

# 差餉物業估價署年報

Rating and Valuation Department  
Annual Summary

# 2011-12

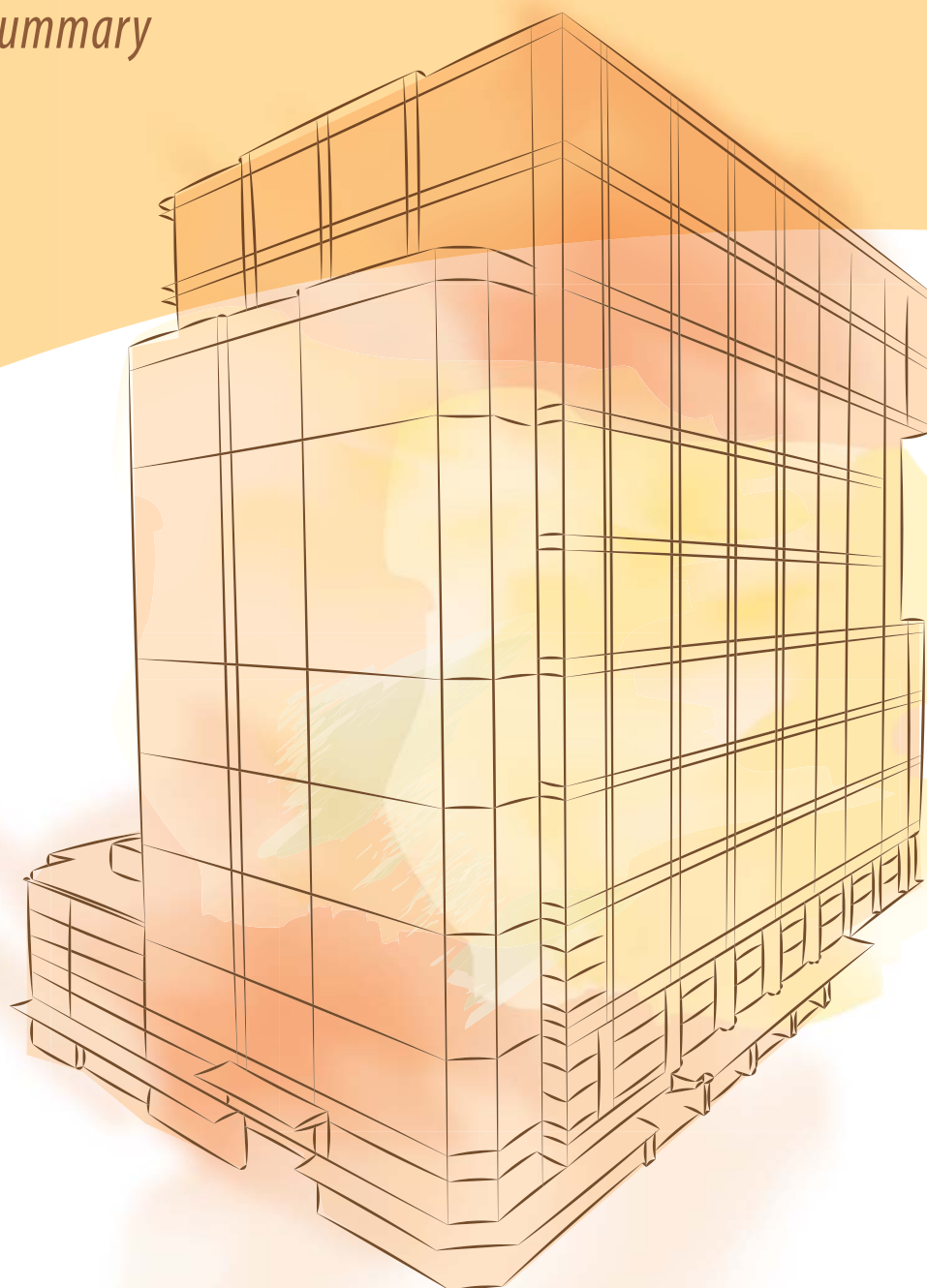


香港特別行政區政府差餉物業估價署  
Rating and Valuation Department  
The Government of the Hong Kong Special Administrative Region

2011-12

# 差餉物業估價署年報

*Rating and Valuation Department  
Annual Summary*



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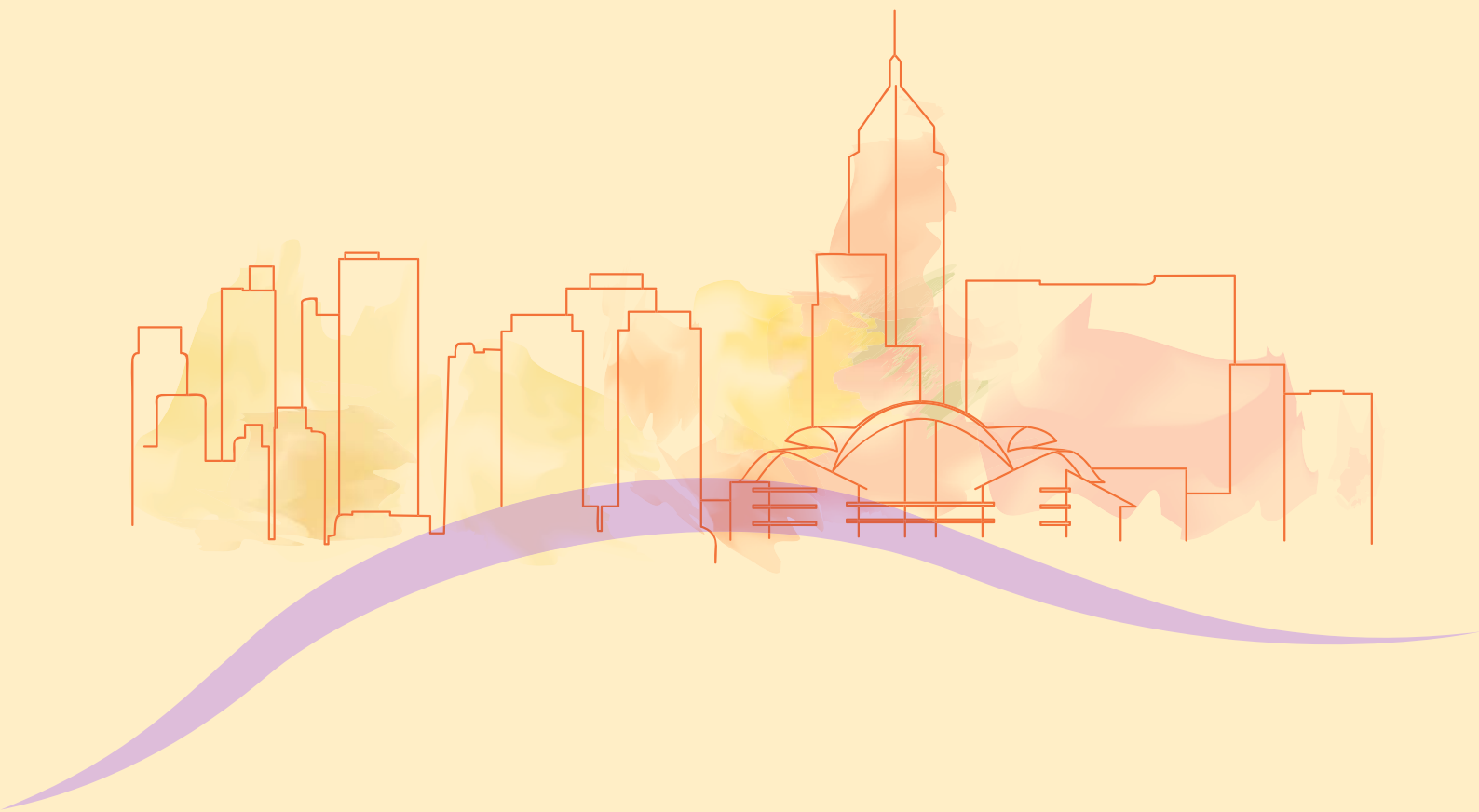


差餉物業估價署署長  
曾梅芬太平紳士

Mrs Mimi BROWN, JP  
Commissioner of Rating and Valuation

## 署長序言 Commissioner's Overview





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對香港來說，2011至12年度是重要的一年。儘管2011年第二季經濟開始呈現下行，但增長幅度仍較趨勢為高。年內本署成果豐碩，在各主要職能的表現皆達到或超越所訂立的目標。

經濟增長持續，人民幣和其他貨幣兌港元保持強勢，令通貨膨脹加速上升。為協助市民應付通脹壓力，並紓緩物價上升對民生的影響，2011至12年度政府繼續寬減差餉，上限為每個物業單位每季1 500元。在寬免措施下，本年度約有82%樓宇不用繳交差餉，餘下的18%物業則受惠於全額寬免而得以減付差餉，庫房因而少收約99億元。

## 挑戰和成就

本署以比去年更短的時間完成2012至13年度全面重估差餉使命，完成的工作量亦較往年為多，這實有賴職員同心戮力。重估完成後，估價冊載有239萬個估價項目，應課差餉租值合共4 750億元；地租登記冊內的地租項目增至184萬個，應課差餉租值總額為2 740億元。物業市場需求殷切，租金因而得到支持，亦令市場憧憬租金繼續上揚。重估後差餉及地租的應課差餉租值，分別錄得10%和9%的平均升幅。這是環球金融海嘯爆發以來，連續第三年全面重估差餉後應課差餉租值錄得整體上升。

2011-12 was an eventful year to Hong Kong and the economy posted another year of above-trend growth despite the emergence of downward signs since the second quarter of 2011. The Rating and Valuation Department also made solid achievements during the year and succeeded in meeting or exceeding the performance targets for all service areas in respect of the major functions of the Department.

Continuous economic growth coupled with the strengthening of Renminbi and other currencies against Hong Kong dollar have also caused the underlying inflation to mount at a brisk pace. To help people cope with inflationary pressure and alleviate the impact of rising prices on people's livelihood, Government continued to waive the rates for 2011-12 subject to a ceiling of \$1 500 per quarter for each rateable property. Under the operation of this rates concession scheme, about 82% of properties were subject to no rates in the year while the rates payable of the remaining 18% of properties were reduced by the full concession amount, costing the Government about \$9.9 billion.

## Challenges and Achievements

The 2012-13 general revaluation was completed in a shorter time frame than the previous year and with improved productivity, thanks to the dedicated efforts of our staff. After revaluation, the new Valuation List contained 2.39 million assessments with a total rateable value of \$475 billion, and the number of assessments on the Government Rent Roll increased to 1.84 million assessments with a total rateable value of \$274 billion. As demand for property remained firm propping up property rentals and propelling rental expectation, the annual revaluation has also resulted in an average increase in rateable values of 10% and 9% for rates and Government rent respectively. This has been the third consecutive year since the outbreak of the global financial turmoil that a general increase in rateable values was registered upon revaluation.

新一年度的估價冊和地租登記冊在 2012 年 3 月 1 日公布，4 月 1 日生效，市民可登入本署網站（網址：[www.rvd.gov.hk](http://www.rvd.gov.hk)）和物業資訊網（網址：[www.rvdpi.gov.hk](http://www.rvdpi.gov.hk)），查詢物業的新應課差餉租值。2012 年 3 月 9 日至 5 月 31 日遞交建議書期間，本署共錄得約 31 000 宗新應課差餉租值的網上查詢，涉及約 206 萬個物業項目，並接獲 50 885 份要求修改估價冊及 / 或地租登記冊的建議書，數目較去年減少 7%。

物業資訊網方便公眾在網上查詢重要的物業資料和帳目結餘，因此深受市民歡迎。自 2009 年 2 月推出至今，已提供超過 60 萬項物業記錄的資料；2011 至 12 年度處理約 209 000 項物業記錄的實用面積資料查詢，平均每天處理 571 項記錄。本署會繼續擴展物業資訊網的服務範疇，尋求在這網上平台提供更多增值服務。

2010 年 10 月政府公布實用面積定義，《一手住宅物業銷售條例》於 2012 年生效之後，實用面積將具有法定地位。2011 年 11 月政府就規管所有一手住宅物業銷售的擬議法例，展開為期兩個月的諮詢。擬議法例要求發展商在售楼和推廣文件中，以實用面積來表述物業面積，並把作失實陳述或傳布誤導性資料的行為列為罪行，使物業銷售更加透明。《一手住宅物業銷售條例草案》其後於 2012 年 3 月提交立法會法案委員會審批。有關建議旨在循法定架構加強保障置業人士權益，這亦切合自 1999 年 11 月以來所奉行的作業守則，規定地產代理處理二手住宅買賣時，必須向客戶提供從本署取得或根據第一份買賣協議書所載的實用面積資料。

The new Valuation List and Government Rent Roll, taking effect on 1 April 2012, were declared by me on 1 March 2012 and the public was able to make online search of the new rateable values on our website at [www.rvd.gov.hk](http://www.rvd.gov.hk) and our Property Information Online (PIO) website [www.rvdpi.gov.hk](http://www.rvdpi.gov.hk). During the proposal period from 9 March to 31 May 2012, we recorded around 31 000 online searches of the rateable values of some 2.06 million properties, and received 50 885 proposals to alter the Valuation List and/or Government Rent Roll, down by 7% on previous year.

The PIO offered the public convenient online access to essential property information and account balance. The online service was well received by the public and has already provided information on more than 600 000 property records since its launch in February 2009. In 2011-12, the PIO has processed enquiries on saleable area involving about 209 000 property records, equivalent to an average of 571 records per day. We would further expand the service scope and explore opportunities to provide more value-added services through this online platform.

The definition of saleable area, promulgated by Government in October 2010, would acquire statutory standing following the enactment of the Residential Properties (First-hand Sales) Ordinance in 2012. In November 2011, the Government launched a two-month consultation on proposed legislation regulating the sale of all first-hand residential properties. The main thrust of the proposal was to ensure that property transactions would be carried out with great transparency by requiring developers to use saleable area in their sales and marketing materials as well as making the act of misrepresentation and dissemination of misleading information an offence. The Residential Properties (First-hand Sales) Bill was subsequently introduced into the Legislative Council in March 2012 for consideration by the Bills Committee. The move was to strengthen the protection for interests of property buyers through a legal framework and was in line with the practice implemented since November 1999 whereby estate agents have to advise their clients of the saleable area obtainable from RVD or the first agreement in respect of second-hand residential properties.



自 2011 年 11 月起，本署向新落成住宅樓宇（鄉村式屋宇除外）的繳納人發出《臨時估價通知書》時，列明物業的實用面積和附屬地方，這是我們為使估價更加透明而獻的新猷。

本署一直宣揚環保概念，致力推行環保內務管理方法，藉以提高員工的環保意識。過去多年間，我們在提供服務方面推出多項環保措施，包括電子帳單、以電子方式遞交表格和通知書，以及綜合發單和繳款服務。去年，本署在 2011 年香港環保卓越計劃界別卓越獎的「公營機構及公用事業」界別中，榮獲優異獎。界別卓越獎旨在鼓勵機構實施環保管理，並衡量它們對這方面承諾的表現。獎項認同我們全力推動環保工作的承諾和最佳執行手法。本署將繼續在各方面採納具能源效益的措施，為創造更美好環境出一分力。

As a new initiative to enhance valuation transparency, we have, starting November 2011, informed payers of newly completed domestic properties (excluding village houses) of the saleable area and ancillary accommodation of their properties at the time of issuing Notices of Interim Valuation.

Environmental protection has always been on the agenda and we spared no efforts in implementing green housekeeping measures to promote staff environmental awareness. Over the years we have launched several green e-initiatives in delivering our services such as e-billing, Electronic Submission of Forms and Notices, and Consolidated Billing and Payment Service. Last year, we were awarded a Certificate of Merit in the "Public Organisations and Utilities" sector of the 2011 Hong Kong Awards for Environmental Excellence (HKAEE) Sectoral Awards. The HKAEE Sectoral Awards scheme aimed at encouraging organisations to adopt green management and presenting them with an opportunity to benchmark their commitment towards environmental protection. The award recognised our commitment and best practices for environmental excellence, and we would continue to adopt energy-efficient measures in all practices to promote a greener environment.

## 機遇與展望

面對新挑戰湧現，以及顧客的期望不斷提高，本署透過持續研究和發展，提升服務效率與質素。我們將致力推行下列措施：

- 探討以符合成本效益的方式，向經評估差餉私人住宅物業（鄉村屋宇除外）的繳納人提供實用面積資料。
- 把發布物業資訊的範圍擴展至非住宅物業，讓公眾通過物業資訊網查看非住宅物業的面積和樓齡。
- 進一步加強並推廣差餉地租的綜合發單和繳款服務。

本署全寅為達到去年的目標持續給予支持，全心全意為公眾提供最佳和物有所值的服務，我謹此衷心致謝。

差餉物業估價署署長  
曾梅芬太平紳士  
2012年11月

## Opportunities and Prospects

Faced with new challenges and ever-increasing customer expectations, the Department has continued to improve the efficiency and quality of services through ongoing research and development. We will press ahead with the following initiatives:

- Exploring cost-effective way in providing saleable area information to payers of assessed private residential properties (excluding village houses).
- Expanding the scope of property information dissemination to non-domestic properties so that the public could check the area and building age of non-domestic properties through the PIO.
- Further enhancing and promoting the consolidated Billing and Payment Service for rates and Government rent.

Finally, I would like to thank my colleagues for their continued support in achieving the targets for the past year and their commitment to deliver the best possible and value for money service to the public.

Mrs Mimi BROWN, JP  
Commissioner of Rating and Valuation  
November 2012



理想和使命  
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

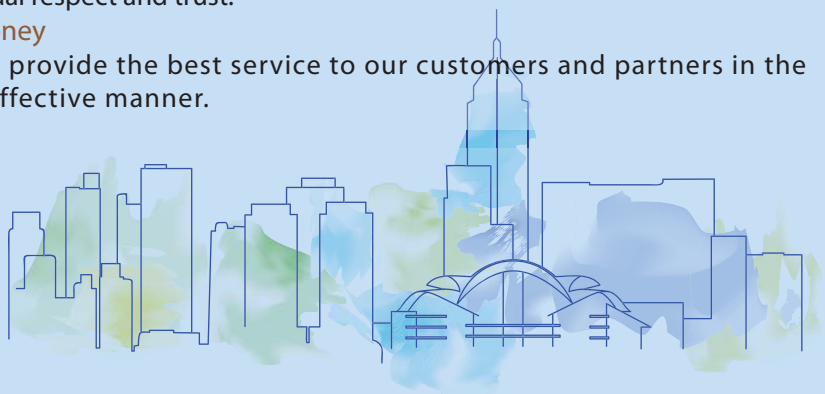
We anticipate new challenges and opportunities, and respond to these in a timely and creative way.

### 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



- 12** 評估差餉  
Rating
- 13** 評估地租  
Government Rent
- 15** 帳目和發單  
Accounting and Billing
- 16** 物業估價服務  
Property Valuation Services
- 17** 物業資訊服務  
Property Information Services
- 19** 業主與租客服務  
Landlord and Tenant Services



差餉物業估價署的主要職能計有：

- 評估差餉和地租；
- 管理差餉和地租的帳目與發單；
- 為政府的決策局和部門提供物業估價服務；
- 為政府的決策局和部門、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），包括就租務事宜向業主及租客提供諮詢和調解服務。

## 評估差餉

「差餉」是對房地產徵收的稅項，並按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可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，當中載列全港已評估差餉的物業的資料。

### 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2012年4月1日，估價冊共載有2 385 288個差餉估價項目，應課差餉租值總值達4 754億元，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.

## 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.

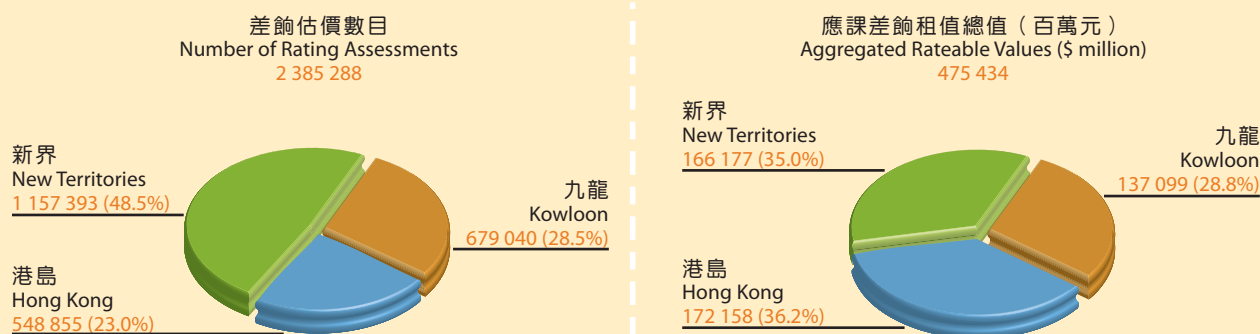
The Commissioner of Rating and Valuation is responsible for compiling the Valuation List of landed properties throughout the territory under the Rating Ordinance (Cap. 116).

### 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 2012 contained 2 385 288 rating assessments with total rateable values of \$475.4 billion. Further details are shown in Tables 1 - 8.

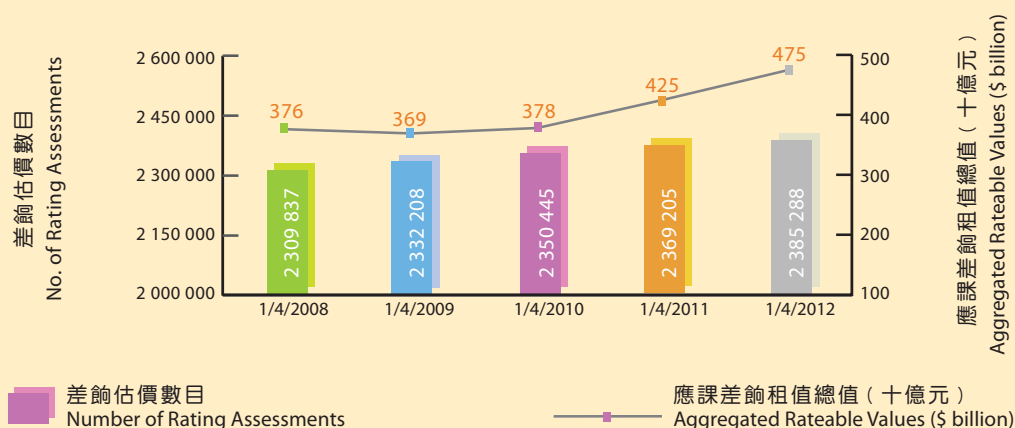
截至 2012 年 4 月 1 日的差餉估價數目和應課差餉租值總值  
Number of Rating Assessments and Aggregated Rateable Values as at 1 April 2012



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:

過去五年差餉估價數目和應課差餉租值總值  
Number of Rating Assessments and Aggregated Rateable Values in the Past Five Years



## 評估地租

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」。

本署負責評定兩類地租，並按物業的應課差餉租值計算應繳多少地租。該兩類地租分別根據下列法例繳納：

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

## Government Rent

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.

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) 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）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，載列所有根據本條例評估地租的物業的應課差餉租值。截至2012年4月1日，地租登記冊載有1 839 604個估價項目，應課差餉租值總值約為2 739億元，詳情請參閱表9。

第515章所指的地租，數額為物業應課差餉租值的3%，並隨應課差餉租值的改變而調整。條例規定須繳納地租的物業，包括根據下列適用租契持有的物業：

- (a) 原本沒有續期權利，但自1985年5月27日《中英聯合聲明》生效之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，只須繼續向地政總署署長繳納先前須繳的象徵式地租。

對於大部分須按第515章繳納地租的物業而言，用作計算地租的應課差餉租值，等同於用作計算差餉的應課差餉租值。如物業獲豁免評估差餉，或物業只有部分須繳納地租（例如：物業所處土地部分是根據適用租契而持有，而另一部分則根據其他類別的租契持有），則本署會分別釐定兩項應課差餉租值。

## Government Rent Assessed under the 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 1 839 604 assessments as at 1 April 2012 with an aggregated rateable value of \$273.9 billion. Further details are shown in Table 9.

Cap. 515 Government rent is equal to 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 to the Director of Lands.

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)評估的地租

可續期租契續期後的地租評估和徵收，受到《政府租契條例》(第40章)規管。條例規定，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，其數額於續期後維持不變，直至該土地重新發展為止。重建完成後，地租會修訂為新建築物應課差餉租值的3%。

本署須按第40章的規定，為續期和重新發展的個案向地政總署署長提供新地租額，並通知土地註冊處處長登記新地租，以及答覆市民有關的查詢。

### Government Rent Assessed under the 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 action to provide the Director of Lands with assessments of new rents where a renewal or redevelopment has taken place, notifying the Land Registrar of new rents for registration and responding to enquiries from the general public.



### 帳目和發單

由1995年7月1日起，差餉物業估價署署長接管差餉發單和帳目修訂的職務，當中包括追討差餉欠款。

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。

差餉和地租均須每季預繳，倘物業須同時繳納差餉和地租，差餉繳納人會收到合併徵收通知書。

### 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 from 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，以保障政府的印花稅收入。如申報的轉讓價值低於市值，本署會提供物業的合理市值估價。

本署亦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 (i.e. the Commissioner of Inland Revenue) by examining transactions involving the transfer of property. The aim is to safeguard revenue from this source. Where the consideration stated in the transaction is considered below the market value, the Department will provide a valuation advice.

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



### 遺產稅

雖然遺產稅由 2005 年 7 月起取消，但本署仍須處理在此日期之前的個案，向遺產稅署署長提供物業估價，以釐定遺產稅。

### 為其他政府部門提供估價服務

本署亦經常為其他政府部門和半官方機構提供估價服務。

### 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.

### 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

在評估差餉和物業價值的過程中，本署收集到大量的物業資料，因此能夠為政府提供物業市場方面的專業意見。本署定期修訂多項統計數據，並分發給決策局和其他政府部門參考。

此外，本署亦會應各局和部門的要求，展開專題研究與分析。



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。報告亦載有主要物業類別的總存量和空置量。

本署亦編製《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、買賣宗數和成交總值的資料。

## 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".

### 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的編配事宜。本署會在日常評估差餉期間，同時執行這項工作，在新建樓宇落成之前配予門牌號數。

本署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。

### 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

本署編製並修訂《樓宇名稱》一書，詳列全港樓宇的中英文名稱、地址和落成年份。

此書有助市民、緊急服務人員、香港郵政和其他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 Hongkong Post and other departments in identifying 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。

### 諮詢和調解服務

本署人員免費為市民提供全面的租務諮詢服務。本署亦定期派員前往民政事務處會見市民和每天到土地審裁處當值，提供有關服務。

市民亦可透過本署 24 小時自動電話資訊服務或瀏覽本署網站，獲得一般租務資訊。

### 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）。經批署的通知書，是採取法律行動追收欠租時所需的文件。

## 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.

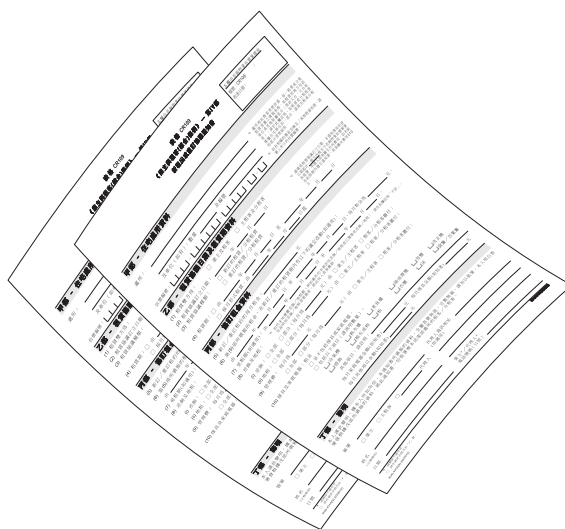
### Advisory and Mediatory Services

Comprehensive and free advisory services are available to the public on landlord and tenant matters. Similar services are also provided by officers of the Department who pay regular visits to various District Offices and by those who are stationed daily 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.

### 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.





## 服務表現和成就 Performance and Achievements



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## 評估差餉和地租

### 修訂和更新估價冊及地租登記冊

本署不時修訂和更新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和須繳納差餉及／或地租的物業、刪除已拆卸樓宇和毋須繼續評估差餉及／或地租的物業，以及刪除曾更改結構的物業的原有估價，然後加入重新評定的估價。「臨時估價」和「刪除估價」是修訂估價冊及地租登記冊的常用方法。

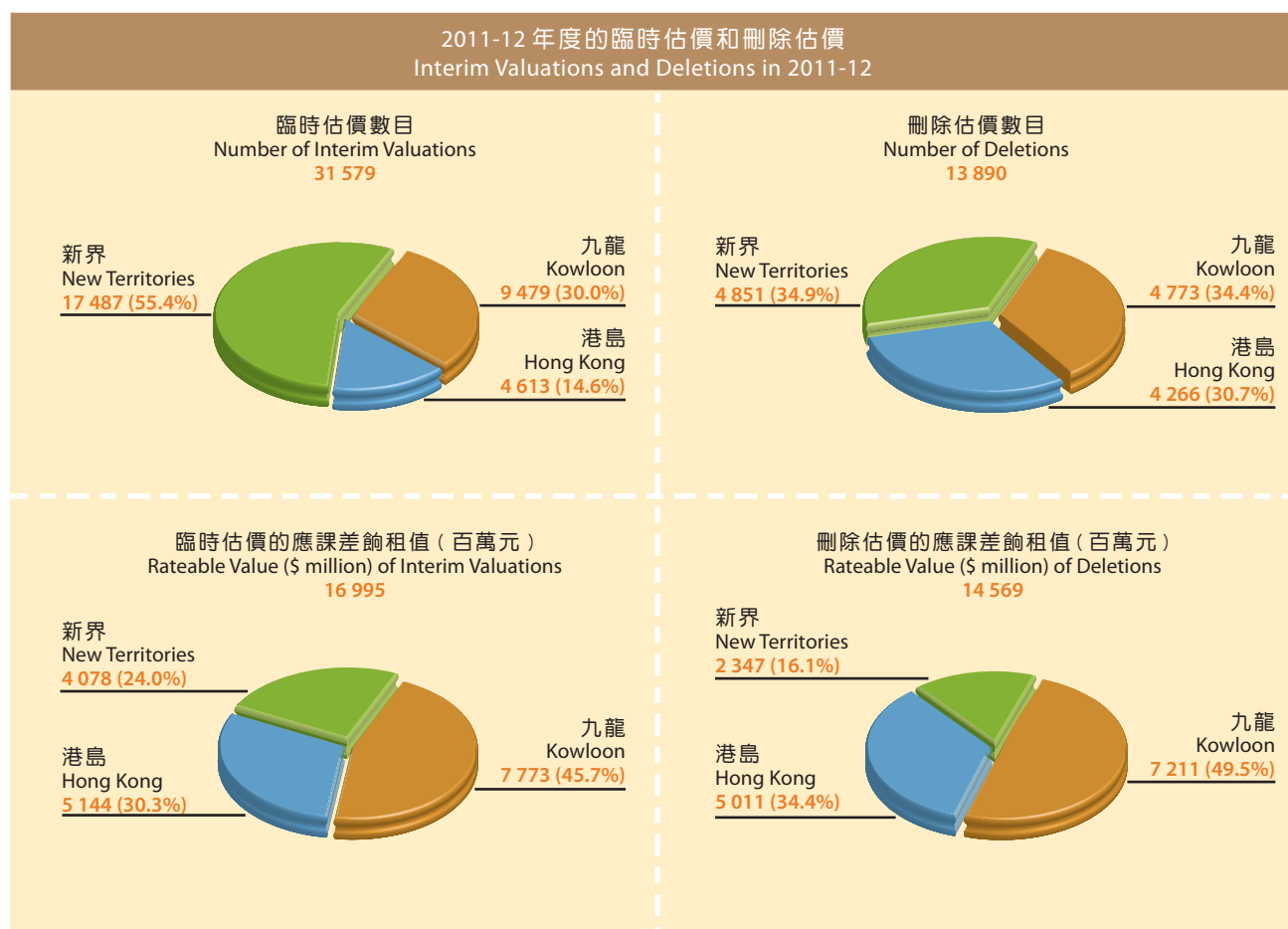
表 10 顯示 2011-12 年度臨時估價和刪除估價的數目。下列圖表顯示估價冊及地租登記冊內按區域劃分的臨時估價和刪除估價數目，以及有關的應課差餉租值：

## 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 2011-12 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

不同類別和不同地區的物業，租金水平會隨時間轉變而有不同幅度的變動。自 1999 年以來，本署每年均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，並按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 2012-13 年度應課差餉租值的過程中，本署一共重新評估載於估價冊內 2 385 288 個物業的應課差餉租值，以及載於地租登記冊內 1 839 604 個物業的應課差餉租值。

新應課差餉租值的生效日期是 2012 年 4 月 1 日，估價依據日期為 2011 年 10 月 1 日。

## 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.

Altogether 2 385 288 assessments in the Valuation List and 1 839 604 assessments in the Government Rent Roll were reviewed in the revaluation for 2012-13.

The new rateable values which took effect on 1 April 2012 were based on market rents as at the valuation reference date of 1 October 2011.



重估完成後，差餉及地租的應課差餉租值分別平均上調 10% 和 9%。

在新的估價冊內，其中 90.2% 物業的應課差餉租值平均上升 11%，另有 8.5% 物業的應課差餉租值維持不變，餘下 1.3% 物業的應課差餉租值則平均下跌 7.1%。

表 11 詳列全面重估應課差餉租值後，主要類別物業的差餉和地租變動情況。

The exercise had resulted in an average increase in rateable values of 10% and 9% for rates and Government rent respectively.

For 90.2% of the properties in the new Valuation List, the rateable values were increased by 11% on average. 8.5% had no change in rateable values. The remaining 1.3% of the properties had their rateable values decreased by 7.1% on average.

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



## 建議、反對和上訴

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

然而，如地租登記冊內的記項與估價冊的相同，則只可就估價冊的記項提交建議書、反對通知書或上訴通知書。估價冊如因建議書、反對通知書或上訴通知書而有任何修改，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，可於有關通知書發出日期起計 28 天內，向署長提交反對書。

在上述情況下，本署的專業人員會詳細考慮所有建議書和反對書。如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，倘仍不滿意署長的決定，可於「決定通知書」發出日期起計 28 天內，向土地審裁處上訴。

## Proposals, Objections and Appeals

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

However, if the entry of a property in the Government Rent Roll is identical to that in the Valuation List, the proposal, objection or appeal can only be made against the entry in the Valuation List. Any alteration to the Valuation List resulting from the proposal, objection or appeal will also be made to the Government Rent Roll.

In the case of an interim valuation, deletion or correction to the Valuation List and Government Rent Roll, 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.



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

表 12 詳列本署過去兩年所處理的建議書、反對書和上訴個案數目。

In such circumstances, professional officers of the Department prepare cases in support of the Valuation List and Government Rent Roll 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。2011-12 財政年度的差餉徵收率為 5%，這徵收率自 1999-2000 年度起一直維持不變。

現時所有差餉收入均撥歸政府一般收入帳目。

### 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 2012 年 4 月 1 日，這些按供水情況獲扣減差餉的物業數目和應課差餉租值總數：

### Rates Charges

Rates are payable at a percentage of rateable value. For the financial year 2011-12, 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.

### 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 2012 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	19	39 606
九龍 Kowloon	-	-	-	-
新界 New Territories	36	941	566	36 263
總數 Overall	37	972	585	75 869

根據《地租（評估及徵收）條例》（第515章）徵收地租

截至2012年4月1日，地租登記冊載有1 839 604個估價項目。

2011-12年度，本署為徵收地租而展開的臨時估價有24 470個，刪除的估價則有7 379個，詳情見表10。

2001年3月，終審法院就發展用地和農地應否評估地租一案作出裁決。法院確認本署的觀點，認為根據《地租條例》和《地租規例》的條文，發展用地、重新發展用地和農地均須繳納地租。

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

The number of assessments in the Government Rent Roll on 1 April 2012 was 1 839 604.

The number of interim valuations and deletions carried out in 2011-12 for Government rent purposes were 24 470 and 7 379 respectively. See details in Table 10.

The assessability of development sites and agricultural lots to Government rent was resolved with the Court of Final Appeal (CFA) judgment delivered in March 2001. The judgment 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.



此外，土地審裁處聆訊一宗發展用地估價方法的測試個案，並於2008年2月作出裁決，結果認同本署所採用的估價方法，但上訴人不服審裁處的裁決，並就法律論點向上訴法庭上訴。2010年11月，上訴法庭駁回有關上訴。繼而上訴法庭拒絕頒發上訴許可給上訴人後，上訴人直接向終審法院申請上訴許可。終審法院於2011年12月准許上訴人就法律論點提出上訴。2012年11月聆訊完畢，現正等候裁決。

A test case on valuation issues of development sites was also heard before the Lands Tribunal, which handed down the judgment in February 2008. The Tribunal endorsed the Department's valuation approach but the Appellant appealed to the Court of Appeal against the Tribunal's decision on points of law. The appeal was dismissed by the Court of Appeal in November 2010. After the Court of Appeal refused to grant leave to the Appellant to appeal to the CFA, the Appellant applied for leave to appeal direct from the CFA. In the hearing in December 2011, the CFA's Appeal Committee granted leave to the Appellant to appeal to the CFA on points of law. The appeal has been heard in November 2012. 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 2012 年 3 月 31 日，約有 201 256 個帳目須根據此條例繳納地租。由於愈來愈多這類租契續期，加上此類土地在續期後重新發展逐漸增多，因此會有更多物業須根據第 40 章繳納地租。

下表顯示過去五年本署處理的個案宗數，以及評估的應課差餉租值總值：

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

As at 31 March 2012, there were 201 256 accounts paying rent assessed under this Ordinance. As more leases subject to Cap. 40 are renewed and more land held under the term of renewal is redeveloped, more properties will become liable to the payment of Cap. 40 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)
2007-08	6 968	839	616	56
2008-09	6 233	747	271	85
2009-10	3 646	626	141	55
2010-11	1 874	368	297	173
2011-12	2 536	270	349	115

## 帳目和發單

### 差餉收入

2011-12 年度的差餉收入為 97.22 億元，款額反映年內因差餉寬減措施而少收的 99.3 億元。

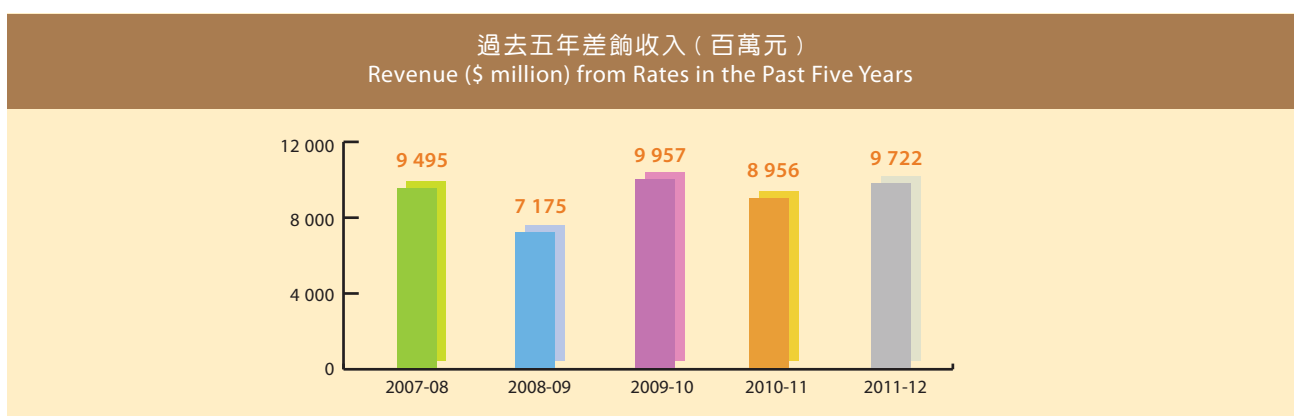
下圖顯示過去五年的差餉收入：

## Accounting and Billing

### Revenue from Rates

The revenue from rates in 2011-12 was \$9 722 million, reflecting the loss in revenue of \$9 930 million due to rates concession granted in the year.

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



## 差餉退款

只有空置土地和因政府取得法院頒令而空置的物業，才可獲退還差餉。2011-12 年度退還的款額微不足道。

## 差餉欠款

2011-12 年度，本署向欠交差餉的業主追討欠款，涉及的個案約為 29 100 宗。

該財政年度終結時，約有 26 400 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 2012 年 3 月 31 日，錄得的拖欠差餉額為 5 200 萬元，下圖顯示過去五年的差餉欠款情況：

## Refund of Rates

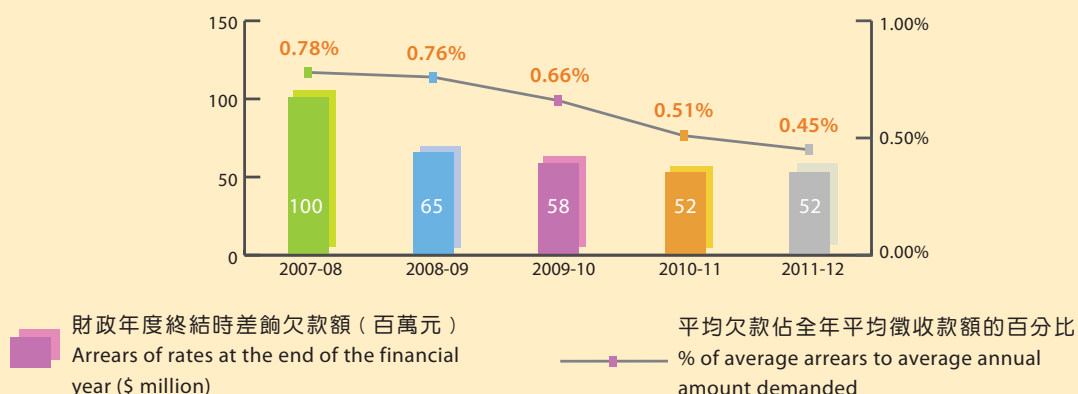
Only vacant open land and vacancies resulting from Court Orders obtained by the Government are eligible for refunds. The amount of refund was negligible in 2011-12.

## Arrears of Rates

In 2011-12, the Department took recovery action in respect of arrears outstanding for about 29 100 cases.

Some 26 400 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 2012, \$52 million of rates arrears were recorded. The chart below shows arrears of rates in the past five years:

過去五年差餉欠款  
Arrears of Rates in the Past Five Years



所有數字並不包括原居村民申請豁免差餉而正予考慮的物業之未繳差餉

All figures exclude the outstanding rates for properties where applications for rates exemption by indigenous villagers were being processed



## 地租收入及欠款

2011-12 年度的地租收入為 64.7 億元。

截至 2012 年 3 月 31 日，拖欠地租的帳目約有 24 500 個，未收的款項約為 6 200 萬元，平均欠款佔全年平均地租徵收額 0.9%，欠款額並未包括原居村民因申請租金優惠而暫緩繳納的地租。

## Revenue from Government Rents and Arrears

The revenue from Government rents in 2011-12 was \$6 470 million.

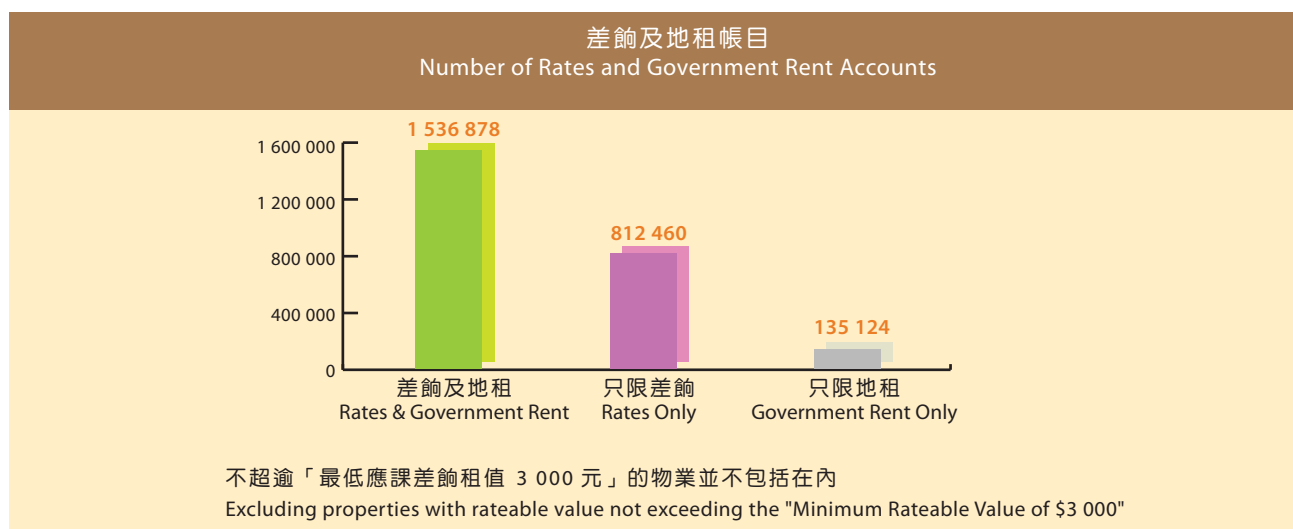
Some 24 500 accounts had rent arrears as at 31 March 2012, comprising about \$62 million. The percentage of average arrears to average annual Government rent demanded was 0.9%. This amount excluded the outstanding Government rent for properties owned by indigenous villagers where applications for rent concession were being processed.

## 差餉及地租帳目

截至 2012 年 4 月 1 日，差餉和地租帳目約 248 萬個。下圖顯示各種帳目的數量：

## Rates and Government Rent Accounts

About 2.48 million rates and Government rent accounts were maintained by the Department as at 1 April 2012. These accounts are set out in the chart below:



## 宣傳準時繳款

每季到期繳納差餉和地租的月份，本署均透過電視播出宣傳短片，並且在電台廣播，提醒繳納人準時繳納差餉和地租。

## Announcement on Timely 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.

## 估價和物業資訊服務

### 印花稅

2011-12 年度，共有 129 929 宗個案接受審查和估價。本署共提供 12 728 項估價，涉及的物業均屬申報價值偏低，或未有在契約上註明轉讓價值。

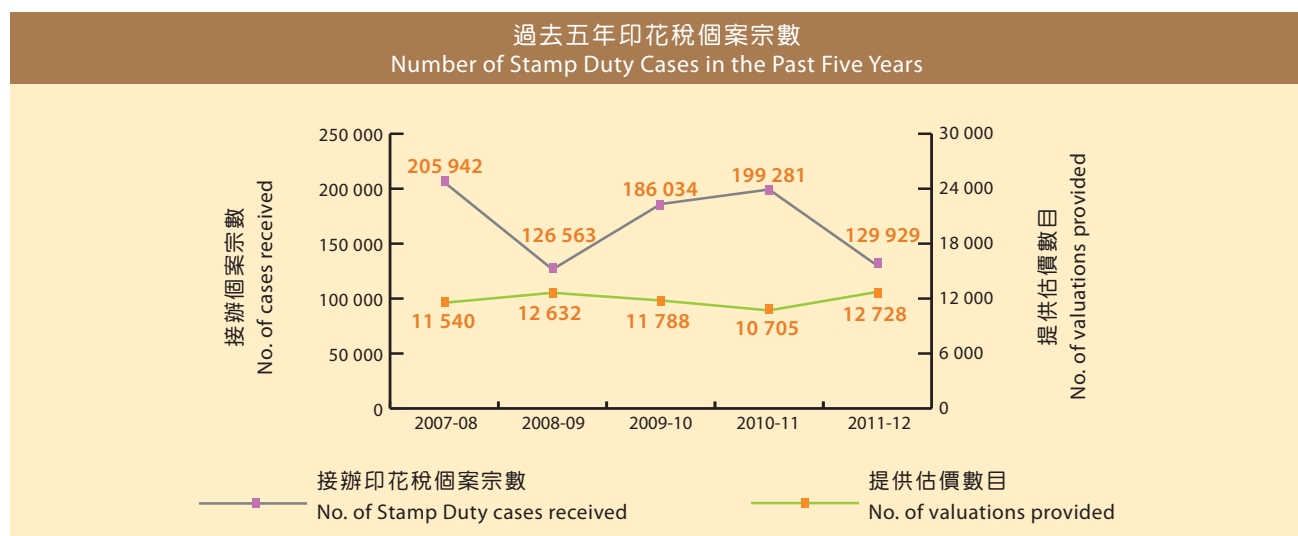
下圖顯示過去五年這方面的工作量：

## Valuation and Property Information Services

### Stamp Duty

In 2011-12, the number of cases received for examination and valuation was 129 929. The Department provided 12 728 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:

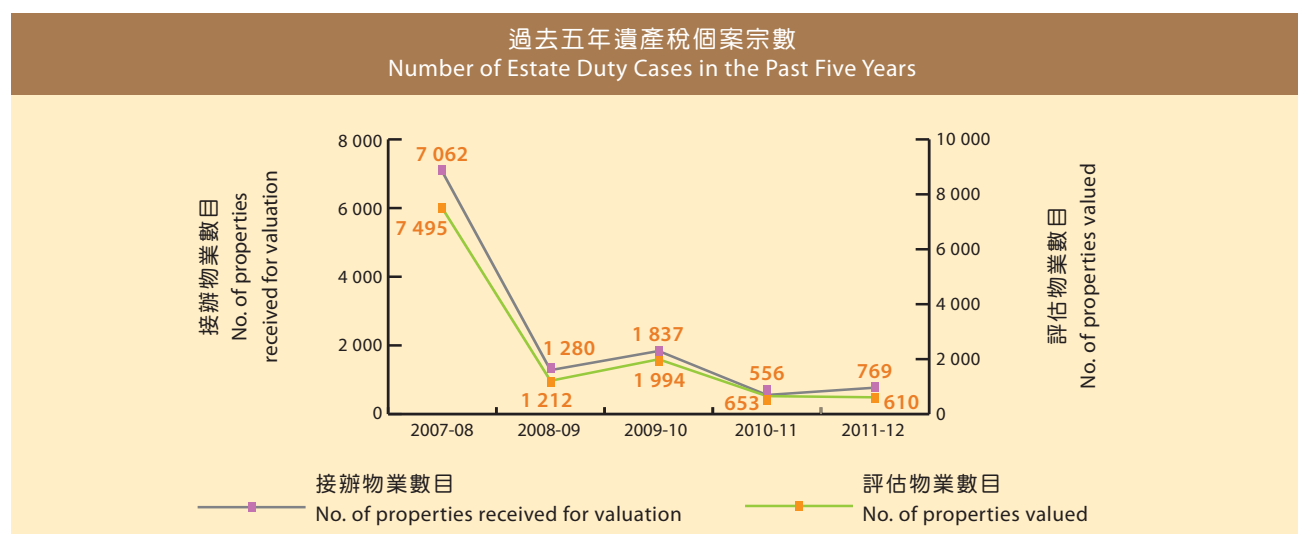


### 遺產稅

年內共有 266 宗個案交由本署評定物業價值，涉及 769 個物業。下圖顯示過去五年的遺產稅工作量：

### Estate Duty

During the year, 266 cases involving 769 properties were forwarded to the Department for valuation. The graph below shows the volume of Estate Duty work in the past five years:



雖然遺產稅已於 2005 年 7 月取消，但本署仍會接到此日期之前的個案，預計個案數目會逐漸減少。

### 為其他政府部門和半官方機構提供估價服務

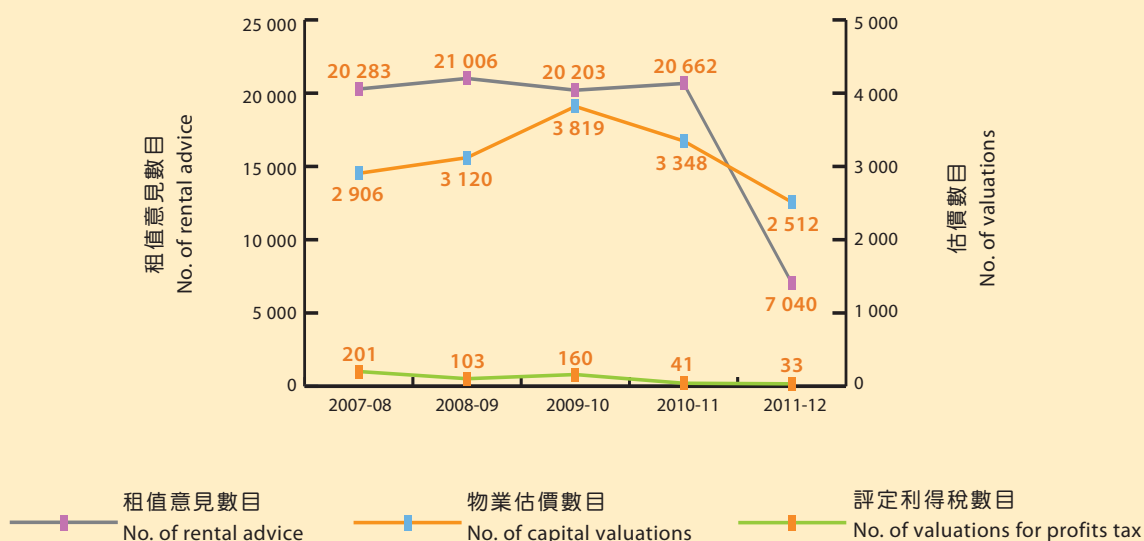
過去一年間，本署為其他政府部門和半官方機構提供估價服務，包括就 7 040 宗個案提供租值意見、評估 2 512 個物業的售價，以及處理 33 宗利得稅個案。下圖概述本署過去五年所提供的這類估價服務：

Despite abolition of Estate Duty in July 2005, past cases would continue to be received, though the number of cases was decreasing.

### Valuations for Other Government Departments and Quasi-government Bodies

Other valuations, including 7 040 rental advice, 2 512 capital valuations and 33 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:

過去五年為其他部門提供的估價數目  
Number of Valuations for Other Departments in the Past Five Years



## 物業資訊服務

本署為協助政府制定政策而進行的物業研究和市場監察工作，過去數年間明顯增多。

除不時回應公眾人士、政府決策局、部門和機構查詢資料的要求之外，本署亦悉力向運輸及房屋局提供房屋產量和物業市況等物業市場的資料，以便當局準確掌握全港的房屋發展方向和市場動態。

《香港物業報告》2012年版回顧2011年物業市場的情況，並預測2012至2013年的樓宇落成量。該報告的印行本已公開發售，市民亦可登入本署網站免費下載。



市民亦可登入本署網站瀏覽《香港物業報告——每月補編》，並可免費下載有關物業租金、售價和落成量的統計資料，或使用本署的24小時自動電話資訊服務（電話：2152 2152），經圖文傳真索取。

為配合實施《地產代理條例》（第511章），本署在2009年2月推出「物業資訊網」。市民可利用此收費服務索取住宅物業（鄉村式屋宇除外）樓齡、實用面積和物業許可用途的資料。由2010年開始，本署將這網上平台服務增至查詢估價冊及地租登記冊最新三個估價年度的應課差餉租值，以及差餉和地租帳目資料，每個查詢項目的費用亦相對調低。

## 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 Transport and Housing Bureau on housing production and the property market to facilitate gauging of territory-wide housing development and market activities.

The 2012 edition of the "Hong Kong Property Review" gives a review of the property market in 2011 and provides forecasts of completions in 2012 to 2013. While printed copies of this publication are on sale to the public, the Internet version is available for free download 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.

To facilitate implementation of the Estate Agents Ordinance (Cap. 511), members of the public can obtain, at a fee, information on the age, saleable area and permitted use of a residential property (excluding village-typed houses) through the Department's Property Information Online (PIO) service launched in February 2009. In 2010, the PIO has been further upgraded to include online enquiry on rateable values of properties for the last three years of assessment and on rates and Government rent accounts. The fee charged per record was much reduced.

## 編配門牌號數

2011-12 年度獲編配門牌號數的發展項目約有 1 174 個，其中 1 030 個位於新界。

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，本署亦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。



## Building Numbering

During 2011-12, about 1 174 developments were allotted with building numbers, of which 1 030 were 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.

## 《樓宇名稱》

2011 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。該書的印行本每三年修訂一次，但網上版則每年 4 月和 10 月均會更新。

## "Names of Buildings" Book

The 2011 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 interval, the Internet version is updated biannually in April and October.





## 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》由2004年7月9日起生效，撤銷條例第IV部分所載住宅租賃的租住權保障，以及條例第V部分所載終止非住宅租賃的最短通知期規定。

在本署的協助下，業主與租客逐漸明白2004年修訂條例的運作，並適應了法例所引致的轉變。

### 諮詢和調解服務

2011-12年度，本署處理約205 000宗查詢，其中45 500宗由本署每天派駐土地審裁處當值的人員處理，另有8 500宗由本署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 Ordinance.

With the assistance rendered by the Department, landlords and tenants have gradually gained an understanding of the effect of the amending Ordinance 2004 and have adapted to the legislative changes.

### Advisory and Mediatory Services

In 2011-12, some 205 000 enquiries were handled, with 45 500 and 8 500 of these being dealt with by officers during their daily and weekly visits to the Lands Tribunal and District Offices respectively.



## 新租出或重訂協議通知書

2011-12年度，本署共處理52 000份新租出或重訂協議通知書。

## Notice of New Letting or Renewal Agreement

A total of 52 000 Notices of New Letting or Renewal Agreement were processed in 2011-12.

## 服務表現和目標

### 服務承諾

2011-12 年度服務承諾所載的全部 11 項工作均達標或超額完成。

### 24 小時自動電話資訊服務

本署設有 24 小時自動電話資訊服務，讓市民透過預錄聲帶，查詢有關差餉、地租和租務事宜，以及取得差餉 / 地租發單和徵收的最新資訊。

## Performance and Service Targets

### Performance Pledge

For all the 11 work items listed in the 2011-12 Performance Pledge, the set service levels or targets were either achieved or exceeded.

### 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.



使用這項服務的人士亦可選擇以傳真方式，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，本署亦會藉此項服務通知市民。市民只需致電 2152 2152，便可使用這項服務。

### 1823 電話中心

除上述自動電話資訊服務之外，市民亦可致電 2152 0111，使用由接線生 24 小時接聽的 1823 電話中心服務，此服務涵蓋本署所處理的一切事宜。

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.

### 1823 Call Centre

In addition to the automated telephone enquiry service, a 24-hour operator answering service is available through the 1823 Call Centre, covering all matters handled by the Department. The public may access the service by dialling 2152 0111.



新增和優化服務  
New and Improved Services



**38** 以電子方式遞交表格及通知書  
Electronic Submission of Forms and Notices

**38** 綜合發單和繳款服務  
Consolidated Billing and Payment Service

**39** 物業資訊網  
Property Information Online (PIO)

**39** 發出電子徵收差餉 / 地租通知書  
Electronic Issue of Rates / Government Rent Demands

## 以電子方式遞交表格及通知書

本署接受繳納人以電子方式，遞交法定表格及按各法例要求提交的通知書。為進一步擴展電子服務，我們在 2011 年 11 月推出網上批署按《業主與租客（綜合）條例》遞交的《新租出或重訂協議通知書》。市民可登入本署網站（網址：www.rvd.gov.hk）或致電 1823 電話中心（電話：2152 0111），了解更多有關「遞交表格電子化」的資料。

## Electronic Submission of Forms and Notices

We have been accepting electronic submission of specified forms and notices required to be served under various statutory provisions. As part of our on-going effort to expand the scope of e-service, we launched in November 2011 the online endorsement of the specified form 'Notice of New Letting or Renewal Agreement' served under the Landlord and Tenant (Consolidation) Ordinance. The public can visit the Department's website at www.rvd.gov.hk or call the 1823 Call Centre at 2152 0111 for information on "Electronic Submission of Forms".



## 綜合發單和繳款服務

持有多個物業的繳納人可申請綜合帳單服務，以一張帳單羅列全部物業的季度應繳款項，令繳款更省時便捷。截至 2012 年 3 月底為止，本署共開立近 1 900 個綜合帳戶，涉及的個別物業帳目約 155 000 個。日後將繼續擴展這項環保和以客為本的服務，並向持有多個物業的繳納人推廣。

## Consolidated Billing and Payment Service

Payers with multiple properties can apply for a consolidated bill listing out the rates and Government rent payable for all their properties. This service provides payers an easy and time-saving means of managing their quarterly demand notes. Up to end March 2012, close to 1 900 consolidated accounts have been set up linking about 155 000 individual property accounts. This customer-focus and environmentally friendly service will continue to be expanded and promoted to payers with multiple properties.



## 物業資訊網

「物業資訊網」自 2009 年 2 月推出以來，不斷加入新服務，令這個網上平台內容更豐富，進一步加強本署的公共服務。此項服務提供簡便的方法，讓市民在網上查詢所需的物業資料，包括繳納人的差餉地租帳戶結餘、應課差餉租值，以及住宅物業（鄉村屋宇除外）的實用面積、樓齡和許可用途。

「物業資訊網」載有本署和土地註冊處經配對的物業地址記錄，提供全面的中英雙語搜尋服務；市民可以五種不同的搜尋方式，尋找 252 萬個物業地址記錄。是項服務深受測量師、律師、物業代理，以及與房地產工作有關的政府部門和半官方機構歡迎。截至 2012 年 3 月 31 日為止，這網站曾處理 60 多萬個查詢，本署會研究如何加強與其他政府部門合作。

## Property Information Online (PIO)

Since the launch of the PIO in February 2009, more service items have been added to enrich the contents of the online platform in order to enhance our public service. The online service provides the public with convenient access to essential property information including account balance of rates and Government rent, rateable values, saleable area, age and permitted use of domestic properties (excluding village houses).

With the alignment of address records with the Land Registry, PIO offers a versatile bilingual search engine with five different searching paths for 2.52 million property address records. The service is well received by surveyors, solicitors, estate agents and those Government departments and quasi Government bodies whose work is related to landed properties. Up to 31 March 2012, more than 600 000 enquiries were processed through the PIO. The Department will explore the opportunities for further collaboration with other Government departments.



## 發出電子徵收差餉 / 地租通知書

自 2010 年 12 月推出「電子差餉地租單」以來，超過 10 800 個用戶登記使用這項服務，共連結逾 16 300 個繳納人帳戶。接近七成用戶啟用帳戶時，選擇停止接收印文本帳單，數字令人鼓舞。為了提供一站式全面發單和繳款服務，本署在 2011 年 7 月 7 日建立電子付款平台。新的網上繳費服務，讓繳納人即時清繳電子帳單。

## Electronic Issue of Rates/Government Rent Demands

Since the launch of "eRVD Bill" service in December 2010, over 10 800 subscribers have registered for the service, linking up over 16 300 payer accounts. It is encouraging to see that near 70% of the subscribers have opted to drop their paper bills readily at the initial account set-up. To provide a seamless billing and payment service, e-Payment platform was implemented on 7 July 2011. The new online payment service allows payers to settle their electronic demands instantly.



迎接挑戰  
Challenges Ahead



**42** 每年全面重估應課差餉租值  
Annual General Revaluations

**42** 評估地租  
Government Rent Assessment

**43** 外判工作  
Outsourcing Opportunities

**43** 推行部門資訊科技計劃  
Implementation of Departmental  
Information Technology Plan (DITP)

## 每年全面重估應課差餉租值

本署每年均全面重估差餉，使物業的應課差餉租值貼近市場水平，從而確保稅基公平合理。年度重估差餉亟需資源，因此在人手緊絀的情況下，要順利完成這項工作，端賴周詳的計劃和同事專心致志。本港的經濟屬於開放型，不免受到其他地區的市場影響；每當環境不明朗時，物業估價尤其艱巨。即使工作繁重，我們仍力求估算出公平公正的應課差餉租值。

## Annual General Revaluations

To ensure a fair tax base to all payers, revaluation is conducted every year to bring the rateable values of properties on a par with the current market rents. Annual revaluation is a resource-hungry exercise, therefore meticulous planning and staff commitment are crucial to the successful completion of the task under severe manpower constraints. Being an open economy, Hong Kong is not insulated from the rest of the global market and property valuation becomes increasingly challenging at times of uncertainty. Strenuous though it is, we will strive to provide fair and equitable rateable values.



## 評估地租

本署與發展商展開的訴訟延宕多時，阻礙了評估地租的工作。土地審裁處 2008 年 2 月就測試個案中的估價問題作出裁決，認同我們的估價方法。雖然上訴法庭駁回上訴人就法律論點所提出的上訴，並拒絕批准上訴人向終審法院上訴，但 2011 年 12 月 1 日上訴人得到終審法院上訴委員會許可，可向終審法院就法律論點提出上訴。2012 年 11 月聆訊完畢，現正等候裁決。

## Government Rent Assessment

The assessment of Government rent has been hampered by the protracted litigation with developers. The Lands Tribunal handed down the judgement on the test case on valuation issues in February 2008 confirming the valuation approach. Although the Court of Appeal dismissed the Appellant's appeal on points of law and refused to grant leave to the Appellant to appeal to the Court of Final Appeal (CFA), the Appellant successfully sought leave to appeal directly from the CFA's Appeal Committee on 1 December 2011. The appeal has been heard in November 2012. The judgement is awaited.

## 外判工作

本署一直積極發掘外判工作的機會，以改善運作效率，年內首次外判檢討住宅單位實體數據和價值模式的項目，並就視察展示門牌號數的試驗計劃招標。我們根據過往工作所累積的經驗，繼續外判估價工作，通過善用私營機構資源，加快評估新界的鄉郊物業。即使外聘承辦商協助改善服務成果，但有效管理外判工作相關事項，當中包括品質保證和風險管理，對能否提供預期的服務來說，尤為重要。

## 推行部門資訊科技計劃

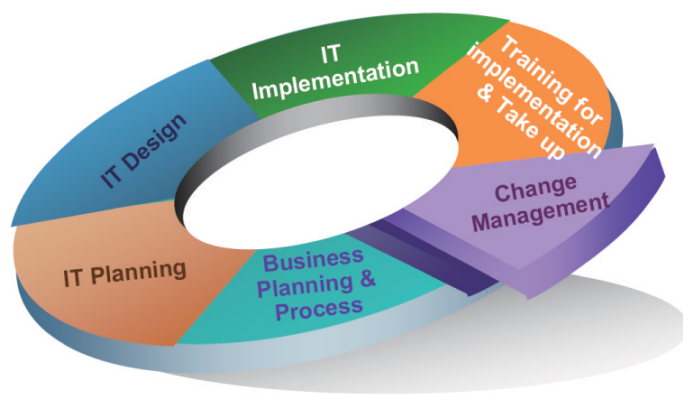
本署現正分階段推行部門資訊科技計劃的措施。這個策略性藍本讓我們更能配合新的電子政府環境，並通過應用資訊科技，引入更多以客為本的服務，以及提升業務運作成效。

## Outsourcing Opportunities

The Department has been actively identifying outsourcing opportunities to improve operational efficiency. During the year we contracted out the project on the review of the physical data and value patterns of residential units for the first time, and invited tender for the pilot project on the inspection of display of building number. Drawing on the experience gained from previous exercises, we continued to outsource valuation work to tap the private sector's resources to speed up the assessment of rural properties in the New Territories. While we engage external service providers to help us improve service output, managing effectively the various issues involved in outsourcing, which include among other things quality assurance and risk control, remain vitally important to the delivery of desired result.

## Implementation of Departmental Information Technology Plan (DITP)

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







# 環保報告 Environmental Report



**46** 環保政策和目標  
Environmental Policy and Objectives

**46** 提高員工的環保意識  
Promotion of Staff Awareness

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本署主要負責評估物業的差餉與地租、修訂有關帳目和發出徵收通知書，並向政府決策局和部門提供物業估價服務、編製物業市場統計數字，以及就租務事宜為業主和租客提供諮詢與調解服務。

## 環保政策和目標

差餉物業估價署致力確保營運過程中履行環保責任，恪守《清新空氣約章》的承諾。本署制定了下列環保政策和目標：

政策： 差餉物業估價署使用資源時，遵循「減用、再用和再造」三大原則。

目標： 節約資源和減少廢物。

本署在運作上處處體現環保文化，日常運作中亦以推行各項環保措施為要務。為此，本署委任內務秘書為「環保經理」，負責監察和檢討部門推行環保措施的情況。

## 提高員工的環保意識

为了提高員工的環保意識，鼓勵他們身體力行環保概念，提倡節約能源和提高能源效益，以及爭取員工持續支持環保，本署：

- 透過內聯網，定期公布各項環保內務管理措施和最新的環保計劃；
- 發布資源節約小錦囊；
- 鼓勵員工通過公務員建議書計劃、部門協商委員會會議提出環保建議；
- 建立網上討論區，方便員工討論部門各項改善措施；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.

## Environmental Policy and Objectives

The Department is committed to ensuring that our operations are conducted in an environmentally responsible manner and meeting the commitments of the Clean Air Charter. The Department has formulated its environmental policy and objectives as follows:

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

Objectives : Resources saving and waste reduction.

The Department has integrated an environmentally responsible culture in all aspects of its operations and has accorded a high priority in implementing various green housekeeping measures in its operations. To this end, our Departmental Secretary is appointed as Green Manager to oversee and review the Department's green measures.

## Promotion of Staff Awareness

To promote environmental awareness and participation among staff in the continuous improvement of environmental protection and enhancing energy conservation and efficiency 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;
- disseminated saving tips to promote economy in the use of resources;
- encouraged staff to put forward green suggestions such as through Staff Suggestions Scheme and in Departmental Consultative Committee meetings;
- set up a cyber discussion forum to facilitate staff's discussion on departmental improvement measures;
- 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

本署在日常工作中推行的節省能源措施包括：

### 辦公室

- 當陽光直射室內時，將百葉簾放下；
- 員工即將進入房間（例如會議室）之前，才啟動空調；
- 午膳時間或沒有人使用辦公室時關掉電燈；
- 使用省電的 T5 光管，節約能源；
- 安排能源監督在午膳時間和下班時間後定期巡查，確保辦公室及會議室的電燈、文儀器材和空調關上；
- 辦公時間內將辦公室文儀器材設定至省電模式；
- 避免使用非必要的照明設備，並拆除過多的光管，把員工一般不會在該處閱讀文件的地方調暗；
- 把電腦設備室的溫度調高攝氏 1 至 2 度；以及
- 提醒員工穿著輕便合適的衣服，將辦公室的溫度保持在攝氏 25.5 度。

### 汽車

- 鼓勵共用部門車隊，以減少汽油消耗量；
- 事先計劃路線，以縮短行車距離和時間，避開擁擠的地區；
- 善用外出車輛或安排多人乘搭同一車輛，避免一人用車的情況；
- 車輛等候時停車熄匙，以節省能源和減少廢氣排放；

## Energy Conservation

The Department has implemented various daily energy saving measures, including :

### Office

- lower the venetian blinds when direct sunlight is penetrating a window;
- switch on air-conditioning units only immediately before users entering the venues such as conference rooms;
- switch off lightings during lunch hours and when offices are not in use;
- use energy-saving T5 fluorescent tubes to reduce energy consumption;
- conduct regular inspection by energy wardens to ensure lights, office equipment and air-conditioners in offices and conference rooms are switched off during lunch break and after office hours;
- set office equipment to energy saving mode during office hours;
- avoid unnecessary lightings and reduce the illumination level of areas where colleagues do not normally have to read written materials by removing excessive fluorescent tubes;
- adjust upwards the air-conditioning temperature of the computer equipment rooms by 1°C to 2°C; and
- dress light, casual and smart, and maintain the indoor office temperature at 25.5°C.

### Vehicles

- encourage sharing of pool cars to reduce fuel consumption;
- plan routes to minimise the journey distance and time, and to avoid congested areas;
- plan travel or carpool to avoid single-passenger car trips;
- switch off vehicle engines while waiting to save energy and reduce vehicle emissions;

- 密切監察汽車保養，確保車輛不會排出大量廢氣；以及
- 密切留意汽車耗油量。

### 善用紙張及信封

本署採取下列措施，以善用紙張及信封：

- 充分利用每張紙的正反兩面，並把多頁資料印在同一張紙上；
- 把過時表格的空白一面用作草稿紙；
- 使用再造紙代替原木漿紙；
- 以可供重複使用的釘孔信封傳遞非機密文件；
- 重複使用信封及暫用檔案夾；
- 發送傳真文件後，無需再郵寄文件的正本；
- 在適當情況下不使用傳真封面頁；
- 盡量縮短文件的分發名單；
- 減少指引和守則印文本的數目，廣泛使用內聯網和分區資料儲存庫；以及
- 將部門刊物、員工通訊等上載到本署的電子布告板和網頁。

### 廢物管理

在「物盡其用，人人有責」的原則下，本署採取下列各項措施：

- 收集廢紙及報紙作回收之用；
- 交還用完的雷射打印碳粉盒和噴墨盒作回收之用；以及
- 參與由大廈管理處統籌的回收計劃，在本署範圍內放置回收箱。

- closely monitor vehicle maintenance to ensure low emissions; and
- closely monitor vehicle fuel consumption.

### Saving of Paper and Envelopes

The Department has adopted the following measures to economise the use of paper and envelopes:

- use both sides of the paper and print multiple pages on one sheet;
- use obsolete forms with one clean side as drafting paper;
- use recycled paper instead of virgin paper;
- use transit envelopes for unclassified documents;
- reuse envelopes and loose minutes jackets;
- avoid sending original documents after they have been sent by fax;
- stop the use of fax cover page where appropriate;
- keep documents distribution list to minimal level;
- reduce the number of hardcopy manuals and regulations, and maximise the use of the intranet system and Divisional Information Centre; and
- release the Department's paper publications, staff newsletter etc. by uploading the e-copy on the Department's electronic bulletin board and homepage.

### Management of Wastes

To uphold the principles of reduce, reuse and recycle, the Department has adopted the following :

- collect waste paper/newspaper for recycling;
- return used laser printer toner and ink-jet cartridges for recycling; and
- participate in the recycling programme co-ordinated by the Building Management Office by placing recycling bins in the Department premises.



## 採購環保產品

本署致力推行環保採購，購買產品時盡可能考慮環保因素：

- 購置具有自動節能功能、符合能源效益的辦公室文儀器材；
- 購置環保產品，例如再造紙、可替換筆芯的原子筆、可循環再造的碳粉盒 / 噴墨盒及環保電池 / 充電電池；
- 購置具有雙面影印與列印功能的影印機和打印機；以及
- 購置傳真機時，選擇使用普通紙而非熱能傳真紙的機種。

## 環保方面的成果

### 減少耗紙量

由於員工協力節約，2011-12 年度本署的 A3 和 A4 紙耗用量合共為 9 127 令，較 2010-11 年度的 9 277 令減少 1.6%，相對 2002-03 年度的 12 070 令更減少 24.4%。此外，2011-12 年度的耗紙量約 84% 為再造紙。

## Procurement of Green Products

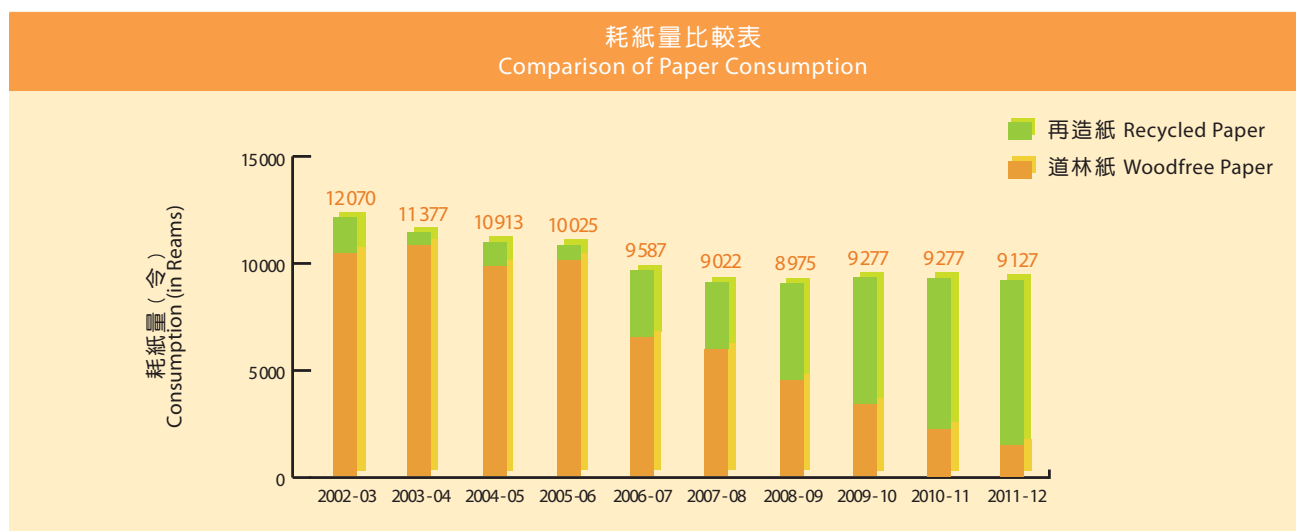
The Department is committed to green procurement. In conducting procurement, we took into account environmental factors as far as applicable :

- procure energy efficient office equipment with automatic energy saving function;
- procure green products such as recycled paper, refillable ball pens, recyclable toner/ink-jet cartridges and environmental-friendly/rechargeable batteries;
- procure photocopiers and printers with double-sided copying/printing function; and
- procure plain paper fax machines instead of thermal paper ones.

## Green Performance

### Reduced Consumption of Paper

With concerted staff efforts, the consumption of A3 and A4 paper in 2011-12 was 9 127 reams, indicating a decrease of 1.6% against 9 277 reams in 2010-11 and 24.4% against 12 070 reams in 2002-03. Besides, about 84% of the paper requirement for 2011-12 was met by recycled paper.



來年本署定當繼續提醒同事注意保護環境，確保用得其所，以減少耗紙量。

In the coming year, the Department shall keep on promoting environmental awareness among colleagues and endeavor to economise consumption with a view to reducing consumption.

2004年1月，本署推出綜合發單及繳款服務，讓擁有多個物業的繳納人可選擇收取一張綜合徵收通知書，自此本署的紙張及信封耗用量持續減少。

截至2011-12年度最後一季為止，約有16萬個獨立帳目整合成大約1 870個綜合帳目。本署會繼續鼓勵擁有多個物業的差餉繳納人，採用這種以客為本且符合環保原則的服務。

### 減少和回收廢物

本署繼續積極減少製造廢物，並鼓勵廢物回收。2011-12年度共回收了49 037公斤廢紙，並收集了740個用完的碳粉盒和噴墨盒，交予政府物流服務署公開拍賣。

### 嘉許對環保的貢獻

在香港環保卓越計劃2011界別卓越獎中，本署榮獲公營機構及公用事業界別優異獎。此計劃旨在鼓勵機構推動環境管理，並藉此機會表揚彼等對環保所作的貢獻。這個獎項顯示本署在推動卓越環境管理的承諾和最佳執行措施方面的努力。

### 《清新空氣約章》

為配合《清新空氣約章》的承諾，本署實施下列有助改善空氣質素的環保標準和做法，並提醒員工注意：

- 遵守所有適用於汽車操作的條例和規例；
- 每年為部門車輛安排全面檢查，確保車輛操作正常；
- 定期監測室內空氣質素。本署辦事處所在的長沙灣政府合署，曾於2011年獲環境保護署頒發《良好級室內空氣質素檢定證書》；以及
- 採取各項辦公室和車輛操作的節能措施。

The consumption of paper and envelopes has been reducing since the launching of the Consolidated Billing and Payment Service in January 2004, which allows payers with multiple properties the option of receiving a consolidated demand.

As at the end of 2011-12, about 160 000 individual accounts have been replaced by around 1 870 consolidated accounts. The Department will continue to invite multi-property ratepayers to use this customer-focus and environmental-friendly service.

### Reduce and Recycle of Wastes

The Department has continued its efforts to reduce and recycle wastes. In 2011-12, 49 037 kilograms of waste paper were collected for recycling; and 740 numbers of empty toner/ink-jet cartridges were collected for sale by public auctions arranged by the Government Logistics Department.

### Recognition on Commitment to Environmental Protection

The Department was awarded a Certificate of Merit in the Public Sector of the 2011 Hong Kong Awards for Environmental Excellence (HKAEE) Sectoral Awards. The HKAEE Sectoral Awards scheme aims to encourage organisations to adopt green management and present them with an opportunity to benchmark their commitment towards environmental protection. The Award demonstrates the Department's commitment and best practices for environmental excellence.

### Clean Air Charter

In line with the commitments of the Clean Air Charter, the Department has maintained and reminded staff to observe environmental standards/practices in improving air quality:

- comply with all the applicable ordinance and regulations related to vehicle operation;
- arrange annual maintenance to ensure proper function of the Department's vehicle;
- conduct indoor air-quality monitoring regularly. In 2011, the Environmental Protection Department awarded a "Good Class" Indoor Air Quality Certificate to the office building; and
- adopt a number of energy saving measures in the office and for vehicle operation.

## 前瞻

為響應政府節省能源和紙張的呼籲，本署會繼續盡力節約用紙和用電。各科別將認真檢討並密切留意其用紙和用電模式，務求令辦公室的運作更具環保效益。

## 電子資料管理系統

2009年7月，本署參加由政府資訊科技總監辦公室領導的電子資料管理策略工作小組，就文件、記錄和知識管理各方面制訂電子資料管理策略提供意見，工作小組於2010年10月審批正式的報告。為配合政府檔案管理電子化的方針，本署將研究並推行電子系統，務求把電子和非電子檔案以統一的方式整合管理，以減少檔案儲存空間，向辦公室無紙化邁進一步。

## 電子發單服務

為提供快捷簡便的服務，同時節約用紙，本署在2010年12月推出電子發單服務，市民可於徵收差餉及/或地租季度通知書印文本發出之前，經互聯網收取通知書的電子版本。本署希望最終可停發印文本通知書，以達到環保的目標。

截至2012年3月為止，共有10 700多個用戶登記使用電子發單服務，連結超過16 300個繳納人帳戶，當中近七成用戶登記戶口時，選擇停收通知書印文本，情況令人鼓舞，表示繳納人對本署的電子服務有信心，並且力行環保。本署會繼續努力與市民合作節約用紙，提倡綠化環境。

## 《清新空氣約章》

本署將一如既往，在所有工作環節中採取節能措施，以恪守《清新空氣約章》的承諾，為改善本港的空氣質素出一分力。

## The Way Forward

To support the Government's drive to economise the use of energy and paper, the Department will sustain its effort in saving paper and electricity with best endeavour. All divisions will continue to critically review and closely monitor their paper and energy consumption patterns with a view to achieving a greener office.

## Electronic Information Management System (EIMS)

We have joined the Electronic Information Management (EIM) Working Group led by OGCIO in July 2009 to provide inputs in formulating the EIM Strategy covering domains such as Document Management, Records Management, and Knowledge Management, with the finalised report endorsed by the Working Group in October 2010. Pursuant to the Government's drive for electronic records management, the Department is going to develop and implement an electronic system to manage both electronic and non-electronic records in an integrated and consistent manner. This would reduce our need for storage area and is a step towards a paperless office.

## E-billing

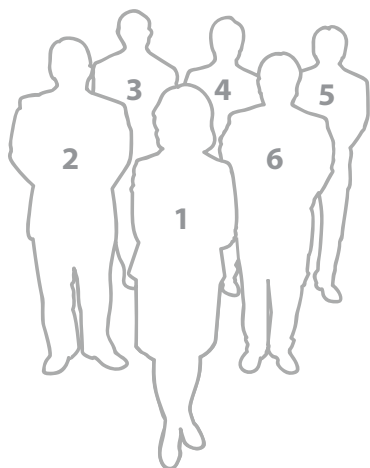
To provide a convenient, efficient service and to conserve paper consumption, the Department launched the e-billing service in December 2010. This allows the public to receive the quarterly demands for rates and/or Government rent via the Internet in advance of the paper bills. Dispensing with paper bills is our ultimate environmental-friendly objective.

As at March 2012, over 10 700 subscribers have registered for the service, linking up over 16 300 payer accounts. It is encouraging to see that near 70% of the subscribers have opted to drop their paper bills readily at the initial account set-up. This has demonstrated the confidence of our payers in using the service and their high commitment to conserving the environment. The Department will continue its effort to join hands with the public in reducing paper consumption and in promoting a greener environment.

## Clean Air Charter

The Department will continue to adopt energy-efficient measures in all its practices in an effort to improve Hong Kong's air quality in compliance with the commitments of the Clean Air Charter.

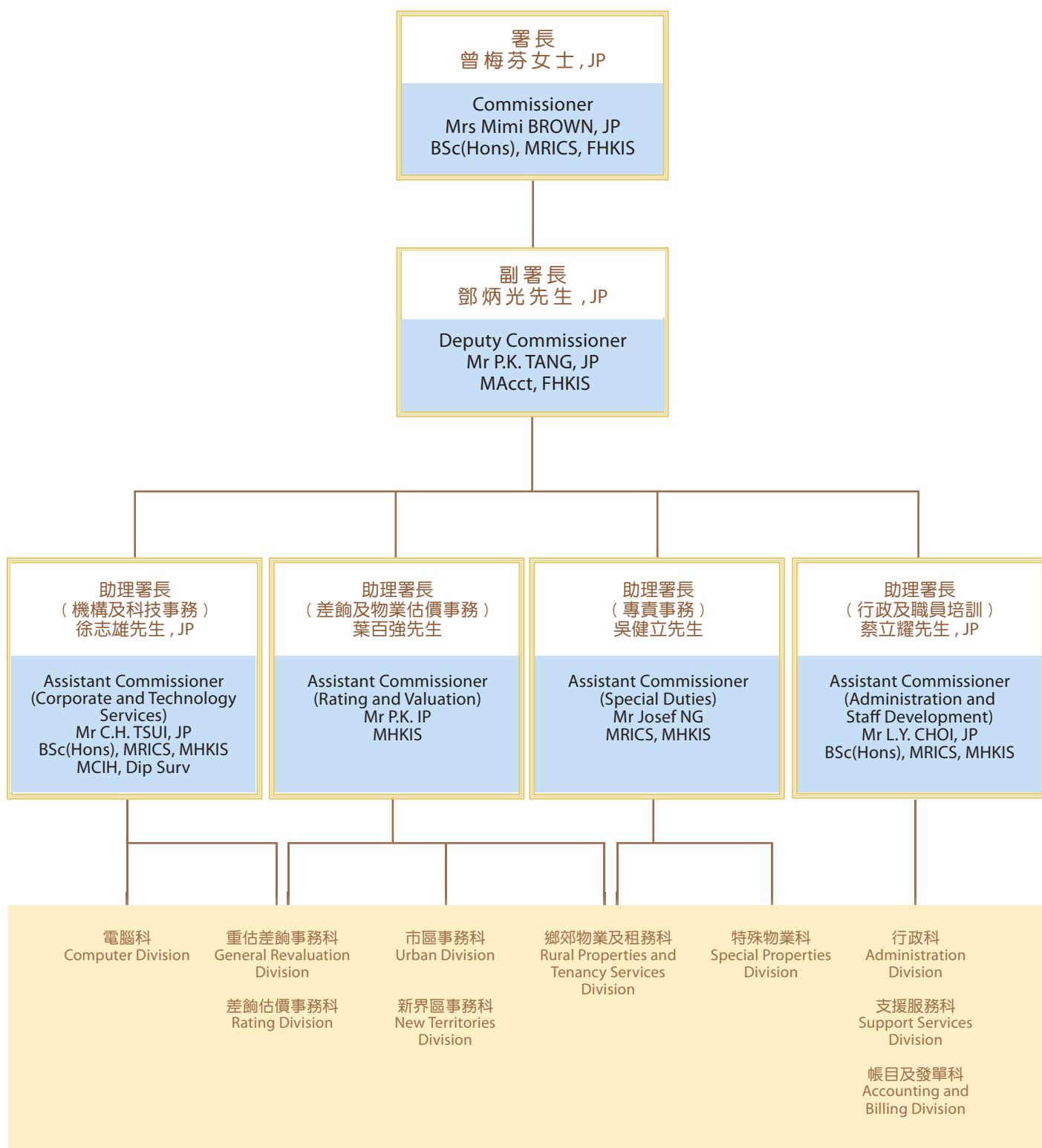
# 人力資源 Human Resources



- 1 曾梅芬女士, JP  
署長  
Mrs Mimi BROWN, JP  
Commissioner
- 2 鄧炳光先生, JP  
副署長  
Mr P.K. TANG, JP  
Deputy Commissioner
- 3 吳健立先生  
助理署長 (專責事務)  
Mr Josef NG  
Assistant Commissioner  
(Special Duties)

- 4 蔡立耀先生, JP  
助理署長 (行政及職員培訓)  
Mr L.Y. CHOI, JP  
Assistant Commissioner  
(Administration and Staff Development)
- 5 徐志雄先生, JP  
助理署長 (機構及科技事務)  
Mr C.H. TSUI, JP  
Assistant Commissioner  
(Corporate and Technology Services)
- 6 葉百強先生  
助理署長 (差餉及物業估價事務)  
Mr P.K. IP  
Assistant Commissioner  
(Rating and Valuation)

部門架構 (2012 年 4 月 1 日)  
Organisation Structure (1 April 2012)

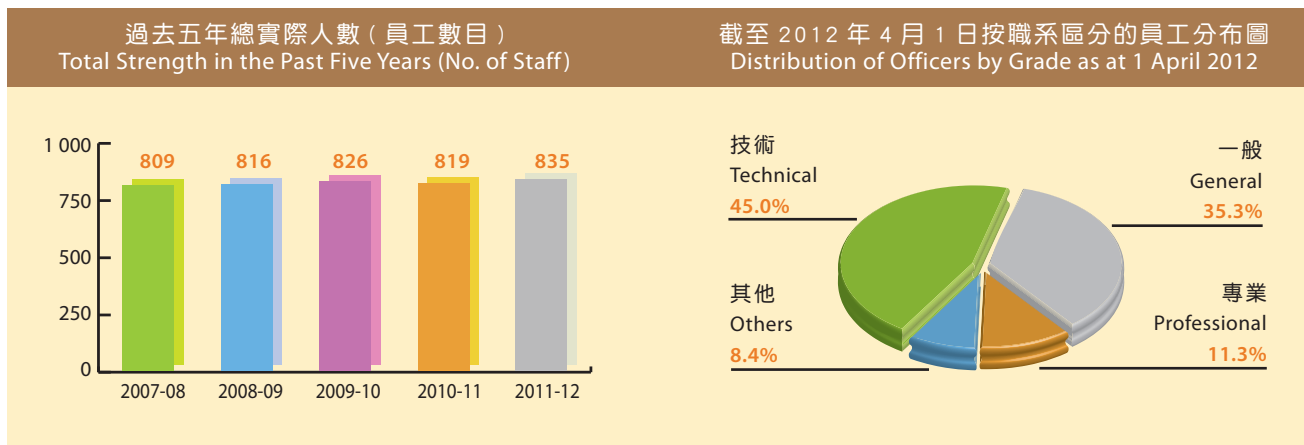




## 人手編制

截至 2012 年 4 月 1 日，本署實際總人數為 835 人，其中專業職系人員佔 94 名，技術職系人員佔 376 名，一般職系人員佔 295 名，其他職系人員佔 70 名。

以下圖表顯示過去五年的實際總人數，以及截至 2012 年 4 月 1 日按職系區分的員工比例：



附錄 B 列出 2011 年 4 月 1 日和 2012 年 4 月 1 日本署的編制與實際人數比較。

本署 2011-12 年度的個人薪酬（不計長俸、旅費、宿舍等開支）和部門開支達 4.05 億元，上年度則為 3.841 億元。

## 培訓與發展計劃

本署 2011-12 年度培訓與發展計劃順利推行，年內每名部門職系人員平均受訓了三天。署方深知由於環境轉變、工作量與日俱增、工作愈趨複雜，以及市民更高的要求，員工須面對種種挑戰，因此安排多方面的培訓和發展課程，內容既針對部門提供服務的需要，又照顧到員工的事業發展與個人抱負。

## Staffing

As at 1 April 2012, the Department had a total strength of 835 officers including 94 professional officers, 376 technical officers, 295 general grade officers and 70 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 2012:

Annex B sets out a comparison of the establishment and strength as at 1 April 2011 and 1 April 2012.

Expenditure on personal emoluments (other than pensions, passages, quarters, etc.), and charges for departmental expenses amounted to \$405 million in 2011-12, compared with \$384.1 million in the preceding year.

## Training and Development Plan

The Departmental Training and Development Plan for 2011-12 was implemented successfully. During the year, departmental grade staff received training for three days on average. The Department is fully aware of challenges faced by staff due to the changing environment, increase in workload, the 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估價實務，本署安排一名物業估價測量師前赴英國物業估價局，由 2011 年 4 月起實習六個月。

2012 年 2 月，一名高級物業估價測量師借調到食物及衛生局實習六個月。藉著派任到政府不同決策局實習的安排，本署人員得以汲取寶貴的工作經驗，加強了解政府的內部運作。

為加深了解內地的政治、社會、經濟和法律制度，署長在 2011 年 10 月參加了為期一周的北京國家行政學院進階中國事務研習課程；而兩名高級物業估價測量師及一名物業估價測量師則分別參加了由清華大學和北京大學深圳研究生院舉辦的國情研習課程。

管理方面，為加強員工在公共管理方面的實際知識和技巧，並提高領導才能，一名高級物業估價測量師參加了公務員培訓處主辦的公共行政領袖實踐課程，這課程為期三周。

一如往年，英國專家學院在 2011 年 11、12 月間，假香港舉辦為期兩天的「專家證人培訓課程」，本署有八名物業估價測量師參加。

持續專業發展方面，年內本署為專業職系人員和見習人員，舉辦五個涉及不同專業課題的內部研討會。

為物業估價測量見習生、以及初級物業估價測量師和助理物業估價測量師而設的師友制計劃，早於 2003 年年初和 2004 年 9 月相繼推出。在去年的計劃中，本署安排 35 名初級物業估價測量師和助理物業估價測量師，接受 10 名首席物業估價測量師和 13 名高級物業估價測量師指導。至於 2011 年獲聘的四名物業估價測量見習生，則由四名資深的物業估價測量師指導。

## Professional Staff Training

For career development and updating practices overseas, one Valuation Surveyor was attached to the Valuation Office Agency (VOA) of the United Kingdom for six months from April 2011.

One Senior Valuation Surveyor was seconded to the Food and Health Bureau for six months from February 2012. Various attachments to Government bureaux provide colleagues with valuable working experience as well as opportunities to broaden their horizons within the Government environment.

To familiarise with the political, social, economical and legal systems in the Mainland, Commissioner of Rating and Valuation attended a one-week Advanced National Studies Programme at the Chinese Academy of Governance in Beijing in October 2011 while two Senior Valuation Surveyors and one Valuation Surveyor attended the National Studies Courses at the Tsinghua University and Shenzhen Graduate School of Peking University respectively.

On the management front, in order to further develop practical knowledge and skills in public administration and leadership, one Senior Valuation Surveyor had attended a three-week Leadership in Action Programme organised by the CSTDI of CSB.

As in previous years, a two-day expert witness course run by the Academy of Experts, United Kingdom, was held in November/December 2011 for eight Valuation Surveyors.

For continuing professional development, five 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 Surveyors/Assistant Valuation Surveyors have been in place since early 2003 and September 2004 respectively. There were 35 Junior Valuation Surveyors/Assistant Valuation Surveyors placed under the mentorship of 10 Principal Valuation Surveyors and 13 Senior Valuation Surveyors. For four 2011 intake Valuation Surveying Graduates, they were placed under the mentorship of four experienced Valuation Surveyors.

### 專業講座 / 與內地和海外同業交流

為掌握估價專業的最新發展，包括海外的估價實務，本署經常與內地和海外同業保持聯繫。

與內地同業交流方面，本署去年共接待了五個內地訪問團，訪客包括上海市住房保障局的高級官員，以及來自深圳、南京、江蘇及天津的稅務官員。

### Professional Talks/Exchanges with Mainland and Overseas Counterparts

It is important to keep abreast of the development 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 five visits to the Department from senior officials of the Shanghai Municipal Housing Bureau, Taxation authorities of Shenzhen, Nanjing, Jiangsu & Tianjin.



這些講座與訪問活動不僅促進學術和專業層面的交流，亦讓彼此有機會分享工作心得。

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.

### 專業資格

2011-12 年度，本署五名人員通過由香港測量師學會主辦的專業能力最終評審，成為該學會的專業會員。

### Professional Membership

In 2011-12, five officers passed the Final Assessment of Professional Competence (APC) conducted by the Hong Kong Institute of Surveyors (HKIS) in 2011-12 and they were then elected to professional memberships.

## 內部培訓課程

本署職員培訓組負責舉辦內部職業培訓課程和經驗分享會，內容涉及不同的課題，包括部門電腦系統運作、估價實務與工作程序等。去年，該組共舉辦了 68 班的課程和研討會，涵蓋 37 個不同課題，出席數目約為 2 825 人次。

此外，職員培訓組年內為 34 名新入職人員及新到任的一般、共通職系人員安排入職講座。

## 其他培訓課程

本署人員對電腦和資訊科技應用課程的反應理想，年內共有 196 人次參加由政府承辦商提供的各類電腦課程，另有兩名專業和技術職系人員獲選參加由私人承辦商舉辦的「統計分析系統」課程。

此外，本署人員共有 705 人次參加公務員培訓處舉辦的各類課程。

## 估價署網上學習系統

為了向員工提供更佳的網上學習機會，本署在 2007 年 8 月試行網上學習系統。員工可隨時以桌面電腦，透過內聯網使用該系統。

該系統不僅方便員工善用網上學習資源，亦為他們提供反映培訓需要的簡易平台。2011-12 年度，系統共錄得逾 2 290 次點擊，超過 200 名學員報讀不同的網上課程。

## 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，以促進良好的管職關係。

由職方、管方和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平台。委員會定期開會，商討影響員工福祉的事宜，並且迅速跟進會上所提出的事項。

## 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 RVD, valuation practices and work procedures. A total of 68 classes covering 37 courses/seminars were held with a total attendance of about 2 825 trainees.

An in-house induction seminar was held for 34 new recruits as well as officers of the general/common grades posted to the Department during the year.

## Other Training Courses

Responses of staff on computer training and IT applications were good. A total of 196 trainees attended a variety of computer courses run by the Government bulk contractors. In addition, two professional and technical officers have attended SAS training courses run by a private contractor.

For other wide-ranging CSTD courses, a total attendance of 705 was recorded.

## RVD e-Learning System

To provide better e-learning opportunities for our staff, the Department has launched a pilot RVD e-Learning System (the System) for use via our Intranet in August 2007. Staff can easily access the System using their desktop computer.

The System not only provides our staff with user-friendly access to learning resources but also serves as a convenient platform for staff to give feedback. In 2011-12, over 2 290 hits to the System were recorded with about 200 users enrolling in various web-courses.

## Staff Relations and Participation

The Department makes every effort to ensure that individual staff members 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 a platform for effective communication. Meetings are held regularly to discuss matters affecting the well-being of staff, and prompt follow-up action is taken on matters raised.

一般職系協商委員會旨在透過定期會議，加強管方與一般職系人員的溝通和合作。

部門設有公務員建議書審核委員會，專責評審員工就提高工作效率、改善公共服務質素和開源節流等事宜提交的建議。年內收到多項建議，部門亦已頒發獎勵或紀念品予有關同事，嘉許其創意和進取精神。

署長每季均透過內聯網向全體員工發送《電子快訊》，簡報本署當前的事務和未來挑戰。至於有關員工的消息，則經本署內聯網每月發送的《部門快訊》報道。

The General Grades Consultative Committee aims at strengthening communication and co-operation between the management and General Grades staff through regular discussions.

The Departmental Staff Suggestion Committee considers proposals submitted by staff on efficiency enhancement, service improvement 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 issued the “E-Update” quarterly on specific topics via the Intranet, keeping staff informed of current issues and upcoming challenges. News pertaining to staff matters is disseminated through the monthly “RVD Express” on the Department’s Intranet.



為進一步改善部門的溝通，署方定期舉辦工餘茶敘，讓管職雙方在輕鬆的氣氛下聚首一堂，交流專業知識、分享工作經驗和交換意見。

本署每半年編印一份名為《估藝集》的部門雜誌，內容豐富，包括部門花絮和不同題材的文章，全部稿件均由本署職員提供。

To further improve communication, informal get-togethers are held regularly allowing staff and the management to share knowledge and experience and exchange views 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

本署一向鼓勵同事保持作息平衡，注重健康生活。

年內，本署康樂社除了舉行多項體育比賽之外，還舉辦一些興趣班，例如太極拳、排排舞和 Funky Dance 舞蹈班。透過參與這些活動，同事可在工餘時間聯誼一番，更可強身健體，紓緩壓力。



本署義工隊一向熱心公益，年內與多個非牟利慈善團體合作，關顧社會上不同階層的有需要人士，這些團體包括循道衛理楊震社會服務處、香港公益金、聖公會聖匠堂和母親的抉擇。此外，義工隊在不同節日到地區探訪獨居長者、為傷健人士舉辦嘉年華攤位，以及陪同體弱人士出外觀光。

康樂社的經費來自員工福利基金、入會費和各項活動的報名費。

### 慈善活動

本署曾參與公益金、樂施會和其他慈善機構舉辦的活動，籌得善款逾 32 000 元。

## Social and Recreation

### Recreation Club

The Department encourages staff to maintain a healthy work-life balance and live a healthy lifestyle.

The Department's Recreation Club organised a variety of sport competitions during the year. The Club also organised various interest classes such as Taichi class and dancing classes where colleagues could join and take part in it.

The RVD Volunteer Service Team worked together with different non-profit making organisations, such as the Yang Memorial Methodist Social Service, Hong Kong Community Chest, SKH Holy Carpenter Church and the Mother's Choice to serve the people in need from all walks of life. The Volunteer Service Team also participated in a wide variety of volunteer activities, such as paying home visits to the elderly living alone in various festivals, organising game stalls in carnival for disadvantaged persons and accompanying people with physical disability for sightseeing.

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

### Charity

The Department raised over \$32 000 in total for various charity events organised by the Community Chest, Oxfam and other charitable organisations.

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估價冊 - 截至 2012 年 4 月 1 日各地區的已估價物業  
Valuation List - Assessments by District as at 1 April 2012

地區	District	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)
中西區	Central and Western	152 214	72 477 095
灣仔	Wan Chai	100 778	38 781 833
東區	Eastern	206 486	38 651 024
南區	Southern	89 377	22 248 172
港島	Hong Kong	548 855	172 158 124
油尖旺	Yau Tsim Mong	182 719	53 443 818
深水埗	Sham Shui Po	119 931	19 902 402
九龍城	Kowloon City	142 482	23 521 874
黃大仙	Wong Tai Sin	91 857	13 133 077
觀塘	Kwun Tong	142 051	27 097 422
九龍	Kowloon	679 040	137 098 594
葵青	Kwai Tsing	107 939	30 750 042
荃灣	Tsuen Wan	121 014	19 097 078
屯門	Tuen Mun	164 499	15 313 685
元朗	Yuen Long	158 623	15 714 157
北區	North	97 662	8 580 938
大埔	Tai Po	103 744	10 695 411
沙田	Sha Tin	213 768	28 585 059
西貢	Sai Kung	137 725	18 014 511
離島	Islands	52 419	19 425 902
新界	New Territories	1 157 393	166 176 782
總數	OVERALL	2 385 288	475 433 500

估價冊 - 截至 2012 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 2012

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	71 205	8 633 843	9 701	3 123 153	13 419	10 461 111	207	81 753	94 532	22 299 860
灣仔 Wan Chai	43 373	5 639 746	7 269	2 150 102	11 153	7 433 301	169	24 906	61 964	15 248 055
東區 Eastern	138 992	16 611 782	17 837	4 570 200	5 700	2 355 916	150	65 711	162 679	23 603 610
南區 Southern	44 435	4 725 342	4 012	1 135 493	10 996	10 358 187	54	95 853	59 497	16 314 874
港島 Hong Kong	298 005	35 610 713	38 819	10 978 949	41 268	30 608 515	580	268 223	378 672	77 466 399
油尖旺 Yau Tsim Mong	96 715	8 652 852	14 118	3 595 630	4 467	2 182 061	385	31 917	115 685	14 462 461
深水埗 Sham Shui Po	71 597	6 217 531	6 831	1 241 873	3 139	1 257 263	312	124 583	81 879	8 841 250
九龍城 Kowloon City	77 683	7 122 687	17 550	3 529 594	10 733	4 284 707	182	181 877	106 148	15 118 866
黃大仙 Wong Tai Sin	67 292	5 405 582	1 122	252 221	453	168 003	135	9 329	69 002	5 835 135
觀塘 Kwun Tong	90 300	7 409 172	662	77 550	124	16 962	191	30 880	91 277	7 534 562
九龍 Kowloon	403 587	34 807 824	40 283	8 696 868	18 916	7 908 996	1 205	378 586	463 991	51 792 274
葵青 Kwai Tsing	63 541	5 075 850	2 893	569 092	603	158 880	295	34 614	67 332	5 838 436
荃灣 Tsuen Wan	71 256	6 473 548	6 741	1 095 788	1 408	393 615	344	39 153	79 749	8 002 104
屯門 Tuen Mun	109 246	6 092 633	3 915	405 106	2 390	461 924	279	35 667	115 830	6 995 330
元朗 Yuen Long	106 066	5 433 261	12 163	1 368 511	6 620	996 395	900	26 286	125 749	7 824 452
北區 North	70 483	3 806 127	3 327	251 073	3 231	609 648	941	22 236	77 982	4 689 083
大埔 Tai Po	69 123	4 490 597	4 942	659 951	6 668	1 989 620	461	31 492	81 194	7 171 659
沙田 Sha Tin	134 527	11 169 401	13 893	2 619 590	5 438	1 801 334	181	63 189	154 039	15 653 513
西貢 Sai Kung	106 149	9 901 466	4 218	755 714	4 452	2 166 624	112	54 104	114 931	12 877 909
離島 Islands	33 681	2 162 501	8 111	1 226 212	3 172	1 200 851	176	5 143	45 140	4 594 707
新界 New Territories	764 072	54 605 382	60 203	8 951 036	33 982	9 778 890	3 689	311 885	861 946	73 647 193
總數 OVERALL	1 465 664	125 023 919	139 305	28 626 852	94 166	48 296 401	5 474	958 694	1 704 609	202 905 866

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.



估價冊 - 截至 2012 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 2012

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 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	-	-	-	-	5	30 795	878	129 065
灣仔	Wan Chai	-	-	-	-	-	-	-	-
東區	Eastern	2 555	173 409	1 071	57 928	68	2 050 448	452	365 463
南區	Southern	7 103	399 549	3 423	149 270	42	1 201 459	5	37 167
港島	Hong Kong	9 658	572 958	4 494	207 198	115	3 282 702	1 335	531 695
油尖旺	Yau Tsim Mong	-	-	-	-	4	205 159	673	46 850
深水埗	Sham Shui Po	4 511	218 338	2 219	87 083	103	2 398 921	8	54 822
九龍城	Kowloon City	-	-	-	-	29	801 810	18	295 861
黃大仙	Wong Tai Sin	16 157	919 922	7 252	321 641	129	3 394 403	-	-
觀塘	Kwun Tong	9 837	472 307	6 208	216 976	172	5 249 136	342	246 242
九龍	Kowloon	30 505	1 610 566	15 679	625 700	437	12 049 429	1 041	643 775
葵青	Kwai Tsing	10 655	509 776	3 950	144 113	153	4 361 835	461	148 925
荃灣	Tsuen Wan	-	-	-	-	39	858 387	175	86 916
屯門	Tuen Mun	9 762	351 702	11 585	306 334	59	1 132 642	-	-
元朗	Yuen Long	3 862	123 791	4 621	137 061	109	1 695 379	-	-
北區	North	11 862	423 115	5 722	171 041	21	626 019	18	19 331
大埔	Tai Po	13 417	650 425	7 425	272 715	15	385 269	-	-
沙田	Sha Tin	20 652	985 525	5 857	232 472	78	2 211 565	20	161 481
西貢	Sai Kung	9 756	488 233	5 446	219 021	31	1 207 259	249	80 580
離島	Islands	-	-	-	-	64	625 162	-	-
新界	New Territories	79 966	3 532 565	44 606	1 482 757	569	13 103 517	923	497 234
總數	OVERALL	120 129	5 716 089	64 779	2 315 655	1 121	28 435 649	3 299	1 672 704

# 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.

估價冊 - 截至 2012 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 2012

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	9 262	6 985 717	2 566	4 441 115
灣仔	Wan Chai	7 419	7 052 599	2 122	2 361 633
東區	Eastern	8 861	2 947 035	1 064	650 557
南區	Southern	2 158	864 932	605	244 928
港島	Hong Kong	27 700	17 850 283	6 357	7 698 232
油尖旺	Yau Tsim Mong	20 856	15 066 521	3 830	5 057 915
深水埗	Sham Shui Po	9 656	3 440 733	1 387	459 960
九龍城	Kowloon City	7 906	2 208 942	893	481 070
黃大仙	Wong Tai Sin	3 161	1 324 614	148	121 887
觀塘	Kwun Tong	5 247	3 072 838	296	367 844
九龍	Kowloon	46 826	25 113 649	6 554	6 488 676
葵青	Kwai Tsing	3 747	1 654 900	166	139 281
荃灣	Tsuen Wan	5 221	2 328 821	208	291 931
屯門	Tuen Mun	5 179	1 844 772	147	229 693
元朗	Yuen Long	6 925	2 098 978	399	284 803
北區	North	2 836	1 174 560	55	49 697
大埔	Tai Po	2 608	1 024 903	146	130 019
沙田	Sha Tin	4 525	3 248 721	68	234 543
西貢	Sai Kung	3 209	1 465 917	27	37 283
離島	Islands	2 604	3 462 745	65	30 291
新界	New Territories	36 854	18 304 316	1 281	1 427 541
總數	OVERALL	111 380	61 268 249	14 192	15 614 450

估價冊 - 截至 2012 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 2012

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	23 671	27 533 970	-	-
灣仔	Wan Chai	13 214	9 861 606	-	-
東區	Eastern	4 891	4 168 344	189	104 435
南區	Southern	1 234	338 257	25	4 301
港島	Hong Kong	43 010	41 902 177	214	108 736
油尖旺	Yau Tsim Mong	22 446	9 311 675	81	13 726
深水埗	Sham Shui Po	1 668	591 857	1 065	321 595
九龍城	Kowloon City	1 340	478 883	18	3 127
黃大仙	Wong Tai Sin	172	83 285	354	47 402
觀塘	Kwun Tong	2 338	2 961 539	1 337	479 983
九龍	Kowloon	27 964	13 427 240	2 855	865 833
葵青	Kwai Tsing	669	443 803	428	206 156
荃灣	Tsuen Wan	1 420	322 729	464	28 465
屯門	Tuen Mun	448	65 380	-	-
元朗	Yuen Long	570	91 262	-	-
北區	North	213	75 887	62	7 129
大埔	Tai Po	61	12 605	-	-
沙田	Sha Tin	929	711 665	111	30 909
西貢	Sai Kung	5	13 140	-	-
離島	Islands	337	564 143	-	-
新界	New Territories	4 652	2 300 614	1 065	272 658
總數	OVERALL	75 626	57 630 031	4 134	1 247 227

估價冊 - 截至 2012 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 2012

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	446	81 312	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	6 276	1 830 802	25	86 377
南區	Southern	4 186	738 535	11	24 228
港島	Hong Kong	10 908	2 650 649	36	110 605
油尖旺	Yau Tsim Mong	1 959	315 432	2	308
深水埗	Sham Shui Po	4 892	1 453 418	52	101 965
九龍城	Kowloon City	3 052	958 618	142	131 035
黃大仙	Wong Tai Sin	3 374	654 453	2	1 314
觀塘	Kwun Tong	19 431	3 589 989	155	201 147
九龍	Kowloon	32 708	6 971 909	353	435 769
葵青	Kwai Tsing	16 687	2 424 528	737	1 541 845
荃灣	Tsuen Wan	10 827	1 847 347	454	431 274
屯門	Tuen Mun	7 043	881 327	270	92 600
元朗	Yuen Long	1 189	521 693	102	78 659
北區	North	2 276	339 513	42	88 257
大埔	Tai Po	344	518 027	-	-
沙田	Sha Tin	10 504	1 414 993	313	544 231
西貢	Sai Kung	35	260 723	5	4 434
離島	Islands	25	82 173	115	174 072
新界	New Territories	48 930	8 290 324	2 038	2 955 373
總數	OVERALL	92 546	17 912 883	2 427	3 501 747

估價冊 - 截至 2012 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 2012

類別	Category	數量 Number	%	應課差餉租值 Rateable Value (千元 \$'000)	%
住宅	Domestic Premises	1 773 808	74.4	235 329 873	49.5
舖位及其他商業樓宇	Shop and Other Commercial Premises	125 572	5.3	76 882 698	16.2
寫字樓	Office	75 626	3.2	57 630 031	12.1
工貿大廈	Industrial/Office Premises	4 134	0.2	1 247 227	0.3
工廠大廈	Factory	92 546	3.9	17 912 883	3.8
貨倉	Storage Premises	2 427	0.1	3 501 747	0.7
停車位 *	Parking Spaces *	256 322	10.7	9 013 662	1.9
其他物業	Others	54 853	2.3	73 915 378	15.5
總數	OVERALL	2 385 288	100	475 433 500	100

\* 包括住宅及非住宅停車位。

\* Include both domestic and non-domestic parking spaces.



估價冊 - 截至 2012 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 2012

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 % <sup>^</sup> Cumulative % <sup>^</sup>
3 001 - 9 999	2 952	9 334	42 471	54 757	2.3	2.3
10 000 - 19 999	22 713	27 055	95 447	145 215	6.1	8.4
20 000 - 29 999	33 418	33 639	55 729	122 786	5.1	13.5
30 000 - 39 999	14 871	33 622	80 564	129 057	5.4	18.9
40 000 - 49 999	8 713	49 950	122 516	181 179	7.6	26.5
50 000 - 59 999	17 459	70 066	138 148	225 673	9.5	36.0
60 000 - 69 999	28 321	71 151	123 626	223 098	9.4	45.4
70 000 - 79 999	32 332	52 921	101 001	186 254	7.8	53.2
80 000 - 89 999	39 172	44 132	74 893	158 197	6.6	59.8
90 000 - 99 999	36 070	31 393	57 694	125 157	5.2	65.0
100 000 - 119 999	56 658	50 030	79 782	186 470	7.8	72.9
120 000 - 139 999	38 859	34 216	48 682	121 757	5.1	78.0
140 000 - 159 999	31 923	32 427	31 215	95 565	4.0	82.0
160 000 - 179 999	23 605	21 170	21 818	66 593	2.8	84.8
180 000 - 199 999	17 981	15 757	14 611	48 349	2.0	86.8
200 000 - 249 999	31 874	25 131	22 224	79 229	3.3	90.1
250 000 - 299 999	20 937	17 308	8 897	47 142	2.0	92.1
300 000 - 349 999	13 311	12 620	6 001	31 932	1.3	93.4
350 000 - 399 999	11 451	8 432	4 219	24 102	1.0	94.4
400 000 - 449 999	9 171	6 291	3 399	18 861	0.8	95.2
450 000 - 499 999	6 876	4 080	3 041	13 997	0.6	95.8
500 000 - 599 999	9 859	5 511	4 167	19 537	0.8	96.6
600 000 - 749 999	9 837	5 585	4 189	19 611	0.8	97.5
750 000 - 999 999	9 625	4 658	3 624	17 907	0.8	98.2
1 000 000 - 1 499 999	8 881	4 301	3 097	16 279	0.7	98.9
1 500 000 - 1 999 999	3 472	2 173	1 686	7 331	0.3	99.2
2 000 000 - 2 999 999	3 098	2 135	1 523	6 756	0.3	99.5
3 000 000 - 9 999 999	4 107	2 963	2 158	9 228	0.4	99.9
10 000 000 - 99 999 999	1 265	970	936	3 171	0.1	100.0
100 000 000 - 999 999 999	42	18	29	89	*	100.0
1 000 000 000 - 99 999 999 999	2	1	6	9	*	100.0
總數 OVERALL	548 855	679 040	1 157 393	2 385 288	100	-

\* 低於 0.05%。

<sup>^</sup> 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%.

<sup>^</sup> 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.

地租登記冊 - 截至 2012 年 4 月 1 日各地區的已估價物業  
Government Rent Roll - Assessments by District as at 1 April 2012

地區	District	不超過最低應課差餉租值 *	超過最低應課差餉租值	應課差餉租值 Rateable Value (千元 \$'000)
		Not Exceeding Minimum Rateable Value *	Above Minimum Rateable Value	
		數量 Number	數量 Number	
中西區	Central and Western	118	15 064	18 610 777
灣仔	Wan Chai	1	10 442	5 141 028
東區	Eastern	120	47 277	9 037 105
南區	Southern	50	46 748	8 860 601
港島	Hong Kong	289	119 531	41 649 510
油尖旺	Yau Tsim Mong	21	50 515	18 694 130
深水埗	Sham Shui Po	346	118 325	18 214 309
九龍城	Kowloon City	19	44 943	9 726 781
黃大仙	Wong Tai Sin	76	91 725	12 825 135
觀塘	Kwun Tong	303	142 334	25 168 698
九龍	Kowloon	765	447 842	84 629 054
葵青	Kwai Tsing	503	106 792	23 811 324
荃灣	Tsuen Wan	2 897	121 114	16 083 731
屯門	Tuen Mun	5 417	161 797	13 039 364
元朗	Yuen Long	30 881	154 123	14 042 986
北區	North	37 040	88 057	7 608 170
大埔	Tai Po	31 868	96 906	10 366 825
沙田	Sha Tin	5 562	209 082	27 872 934
西貢	Sai Kung	16 547	132 862	17 661 791
離島	Islands	20 651	49 078	17 118 721
新界	New Territories	151 366	1 119 811	147 605 846
總數	OVERALL	152 420	1 687 184	273 884 411

\* 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 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.

2011-12 年度臨時估價及刪除估價 \*  
Interim Valuations and Deletions in 2011-12 \*

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	1 815	574	2 783	3 635	15	57
	應課差餉租值 Rateable Value (千元 \$'000)	1 843 250	1 408 118	2 935 739	2 400 152	364 664	1 202 832
九龍 Kowloon	數量 Number	7 778	1 872	1 555	2 611	146	290
	應課差餉租值 Rateable Value (千元 \$'000)	3 580 039	2 434 682	2 343 193	1 495 658	1 849 742	3 281 029
新界 New Territories	數量 Number	10 194	1 863	2 771	265	4 522	2 723
	應課差餉租值 Rateable Value (千元 \$'000)	2 847 781	1 300 358	505 341	184 641	724 815	861 592
總數 OVERALL	數量 Number	19 787	4 309	7 109	6 511	4 683	3 070
	應課差餉租值 Rateable Value (千元 \$'000)	8 271 070	5 143 158	5 784 273	4 080 451	2 939 221	5 345 453

\* 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.

2012-13 年度重估應課差餉租值 - 對主要類別物業的影響<sup>(1)</sup>  
2012-13 General Revaluation - Effect on Main Property Types<sup>(1)</sup>

物業類別 Property Type	差餉 Rates			地租 Government Rent		
	應課差餉租值 平均增減 Average Change in Rateable Value %	平均每月 差餉 (元) Average Rates Payment \$p.m.	平均每月 差餉增減 (元) Average Change in Rates \$p.m.	應課差餉租值 平均增減 Average Change in Rateable Value %	平均每月 地租 (元) Average Govt. Rent Payment \$p.m.	平均每月 地租增減 (元) Average Change in Govt. Rent \$p.m.
小型私人住宅物業 <sup>(2)</sup> Private Small Domestic Premises <sup>(2)</sup>	+10	355	+30	+9	202	+17
中型私人住宅物業 <sup>(2)</sup> Private Medium Domestic Premises <sup>(2)</sup>	+8	855	+65	+8	485	+36
大型私人住宅物業 <sup>(2)</sup> Private Large Domestic Premises <sup>(2)</sup>	+7	2 134	+130	+6	1 035	+56
私人住宅物業 Private Domestic Premises	+9	495	+39	+8	257	+20
公屋住宅物業 <sup>(3)</sup> Public Domestic Premises <sup>(3)</sup>	+8	184	+13	+8	109	+8
所有住宅物業 <sup>(4)</sup> All Domestic Premises <sup>(4)</sup>	+8	375	+29	+8	198	+15
舖位及其他商業樓宇 Shop and Other Commercial Premises	+8	2 464	+174	+7	1 378	+92
寫字樓 Office	+25	3 162	+639	+27	3 393	+717
工業樓宇 <sup>(5)</sup> Industrial Premises <sup>(5)</sup>	+9	921	+75	+9	551	+45
所有非住宅物業 <sup>(6)</sup> All Non-domestic Premises <sup>(6)</sup>	+12	2 400	+247	+10	1 287	+113
所有類別物業 All Types of Properties	+10	640	+58	+9	315	+26

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 areas as below:

Small domestic -- up to 69.9 m<sup>2</sup>

Medium domestic -- 70 m<sup>2</sup> to 99.9 m<sup>2</sup>

Large domestic -- 100 m<sup>2</sup> 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 factory, storage and industrial/office premises.

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

## 2010-11 及 2011-12 年度的估價建議書、反對書及上訴個案 Proposals, Objections and Appeals in 2010-11 and 2011-12

	差餉 Rating		地租 Government Rent	
	2010-11	2011-12	2010-11	2011-12
<b>建議書 Proposals</b>				
接辦及完成個案 Cases received and completed	52 368	54 531	136	451
覆核結果 Status on review :				
- 估價作實 assessment confirmed	34 622	41 082	111	359
- 削減應課差餉租值 rateable value reduced	2 634	2 102	3	10
- 其他 others <sup>(1)</sup>	15 112	11 347	22	82
<b>反對書 Objections <sup>(2)</sup></b>				
年初所餘 Outstanding at beginning of year	716	590	79	252
接辦個案 Cases received	2 187	2 363	782	468
完成個案 Cases completed	2 313	2 129	609	622
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	1 699	1 685	413	486
- 削減應課差餉租值 rateable value reduced	427	246	79	65
- 其他 others <sup>(1)</sup>	187	198	117	71
<b>上訴 Appeals</b>				
年初所餘 Outstanding at beginning of year	786	899	2 376	2 504
接辦個案 Cases received	203	116	138	109
完成個案 Cases completed	90	96	10	4
個案完成結果 Status of completed cases :				
- 估價作實 (全面聆訊) assessment confirmed (full hearing)	-	-	-	-
- 削減應課差餉租值 (全面聆訊) rateable value reduced (full hearing)	-	1	-	1
- 同意令 consent orders	54	36	9	1
- 撤銷 / 失效 withdrawn/lapsed	36	59	1	2

註：

- (1) 此欄包括無效、反對人自行撤銷反對、修改物業單位名稱及刪除估價等的個案。  
(2) 數字反映所涉及的應課差餉租值數目。

Notes:

- (1) These include invalid cases, cases subsequently withdrawn by objectors, cases where the alterations made were related to amendment to the tenement's description and deletion of the assessment etc.  
(2) The figures represent the total number of rateable values involved.



# 附錄

## Annexures

- A** 刊物  
Publications
- B** 本署的編制及實際人數  
Establishment and Strength of the Department
- C** 技術附註  
Technical Notes
- D** 各區域及地區  
Areas and Districts
- E** 分區圖  
Plans



## 刊物 Publications

### 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)

### 其他供公眾閱覽的刊物

年報

差餉及地租簡介

誰有責任繳納差餉與地租

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

物業資訊網

《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

電子快訊

### 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)

### Other Unrestricted Publications

Annual Summary

Your Rates and Government Rent

Who is responsible for paying rates and Government rent

Performance Pledge

Rating and Valuation Department - A Chronology

Hong Kong Property Review - Monthly Supplement

Property Information Online

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

Explanatory Leaflet for Display of Building Numbers

E-Update

本署的編制及實際人數  
Establishment and Strength of the Department

	1.4.2011		1.4.2012		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	-	-	-
助理署長 Assistant Commissioner	4	4	4	4	-	-
首席物業估價測量師 Principal Valuation Surveyor	8	6	8	7	-	+1
高級物業估價測量師 Senior Valuation Surveyor	23	19	23	15	-	-4
物業估價測量師 Valuation Surveyor	58	60	58	60	-	-
助理物業估價測量師 Assistant Valuation Surveyor	5	4	5	4	-	-
首席物業估價主任 Principal Valuation Officer	15	11	15	12	-	+1
高級物業估價主任 Senior Valuation Officer	76	69	76	69	-	-
物業估價主任 / 見習物業估價主任 Valuation Officer/Valuation Officer Trainee	257	256	257	266	-	+10
一級 / 二級物業估價助理 Valuation Assistant I/II	4	2	4	2	-	-
高級租務主任 Senior Rent Officer	4	2	4	4	-	+2
一級租務主任 Rent Officer I	11	9	11	7	-	-2
二級租務主任 Rent Officer II	7	7	7	6	-	-1
物業調查員 Valuation Referencer	4	2	4	1	-	-1
高級統計主任 Senior Statistical Officer	2	2	2	1	-	-1
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

	1.4.2011		1.4.2012		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	2	-	-
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	1	1	-	-
一級行政主任 Executive Officer I	3	3	3	3	-	-
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	5	-	-
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	16	13	16	12	-	-1
文書主任 Clerical Officer	37	40	37	40	-	-
助理文書主任 Assistant Clerical Officer	109	100	111	105	+2	+5
文書助理 Clerical Assistant	103	97	103	99	-	+2
一級物料供應員 Supplies Supervisor I	1	1	1	0	-	-1
二級物料供應員 Supplies Supervisor II	1	1	1	2	-	+1
物料供應服務員 Supplies Attendant	1	1	1	1	-	-

\* EST. = Establishment SG. = Strength

## 本署的編制及實際人數 Establishment and Strength of the Department

	1.4.2011		1.4.2012		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	-	-
<hr/>						
電話接線生 Telephone Operator	1	1	1	1	-	-
司機 Motor Driver	7	7	7	7	-	-
辦公室助理 Office Assistant	15	11	15	11	-	-
二級工人 Workman II	9	7	9	6	-	-1
<hr/>						
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	-	-
<hr/>						
高級系統經理 Senior Systems Manager	1	1	1	1	-	-
系統經理 Systems Manager	3	3	3	2	-	-1
一級系統分析/程序編製主任 Analyst/Programmer I	8	7	8	7	-	-
二級系統分析/程序編製主任 Analyst/Programmer II	4	3	4	4	-	+1
<hr/>						
小計 Sub-total	852	803	854	813	+2	+10

\* EST. = Establishment      SG. = Strength



	1.4.2011		1.4.2012		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. *
<b>額外人員 Supernumerary Staff</b>						
助理署長 Assistant Commissioner	1	1	1	1	-	-
首席物業估價測量師 Principal Valuation Surveyor	1	1	-	-	-1	-1
高級物業估價測量師 Senior Valuation Surveyor	-	-	1	1	+1	+1
物業估價測量師 Valuation Surveyor	-	-	1	1	+1	+1
首席物業估價主任 Principal Valuation Officer	2	2	-	-	-2	-2
高級物業估價主任 Senior Valuation Officer	4	4	-	-	-4	-4
物業估價主任 Valuation Officer	1	1	8	8	+7	+7
高級租務主任 Senior Rent Officer	1	1	-	-	-1	-1
二級租務主任 Rent Officer II	-	-	1	1	+1	+1
高級文書主任 Senior Clerical Officer	2	2	1	1	-1	-1
文書主任 Clerical Officer	2	2	3	3	+1	+1
助理文書主任 Assistant Clerical Officer	2	2	2	2	-	-
文書助理 Clerical Assistant	-	-	2	2	+2	+2
高級統計主任 Senior Statistical Officer	-	-	2	2	+2	+2
小計 Sub-total	16	16	22	22	+6	+6
總數 Total	868	819	876	835	+8	+16

\* EST. = Establishment      SG. = Strength

## 技術附註 Technical Notes

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，包括露台及工作平台，但不包括樓梯、升降機槽、渠管及大堂等公用地方。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 utility platforms but excluding common areas such as stairs, lift shafts, pipe ducts and lobbies. 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 m<sup>2</sup>
- Class B - Saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>
- Class C - Saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>
- Class D - Saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>
- Class E - Saleable area of 160 m<sup>2</sup> 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.

#### 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，將港元與美元掛鈎，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) Shop - 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 shop or office, e.g. department stores etc.
- (c) Office - 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) Factory - 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.

## 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			
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), 134(p), 141(p), 142, 143(p), 172(p), 173(p), 181(p), 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(p), 135, 140, 143(p), 144, 145, 146(p), 147(p), 148(p), 149, 151(p), 158(p), 175(p), 182(p), 183(p), 184, 190(p), 191(p)
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	146(p), 147(p), 148(p), 151(p), 152, 153, 154, 155, 156, 157, 158(p), 161, 162, 163, 164, 165, 166, 167, 190(p), 194(p), 196(p), 197(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), 141(p), 158(p), 171, 172(p), 173(p), 174, 175(p), 176, 181(p), 182(p), 183(p), 191(p), 192, 193, 194(p), 195, 196(p), 197(p), 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(p), 216, 220, 221(p), 222(p), 225, 226(p), 227(p), 228, 229, 235(p), 236(p), 251, 252, 253, 254(p), 255(p), 267(p), 268(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	221(p), 254(p), 255(p), 260(p), 261(p), 262, 263, 264, 265, 266, 267(p), 268(p), 269(p), 271(p), 320(p), 327(p), 328(p), 761(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), 215(p), 222(p), 226(p), 227(p), 231, 232, 233, 234, 235(p), 236(p), 237, 241, 242, 243, 244, 245, 246, 247, 268(p), 271(p), 272, 282(p), 283(p), 285, 286(p), 761(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	280(p), 281(p), 282(p), 283(p), 284, 286(p), 287(p), 288(p), 289, 761(p)
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	280(p), 286(p), 287(p), 288(p), 290, 291, 292, 293(p), 294, 295, 297(p), 298(p), 831(p), 833(p), 835(p)

(p) = part 部分

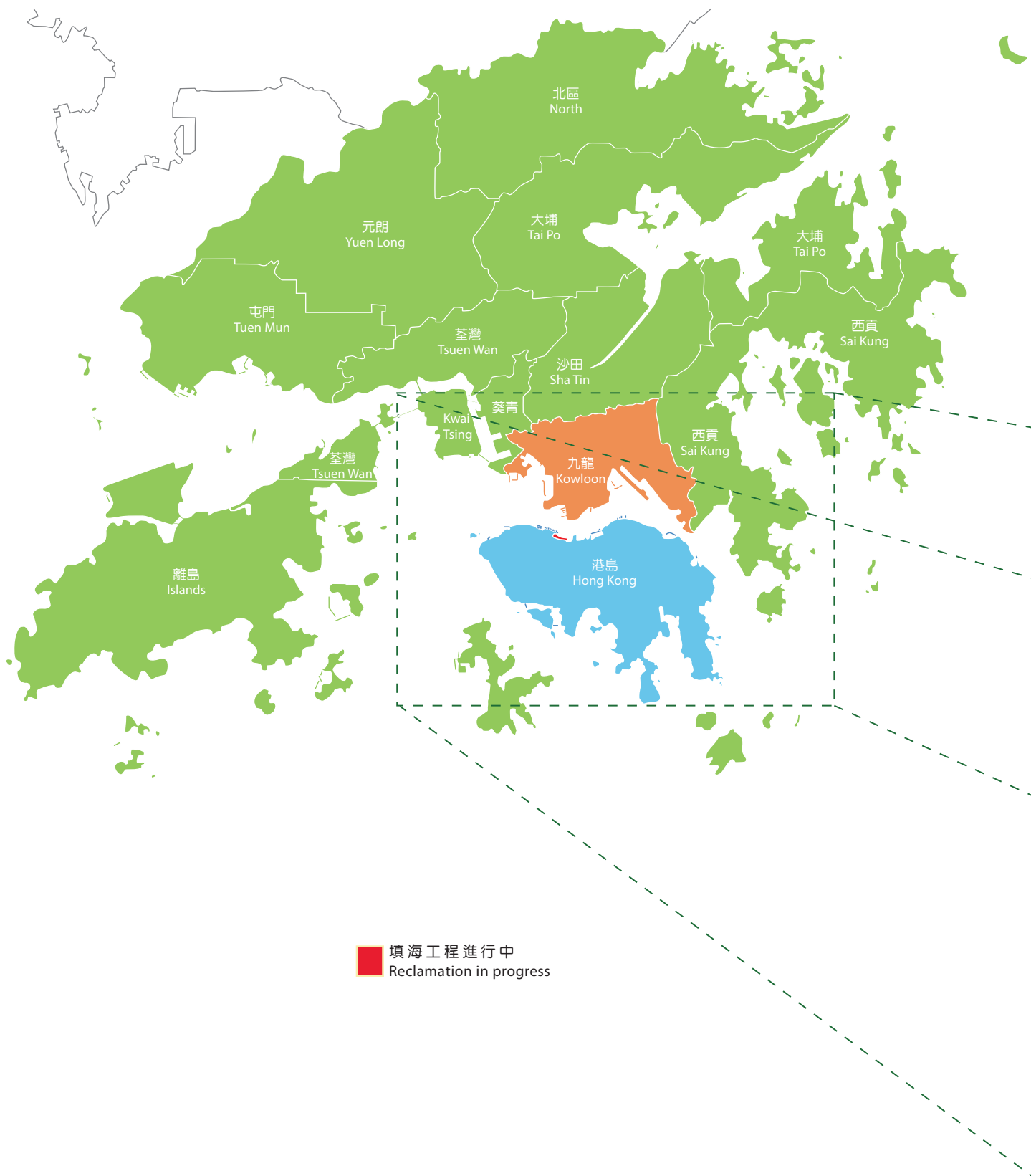
地區 District	地區內的分區名稱 Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units	
區域：新界 Area: New Territories			
葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	260(p), 261(p), 269(p), 310(p), 320(p), 321(p), 324(p), 326(p), 327(p), 328(p), 329, 350, 351, 733(p), 761(p)
荃灣 Tsuen Wan	荃灣、梨木樹、 汀九、深井、 青龍頭、馬灣、 欣澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	310(p), 321(p), 322, 323, 324(p), 325, 326(p), 327(p), 331, 332, 333(p), 334, 335, 336(p), 340(p), 413(p), 531(p), 724(p), 731(p), 732(p), 733(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	333(p), 336(p), 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(p), 442(p), 512(p), 519(p), 522(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), 441(p), 442(p), 510, 511, 512(p), 513, 514, 515, 516, 517, 518, 519(p), 521, 522(p), 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533(p), 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610, 621(p), 622(p), 724(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), 621(p), 622(p), 623, 624, 625, 626, 627, 628, 629, 631(p), 632, 634(p), 641, 642, 651, 652, 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), 633, 634(p), 711(p), 712(p), 720, 721, 722, 723, 724(p), 725, 726, 727, 728, 729(p), 732(p), 741(p), 742(p), 743, 744(p), 751, 753(p), 757(p), 762(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	261(p), 281(p), 282(p), 310(p), 327(p), 724(p), 729(p), 731(p), 732(p), 733(p), 741(p), 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	293(p), 296, 297(p), 298(p), 741(p), 742(p), 744(p), 761(p), 762(p), 811, 812, 813, 814, 815, 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831(p), 832, 833(p), 834, 835(p), 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



# 分區圖 Plans

新界地區 New Territories Districts

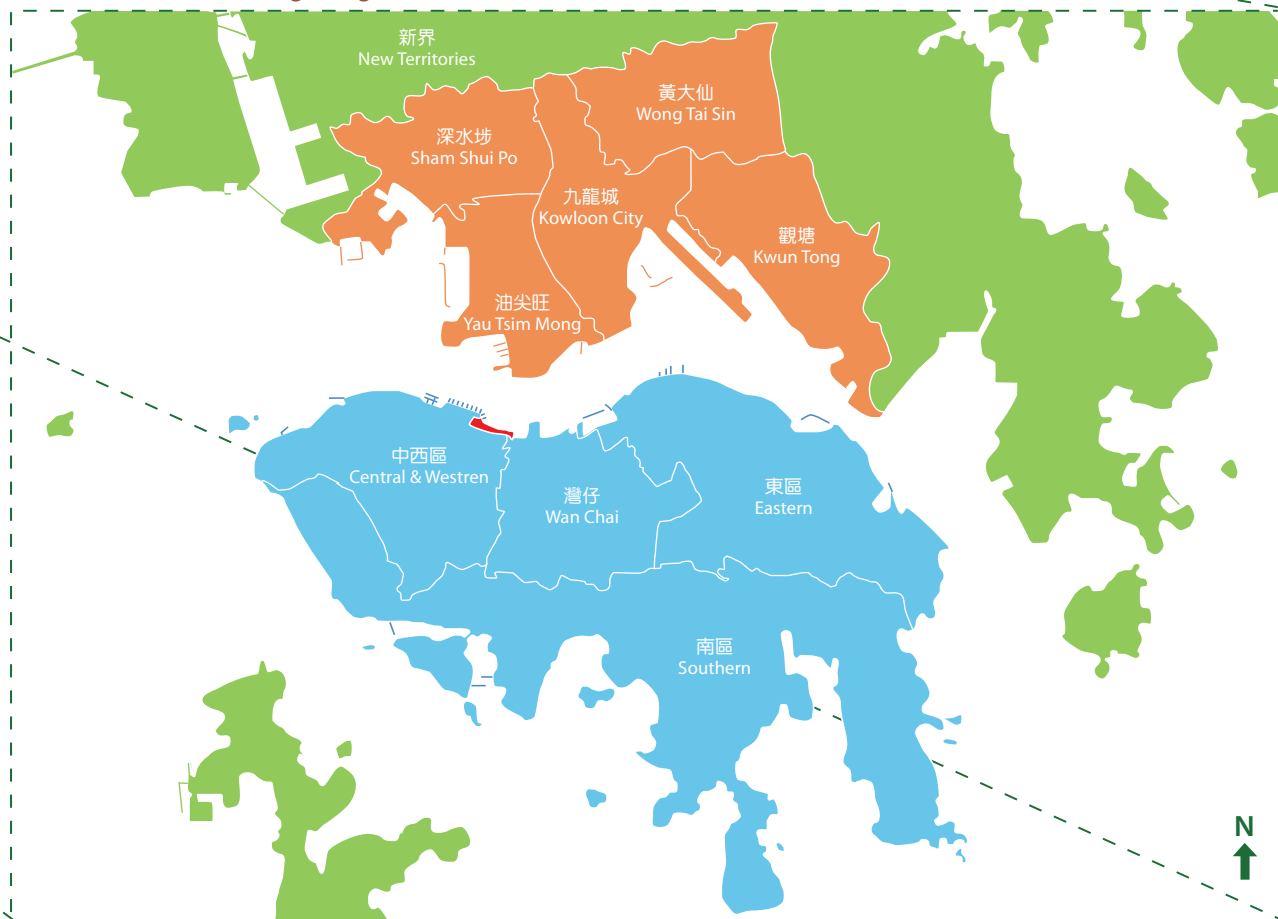


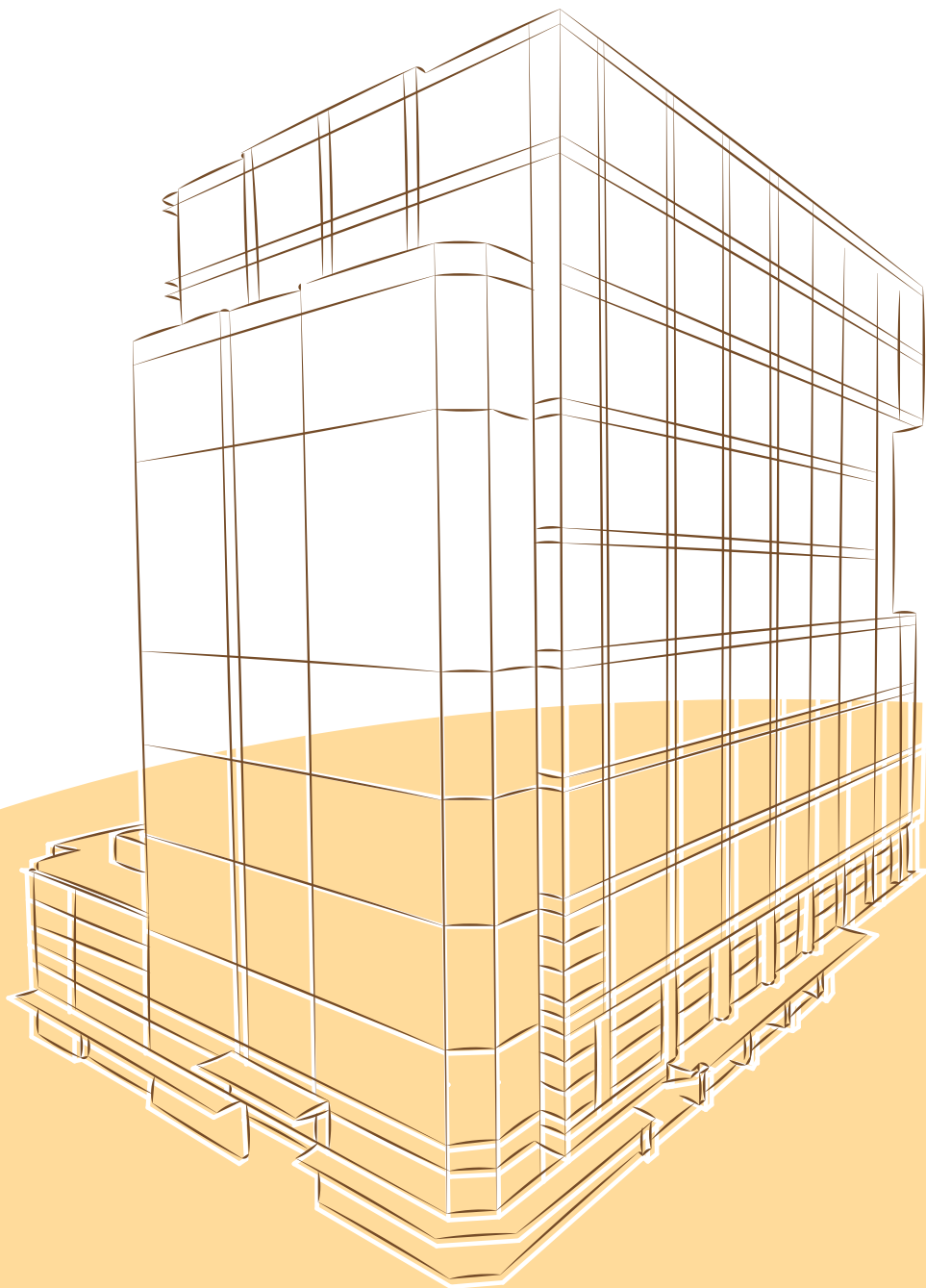


差餉物業估價署年報

Rating and Valuation Department Annual Summary

港島及九龍地區 Hong Kong and Kowloon Districts





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