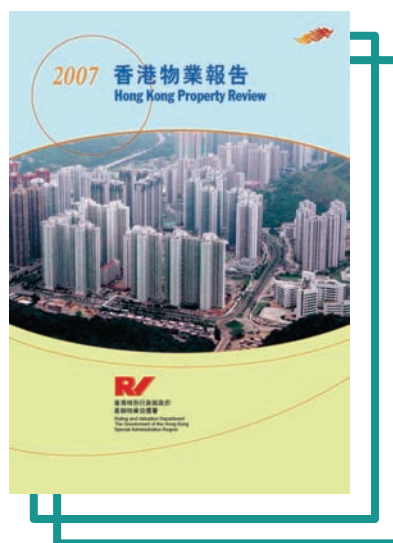
Property Information Services

The Department's work in relation to property research and market monitoring for Government policy purposes has increased significantly in recent years.

Requests for information from the public, Government bureaux, departments and organisations are received continuously. The Department is also heavily involved in providing property information to the then Housing, Planning and Lands Bureau (now Transport and Housing Bureau) on housing production and the property market to facilitate gauging of territory-wide housing development and market activities.

The 2007 edition of the "Hong Kong Property Review" gives a review of the property market in 2006 and provides forecasts of completions in 2007 to 2008. While printed copies of this publication are on sale to the public, the internet version is available for free public viewing from the Department's website.

Its monthly update, "Hong Kong Property Review - Monthly Supplement" can also be accessed from the Department's website. Statistics on rents, prices and completions can be downloaded free of charge from our website or obtained by fax transmission through the 24-hour automated telephone enquiry service at 2152 2152.



編配門牌號數

在2006-2007年度內獲編配門牌號數的樓宇，在港島和九龍共有64幢，而在新界有1 262幢（包括先前獲編配門牌號數的確認個案）。

除定期在已有門牌編配系統的地區為新建樓宇編配門牌號數外，本署還為以往沒有正式門牌號數的新界鄉郊地區，編配有系統的門牌號數。

為向市民提倡正確地標示門牌號數，本署定期舉辦宣傳活動，以喚起市民的注意，上一次宣傳活動已於2006年年底舉行。

Building Numbering

During 2006-2007, building numbers were allocated to 64 buildings in Hong Kong and Kowloon and 1 262 buildings (including confirmation cases for previously allotted building numbers) in the New Territories.

In addition to routinely assigning building numbers to new buildings within areas with established numbering systems, the Department is systematically establishing official numbering systems in rural areas in the New Territories where previously there were none.

To promote correct display of building numbers, publicity campaigns are regularly conducted with the last one held at the end of 2006.



《樓宇名稱》

2005年版《樓宇名稱》的印行本已公開發售。市民亦可登入本署網站免費瀏覽書中資料。該書的印行本會每三年修訂一次，而網上版則會每六個月更新一次。

“Names of Buildings” Book

The 2005 edition of the “Names of Buildings” Book is available for sale and the entries in the book can be viewed free of charge at the Department’s website. While the printed version will be revised at 3-year intervals, the internet version is updated every six months.

業主與租客服務

《業主與租客（綜合）條例》

《2004年業主與租客（綜合）（修訂）條例》於2004年7月9日起生效，撤銷主體條例第IV部分所載的住宅租賃的租住權保障，以及條例第V部分所載的終止非住宅租賃的最短通知期規定。

為了讓業主與租客充分適應法例上的轉變，修訂條例亦有一個過渡性的安排，於2004年7月9日前已生效的所有住宅租賃，在租賃期屆滿後，業主須在擬終止租賃日期前至少12個月向租客送達過渡性終止通知書，而租客則須在擬終止租約前至少一個月向業主送達過渡性終止通知書。

諮詢及調解服務

在2006-2007年度內，本署處理約173 500宗查詢，其中38 500宗經由本署每天派往土地審裁處當值的人員處理，另有13 500宗經由每星期指定時間派往民政事務處當值的人員處理。

Landlord and Tenant Services

Landlord and Tenant (Consolidation) Ordinance

The Landlord and Tenant (Consolidation) (Amendment) Ordinance 2004 took effect from 9 July 2004. It removed the security of tenure restrictions for domestic tenancies under Part IV and the minimum notice requirement for terminating non-domestic tenancies under Part V of the principal Ordinance.

To help landlords and tenants adapt to the legislative changes, all domestic tenancies in existence before 9 July 2004 may only be terminated by a transitional termination notice served either by the landlord on the tenant not less than 12 months, or by a tenant on the landlord not less than one month, before the intended termination date. Such notice must be served on or after the expiry date of the existing tenancy.

Advisory and Mediatory Services

In 2006-2007, some 173 500 enquiries were handled, with 38 500 and 13 500 of these being dealt with by officers during their daily and weekly visits to the Lands Tribunal and District Offices respectively.



新租出及重訂協議通知書

在2006-2007年度內，本署共批署了34 700份新租出或重訂協議通知書。

Notice of New Letting and Renewal Agreement

A total of 34 700 Notices of New Letting or Renewal Agreement were processed in 2006-2007.

服務表現及目標

服務承諾

2006-2007年度服務承諾所載列的九項工作，全部已達到或超越所定的服務水平或目標。

2007-2008年度的服務承諾單張，載錄了新定的服務水平及目標。



Performance and Service Targets

Performance Pledge

For all the nine work items listed in the 2006-2007 Performance Pledge, the set service levels or targets were either exceeded or achieved.

The new service levels and targets are published in the 2007-2008 Performance Pledge pamphlet.



24小時自動電話資訊服務

本署的24小時自動電話資訊服務，可讓市民透過預錄聲帶，查詢有關差餉、地租及租務事宜，以及差餉／地租發單和徵收的最新資料。

使用這項服務的人士亦可選擇以圖文傳真機，索取物業市場統計數字等資料。

對市民有影響的政策和程序如有任何修改，本署也會藉此項服務讓市民得知。市民只須致電2152 2152便可使用這項服務。

綜合電話查詢中心

除了上述的24小時自動電話資訊服務之外，市民也可致電2152 0111，使用24小時由接線生接聽的綜合電話查詢中心服務。此服務涵蓋本署所處理的一切事宜。

24-hour Automated Telephone Enquiry Service

Our 24-hour automated telephone enquiry service provides recorded information on rating, Government rent and landlord and tenant matters plus updated information on rates/Government rent billing and collection matters.

It also provides callers with an option to obtain certain information such as property market statistics by fax transmission.

The system is also used to inform the public of any changes in policy and procedures affecting them. The public may access this service through telephone by dialling 2152 2152.

Integrated Call Centre

In addition to the automated telephone enquiry service, a 24-hour operator answering service is available through the Integrated Call Centre, covering all matters handled by the Department. The public may access the service by dialling 2152 0111.



新增及更佳服務

New and Improved Services



- 電子方式遞交表格及通知書
 - 綜合發單及繳款服務
 - 中文徵收差餉 / 地租通知書
 - 全新的網上物業資訊系統
 - 通過電子方式發出徵收差餉 / 地租通知書及物業詳情申報表
- Electronic Submission of Forms and Notices
 - Consolidated Billing and Payment Service
 - Rates and Government Rent Demand Notes in Chinese Language
 - New Online Property Information System
 - Electronic Issue of Rates / Government Rent Demands and Requisition Forms

電子方式遞交表格及通知書

隨著《2004年電子交易（修訂）條例》的生效，本署開拓了電子表格服務，讓市民可以利用電子方式遞交法定表格及通知書，為他們提供以郵寄或親身遞交方式以外的另一選擇。這項服務自2005年1月推出以來，使用率一直穩步增長。本署會不時聽取市民的意見及建議以改善這項服務，並會繼續研究將之擴展至其他範疇。有關電子表格服務的詳情，可瀏覽本署網站（網址：<http://www.rvd.gov.hk>）或致電綜合電話查詢中心（電話：2152 0111）查詢。

Electronic Submission of Forms and Notices

Following the enactment of the Electronic Transactions (Amendment) Ordinance 2004, the Department has developed e-form services to facilitate the public to submit statutory forms and notices by electronic means as an alternative to the conventional mode of service by post or in person. Since its launch in January 2005, there has been steady growth in usage of this service. Ongoing improvements are made upon receiving feedback and suggestions from the public. The Department will continue to look at ways to further expand the service. More information about the e-form service can be obtained from the Department's website (<http://www.rvd.gov.hk>) or by calling the Integrated Call Centre at 2152 0111.



綜合發單及繳款服務

「綜合發單及繳款服務」於2004年推出，最初是以持有大量物業的業主為服務對象。擁有多個物業的繳納人可向本署申請綜合通知書，上面一併載列所有物業的應繳差餉及地租金額，簡化了他們逐一處理個別物業繳費單的手續。這項服務最終將會推廣至所有持有多個物業的繳納人。本署會繼續推廣這項便於使用的服務，它令季度繳費單的處理、入帳及繳納更形方便，因而大受歡迎，現時惠及約1 600個綜合帳戶的繳納人，涉及的個別帳戶達145 000個。

Consolidated Billing and Payment Service

Launched in 2004, this initiative was initially targeted at major owners with large property portfolios. Payers with multiple properties could apply to the Department for a consolidated bill listing out the rates and Government rent payable for all their properties, instead of handling large numbers of separate demands for their individual properties. The service will eventually be opened up to all payers with multiple properties. We will continue to promote this customer-friendly service, which simplifies the processing, accounting and payment of quarterly demands and has been very well received. Currently, it benefits payers of about 1 600 consolidated accounts which cover some 145 000 individual accounts.

中文徵收差餉／ 地租通知書

現時，徵收差餉及地租通知書同時以中、英文顯示評估物業的資料，包括詳細地址及樓宇名稱等。繳納人亦可選擇收取單獨以中文顯示物業地址、繳納人姓名及通訊地址的通知書。目前已有逾28 000個帳戶持有人選擇收取中文季度徵收通知書。

Rates and Government Rent Demand Notes in Chinese Language

Demand notes for rates and Government rent now provide bilingual descriptions of the properties assessed, including full addresses and building names if available. Payers can choose to receive demand notes with the property address, payer's name and correspondence address printed in Chinese language only and some 28 000 account holders have already opted for Chinese quarterly demands.

全新的網上物業資訊系統

本署計劃在2008年為市民提供全新的網上物業資訊系統。這項新服務是「物業資訊通」的前期項目，目的是為市民提供本署的物業資料及相配的土地註冊處「物業註冊編號」，方便市民進行查冊及訂購相關的土地文件。政府會在適當時候引入私營機構提供有關政府物業資料的增值服務，以達致建立「物業資訊通」這個最終目標。

New Online Property Information System

The Department is planning to launch a new online Property Information System in 2008. This new service forms the early stage of the Property Information Hub project, and will enable the public to gain access to property information held by the Department together with the matching Property Registration Number of Land Registry's records to facilitate the search of land register and the order of corresponding land documents. A Property Information Hub will eventually be established by inviting private sector participation at a suitable time to provide value-added services based on the government property data.

通過電子方式發出徵收差餉／ 地租通知書及物業詳情申報表

為了提升服務水平及效率，並減少用紙以保護環境，本署已就有關通過電子方式向繳納人發出徵收差餉及地租通知書事宜進行可行性研究，現階段正考慮多個落實該計劃的方案。本署日後亦會推出更多其他電子服務，包括以電子方式發出物業詳情申報表。

Electronic Issue of Rates / Government Rent Demands and Requisition Forms

In a bid to enhance service delivery and efficiency together with the objective of reducing paper consumption to promote a green environment, the Department has undertaken a feasibility study on issuing rates and Government rent demand notes to payers through electronic means and is considering the options available in taking this initiative forward. More electronic services will be considered, including electronic issue of requisition forms for property information.



迎接挑戰

Challenges Ahead





- 每年全面重估應課差餉租值
- 評估地租
- 外判工作
- 推行部門資訊科技計劃
- Annual General Revaluations
- Government Rent Assessment
- Outsourcing Opportunities
- Implementation of Departmental Information Technology Plan

每 年 全 面 重 估 應 課 差 餉 租 值

要在短時間內全面重估逾228萬個差餉估價及173萬個地租估價，可說是一項極具挑戰性的工作。估價冊及地租登記冊上的物業數目亦因為物業市道復蘇而不斷增加，這對資源已形緊絀的本署來說，帶來一定壓力。故本署將會繼續覆檢作業程序以及使用具創意的方法來提高工作效率。本署會進一步研究增加辦公室自動化及廣泛應用電腦集成估價技術，並配合足夠及有效的員工培訓，以收相得益彰之效。



評 估 地 租

土地審裁處已先後於2006年10月至12月期間及2007年3月，就有關評估發展用地的方法及相關事宜的測試個案進行聆訊，暫時未有裁決結果。至於涉及本署署長撤銷上訴中發展用地的地租緩繳令的司法覆核申請，高等法院已於2006年10月裁定政府在大部分案件中勝訴。司法覆核申請遭駁回的發展商已就法院的裁決提出上訴。至於幾宗司法覆核申請獲接納的個案，本署署長亦已提出上訴。這些上訴個案已排期於2008年2月在上訴法庭一併進行聆訊。

Annual General Revaluations

To review some 2.28 million rating assessments and 1.73 million Government rent assessments within a short period of time remains a challenging task. While the number of properties in the Valuation List and Government Rent Roll keeps growing on the back of a revived property market, it puts a strain on already stretched resources and presents a challenge to the Department. We will continue to review our business processes and take innovative measures to improve efficiency. Opportunity for wider application of office automation and computer-assisted mass appraisal techniques will be further explored in tandem with the provision of adequate and effective staff training.

Government Rent Assessment

A test case on the method of valuation in assessing development sites and other related issues was heard before the Lands Tribunal from October to December 2006 and in March 2007. The Tribunal has yet to deliver the judgement. With regard to the applications for judicial review of the Commissioner's decision to withdraw the holding over orders of Government rent payments for development sites under appeal, the High Court ruled in October 2006 in favour of Government for the majority of cases. While the developers losing the judicial review applications have filed an appeal against the court's ruling, the Commissioner has also appealed in respect of the few cases for which judicial review applications were allowed. These appeals will be heard together before the Court of Appeal in February 2008.

外判工作

本署由2006年7月起，將徵收差餉及地租通知書的印刷及置入信封的工作外判，成效理想。為了增加成本效益，本署現正籌備將估價工作的部分工序外判，並會繼續研究外判其他工作的可行性，務求善用市場上既有的技術及資源來提供服務。

Outsourcing Opportunities

The contract for printing and enveloping of rates and Government rent demand notes commenced in July 2006 with good results. In order to enhance cost-effectiveness, outsourcing some elements of valuation work to the private sector is in the pipeline. The Department will continue to explore and identify outsourcing opportunities in other activities where appropriate to tap the skills and resources available in private sector.

推行部門資訊科技計劃

本署現正分階段推行一項為期五年的部門資訊科技計劃，這個策略性藍圖於2006年制定，目的是重整本署的電子服務，以配合新的電子政府環境，並會應用資訊科技來引入更多以客為本的策略及服務，提升業務運作。

Implementation of Departmental Information Technology Plan (DITP)

The Department is implementing by phases the initiatives identified in the DITP. This 5-year strategic blueprint, developed in 2006, will align the Department with the new e-government environment and will utilise information technology to introduce customer-centric strategies and services as well as enhancing business operations.





環保報告

Environmental Report



- 環保內務管理方法
- 節省能源
- 善用紙張和信封
- 廢物管理
- 前瞻

- Green Housekeeping Measures
- Energy Conservation
- Economy in the Use of Paper and Envelopes
- Management of Waste
- Way Forward

本署主要負責評估物業的差餉及地租、修訂有關帳目及發出徵收通知書。此外，本署向政府決策局及部門提供物業估價服務、編製物業市場統計數字，以及就租務事宜向業主及租客提供諮詢及調解服務。

雖然本署的工作不會對環境造成重大影響，但仍須制定適用於辦公室的環保政策，並訂下宗旨和目標，詳情如下：

政策：差餉物業估價署遵循「減用、再用和再造」三大原則使用資源。

宗旨：節約資源和減少廢物。

目標：達至政府為各部門所訂下的目標，將影印紙的使用量減少10%，並與長沙灣政府合署其他用戶合作，減少耗電量6%。

環保內務管理方法

在日常運作上推行各項環保措施，一向是本署的要務。為此，本署委任了內務秘書為「環保經理」，負責監察及檢討部門環保措施的推行。為了提高員工的環保意識，以及爭取他們的支持，本署已：

- 定期在內聯網上發布各種環保內務管理措施和最新的環保計劃；
- 鼓勵員工參加本署公務員建議書計劃，提出環保建議；以及
- 藉著康樂社籌辦的活動，將環保觀念從辦公室推展至日常生活中。例如：在本署的電子布告板設立「交換角」，讓員工刊登交換二手物品的電子廣告。

The Department is primarily responsible for the assessment of properties to rates and Government rent, maintaining accounts and issuing demand notes for their collection. We provide property valuation advice to Government bureaux and departments and compile property market statistics. We also provide advisory and mediatory services on landlord and tenant matters.

While the departmental operations do not have a significant impact on the environment, the Department has formulated its environmental policy, objectives and targets for an office environment as follows:

Policy : The Rating and Valuation Department will exercise the principles of Reduce, Reuse and Recycle in the consumption of resources.

Objective : Resources saving and waste reduction.

Target : To meet the service-wide objective of reducing photocopying paper use by 10% and electricity consumption by 6% in conjunction with other users in Cheung Sha Wan Government Offices.

Green Housekeeping Measures

The Department has always accorded high priority in implementing various green housekeeping measures in its daily operations. In this regard, the Departmental Secretary is appointed as "Green Manager" to oversee and review the Department's green measures. To promote environmental awareness on green issues and to sustain staff support, the Department has:

- circulated regularly through the intranet system various departmental green housekeeping measures and up-to-date green initiatives;
- encouraged staff to put forward green suggestions through the RVD Staff Suggestions Scheme; and
- extended the green concepts from office to daily life through activities organised by the Recreation Club, e.g. exchange goods among colleagues by posting e-advertisements on "Exchange Corner" in the Department's electronic bulletin board.

節省能源

為了節省能源，本署致力推行節省能源的措施，並鼓勵員工在日常工作中身體力行，這些措施計有：

- 當陽光直射室內時，將百葉窗簾放下；
- 在沒有人使用辦公室時，將所有供電系統關掉；
- 於車輛等候時停車熄匙，以節省能源及減少廢氣排放；
- 鼓勵共用部門車隊以減少汽油消耗量；
- 穿著輕便而合適的衣物，並響應當時的環境運輸及工務局（現時環境局）和政府產業署的節省能源措施，把辦公室的室溫保持在攝氏25.5度；
- 避免使用非必要的照明設備，以及拆除過多的光管，把同事一般不會在該處閱讀文件的地方的照明度調低。自2006年8月以來，已共有142支光管被拆除；以及
- 諮詢相關的系統承辦商後，把電腦設備室的室溫調升攝氏1度至2度。

Energy Conservation

The Department has strived to implement and encourage staff to adopt daily energy saving measures, including:

- lowering venetian blinds when direct sunlight is penetrating a window;
- switching off electricity supplies when offices are left vacant;
- switching off vehicle engines while waiting to save energy and reduce vehicle emissions;
- encouraging sharing of pool cars to reduce fuel consumption;
- dressing light, casual and smart, and maintaining the indoor office temperature at 25.5°C, giving full support to the energy saving measures issued by the then Environment, Transport and Works Bureau (now Environment Bureau) and the Government Property Agency;
- avoiding unnecessary lighting and adjusting down the illumination level in areas where colleagues do not normally have to read written materials by removing excessive fluorescent tubes. Since August 2006, a total number of 142 fluorescent tubes have been removed; and
- adjusting upwards the air-conditioning temperature of the computer equipment rooms by 1°C to 2°C after consultation with relevant system contractors.



善用紙張和信封

本署一直提醒員工採取下列措施，以善用紙張和信封：

- 充分利用每張紙的正反兩面，並盡量把多頁資料印在同一張紙上；
- 把不再使用的表格的空白一面用作草稿紙；
- 盡量使用可供重複使用的釘孔信封來傳遞非機密文件；
- 盡量縮短文件的分發名單；
- 減少指引和守則印文本的數目，並廣泛使用內聯網及科別資料庫；
- 在本署的電子布告板及網頁上載部門刊物、員工通訊等；以及
- 使用再造紙代替原木漿紙。

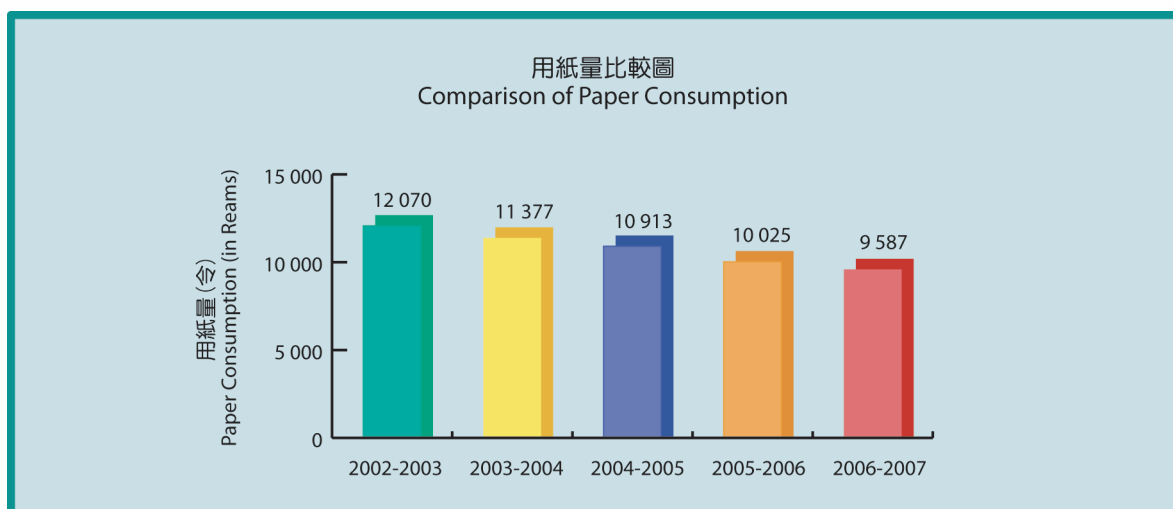
在本署員工通力合作下，2006-2007年度A3和A4紙的耗用量合共為9 587令，較2005-2006年度的10 025令減少4.4%，亦較2002-2003年度的12 070令減少20.6%。政府部門的節約用紙目標是：在2002-2003年度至2006-2007年度期間每年減少用紙2.5%（即四年合共減少10%），本署在過去四年減少用紙的幅度是政府所定的10%節約目標的兩倍多，成績令人鼓舞（見右圖）。此外，本署亦響應當時的環境運輸及工務局有關使用再造紙的呼籲（即在2006-2007年度的用紙量當中，有30%為再造紙），去年度本署的用紙量當中，有32.5%為再造紙。

Economy in the Use of Paper and Envelopes

The Department has continued to remind staff to adopt the following measures to economise in the use of paper and envelopes:

- using both sides of the paper and printing multiple pages on one sheet;
- using obsolete forms with one clean side as drafting paper;
- using transit envelopes for unclassified documents;
- keeping documents distribution list to minimal level;
- reducing the number of hardcopy manuals and regulations, and maximising the use of the intranet system and Divisional Information Centre;
- releasing the Department's paper publications, staff newsletter etc. by uploading the e-copy on the Department's electronic bulletin board and homepage; and
- using recycled paper instead of virgin paper.

With concerted staff efforts, the consumption of A3 and A4 paper in 2006-2007 was 9 587 reams, indicating a decrease of 4.4% against 10 025 reams in 2005-2006 and 20.6% against 12 070 reams in 2002-2003. With regard to the service-wide paper reduction target of 2.5% each year between 2002-2003 and 2006-2007 (i.e. 10% reduction over four years), the Department has over-performed by achieving a reduction rate of more than double the service-wide green target of 10% (see the chart on the right). Besides, in support of the then Environment, Transport and Works Bureau's appeal for meeting 30% of paper demand by using recycled paper in 2006-2007, the Department has succeeded in having 32.5% of its paper requirement being met by recycled paper.



	2002-2003 (基準年 Base Year)	2003-2004	2004-2005	2005-2006	2006-2007
用紙量(令) Paper Consumption (Reams)	12 070	11 377	10 913	10 025	9 587
環保目標 Green Target	—	-2.5%	-5%	-7.5%	-10%
本署減幅 Reduction Rate	—	-5.7%	-9.6%	-16.9%	-20.6%

本署於2004年1月推出綜合發單及繳款服務，讓擁有多項物業的繳納人可選擇收取一張綜合徵收通知書，亦令本署得以進一步減少紙張和信封的耗用量。在2006-2007年度最後一季，約有145 000個個別帳目整合成約1 600個綜合帳目。此舉除有助節省紙張及其他資源外，亦令信封的耗用量分別在2005-2006年度和2006-2007年度進一步減少15.6%和4.8%（從2004-2005年度的1 209 340個減至2005-2006年度的1 021 322個和2006-2007年度的971 910個）。本署會繼續鼓勵擁有多項物業的差餉繳納人採用這種既能方便他們又能節省成本的服務。

Our consumption of paper and envelopes has been reduced further since the launch in January 2004 of the Consolidated Billing and Payment Service which allows payers with multiple properties the option of receiving a consolidated demand. As at the end of 2006-2007, about 145 000 individual accounts have been replaced by around 1 600 consolidated accounts. Other than achieving savings in paper and other resources, this Service has contributed to a reduction in the consumption of envelopes by 15.6% in 2005-2006 and 4.8% in 2006-2007 (from 1 209 340 numbers in 2004-2005 to 1 021 322 in 2005-2006, and 971 910 numbers in 2006-2007). The Department will continue to invite payers with multiple properties to use this customer-friendly and cost-effective service.

廢物管理

本署繼續積極減少並回收廢物。在2006-2007年度，本署共回收了45 276公斤廢紙，較2005-2006年度的43 756公斤增加3.5%。此外，在2006-2007年度，本署共收集了609個用完的碳粉盒／噴墨盒，交予政府物流服務署作公開拍賣。

本署增加使用數碼相機，以取代傳統的非林相機，從而減少菲林／幻燈片的耗用量和沖曬照片的數量。在2006-2007年度，本署共使用了558卷菲林，較2005-2006年度的580卷減少了3.8%。2006-2007年度沖曬照片的數量為29 040張，比2005-2006年度的38 886張減少25.3%。

鑑於使用唯讀光碟儲存記錄的方法日漸普及，本署已提醒員工盡量採用可重寫光碟（CD-RW）作為儲存媒介，只有用作檔案保存或長期保存的記錄才以可錄光碟（CD-R）儲存。

本署在採購物資時，會盡量考慮節約能源和循環再造等環保因素，亦已購買循環再造的碳粉盒／噴墨盒、環保／充電電池等有助保護環境的產品。

Management of Waste

The Department has continued its efforts to reduce and recycle waste. In 2006-2007, 45 276 kilograms of waste paper were collected for recycling, increased by 3.5% over the 43 756 kilograms in 2005-2006. Besides, in 2006-2007, 609 numbers of empty toner/inkjet cartridges were collected for sale by public auctions arranged by the Government Logistics Department.

With the increasing use of digital cameras to replace conventional film cameras, the Department has successfully reduced the number of films, negatives and photo prints. In 2006-2007, a total of 558 rolls of films were consumed, representing a decrease of 3.8% when compared with the total consumption of 580 rolls in 2005-2006. Moreover, only 29 040 photos were printed in 2006-2007, which indicated a reduction of 25.3% from 38 886 photos in 2005-2006.

With the extensive use of CD-ROM for record storage, staff have been reminded to use CD-RW (Compact Disc – Rewritable) as far as possible to allow re-use of the storage media. CD-R (Compact Disc – Recordable) should only be used for those records which need to be kept on file or for long term retention.

In conducting procurement, we have taken into account environmental factors such as energy efficiency and recyclability as far as possible. We have also purchased green products such as recycled toner/inkjet cartridges and environment-friendly/rechargeable batteries.



前瞻

為響應政府節約能源和節用紙張的運動，並配合政府部門在2007-2008財政年度以至將來的節約目標，本署會繼續致力節用紙張和節省用電。本署各科別會繼續認真檢討和密切留意本身的用紙和用電模式，務求令辦公室的運作更具環保效益。

本署透過推出以電子方式遞交法定表格的服務，與市民攜手合作，一同節用紙張，提倡綠化環境。

Way Forward

To support the Government's drive to economise in the use of energy and paper, and having regard to service-wide reduction targets for the financial year 2007-2008 and beyond, the Department will sustain its momentum in saving paper and electricity. All divisions will continue to critically review and closely monitor their paper and energy consumption patterns with a view to achieving a greener office.

By providing an e-option for submission of statutory forms, the Department works hand-in-hand with the general public in reducing paper consumption and in promoting a green environment.





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助理署長
(行政及職員培訓)

Mr Jack CHENG
Assistant
Commissioner
(Administration and
Staff Development)

鄧炳光先生
助理署長
(專責事務)

Mr P. K. TANG
Assistant
Commissioner
(Special Duties)

曾梅芬女士
副署長

Mrs Mimi BROWN
Deputy
Commissioner

老興忠先生
差餉物業估價署署長

Mr H. C. LO
Commissioner of
Rating and Valuation

嚴惠敏小姐
助理署長
(差餉及物業估價事務)

Miss Christina YIM
Assistant
Commissioner
(Rating and Valuation)

鄧勵先生
差餉估值顧問

Mr M. S. TANNER
Rating Adviser

人力資源

Human Resources

部門架構(2007年4月1日)
Organisation Structure (1 April 2007)

差餉物業估價署署長
老興忠先生

Commissioner of
Rating and Valuation
Mr H. C. LO, JP
FHKIS, FRICS

副署長
曾梅芬女士

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Rating Adviser
Mr M. S. TANNER
FHKIS, AAPI

差餉估價
事務科

Rating
Division

市區
事務科

Urban
Division

新界區
事務科

New
Territories
Division

鄉郊物業
及租務科

Rural Properties &
Tenancy Services
Division

支援服務科

Support
Services
Division

行政科

Administration
Division

帳目及發單科

Accounting and
Billing Division

電腦科

Computer
Division

特殊物業科

Special
Properties
Division

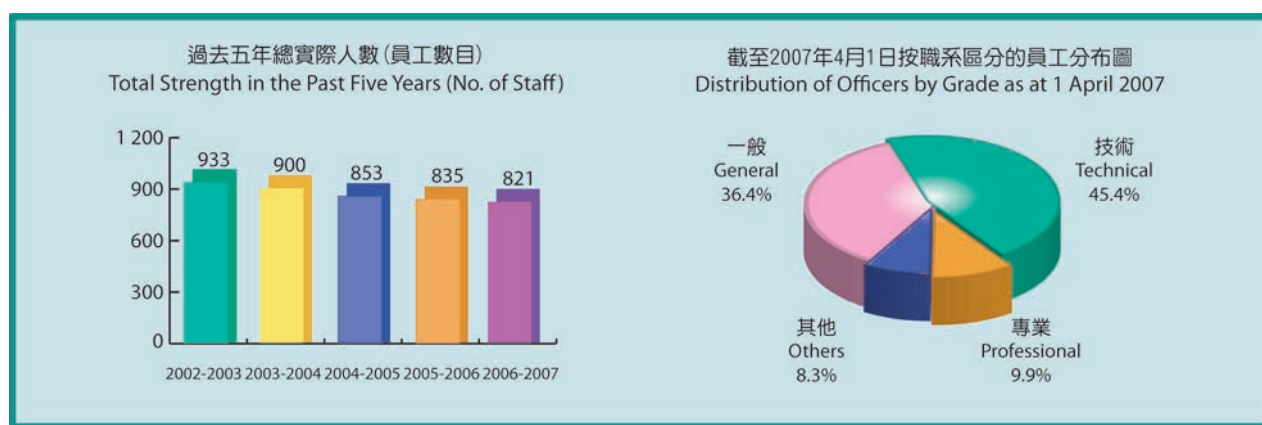
物業資訊組

Property
Information
Team

人手編制

截至2007年4月1日，本署實際總人數為821人，其中專業職系人員佔81名、技術職系人員佔373名、一般職系人員佔299名、其他職系人員佔68名。

以下圖表顯示過去五年的實際總人數，以及截至2007年4月1日按職系區分的員工比例：



附錄A列出本署在2006年4月1日及2007年4月1日的編制及實際人數比較。本署高級首長級人員亦擔任若干跨部門或外間委員會的成員，該等委員會名稱載於附錄B。

本署於2006-2007年度的個人薪酬（不計長俸、旅費、宿舍等開支）及部門開支達3.474億元，上一年度則為3.48億元。

培訓與發展計劃

本署2006-2007年度培訓與發展計劃已順利推行。年內，每名部門職系人員平均受訓3.4天。面對環境轉變、與日俱增的工作量、愈趨複雜的工作，以及市民更高的要求，令我們的工作變得更富挑戰性。署方深明員工所面對的種種挑戰，特別安排多方面的培訓和發展課程，內容既針對署方提供服務的需要，也照顧到員工的事業發展和個人抱負。

Staffing

As at 1 April 2007, the Department had a total strength of 821 officers including 81 professional officers, 373 technical officers, 299 general grade officers and 68 officers of other grades.

The following figures show the total strength of staff in the past five years and the distribution of officers by grade as at 1 April 2007:

Annex A sets out a comparison of the establishment and strength as at 1 April 2006 and 1 April 2007. Senior directorate staff also serve on inter-departmental and external committees, and a list of the committees is at Annex B.

Expenditure on personal emoluments (other than pensions, passages, quarters, etc.), and charges for departmental expenses amounted to \$347.4 million in 2006-2007, compared with \$348 million in the preceding year.

Training and Development Plan

The Departmental Training and Development Plan for 2006-2007 was implemented successfully. During the year, departmental grade staff received training for 3.4 days on average. The Department is fully aware of challenges faced by staff due to the changing environment, increase in workload, complexity of issues and higher public expectations. Apart from addressing the Department's needs in its service delivery, the various training and development programmes contribute to meeting the career development needs and personal aspirations of staff.

專業職系人員培訓

為配合專業職系人員的事業發展，以及掌握最新的海外實務情況，本署於2006年7月安排一名高級物業估價測量師前赴英國物業估價局，進行為期六個月的實習。

本署兩名首席物業估價測量師分別於2006年6月及10月前赴北京的國家行政學院，參加為期兩周的進階中國事務研習課程；另外，一名首席物業估價測量師及一名高級物業估價測量師則分別參加了在北京大學及清華大學舉行、為期兩周的國情研習課程。

在管理技巧方面，本署一名高級物業估價測量師參加了為期三周的「公共行政領袖實踐課程」，該課程由公務員事務局公務員培訓處舉辦。

2006年9月，本署為32名首長級及高級專業職系人員舉辦了一個為期半天有關知識管理的講座，簡介這種在現今社會知識型經濟中不可或缺的工具。為了推廣知識分享文化，本署隨後為部分首長級及專業職系人員舉行了一系列特設的知識管理工作坊。

為提升專業職系人員的寫作技巧，本署特別為27名物業估價測量師及一名助理物業估價測量師安排了一個為期兩天的進階實用英文寫作技巧工作坊。

一如往年，英國專家學院在香港舉辦了一個為期兩天的「專家證人培訓課程」，本署共有八名物業估價測量師參與。

在持續專業發展方面，年內本署為專業職系人員及見習人員舉辦了六個涉及不同專業範疇的內部研討會。

為估價測量見習生及初級物業估價測量師／助理物業估價測量師而設的師友制計劃分別於2003年初及2004年9月推出。兩個計劃均大受歡迎。在去年的計劃中，六名物業估價測量師／助理物業估價測量師及十名估價測量見習生獲安排接受一名首席物業估價測量師及十名高級物業估價測量師的指導。

Professional Staff Training

For career development and updating practices overseas, one Senior Valuation Surveyor was attached to the Valuation Office Agency (VOA) of the United Kingdom for six months from July 2006.

Two Principal Valuation Surveyors attended a 2-week Advanced National Studies Programme at the National School of Administration in Beijing in June and October 2006 respectively. One Principal Valuation Surveyor and one Senior Valuation Surveyor attended a 2-week National Studies Course at the Peking University and the Tsinghua University respectively.

On the management front, one Senior Valuation Surveyor has attended a 3-week Leadership in Action Programme organised by the Civil Service Training and Development Institute (CSTDI) of Civil Service Bureau (CSB).

With a view to giving an overview of Knowledge Management (KM) as a survival tool in the current knowledge-based economy, a half-day seminar was organised in September 2006 for 32 directorate and senior professional officers. To further promote knowledge sharing in the Department, a series of customised KM workshops were held for selected directorate and professional officers.

To polish the writing skills of our professional staff, a 2-day customised workshop on "Advanced Effective English Writing Skill" was arranged for 27 Valuation Surveyors and one Assistant Valuation Surveyor.

As in previous years, a 2-day expert witness course run by the Academy of Experts, United Kingdom, was held for eight Valuation Surveyors.

For continuing professional development, six in-house seminars on different professional topics were held for professional staff and trainees of the Department during the year.

The mentoring schemes for Valuation Surveying Graduates and Junior Valuation Surveyor/Assistant Valuation Surveyor have been in place since early 2003 and September 2004 respectively. Both schemes have been well received. Under the mentoring schemes, six Valuation Surveyor/Assistant Valuation Surveyor and 10 Valuation Surveying Graduates were placed under the mentorship of one Principal Valuation Surveyor and 10 Senior Valuation Surveyors.

專業講座／ 與內地和海外同業交流

為了掌握估價專業的最近發展，包括海外的估價實務，本署經常與內地及海外同業保持聯繫。

本署去年一共接待了九個內地訪問團，成員包括國家稅務總局的高級官員及多個省市政府的官員；亦曾與廣東省房地產估價師與房地產經紀人學會，以及澳門房地產評估業協會的代表進行專業交流。此外，本署亦與英國物業估價局處長和加拿大國際物業稅學會主席等多位國際業界翹楚緊密聯繫，定期交流估價心得。

年內，本署與英國物業估價局及國際物業稅務學會合作，安排了多次講座和交流活動，讓本署專業職系人員得以在物業課稅實務及其他專業層面擴闊國際視野。2006年5月，本署代表前赴北京出席中國物業稅改革研討會，該研討會由國務院發展研究中心與美國林肯土地政策研究院合辦。

這些研討會／訪問活動不僅能促進學術及專業層面的交流，亦讓彼此有機會分享工作心得。

專業資格

本署六名人員通過了香港測量師學會主辦的2006-2007年度專業能力最終評審，繼而成為香港測量師學會專業會員。

Professional Talks/Exchanges with Mainland and Overseas Counterparts

It is important to keep abreast of developments on the professional front, including the latest practices overseas. In this regard, the Department maintains regular contacts with our Mainland and overseas counterparts.

With regard to liaison with the Mainland, there were nine visits to the Department from senior officials of the State Administration of Taxation and officials of Mainland provincial authorities. During the year, we also had professional exchanges with delegates from the Institute of Real Estate Appraisers and Agents of Guangdong Province and the Macau Property Evaluation Association. We have also maintained close ties with professionals worldwide through regular exchanges, including Directors of the Valuation Office Agency (VOA) of the United Kingdom and the President of the International Property Tax Institute (IPTI), Canada.

Seminars were also organised for delegates from VOA and IPTI to give our professional staff international perspectives on property taxation practices and other professional issues. In May 2006, our representatives attended a workshop in Beijing on China's property tax reform jointly organised by the Development Research Centre of the State Council of the PRC and the Lincoln Institute of Land Policy of USA.

These talks/visits not only fostered exchange of views at an academic and professional level but also enabled sharing of experience on work related issues.

Professional Membership

A total of six officers have passed the Assessment of Professional Competence (APC) conducted by the Hong Kong Institute of Surveyors (HKIS) in 2006-2007 and they were then elected to professional membership.

內部訓練課程

本署職員培訓組負責舉辦內部職業訓練課程及經驗分享會，內容涵蓋不同的主題和範疇，包括部門電腦系統運作、估價實務及工作程序。去年，該組舉辦了合共15班的課程／研討會，涵蓋九個不同課題，出席人數達520人次。

本署於2006年3月至4月期間，與公務員培訓處合辦了一系列工作表現管理講座，目的是讓物業估價測量師、物業估價主任及租務主任職系的人員複修有關技巧，強調維持公平及如實反映表現的評核制度的重要性。本署在4月內共安排了426名人員分批參加八場講座。

為了提升物業估價主任職系的顧客服務技巧，本署於2006年初先後安排了十個為期一天的顧客服務工作坊，並於2006年9月為其餘73名技術職系人員安排三個工作坊。此外，本署亦安排135名文書職系人員分批參加五個為期一天的「前線服務人員卓越服務」工作坊。

此外，職員培訓組還為52名新入職人員安排了七個入職講座。

其他訓練課程

本署職員對電腦及資訊科技應用課程的反應十分理想。年內，本署共有146人次參加由政府大型承辦商提供的各類電腦課程，另有六名技術職系人員獲挑選參加由私人承辦商舉辦的「統計分析系統」課程。

2006年5月，兩名租務主任職系人員獲推薦參與由律政司舉辦、為期一個月的「部門檢控人員培訓課程」。

此外，本署職員共有498人次參加由公務員培訓處舉辦的各類課程。

In-house Training Courses

The Department's Staff Development Section has organised a wide variety of in-house job-specific training courses and experience sharing sessions on different subjects including computer systems in the Development, valuation practices and work procedures. A total of 15 classes covering nine courses/seminars were held for a total of 520 trainees.

To refresh the performance management skills of managers in the Valuation Surveyor, Valuation Officer and Rent Officer grades and to heighten the significance of maintaining a fair and honest performance management system, the Department has joined hands with CSTD to conduct a series of briefings on "Performance Management" in March and April 2006. In April, eight sessions were held for 426 officers.

With a view to enhancing the customer service skills of the Valuation Officer Grade staff, 10 classes of 1-day customised refresher training workshop, "Excel in Customer Service", were arranged in early 2006. Three classes were held in September 2006 for the remaining 73 technical staff. Besides, five classes of a customised 1-day workshop on "Achieving Service Excellence for Frontline Staff" were attended by 135 clerical grade officers.

A total of seven induction seminars were held for 52 new recruits.

Other Training Courses

Responses of staff on computer training and IT applications were good. A total of 146 trainees attended a variety of computer courses run by the Government bulk contractors. Furthermore, six selected technical officers have attended an SAS training course run by a private contractor.

Two Rent Officer Grade officers were nominated to attend a 1-month "Departmental Prosecutors Training Course" run by the Department of Justice in May 2006.

For other wide-ranging CSTD courses, a total attendance of 498 was recorded.

職員關係和參與

本署一向致力確保員工能自由發表對署內事務的意見，以促進良好的員工關係。

由職方、管方及公務員事務局代表組成的部門協商委員會，提供一個有效的溝通渠道。委員會每三個月開會一次，商討員工福利事宜，並就會上提出的事宜迅速採取跟進行動。

一般職系協商委員會的主要職能是藉著定期會議，加強管方與一般職系人員的溝通和合作。

部門公務員建議書審核委員會專責評審員工就促進效率或節省開支措施而提交的建議。年內，該委員會收到多項建議，並向部分同事給予獎勵，以嘉許其創意及進取精神。

本署署長每月均透過內聯網向全體員工發送一份名為《電子快訊》的部門通訊，簡報本署當前事務和未來挑戰。為進一步改善部門的內部溝通，署方亦定期舉辦工餘茶聚，讓管職雙方在輕鬆的氣氛下聚首一堂。

本署亦每半年一度為員工編印一份名為《估藝集》的雜誌，內容多姿多采，包括部門花絮和不同題材的文章等，全部文稿均由本署員工提供。

Staff Relations and Participation

The Department makes every effort to ensure that individual members of staff can freely air their views and concerns to foster good staff relations.

The Departmental Consultative Committee, comprising representatives of the staff side, management side and Civil Service Bureau, provides an effective means of communication. Meetings are held quarterly to discuss matters affecting the well-being of staff, and prompt follow-up action is taken on matters raised.

The General Grades Consultative Committee aims at strengthening communication and cooperation between management and General Grades staff through regular discussions.

The Departmental Staff Suggestion Committee considers proposals submitted by staff on efficiency-enhancement or expenditure-cutting measures. A number of suggestions were received during the year and some colleagues were awarded for their good efforts and initiative.

The Commissioner issues a monthly newsletter, entitled "E-Update", to all staff via the intranet, keeping them informed of current issues and upcoming challenges. To further improve communication, informal get-togethers are also held regularly bringing staff and management together in a relaxed atmosphere.

A lively in-house magazine "ASSESSMENT" is published twice a year. It contains news roundups and articles, on a variety of issues, contributed by staff.

社交及康樂活動

康樂社

年內，本署康樂社籌辦了多項體育比賽和康樂活動，例如插花班、太極班、瑜伽班等。

本署義工隊一向熱心公益，年內參與的義務工作計有「香港世界宣明會兒童饑饉」、「賽馬會歷奇計劃－我有動力做得到」、多個慈善機構的賣旗日和節日探訪等等。

康樂社的經費來源包括員工福利基金、入會費，以及各項活動的報名費。

慈善活動

本署曾參與公益金及其他慈善機構舉辦的活動，籌得善款超過18 000元。



Social and Recreation

Recreation Club

The Department's Recreation Club organised a variety of sport competitions and recreational activities during the year, including floral arrangement, Tai Chi and Yoga classes.

The RVD Volunteer Service Team participated in a wide variety of volunteer activities, such as the World Vision Hong Kong "Children Famine", the Hong Kong Jockey Club "We Can Do It" adventure programme, Flag Days and Festival Visits to various charitable organisations, etc.

Sources of funds for the Club include the Staff Welfare Fund, subscriptions from members and participation fees for various activities.

Charity

The Department raised a total of over \$18 000 for various charity events organised by the Community Chest and other charitable organisations.



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表 Table 1

估價冊 - 截至2007年4月1日各地區的已估價物業
VALUATION LIST - ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2007

地區	District	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)
中西區	Central and Western	150 646	47 451 046
灣仔	Wan Chai	98 765	26 283 753
東區	Eastern	204 870	26 524 834
南區	Southern	86 262	15 649 572
港島	Hong Kong	540 543	115 909 205
油尖旺	Yau Tsim Mong	174 648	35 844 690
深水埗	Sham Shui Po	114 319	14 563 369
九龍城	Kowloon City	138 438	17 163 297
黃大仙	Wong Tai Sin	86 953	9 349 419
觀塘	Kwun Tong	137 071	18 231 418
九龍	Kowloon	651 429	95 152 193
葵青	Kwai Tsing	106 631	30 775 409
荃灣	Tsuen Wan	115 160	13 005 843
屯門	Tuen Mun	161 707	12 913 765
元朗	Yuen Long	143 730	10 106 838
北區	North	94 264	5 862 268
大埔	Tai Po	98 820	7 490 901
沙田	Sha Tin	199 134	19 205 272
西貢	Sai Kung	125 117	11 668 857
離島	Islands	48 295	18 477 518
新界	New Territories	1 092 858	129 506 672
總數	OVERALL	2 284 830	340 568 070

表 Table 2

估價冊 - 截至2007年4月1日各地區的已估價私人住宅物業
VALUATION LIST - PRIVATE DOMESTIC ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2007

地區 District	A 及 B 類 CLASSES A & B		C 類 CLASS C		D 及 E 類 CLASSES D & E		雜類物業 MISCELLANEOUS		總數 TOTAL	
	數量 Number	應課差餉租值 Rateable Value (千元 '\$000)	數量 Number	應課差餉租值 Rateable Value (千元 '\$000)	數量 Number	應課差餉租值 Rateable Value (千元 '\$000)	數量 Number	應課差餉租值 Rateable Value (千元 '\$000)	數量 Number	應課差餉租值 Rateable Value (千元 '\$000)
中西區 Central and Western	70 963	5 603 789	9 343	2 238 965	13 320	7 613 602	219	49 498	93 845	15 505 854
灣仔 Wan Chai	42 876	3 691 492	7 146	1 417 323	10 886	5 157 412	199	29 446	61 107	10 295 673
東區 Eastern	137 943	11 010 181	17 746	3 243 571	5 697	1 702 138	161	55 735	161 547	16 011 625
南區 Southern	43 413	3 168 448	3 552	711 596	10 559	7 411 491	54	81 308	57 578	11 372 844
港島 Hong Kong	295 195	23 473 911	37 787	7 611 455	40 462	21 884 643	633	215 987	374 077	53 185 996
油尖旺 Yau Tsim Mong	93 411	5 876 466	12 398	2 143 059	3 506	1 166 770	420	27 306	109 735	9 213 601
深水埗 Sham Shui Po	69 239	4 137 007	6 509	786 420	2 694	732 147	358	89 069	78 800	5 744 642
九龍城 Kowloon City	76 137	5 032 888	17 442	2 616 389	9 760	2 913 359	202	144 909	103 541	10 707 545
黃大仙 Wong Tai Sin	64 822	3 838 248	269	30 567	64	10 748	141	7 627	65 296	3 887 191
觀塘 Kwun Tong	86 775	5 177 289	661	58 130	121	12 000	193	25 149	87 750	5 272 569
九龍 Kowloon	390 384	24 061 899	37 279	5 634 565	16 145	4 835 025	1 314	294 060	445 122	34 825 548
葵青 Kwai Tsing	62 493	3 494 626	3 068	402 751	604	113 315	332	28 836	66 497	4 039 528
荃灣 Tsuen Wan	67 886	4 026 755	6 088	619 754	1 072	169 170	405	33 492	75 451	4 849 170
屯門 Tuen Mun	106 306	4 034 909	3 881	284 771	2 313	343 406	223	27 861	112 723	4 690 946
元朗 Yuen Long	95 862	3 396 749	10 555	815 574	5 273	531 878	766	18 092	112 456	4 762 293
北區 North	66 769	2 655 050	3 181	189 329	2 523	237 585	782	17 245	73 255	3 099 209
大埔 Tai Po	65 675	3 027 288	4 778	451 764	5 382	1 263 819	302	22 403	76 137	4 765 274
沙田 Sha Tin	126 277	7 442 101	11 298	1 485 784	4 310	990 420	167	51 462	142 052	9 969 766
西貢 Sai Kung	96 900	6 161 530	2 904	370 171	3 984	1 460 513	108	37 933	103 896	8 030 147
離島 Islands	31 977	1 300 437	6 987	637 688	2 877	807 967	162	4 627	42 003	2 750 719
新界 New Territories	720 145	35 539 443	52 740	5 257 585	28 338	5 918 073	3 247	241 952	804 470	46 957 053
總數 OVERALL	1 405 724	83 075 253	127 806	18 503 605	84 945	32 637 740	5 194	751 999	1 623 669	134 968 597

上述數字包括在租者置其屋計劃下已售出的租住單位，但不包括另行評估的停車位。

The above figures include those former public rental housing units sold under the Tenants Purchase Scheme, but exclude parking spaces which are separately assessed.

表 Table 3

估價冊 - 截至2007年4月1日各地區的已估價公屋住宅物業
VALUATION LIST - PUBLIC DOMESTIC ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2007

地區	District	房屋委員會 HOUSING AUTHORITY				房屋協會及 香港平民屋宇有限公司 [#] HOUSING SOCIETY & HONG KONG SETTLERS HOUSING CORPORATION LIMITED [#]			
		租者置其屋計劃下 已售出的前租住公屋單位 Former Rental Housing Units sold under TPS*		租住公屋 Rental Housing		租者置其屋計劃下 仍未售出的單位 Units unsold under TPS*		非租者置其屋計劃 Non TPS*	
		數量	應課差餉租值	數量	應課差餉租值	數量	應課差餉租值	數量	應課差餉租值
		Number	Rateable Value (千元 \$'000)	Number	Rateable Value (千元 \$'000)	Number	Rateable Value (千元 \$'000)	Number	Rateable Value (千元 \$'000)
中西區	Central and Western	-	-	-	-	5	21 997	6	41 283
灣仔	Wan Chai	-	-	-	-	-	-	-	-
東區	Eastern	2 487	110 850	1 139	40 920	67	1 382 189	452	281 849
南區	Southern	6 701	277 338	3 825	124 897	43	752 234	5	28 702
港島	Hong Kong	9 188	388 189	4 964	165 817	115	2 156 420	463	351 834
油尖旺	Yau Tsim Mong	-	-	-	-	4	141 909	673	32 920
深水埗	Sham Shui Po	4 256	169 390	2 474	80 064	121	1 735 203	8	45 205
九龍城	Kowloon City	-	-	-	-	29	614 065	18	226 304
黃大仙	Wong Tai Sin	15 456	720 523	7 953	292 338	128	2 648 126	-	-
觀塘	Kwun Tong	9 406	388 571	6 638	202 204	151	3 344 201	342	191 951
九龍	Kowloon	29 118	1 278 484	17 065	574 606	433	8 483 505	1 041	496 379
葵青	Kwai Tsing	10 230	367 946	4 390	121 825	150	3 160 119	482	111 239
荃灣	Tsuen Wan	-	-	-	-	39	642 786	175	62 215
屯門	Tuen Mun	9 149	236 338	12 197	232 041	59	886 188	-	-
元朗	Yuen Long	2 351	56 560	6 132	136 359	102	1 151 593	-	-
北區	North	11 108	313 318	6 475	154 867	13	272 920	18	17 685
大埔	Tai Po	12 745	470 906	8 057	228 277	15	300 823	-	-
沙田	Sha Tin	19 899	727 488	6 608	203 424	69	1 371 184	16	123 348
西貢	Sai Kung	8 994	337 634	6 207	188 636	31	881 855	249	58 563
離島	Islands	-	-	-	-	60	437 595	-	-
新界	New Territories	74 476	2 510 189	50 066	1 265 429	538	9 105 063	940	373 050
總數	OVERALL	112 782	4 176 862	72 095	2 005 853	1 086	19 744 988	2 444	1 221 263

包括房屋協會長者安居樂計劃下興建的單位。

另行評估的停車位並不包括在上述數字內。

上述數字所表示的估價物業多以大廈為單位，但經租者置其屋計劃已售出或仍未售出的單位普遍會以個別單位數目顯示。

* TPS: Tenants Purchase Scheme

Include units developed under the Senior Citizen Residence Scheme of Housing Society.

The above figures exclude parking spaces which are separately assessed.

Number denotes units of assessments which are mostly on a building basis, but units sold and unsold under TPS generally indicate number of individual flats.

表 Table 4

估價冊 - 截至2007年4月1日各地區的已估價舖位及其他商業樓宇
VALUATION LIST - SHOP AND OTHER COMMERCIAL ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2007

地區	District	舖位 Shop		其他商業樓宇 Other Commercial	
		數量 Number	應課差餉租值 Rateable Value (千元 \$'000)	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)
中西區	Central and Western	9 383	4 101 154	2 605	2 432 751
灣仔	Wan Chai	7 583	5 027 896	1 976	1 778 875
東區	Eastern	8 744	2 374 138	1 067	557 265
南區	Southern	2 171	652 805	270	134 253
港島	Hong Kong	27 881	12 155 994	5 918	4 903 143
油尖旺	Yau Tsim Mong	20 561	10 577 496	3 810	3 227 367
深水埗	Sham Shui Po	9 390	2 757 299	1 386	352 218
九龍城	Kowloon City	8 028	1 713 492	897	375 974
黃大仙	Wong Tai Sin	2 934	794 319	152	110 788
觀塘	Kwun Tong	5 108	1 894 914	288	259 809
九龍	Kowloon	46 021	17 737 520	6 533	4 326 155
葵青	Kwai Tsing	3 553	1 151 047	168	120 877
荃灣	Tsuen Wan	4 761	1 540 784	217	227 979
屯門	Tuen Mun	5 016	1 327 864	152	201 995
元朗	Yuen Long	6 525	1 464 514	371	197 598
北區	North	2 779	816 096	57	39 363
大埔	Tai Po	2 537	744 306	143	104 283
沙田	Sha Tin	4 257	2 284 980	70	187 139
西貢	Sai Kung	2 864	839 948	24	59 729
離島	Islands	2 292	1 386 359	64	23 665
新界	New Territories	34 584	11 555 897	1 266	1 162 627
總數	OVERALL	108 486	41 449 411	13 717	10 391 925

表 Table 5

估價冊 - 截至2007年4月1日各地區的已估價寫字樓及工貿大廈

VALUATION LIST - OFFICE AND INDUSTRIAL/OFFICE ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2007

地區	District	寫字樓 Office		工貿大廈 Industrial/Office	
		數量 Number	應課差餉租值 Rateable Value (千元 \$'000)	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)
中西區	Central and Western	24 505	15 600 188	-	-
灣仔	Wan Chai	13 343	6 104 186	-	-
東區	Eastern	4 751	2 308 079	178	63 141
南區	Southern	1 198	224 822	24	3 806
港島	Hong Kong	43 797	24 237 276	202	66 947
油尖旺	Yau Tsim Mong	23 400	6 629 926	79	12 524
深水埗	Sham Shui Po	1 546	425 283	1 021	298 215
九龍城	Kowloon City	1 326	338 837	18	3 265
黃大仙	Wong Tai Sin	77	31 275	351	38 900
觀塘	Kwun Tong	1 644	1 217 703	1 269	376 795
九龍	Kowloon	27 993	8 643 024	2 738	729 699
葵青	Kwai Tsing	654	270 350	377	166 886
荃灣	Tsuen Wan	1 428	174 653	467	23 119
屯門	Tuen Mun	498	41 382	-	-
元朗	Yuen Long	560	59 731	-	-
北區	North	230	63 004	62	5 062
大埔	Tai Po	61	8 687	-	-
沙田	Sha Tin	661	385 854	201	55 796
西貢	Sai Kung	5	10 824	-	-
離島	Islands	279	319 412	-	-
新界	New Territories	4 376	1 333 897	1 107	250 862
總數	OVERALL	76 166	34 214 196	4 047	1 047 509

表 Table 6

估價冊 - 截至2007年4月1日各地區的已估價工廠大廈及貨倉
VALUATION LIST - FACTORY AND STORAGE ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2007

地區	District	工廠大廈 Factory		貨倉 Storage	
		數量 Number	應課差餉租值 Rateable Value (千元 \$'000)	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)
中西區	Central and Western	460	58 823	1	378
灣仔	Wan Chai	-	-	-	-
東區	Eastern	6 252	1 303 986	25	71 337
南區	Southern	4 480	517 621	11	17 103
港島	Hong Kong	11 192	1 880 429	37	88 818
油尖旺	Yau Tsim Mong	2 015	230 951	2	281
深水埗	Sham Shui Po	4 744	1 107 708	53	82 363
九龍城	Kowloon City	3 006	730 137	123	79 528
黃大仙	Wong Tai Sin	3 324	480 534	-	-
觀塘	Kwun Tong	19 667	2 760 083	150	154 750
九龍	Kowloon	32 756	5 309 413	328	316 922
葵青	Kwai Tsing	16 650	1 754 347	733	1 281 331
荃灣	Tsuen Wan	10 841	1 311 941	438	300 218
屯門	Tuen Mun	6 966	525 609	272	50 252
元朗	Yuen Long	1 181	368 716	101	47 337
北區	North	2 273	236 458	41	58 058
大埔	Tai Po	346	417 775	-	-
沙田	Sha Tin	10 475	1 038 079	297	359 504
西貢	Sai Kung	36	187 284	5	3 870
離島	Islands	25	74 723	112	161 676
新界	New Territories	48 793	5 914 932	1 999	2 262 247
總數	OVERALL	92 741	13 104 775	2 364	2 667 987

表 Table 7

估價冊 - 截至2007年4月1日各類物業的估價及應課差餉租值

VALUATION LIST - DISTRIBUTION OF ASSESSMENTS AND RATEABLE VALUES BY CATEGORY AS AT 1 APRIL 2007

類別	Category	數量 Number	%	應課差餉租值 Rateable Value (千元 \$'000)	%
住宅	Domestic Premises	1 699 294	74.4	157 940 701	46.4
舖位及其他商業樓宇	Shops and Other Commercial Premises	122 203	5.3	51 841 337	15.2
寫字樓	Offices	76 166	3.3	34 214 196	10.0
工貿大廈	Industrial/Office Premises	4 047	0.2	1 047 509	0.3
工廠大廈	Factories	92 741	4.1	13 104 775	3.8
貨倉	Storage Premises	2 364	0.1	2 667 987	0.8
停車位 *	Parking Spaces *	238 716	10.4	7 927 245	2.3
其他物業	Others	49 299	2.2	71 824 321	21.1
總數	OVERALL	2 284 830	100.0	340 568 070	100.0

* 包括住宅及非住宅停車位。

* Include both domestic and non-domestic parking spaces.

表 Table 8

估價冊 - 截至2007年4月1日按應課差餉租值劃分的已估價物業
VALUATION LIST - ANALYSIS OF ASSESSMENTS BY RATEABLE VALUE RANGE AS AT 1 APRIL 2007

應課差餉租值(元) Rateable Value Range (\$)		港島 Hong Kong	九龍 Kowloon	新界 New Territories	總數 Total	%	累積 % [△] Cumulative % [△]
3 001 - 9 999		2 962	8 665	41 207	52 834	2.3	2.3
10 000 - 19 999		25 783	34 396	116 513	176 692	7.7	10.0
20 000 - 29 999		36 193	39 323	114 835	190 351	8.3	18.4
30 000 - 39 999		25 144	74 624	186 245	286 013	12.5	30.9
40 000 - 49 999		47 992	105 842	192 399	346 233	15.2	46.0
50 000 - 59 999		57 907	81 655	124 712	264 274	11.6	57.6
60 000 - 69 999		51 224	54 485	92 302	198 011	8.7	66.3
70 000 - 79 999		41 602	44 847	56 764	143 213	6.3	72.5
80 000 - 89 999		30 729	30 646	35 346	96 721	4.2	76.8
90 000 - 99 999		27 435	22 527	25 728	75 690	3.3	80.1
100 000 - 119 999		36 014	32 651	28 708	97 373	4.3	84.4
120 000 - 139 999		23 995	22 432	16 532	62 959	2.8	87.1
140 000 - 159 999		16 254	14 692	11 240	42 186	1.8	89.0
160 000 - 179 999		12 280	10 562	7 572	30 414	1.3	90.3
180 000 - 199 999		11 331	10 214	5 722	27 267	1.2	91.5
200 000 - 249 999		18 776	18 121	7 879	44 776	2.0	93.4
250 000 - 299 999		15 073	9 506	4 910	29 489	1.3	94.7
300 000 - 349 999		10 484	7 275	4 081	21 840	1.0	95.7
350 000 - 399 999		7 222	4 498	2 585	14 305	0.6	96.3
400 000 - 449 999		6 015	3 157	1 916	11 088	0.5	96.8
450 000 - 499 999		4 661	2 556	1 890	9 107	0.4	97.2
500 000 - 599 999		6 039	3 632	2 612	12 283	0.5	97.7
600 000 - 749 999		6 704	3 428	2 504	12 636	0.6	98.3
750 000 - 999 999		6 251	2 987	2 261	11 499	0.5	98.8
1 000 000 - 1 499 999		4 978	2 982	2 025	9 985	0.4	99.2
1 500 000 - 1 999 999		2 293	1 633	997	4 923	0.2	99.4
2 000 000 - 2 999 999		1 887	1 532	1 091	4 510	0.2	99.6
3 000 000 - 9 999 999		2 700	1 892	1 597	6 189	0.3	99.9
10 000 000 - 99 999 999		589	660	662	1 911	0.1	100.0
100 000 000 - 999 999 999		24	9	15	48	*	100.0
1 000 000 000 - 99 999 999 999		2	-	8	10	*	100.0
總數 OVERALL		540 543	651 429	1 092 858	2 284 830	100.0	-

* 低於 0.05%。

△ 在“%”及“累積%”二欄內之數字是獨立計算得來，由於四捨五入關係，最後一欄的數字，表面上看來可能出現誤差。

* Percentage below 0.05%.

△ Figures in the “%” and “Cumulative %” columns are computed separately, and there may be apparent errors for some figures in the last column due to rounding.

表 Table 9

地租登記冊 - 截至2007年4月1日各地區的已估價物業
GOVERNMENT RENT ROLL - ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2007

地區	District	不超過最低應課差餉租值*	超過最低應課差餉租值	
		Not Exceeding Minimum Rateable Value*	Number	Above Minimum Rateable Value
		數量 Number	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)
中西區	Central and Western	24	13 873	12 596 822
灣仔	Wan Chai	1	8 267	3 352 228
東區	Eastern	98	45 242	5 160 488
南區	Southern	8	43 492	5 508 507
港島	Hong Kong	131	110 874	26 618 045
油尖旺	Yau Tsim Mong	32	40 865	10 626 167
深水埗	Sham Shui Po	339	112 601	12 580 584
九龍城	Kowloon City	12	42 833	7 294 910
黃大仙	Wong Tai Sin	15	84 671	6 356 956
觀塘	Kwun Tong	34	135 697	14 204 101
九龍	Kowloon	432	416 667	51 062 717
葵青	Kwai Tsing	355	104 557	22 325 096
荃灣	Tsuen Wan	2 750	115 377	10 583 818
屯門	Tuen Mun	4 647	158 356	8 297 883
元朗	Yuen Long	30 239	141 374	8 112 906
北區	North	33 915	86 066	5 272 357
大埔	Tai Po	32 145	93 254	6 831 261
沙田	Sha Tin	4 960	193 286	16 898 844
西貢	Sai Kung	15 590	120 007	10 651 577
離島	Islands	18 838	44 797	12 908 661
新界	New Territories	143 439	1 057 074	101 882 401
總數	OVERALL	144 002	1 584 615	179 563 163

* 凡物業的應課差餉租值不超過最低應課差餉租值3 000 元，用以計算地租的應課差餉租值在法律上當作為 1 元，而應繳地租為每年 0.03 元。實際上，本署不會向這類物業發出徵收地租通知書。

* Where the rateable value of a property does not exceed the Minimum Rateable Value of \$3 000, the rateable value for Government rent purposes is deemed by law to be \$1 and the Government rent payable if demanded would be 3 cents per annum. In practice, no rent demands are issued for such cases.

2006-2007 年度臨時估價及刪除估價*
INTERIM VALUATIONS AND DELETIONS IN 2006-2007*

區域 Area		差餉及地租 Rates and Government Rent		只計差餉 Rates Only		只計地租 Government Rent Only	
		臨時估價 Interim Valuations	刪除估價 Deletions	臨時估價 Interim Valuations	刪除估價 Deletions	臨時估價 Interim Valuations	刪除估價 Deletions
港島 Hong Kong	數量 Number	6 087	312	2 966	3 185	1 614	19
	應課差餉租值 Rateable Value (千元 \$'000)	1 699 223	612 439	1 878 440	2 079 925	571 701	593 387
九龍 Kowloon	數量 Number	5 672	1 411	1 530	2 712	395	130
	應課差餉租值 Rateable Value (千元 \$'000)	2 167 162	1 295 016	1 398 820	962 273	484 180	325 445
新界 New Territories	數量 Number	28 919	1 970	3 003	388	8 742	4 593
	應課差餉租值 Rateable Value (千元 \$'000)	2 251 219	972 010	936 883	240 145	1 600 118	395 527
總數 OVERALL	數量 Number	40 678	3 693	7 499	6 285	10 751	4 742
	應課差餉租值 Rateable Value (千元 \$'000)	6 117 603	2 879 465	4 214 144	3 282 343	2 655 999	1 314 359

* 不包括在估價冊 / 地租登記冊直接載入和刪除的估價。

* Exclude assessments directly inserted into and excluded from the Valuation List / Government Rent Roll.

表 Table 11

2007-2008年度重估應課差餉租值 - 對主要類別物業的影響⁽¹⁾2007-2008 GENERAL REVALUATION - EFFECT ON MAIN PROPERTY TYPES⁽¹⁾

物業類別 Property Type	差餉 Rates			地租 Government Rent		
	應課差餉租值 平均加幅 Average Increase in Rateable Value %	平均每月 差餉 (元) Average Rates Payment \$p.m.	平均每月 差餉加幅 (元) Average Increase in Rates \$p.m.	應課差餉租值 平均加幅 Average Increase in Rateable Value %	平均每月 地租 (元) Average Govt. Rent Payment \$p.m.	平均每月 地租加幅 (元) Average Increase in Govt. Rent \$p.m.
小型私人住宅物業 ⁽²⁾ Private Small Domestic Premises ⁽²⁾	5	246	12	4	139	6
中型私人住宅物業 ⁽²⁾ Private Medium Domestic Premises ⁽²⁾	6	603	34	5	335	15
大型私人住宅物業 ⁽²⁾ Private Large Domestic Premises ⁽²⁾	9	1 597	127	6	753	42
私人住宅物業 Private Domestic Premises	6	345	19	5	176	8
公屋住宅物業 ⁽³⁾ Public Domestic Premises ⁽³⁾	5	138	6	5	79	4
所有住宅物業⁽⁴⁾ All Domestic Premises⁽⁴⁾	6	267	14	4	152	7
舖位及其他商業樓宇 Shops and Other Commercial Premises	5	1 703	77	4	945	37
寫字樓 Offices	30	1 873	432	39	2 159	603
工業樓宇 ⁽⁵⁾ Industrial Premises ⁽⁵⁾	9	665	56	8	407	32
所有非住宅物業⁽⁶⁾ All Non-domestic Premises⁽⁶⁾	9	1 833	152	8	997	74
所有類別物業 All Types of Properties	7	477	32	6	258	15

註：

(1) 住宅物業的計算主要是反映物業數目，而非住宅物業則反映估價數目。

(2) 所有住宅物業均按實用面積分類：

小型住宅 -- 不超過69.9平方米

中型住宅 -- 70至99.9平方米

大型住宅 -- 100平方米或以上

(3) 指由房屋委員會、房屋協會及香港平民屋宇有限公司提供的租住單位。

(4) 包括停車位。

(5) 包括工廠、貨倉及工貿大廈。

(6) 包括其他形式物業如酒店、戲院、油站、學校及停車位。

Notes:

(1) The calculations mainly reflect the number of units for Domestic Premises, and the number of assessments for Non-domestic Premises.

(2) Domestic units are classified by relation to saleable area as below:

Small domestic -- up to 69.9 m²Medium domestic -- 70 m² to 99.9 m²Large domestic -- 100 m² or over

(3) Refer to Housing Authority, Housing Society and Hong Kong Settlers Housing Corporation Ltd. rental units.

(4) Include car parking spaces.

(5) Include factories, storage and industrial/office premises.

(6) Include miscellaneous premises such as hotels, cinemas, petrol filling stations, schools and car parking spaces.

2005-2006及2006-2007年度的估價建議書、反對書及上訴個案
PROPOSALS, OBJECTIONS AND APPEALS IN THE YEARS OF 2005-2006 AND 2006-2007

	差餉 Rating		地租 Government Rent	
	2005-2006	2006-2007 ⁽¹⁾	2005-2006	2006-2007 ⁽¹⁾
建議書 Proposals				
接辦及完成個案 Cases received and completed	53 808	62 059	261	218
覆核結果 Status on review :				
- 估價作實 assessment confirmed	46 819	51 016	225	190
- 削減應課差餉租值 rateable value reduced	4 320	4 551	16	19
- 其他 miscellaneous ⁽²⁾	2 669	6 492	20	9
反對書 Objections				
年初所餘 Outstanding at beginning of year	5 335	975	158	71
接辦個案 Cases received	21 665	7 937	126	76
完成個案 Cases completed	26 025	8 027	213	127
覆核結果 Status on review :				
- 建議臨時估價、刪除或更正估價作實 proposed interim valuation, deletion or correction confirmed	23 986	6 434	170	111
- 削減應課差餉租值 rateable value reduced	833	928	10	4
- 其他 miscellaneous ⁽²⁾	1 206	665	33	12
上訴 Appeals				
年初所餘 Outstanding at beginning of year	1 665	1 582	1 778	1 951
接辦個案 Cases received	521	198	198	148
完成個案 Cases completed	604	988	25	11
個案完成結果 Status of completed cases :				
- 估價作實 assessment confirmed	-	-	-	-
- 削減應課差餉租值 (全面聆訊) rateable value reduced (full hearing)	-	-	-	-
- 同意令 consent orders	522	283	-	9
- 撤銷 / 駁回 / 失效 withdrawn/dismissed/lapsed	82	705	25	2

註：

(1) 重估應課差餉租值於2006年4月1日生效。

(2) 此欄包括無效、反對人自行撤銷反對或修改不關乎應課差餉租值的個案，例如：修改物業名稱及刪除估價。

Notes:

(1) Revaluation took effect on 1 April 2006.

(2) These include invalid cases, cases subsequently withdrawn by objectors and cases where the alterations made were not related to the rateable value, e.g. amendment to the tenement's description and deletion of the assessment.



附錄

Annexures

A 本署的編制及實際人數

B 在外間委員會擔任成員的高級首長級人員

C 技術附註

D 刊物

E 各區域及地區

F 地圖

A Establishment and Strength of the Department

B Senior Directorate Staff Serving on Inter-departmental and External Committees

C Technical Notes

D Publications

E Areas and Districts

F Plans

本署的編制及實際人數

Establishment and Strength of the Department

* EST. = Establishment SG. = Strength

	1.4.2006		1.4.2007		增加 / 減少 Increase/Decrease	
	編制 EST.*	實際人數 SG.*	編制 EST.*	實際人數 SG.*	編制 EST.*	實際人數 SG.*
署長 Commissioner	1	1	1	1	-	-
副署長 Deputy Commissioner	1	1	1	1	-	-
助理署長 Assistant Commissioner	3	2	3	2	-	-
差餉估值顧問 Rating Adviser	1	-	1	-	-	-
首席物業估價測量師 Principal Valuation Surveyor	8	6	8	6	-	-
高級物業估價測量師 Senior Valuation Surveyor	23	21	23	20	-	-1
物業估價測量師 Valuation Surveyor	58	50	58	47	-	-3
助理物業估價測量師 Assistant Valuation Surveyor	5	4	5	1	-	-3
首席物業估價主任 Principal Valuation Officer	15	15	15	13	-	-2
高級物業估價主任 Senior Valuation Officer	76	75	76	68	-	-7
物業估價主任 / 見習物業估價主任 Valuation Officer/Valuation Officer Trainee	263	260	258	257	-5	-3
一級 / 二級物業估價助理 Valuation Assistant I/II	4	4	4	4	-	-
高級租務主任 Senior Rent Officer	4	4	4	4	-	-
一級租務主任 Rent Officer I	12	12	11	11	-1	-1
二級租務主任 Rent Officer II	7	7	7	7	-	-
物業調查員 Valuation Referencer	4	4	4	4	-	-
高級統計主任 Senior Statistical Officer	2	2	2	2	-	-
一級統計主任 Statistical Officer I	3	3	3	3	-	-
二級統計主任 Statistical Officer II	3	3	3	3	-	-

* EST. = Establishment SG. = Strength

	1.4.2006		1.4.2007		增加 / 減少 Increase/Decrease	
	編制 EST.*	實際人數 SG.*	編制 EST.*	實際人數 SG.*	編制 EST.*	實際人數 SG.*
高級技術主任 Senior Technical Officer	2	2	2	1	-	-1
技術主任 / 見習技術主任 Technical Officer/Technical Officer Trainee	4	4	4	4	-	-
總行政主任 Chief Executive Officer	1	1	1	1	-	-
高級行政主任 Senior Executive Officer	1	-	1	-	-	-
一級行政主任 Executive Officer I	3	4	3	4	-	-
一級法定語文主任 Official Language Officer I	1	1	1	1	-	-
二級法定語文主任 Official Language Officer II	2	2	2	2	-	-
繕校員 Calligraphist	1	1	1	1	-	-
高級私人秘書 Senior Personal Secretary	1	1	1	1	-	-
一級私人秘書 Personal Secretary I	5	5	5	4	-	-1
二級私人秘書 Personal Secretary II	7	7	7	7	-	-
機密檔案室助理 Confidential Assistant	1	1	1	1	-	-
高級文書主任 Senior Clerical Officer	17	16	16	13	-1	-3
文書主任 Clerical Officer	37	36	37	36	-	-
助理文書主任 Assistant Clerical Officer	111	107	108	106	-3	-1
文書助理 Clerical Assistant	103	106	103	106	-	-
一級物料供應員 Supplies Supervisor I	1	1	1	1	-	-
二級物料供應員 Supplies Supervisor II	1	1	1	1	-	-
物料供應服務員 Supplies Attendant	1	1	1	1	-	-

* EST. = Establishment SG. = Strength

	1.4.2006		1.4.2007		增加 / 減少 Increase/Decrease	
	編制 EST. *	實際人數 SG. *	編制 EST. *	實際人數 SG. *	編制 EST. *	實際人數 SG. *
高級庫務會計師 Senior Treasury Accountant	1	1	1	1	-	-
高級會計主任 Senior Accounting Officer	1	1	1	1	-	-
一級會計主任 Accounting Officer I	4	4	4	4	-	-
執達主任助理 Bailliff's Assistant	2	2	2	2	-	-
電話接線生 Telephone Operator	1	1	1	1	-	-
司機 Motor Driver	10	7	7	7	-3	-
辦公室助理 Office Assistant	16	15	15	15	-1	-
二級工人 Workman II	9	9	9	9	-	-
高級電腦操作員 Senior Computer Operator	1	1	1	1	-	-
一級電腦操作員 Computer Operator I	5	5	5	5	-	-
二級電腦操作員 / 見習電腦操作員 Computer Operator II/Student Computer Operator	7	7	7	7	-	-
高級系統經理 Senior Systems Manager	1	-	1	1	-	+1
系統經理 Systems Manager	2	2	2	1	-	-1
一級系統分析 / 程序編製主任 Analyst/Programmer I	5	6	5	6	-	-
二級系統分析 / 程序編製主任 Analyst/Programmer II	3	3	3	3	-	-
小計 Sub-total	861	835	847	809	-14	-26

* EST. = Establishment SG. = Strength

	1.4.2006		1.4.2007		增加 / 減少 Increase/Decrease	
	編制 EST. *	實際人數 SG. *	編制 EST. *	實際人數 SG. *	編制 EST. *	實際人數 SG. *
額外人員 Supernumerary Staff						
署長 Commissioner	-	-	1	1	+1	+1
助理署長 Assistant Commissioner	-	-	2	1	+2	+1
首席物業估價測量師 Principal Valuation Surveyor	-	-	-	1	-	+1
首席物業估價主任 Principal Valuation Officer	-	-	-	1	-	+1
高級物業估價主任 Senior Valuation Officer	-	-	-	4	-	+4
一級私人秘書 Personal Secretary I	-	-	1	1	+1	+1
高級文書主任 Senior Clerical Officer	-	-	-	1	-	+1
文書主任 Clerical Officer	-	-	-	1	-	+1
助理文書主任 Assistant Clerical Officer	-	-	-	1	-	+1
小計 Sub-total	-	-	4	12	+4	+12
總數 Total	861	835	851	821	-10	-14

在外間委員會擔任成員的高級首長級人員
Senior Directorate Staff Serving on Inter-departmental and External Committees

職位 Title	委員會名稱 Committee	身分 Capacity
署長 Commissioner	經濟發展工作小組 Working Group on Developments in the Economy	委員 Member
	監察物業市場工作小組 Working Group to Monitor the Property Market	委員 Member

見於本年報內的下述用語，除另有註明外，其意思如下：

(1) 樓面面積

面積以平方米計算。住宅單位的樓面面積是以「實用面積」來計算。「實用面積」是指單位獨佔的樓面面積，包括露台及外廊，但不包括樓梯、升降機槽、渠管、大堂及公用廁所等公用地方。量度「實用面積」時，是從圍繞該單位的外牆向外的一面或該單位與毗連單位的共用牆的中間點起計。窗台、天井、花園、庭院、平台、車位等地方則不包括在內。

非住宅樓宇的面積是以「內部樓面面積」來計算，量度範圍是有關單位牆壁（或與毗連單位的共用牆）向內的一面所圍繞的全部面積。

(2) 物業類別

住宅：

(a) 私人住宅單位 - 各自設有專用的煮食設施和浴室（及/或廁所）的獨立居住單位。居者有其屋計劃、私人機構參建居屋計劃、市區改善計劃、住宅發售計劃和夾心階層住屋計劃的住宅單位，均屬這一類別。租者置其屋計劃下售出的單位亦屬這一類別。

住宅單位可按樓面面積分類如下：

- A類 - 實用面積少於40平方米
- B類 - 實用面積為40至69.9平方米
- C類 - 實用面積為70至99.9平方米
- D類 - 實用面積為100至159.9平方米
- E類 - 實用面積為160平方米或以上

(b) 公屋住宅單位 - 由香港房屋委員會、香港房屋協會和香港平民屋宇有限公司興建的租住單位。

(c) 雜類住宅單位 - 包括用作住宅的閣仔、天台建築物等。

Where referred to in this publication the terms shown below, unless otherwise indicated, have the following general meanings:

(1) Floor Areas

Areas are expressed in square metres. A domestic unit is measured on the basis of "saleable area" which is defined as the floor area exclusively allocated to the unit including balconies and verandahs but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured from the outside of the exterior enclosing walls of the unit and the middle of the party walls between two units. Bay windows, yards, gardens, terraces, flat roofs, carports and the like are excluded from the area.

Non-domestic accommodation is measured on the basis of "internal floor area" which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

(2) Property Types

Domestic:

(a) Private domestic - Independent dwellings with separate cooking facilities and bathroom (and/or lavatory). Domestic units built under the Home Ownership Scheme, Private Sector Participation Scheme, Urban Improvement Scheme, Flat-for-Sale Scheme and Sandwich Class Housing Scheme are included. Domestic units sold under the Tenants Purchase Scheme are also included.

Domestic units are sub-divided by reference to floor area as follows:

- Class A - Saleable area less than 40 m²
- Class B - Saleable area of 40 m² to 69.9 m²
- Class C - Saleable area of 70 m² to 99.9 m²
- Class D - Saleable area of 100 m² to 159.9 m²
- Class E - Saleable area of 160 m² or above

(b) Public domestic - Units built for rental by the Hong Kong Housing Authority, Hong Kong Housing Society and Hong Kong Settlers Housing Corporation Limited.

(c) Miscellaneous domestic units - Include cocklofts, roof top structures etc. used for domestic purposes.

技術附註 Technical Notes

非住宅：

- (a) 舖位 - 設計或改建作零售業用途，並實際作這用途的物業。
- (b) 商業樓宇 - 設計或改建作商業用途的樓宇，例如百貨公司等，但不包括舖位或寫字樓。
- (c) 寫字樓 - 商用樓宇內的物業，但不包括綜合用途樓宇內的非住宅用途單位。
- (d) 工貿大廈 - 設計或獲證明作工貿用途的樓面面積。
- (e) 工廠 - 為製造業工序及有關用途而建設的物業。
- (f) 貨倉 - 設計或改建作倉庫或冷藏庫的樓宇。
- (g) 停車位 - 位於主要作住宅或非住宅用途樓宇內的停車位。
- (h) 其他物業 - 不屬於上述任何類別的物業，例如酒店，戲院及劇場、學校、康樂會及會所、社區及福利用途樓宇、油站等物業。

(3) 租金

本書所載租金全部以港元計算，通常不包括差餉、管理費及其他費用在內。

(4) 匯率

除另有說明外，本年報所用的「元」均指港元。自1983年10月17日起，政府透過一項有關發行紙幣的措施，將港元與美元掛鉤，採用大約7.8港元兌1美元的聯繫匯率。

(5) 四捨五入

由於數字四捨五入，所以個別項目的總和與各表所示的總數可能有些微差別。

Non-Domestic：

- (a) Shops - Premises designed or adapted for retail trade and used as such.
- (b) Commercial premises - Premises designed or adapted for commercial use, but not falling within the definitions of shops or offices, e.g. department stores etc.
- (c) Offices - Premises situated in buildings designed for commercial/business purposes excluding non-domestic floors in composite buildings.
- (d) Industrial/office premises - Premises comprising floor space designed or certified for industrial/office use.
- (e) Factories - Premises designed for manufacturing processes and uses directly related to such processes.
- (f) Storage premises - Premises designed or adapted for use as godowns or cold stores.
- (g) Parking spaces - Parking spaces either in a predominantly domestic or non-domestic building.
- (h) Other premises - Premises not included in any of the above types such as hotels, cinemas and theatres, schools, recreation club and association premises, community and welfare premises, petrol filling stations etc.

(3) Rent

All rents quoted are in Hong Kong dollars and are normally exclusive of rates, management and other charges.

(4) Exchange Rate

Where dollars are quoted in this report, they are, unless otherwise stated, Hong Kong dollars. Since 17 October 1983, the Hong Kong dollar has been linked to the US dollar, through an arrangement in the note-issue mechanism, at a rate of around HK\$7.8=US\$1.

(5) Rounding of Figures

Due to rounding, there may be a slight discrepancy between the sum of individual items and the total shown in the Tables.

公開發售

香港物業報告

樓宇名稱

香港差餉稅收歷史（英文版及中文版）

香港差餉稅制
- 評估、徵收及管理（英文版及中文版）

On Sale to the Public

Hong Kong Property Review

Names of Buildings

The History of Rates in Hong Kong (English and Chinese versions)

Property Rates in Hong Kong
- Assessment, Collection and Administration (English and Chinese versions)

其他供公眾閱覽的刊物

年報

差餉及地租簡介

差餉物業估價署服務承諾

差餉物業估價署歷年發展（英文版）

香港物業報告 - 每月補編

《業主與租客（綜合）條例》指引概要

宣傳標示門牌號數的資料單張

物業資訊服務的資料單張

Other Unrestricted Publications

Annual Summary

Your Rates and Government Rent

Performance Pledge for the Rating and Valuation Department

Rating and Valuation Department - A Chronology

Hong Kong Property Review - Monthly Supplement

A Summary Guide on the Landlord and Tenant (Consolidation)
Ordinance

Explanatory Leaflet for Display of Building Numbers

Explanatory Leaflet for Property Info-Hotline Service

各區域及地區
Areas and Districts

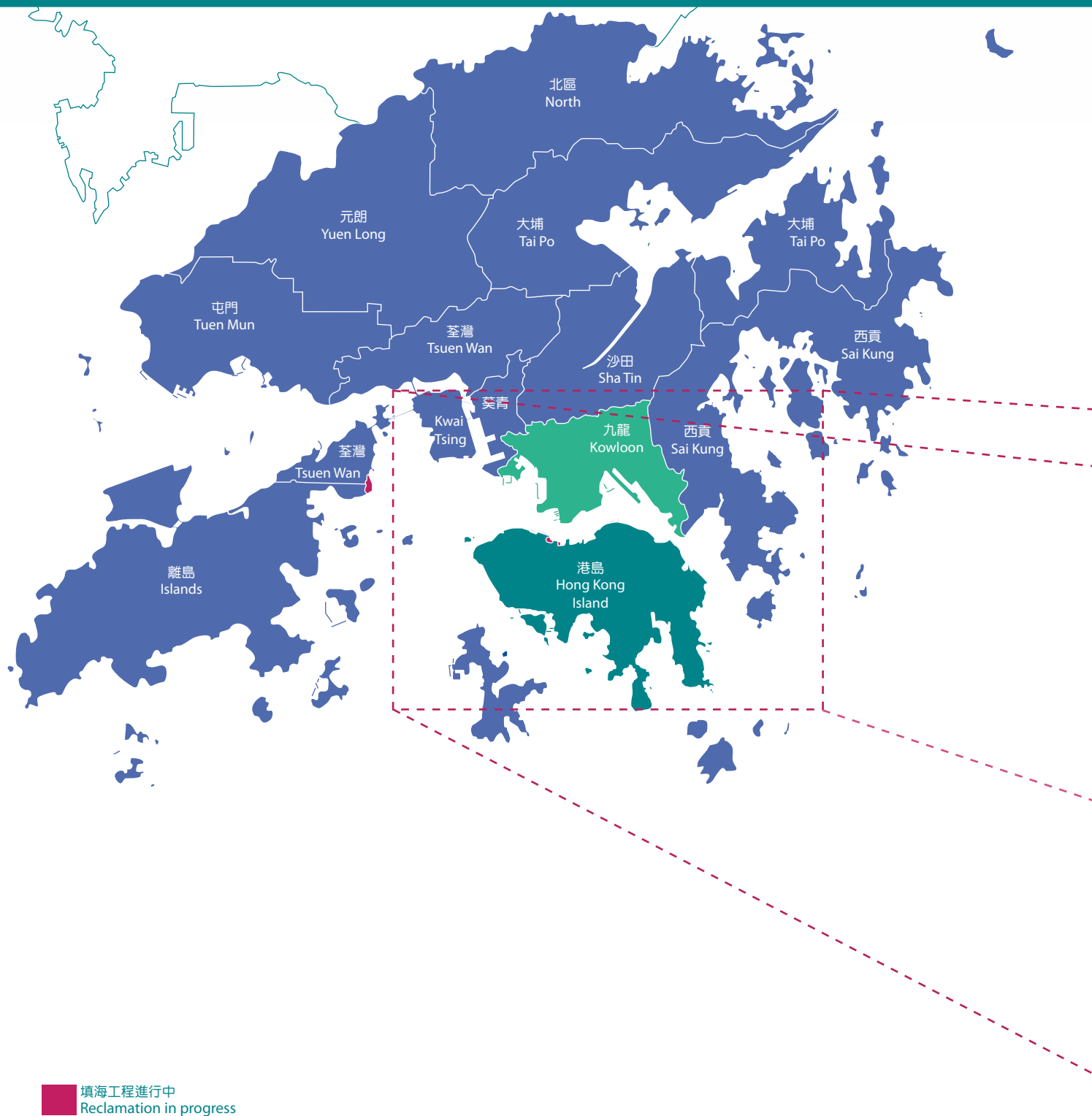
地區 District	地區內的分區名稱 Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units	
區域：港島 Area : Hong Kong Island			
中西區 Central and Western	堅尼地城、石塘咀、 西營盤、上環、 中環、金鐘、 半山區、山頂	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111(p), 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 141, 142, 143, 172(p), 181, 182(p)
灣仔 Wan Chai	灣仔、銅鑼灣、 跑馬地、大坑、 掃桿埔、渣甸山	Wan Chai, Causeway Bay, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	124(p), 131, 132, 133, 134, 135, 140, 144, 145, 146, 147(p), 148(p), 149, 151(p), 158(p), 175(p), 182(p), 183(p), 184, 190
東區 Eastern	天后、寶馬山、 北角、鰂魚涌、 西灣河、筲箕灣、 柴灣、小西灣	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	147(p), 148(p), 151(p), 152, 153, 154, 155, 156, 157, 158(p), 161, 162, 163, 164, 165, 166, 167, 194(p)
南區 Southern	薄扶林、香港仔、 鴨脷洲、黃竹坑、 壽臣山、淺水灣、 春磡角、赤柱、 大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	111(p), 171, 172(p), 173, 174, 175(p), 176, 183(p), 191, 192, 193, 194(p), 195, 196, 197, 198
區域：九龍 Area : Kowloon			
油尖旺 Yau Tsim Mong	尖沙咀、油麻地、 西九龍填海區、 京士柏、旺角、 大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Reclamation, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 213(p), 214, 215, 216, 217, 220, 221, 222(p), 225, 226, 227, 228, 229, 236(p), 266(p), 269(p)
深水埗 Sham Shui Po	美孚、荔枝角、 長沙灣、深水埗、 石硤尾、又一村、 大窩坪、昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	260, 261, 262, 263, 264, 265, 266(p), 267, 268(p), 269(p), 271(p), 320(p)
九龍城 Kowloon City	紅磡、土瓜灣、 馬頭角、馬頭圍、 啟德、九龍城、 何文田、九龍塘、 筆架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213(p), 222(p), 231, 232, 233, 234, 235, 236(p), 237, 241, 242, 243, 244, 245, 246, 247(p), 268(p), 271(p), 272, 283(p), 285, 286(p)
黃大仙 Wong Tai Sin	新蒲崗、黃大仙、 東頭、橫頭磡、 樂富、鑽石山、 慈雲山、牛池灣	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	271(p), 281, 282, 283(p), 284, 287, 288, 289
觀塘 Kwun Tong	坪石、九龍灣、 牛頭角、佐敦谷、 觀塘、秀茂坪、 藍田、油塘、 鯉魚門	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	247(p), 280, 286(p), 290, 291, 292, 293, 294, 295, 297, 298(p)

(p) = part 部分

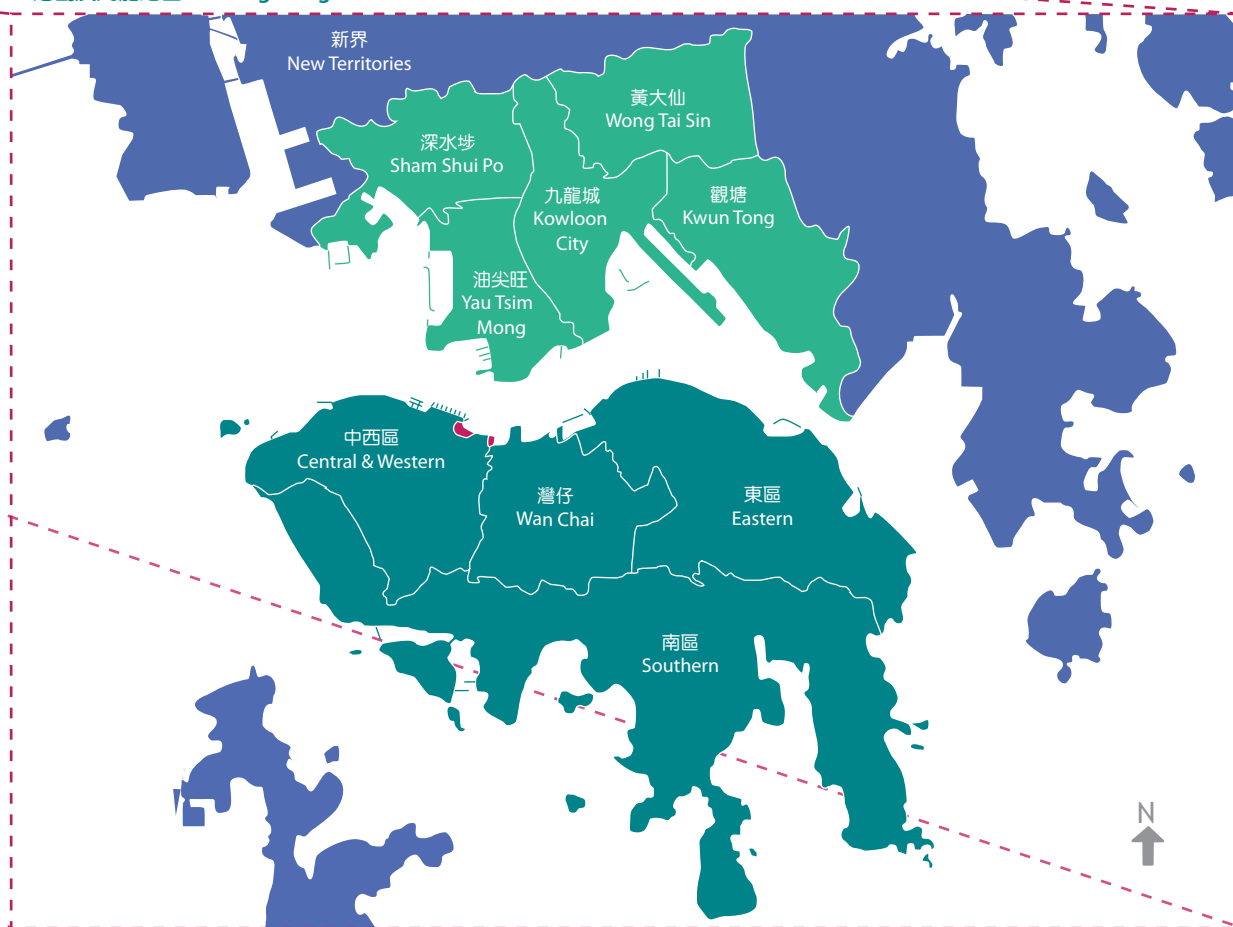
地區 District	地區內的分區名稱 Names of Sub-districts within District Boundaries		規劃統計小區 Tertiary Planning Units
區域：新界 Area : New Territories			
葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	269(p), 310(p), 320(p), 321(p), 326, 327(p), 328, 329, 350, 351
荃灣 Tsuen Wan	荃灣、梨木樹、 汀九、深井、 青龍頭、馬灣、 陰澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Yam O	310(p), 321(p), 322, 323, 324, 325, 331, 332, 333(p), 334, 335, 336, 340(p), 413(p), 531(p), 533(p), 731, 732(p), 961(p), 971(p), 972(p), 973(p), 974, 975
屯門 Tuen Mun	大欖涌、掃管笏、 屯門、藍地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	340(p), 411, 412(p), 413(p), 414, 415, 416(p), 421, 422, 423, 424, 425, 426, 427, 428, 431(p), 432, 433(p), 434, 441, 442, 513(p), 531(p), 951(p)
元朗 Yuen Long	洪水橋、廈村、 流浮山、天水圍、 元朗、新田、 落馬洲、錦田、 石崗、八鄉	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	333(p), 412(p), 413(p), 416(p), 431(p), 433(p), 510, 511, 512, 513(p), 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533(p), 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 632(p)
北區 North	粉嶺、聯和墟、 上水、石湖墟、 沙頭角、鹿頸、 烏蛟騰	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 621, 622, 623, 624, 625, 626, 627, 628, 629, 631(p), 632(p), 633(p), 634(p), 641, 642, 651, 652(p), 653, 711(p), 712(p)
大埔 Tai Po	大埔墟、大埔、 大埔滘、大尾篤、 船灣、樟木頭、 企嶺下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	310(p), 533(p), 631(p), 632(p), 633(p), 634(p), 652(p), 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729(p), 732(p), 741, 742(p), 743, 744(p), 751, 753(p), 757(p), 762(p), 811(p), 812(p), 815(p), 822(p), 824(p)
沙田 Sha Tin	大圍、沙田、 火炭、馬料水、 烏溪沙、馬鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	327(p), 729(p), 732(p), 733, 744(p), 753(p), 754, 755, 756, 757(p), 758, 759, 761(p), 762(p), 824(p)
西貢 Sai Kung	清水灣、西貢、 大網仔、將軍澳、 坑口、調景嶺、 馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 298(p), 742(p), 761(p), 762(p), 811(p), 812(p), 813, 814, 815(p), 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
離島 Islands	長洲、坪洲、 大嶼山 (包括東涌)、 南丫島	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951(p), 961(p), 962, 963, 971(p), 972(p), 973(p), 976

(p) = part 部分

新界地區 New Territories Districts



港島及九龍地區 Hong Kong Island and Kowloon Districts



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