

COMMISSIONER OF RATING AND VALUATION



**1989-1990
ANNUAL
SUMMARY**

ANNUAL SUMMARY

BY

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COMMISSIONER OF RATING AND VALUATION
FOR THE YEAR**

1 APRIL 1989–31 MARCH 1990

EXCHANGE RATES

Where dollars are quoted in this report, they are Hong Kong dollars unless otherwise stated. On 31 March 1990 the market rate was approximately HK\$7.8075 = US\$1.

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1. INTRODUCTION

1.1 During 1989-90, the Rating and Valuation Department concentrated on preparatory work for the General Revaluation which is to take effect on 1 April 1991. A total of some 425 000 requisition forms were issued to ratepayers of different categories of property, seeking relevant rental particulars.

1.2 At the same time, staff of the Department were busy coping with the ever-increasing routine workload and settling the outstanding rating appeal cases arising from the 1988/89 General Revaluation.

1.3 In July 1989, the Landlord and Tenant (Consolidation) Ordinance was amended to allow for an increase in permitted rent of pre-war domestic premises, the raising of the minimum rent under Part II and the extension of the life of Part II. Details can be found in Section 7.

1.4 To alleviate the problem of professional staff shortages, computerisation of Departmental functions continued and to reflect the resultant shift in the nature of much of the Department's work, the new rank of Principal Valuation Officer was created in the Valuation Officer Grade. Ten officers were appointed to these new posts.

1.5 Mr G P Blenkinsop, Commissioner of Rating and Valuation from June 1984, retired on 16 October 1989 after 24 years of service with the Hong Kong Government. He was succeeded by Mr B J C Woodroffe, the former Deputy Commissioner.

1.6 On 1 April 1990, the Department handed over its duties in relation to Government leasing and purchasing of accommodation to the Government Property Agency, which was set up on the same day to deal with the entire Government property portfolio. The Department continues to provide the professional and technical staff necessary to fulfill the function.

2. RATING

Valuation Lists

2.1 For the purposes of the Rating Ordinance, Valuation Lists are prepared for all specified areas which, since 1 April 1988, have encompassed the whole territory. These lists show all tenements assessed to rates together with their rateable values. Full descriptions of the specified areas are provided at Annex A.

General Revaluation

2.2 To ensure a fair distribution of the rates burden, rateable values are updated regularly to reflect changes in the rental values on which they are based. The latest general revaluation exercise was undertaken during 1987-88 and took effect on 1 April 1988. The rateable values in the current lists are based on rental values as at 1 October 1986. The next general revaluation is scheduled to come into effect on 1 April 1991.

2.3 The total numbers and rateable values of assessments in the Valuation Lists as at 1 April 1990 were as follows :-

	Assessments		Rateable Value	
	No.	%	\$ million	%
Hong Kong	356 625	32.4	30 728	35.1
Kowloon	202 489	18.4	17 058	19.5
New Kowloon	199 243	18.1	17 462	20.0
New Territories	342 525	31.1	22 248	25.4
Overall	1 100 882	100.0	87 497*	100.0

* Apparent error due to rounding.

Interim Valuations and Deletions

2.4 Between general revaluations, the Valuation Lists are continually updated, to include new tenements, to exclude tenements that have been demolished and to take account of alterations to existing tenements. Valuations made between revaluations are called interim valuations.

2.5 Interim valuations and deletions carried out in 1989-90 are summarised below :-

Interim Valuations			Deletions	
	No.	Rateable Value \$'000	No.	Rateable Value \$'000
Hong Kong	21 673	2 714 311	3 454	1 078 143
Kowloon	8 866	1 684 174	3 336	1 004 336
New Kowloon	3 594	729 094	1 508	386 341
New Territories	40 382	3 451 655	1 521	1 025 349
Overall	74 515	8 579 234	9 819	3 494 170*

* Apparent error due to rounding.

Proposals, Objections and Appeals

2.6 In March each year, proposals for alteration of the valuation lists can be served on the Commissioner. In addition, ratepayers have the right to lodge objections in respect of interim valuations, deletions and corrections to the list, providing they do so within 21 days of the Commissioner's service of the appropriate notice.

2.7 The Commissioner will consider all proposals and objections, and, in the absence of either withdrawal or agreement, will issue a notice of decision. A person on whom a notice of decision has been served may within 28 days of the date of service of the notice of decision appeal to the Lands Tribunal.

2.8 Brief details of proposals, objections and appeals lodged and dealt with over the past five years are given below :-

	1985-86	1986-87	1987-88	1988-89	1989-90
<u>Proposals</u>					
*Outstanding at beginning of year	2 818	2 025	1 033	26 154	291
Cases Received	2 025	1 033	26 154	291	287
*Cases Dealt with	2 818	2 025	1 033	26 154	291
<u>Objections</u>					
Outstanding at beginning of year	303	1 579	428	195	862
Cases Received	12 186	9 936	2 598	3 868	1 504
Cases Dealt with	10 910	11 087	2 831	3 201	2 260
<u>Appeals</u>					
Outstanding at beginning of year	164	31	30	1	66
Cases Received	96	34	5	128	2
Cases Dealt with	229	35	34	63	41

* Received in March of the previous financial year.

Rates charges

2.9 Rates are payable at a percentage of rateable value. This percentage may vary between Urban Council and Regional Council areas, as determined by resolution of the Legislative Council. The percentage charges for 1989-90 and 1990-91 are as follows :-

	General Rates	Urban Council Rates	Regional Council Rates
	%	%	%
1989-90 :			
Urban Council Area	2.5	3.5	-
Regional Council Area	-	-	6.0
1990-91 :			
Urban Council Area	4.0	3.5	-
Regional Council Area	1.5	-	6.0

2.10 Where the supply of fresh water from a Government water-main is unfiltered, the annual rates payable are reduced by 7.5%. Where no such supply is available the annual rates payable are reduced by 15%. The number and rateable value of assessments so affected as at 1 April 1990 are set out below :-

	Rates payable reduced by 7.5%		Rates payable reduced by 15%	
	No.	Rateable Value \$'000	No.	Rateable Value \$'000
Hong Kong	-	-	268	72 599
Kowloon	-	-	1	2 088
New Kowloon	-	-	34	3 087
New Territories	5 848	200 350	4 912	286 943
Overall	5 848	200 350	5 215	364 717

Revenue from Rates

2.11 The total net revenue from rates for the year 1989-90 was as follows :-

	General Rates	Urban Council Rates	Regional Council Rates	Total
	\$ million	\$ million	\$ million	\$ million
Urban Council Area	1 663	2 328	-	3 991
Regional Council Area	-	-	1 386	1 386
Overall	1 663	2 328	1 386	5 377

Refund of Rates

2.12 Subject to certain conditions, unoccupied non-domestic premises are entitled to a refund of half the rates paid. Non-domestic vacancy at the end of each of the past five years is shown below :-

	No. of units	Total floor area (m2)
1985-86	14 512	1 292 900
1986-87	9 987	809 200
1987-88	6 077	423 000
1988-89	6 062	469 800
1989-90	9 030	797 900

Property Tax

2.13 As part of the work of assessing new properties to rates, the department assists the Inland Revenue Department by coding all new properties to indicate whether there is a property tax liability. In addition, the department gives other assistance to the Inland Revenue Department in respect of property tax such as identifying properties sold and providing property details.

3. STAMP DUTY

3.1 The department scrutinizes, on behalf of the Collector of Stamp Revenue, transactions involving the sale and transfer of real property.

3.2 The following table shows the number of stamp duty transactions received for scrutiny, the number of valuations provided in respect of transactions scrutinized where the stated consideration was deemed unreasonably low and the number of valuations requested by the Collector of Stamp Revenue where property was transferred without consideration, over the past five years.

	No. of transactions received for scrutiny	No. of valuations where stated consideration deemed unreasonably low	No. of valuations where property transferred without consideration
1985-86*	69 979	4 632	5 097
1986-87*	98 423	6 450	5 340
1987-88	124 874	8 449	4 965
1988-89	141 704	11 021	5 490
1989-90	122 712	11 415	5 357

* During 1985-86 and 1986-87, stamp duty work in certain parts of the New Territories was handled by the Director of Buildings and Lands. The figures shown exclude such cases.

4. ESTATE DUTY

4.1 During the year, the Estate Duty Commissioner submitted 1 485 estates for valuation, involving 2 856 properties. The following table provides details of estate duty work completed over the past five years.

	No. of estates	No. of properties valued
1985-86*	1 214	2 516
1986-87*	1 733	2 417
1987-88	1 466	2 644
1988-89	1 376	2 791
1989-90	1 417	2 768

* During 1985-86 and 1986-87, estate duty work in certain parts of the New Territories was handled by the Director of Buildings and Lands. The figures shown exclude such cases.

5. VALUATION FOR OTHER GOVERNMENT DEPARTMENTS

5.1 The department is Government's principal adviser on rental matters and is consulted by other Government departments and quasi-government bodies concerning the capital and rental valuation of real property.

5.2 A summary of valuation services provided by the department over the past five years is given below :-

	Rental Advice	Capital Valuation	Profits Tax
1985-86	5 340	239	645
1986-87	1 891	182	762
1987-88	2 513	230	471
1988-89	1 804	192	717
1989-90	2 251	209	290

5.3 The number of rental advice valuations decreased significantly after November 1985 because the Housing Department ceased using this service after that date.

6. LEASING AND PURCHASE OF ACCOMMODATION

6.1 Prior to 1 April 1990 and the creation of the Government Property Agency, the department handled the acquisition of accommodation for Government. It negotiated the leasing and purchase of both domestic quarters and office accommodation and represented Government on the respective management committees. The department also graded quarters for allocation, rental charge and housing allowance purposes. In certain circumstances, Government reimburses individual officers for the rent they paid for private tenancies, reimbursement being subject to approval, by the department, of the rent paid. These functions are all now handled by the Government Property Agency except those relating to private tenancies which have been retained by the department. The various aspects of the department's work in relation to leasing and purchase of accommodation, over the past five years, are summarised below :

	New Leasing		Renewal		Purchase		Private
	Qtrs. Offices		Qtrs. Offices		Qtrs. Offices		Qtrs. Tenancy
	No.	m2	No.of leases	No.of leases	No.	m2	Graded Advice
1985-86	6	5 270	215	263	40	5 582	548
1986-87	28	6 212	226	195	374	19 133	342
1987-88	32	13 130	121	161	532	4 610	465
1988-89	75	21 335	182	233	-	14 794	487
1989-90	169	22 117	164	173	1 765	2 820	47

6.2 The following table shows the total amount and cost of leased accommodation at the end of each of the past five years, together with average rents.

	Quarters			Offices		
	Monthly rent			Monthly rent		
	No.	Total \$ million	Average \$/unit	Area m2	Total \$ million	Average \$/m2
1985-86	1 784	19.24	10 786	340 530	32.51	95
1986-87	1 640	18.89	11 518	299 915	32.39	108
1987-88	1 437	19.46	13 542	304 381	40.93	134
1988-89	1 405	20.47	14 569	305 810	47.79	156
1989-90	1 533	27.07	17 656	305 848	77.38	253

7. LANDLORD AND TENANT

7.1 The department is responsible for the administration of the Landlord and Tenant (Consolidation) Ordinance, its main responsibilities arising under Part I, Part II and Part IV. A summary of the main aspects of the work is provided in Tables 21 and 22. An analysis of notices received and certificates issued for Part II tenancies is provided in Table 23.

7.2 The Ordinance was amended in July 1989 by resolution of the Legislative Council. The amendments included :

- The increase in permitted rent of pre-war domestic premises under Part I, from 39 to 43 times the "standard rent", effective from 1 November 1989;
- The raising of the minimum rent in the rent increase system under Part II, from 60% to 65% of the prevailing market rent, effective from 19 December 1989; and
- The extension of the life of Part II to 18 December 1991.

7.3 The department continued throughout the year to assist the public by providing advisory services on landlord and tenant matters and mediation in tenancy disputes. Over 76 000 enquiries were handled during the year; some 19 000 of these were dealt with during the weekly visits by Rent Officers to District Offices.

8. STAFF

8.1 A list of senior directorate staff is at Annex B.

8.2 Following the appointment of Mr Barry J C Woodroffe as Commissioner of Rating and Valuation in October 1989, Mr Kenneth T W Pang was appointed Deputy Commissioner and Mr N T Poon, Assistant Commissioner.

9. ADMINISTRATION AND STAFF DEVELOPMENT

9.1 A chart showing the organisational structure of the department is at Annex D and the approved staff establishment as at 1 April 1989 and 1 April 1990 is at Annex E.

9.2 The decrease in the establishment and strength as at 1 April 1990 is mainly due to the transfer of Leasing Division to the Government Property Agency.

9.3 Expenditure on personal emoluments (other than pensions, passages, quarters, etc) and charges for departmental expenses and capital account amounted to \$104.7 million in 1989-90, compared with \$91.1 million in the previous year.

9.4 During the year, a new Principal Valuation Officer rank was created and 10 officers were appointed to fill the posts. With the restructuring of Special Properties Division, a new post of Principal Valuation Surveyor was established.

9.5 Fifty eight technical officers were granted study leave to prepare for the examinations in the Certificate or Higher Certificate evening courses in Valuation and Property Management at the Morrison Hill Technical Institute and Hong Kong Polytechnic.

9.6 A total of 15 officers passed various parts of the 1989 professional examinations with 4 passing Part I, 6 passing Part II and 5 passing the Final. In addition, 4 were elected professional associates of the Royal Institution of Chartered Surveyors.

9.7 As part of Government's overseas training scheme, 2 Valuation Surveyors were sent for 6-month attachments, one to a firm of Chartered Surveyors in London and the other to the New Zealand Government Property Services Ltd.

9.8 Over 400 officers attended a range of courses organised by the Civil Service Training Centre, the Information Technology Services Department and the Census and Statistics Department. A list of these courses together with details of attendance is at Appendix F. In addition, two officers completed the Senior Staff Course.

9.9 The Staff Development Unit completed the final series of in-house management seminars entitled "Managing Other People" which were attended by 100 professional, senior technical and clerical officers. Two induction seminars were held for newly recruited technical officers and general grades staff.

10. SOCIAL AND RECREATION

10.1 The department's Recreation Club organised a variety of social and recreational activities during the year. The 12th Annual Swimming Gala held in September 1989 was enthusiastically supported, and other highlights included a Christmas dancing party, a singing contest, a barbecue and a visit to the Mai Po Wildlife Reserve. Departmental competitions were held in tennis, squash, soccer and badminton and the department also participated in the Dragon Boat race organised by the Shatin Sports Association.

10.2 The running expenses of the Club were met from the Staff Welfare Fund, subscriptions from members and participation fees for various events.

RATEABLE VALUE BY AREA AND DISTRICT
FOR THE YEARS 1986 TO 1990*

TABLE 1

(\$'000)

	1986	1987	1988	1989	1990
West	1 331 618	1 413 953	1 583 437	1 581 538	1 650 786
Sheung Wan	1 378 060	1 409 023	1 501 616	1 586 910	1 627 497
Central	3 269 477	3 764 275	4 410 831	4 595 051	4 870 824
Wan Chai	2 388 925	2 502 439	2 788 314	2 878 265	2 987 270
Mid-levels	2 325 638	2 444 393	3 072 849	3 160 585	3 275 787
Peak	603 107	616 345	760 976	755 942	757 451
Causeway Bay	2 601 202	2 685 803	3 346 703	3 500 033	3 720 090
North Point	3 801 316	3 975 659	5 056 677	5 510 073	5 781 079
Shau Kei Wan	1 272 391	1 364 798	1 794 989	2 047 273	2 351 514
Aberdeen	1 548 194	1 568 263	1 830 584	1 942 542	2 057 606
South	1 024 365	1 079 852	1 470 476	1 609 480	1 648 226
HONG KONG	21 544 294#	22 824 800#	27 617 451#	29 167 692	30 728 130
Tsim Sha Tsui	4 262 515	4 380 352	6 258 864	6 319 649	6 760 946
Yau Ma Tei	2 350 348	2 501 048	2 855 422	2 938 518	2 907 603
Mong Kok	1 898 036	1 935 185	2 106 013	2 109 610	2 152 982
Hung Hom	2 369 858	2 417 501	2 949 432	3 149 630	3 343 010
Ho Man Tin	1 681 453	1 735 531	1 845 725	1 864 325	1 893 635
KOWLOON	12 562 212#	12 969 617	16 015 456	16 381 731#	17 058 177#
Cheung Sha Wan	3 697 984	3 759 432	4 409 165	4 486 393	4 580 299
Shek Kip Mei	966 045	1 021 583	1 098 109	1 165 930	1 176 698
Kowloon Tong	743 878	736 827	886 228	897 617	905 794
Wong Tai Sin	3 076 244	3 193 184	3 710 713	3 883 421	4 027 342
Kwun Tong	3 841 614	4 427 928	5 331 159	5 548 073	5 643 022
Lei Yue Mun	1 008 774	1 015 269	1 041 119	1 130 312	1 128 949
NEW KOWLOON	13 334 536#	14 154 224#	16 476 493	17 111 746	17 462 104
Tsuen Wan	5 993 989	6 381 174	7 876 879	8 348 100	9 078 441
Tuen Mun	1 410 013	1 587 691	2 299 713	2 533 729	2 872 258
Yuen Long	850 860	914 710	1 016 619	1 202 349	1 337 983
North	484 374	545 442	578 287	640 036	708 732
Tai Po	708 139	910 092	1 231 890	1 356 255	1 508 760
Sha Tin	2 440 735	3 148 066	4 012 560	4 697 248	5 237 360
Sai Kung	404 253	438 176	607 477	627 567	990 500
Outlying Islands	344 826	364 851	426 511	468 199	514 354
NEW TERRITORIES**	12 637 189	14 290 200#	18 049 935#	19 873 484#	22 248 388
OVERALL	60 078 231	64 238 841	78 159 335	82 534 653	87 496 798#

* As at 1 April each year.

Apparent error due to rounding.

** Please refer to the footnote in Annex I.

NUMBER OF ASSESSMENTS BY AREA AND DISTRICT
FOR THE YEARS 1986 TO 1990*

TABLE 2

	1986	1987	1988	1989	1990
West	36 019	38 516	39 912	40 105	41 249
Sheung Wan	25 237	26 443	27 053	27 665	28 299
Central	15 179	16 165	16 631	16 727	16 813
Wan Chai	37 509	38 844	38 983	38 997	40 147
Mid-levels	19 983	21 184	21 712	22 605	23 763
Peak	2 124	2 184	2 544	2 506	2 514
Causeway Bay	28 309	29 181	29 852	31 900	33 574
North Point	73 460	78 044	87 632	93 661	97 797
Shau Kei Wan	25 092	28 540	30 989	35 847	40 578
Aberdeen	20 269	21 028	21 884	22 661	25 036
South	4 292	4 899	5 771	6 765	6 855
HONG KONG	287 473	305 028	322 963	339 439	356 625
Tsim Sha Tsui	32 014	32 922	33 078	32 923	33 824
Yau Ma Tei	42 461	45 346	45 615	45 841	45 478
Mong Kok	40 811	41 723	42 004	42 517	43 030
Hung Hom	47 757	48 937	51 038	55 445	57 782
Ho Man Tin	18 042	19 289	19 552	20 250	22 375
KOWLOON	181 085	188 217	191 287	196 976	202 489
Cheung Sha Wan	64 874	66 488	67 918	68 723	69 300
Shek Kip Mei	4 824	5 241	6 137	7 011	7 145
Kowloon Tong	10 046	10 051	10 180	10 275	10 352
Wong Tai Sin	27 298	28 681	32 422	35 528	35 273
Kwun Tong	48 218	61 806	64 423	68 467	69 604
Lei Yue Mun	5 619	5 607	5 864	7 538	7 569
NEW KOWLOON	160 879	177 874	186 944	197 542	199 243
Tsuen Wan	71 548	79 882	81 572	91 544	104 131
Tuen Mun	27 149	33 202	36 736	44 766	50 550
Yuen Long	24 355	26 376	28 886	32 174	34 770
North	8 486	10 642	11 343	12 002	12 168
Tai Po	12 024	18 029	22 815	25 374	27 370
Sha Tin	33 944	52 518	59 509	71 916	81 684
Sai Kung	5 966	6 505	7 552	8 531	12 793
Outlying Islands	14 994	15 609	16 800	18 196	19 059
NEW TERRITORIES**	198 466	242 763	265 213	304 503	342 525
OVERALL	827 903	913 882	966 407	1 038 460	1 100 882

* As at 1 April each year.

** Please refer to the footnote in Annex I.

AVERAGE RATEABLE VALUE PER ASSESSMENT
BY AREA AND DISTRICT FOR THE YEARS 1986 TO 1990*

TABLE 3

(\$)

	1986	1987	1988	1989	1990
West	36 970	36 711	39 673	39 435	40 020
Sheung Wan	54 605	53 285	55 506	57 362	57 511
Central	215 395	232 866	265 217	274 709	289 706
Wan Chai	63 689	64 423	71 526	73 807	74 408
Mid-levels	116 381	115 389	141 528	139 818	137 852
Peak	283 949	282 209	299 126	301 653	301 293
Causeway Bay	91 886	92 039	112 110	109 719	110 803
North Point	51 747	50 941	57 704	58 830	59 113
Shau Kei Wan	50 709	47 821	57 923	57 111	57 950
Aberdeen	76 382	74 580	83 649	85 722	82 186
South	238 668	220 423	254 804	237 913	240 441
HONG KONG	74 944	74 829	85 513	85 929	86 164
Tsim Sha Tsui	133 145	133 052	189 215	191 952	199 886
Yau Ma Tei	55 353	55 155	62 598	64 102	63 934
Mong Kok	46 508	46 382	50 138	49 618	50 034
Hung Hom	49 623	49 400	57 789	56 806	57 856
Ho Man Tin	93 197	89 975	94 401	92 065	84 632
KOWLOON	69 372	68 908	83 725	83 166	84 242
Cheung Sha Wan	57 003	56 543	64 919	65 282	66 094
Shek Kip Mei	200 258	194 921	178 933	166 300	164 688
Kowloon Tong	74 047	73 309	87 056	87 359	87 499
Wong Tai Sin	112 691	111 334	114 450	109 306	114 176
Kwun Tong	79 672	71 642	82 752	81 033	81 073
Lei Yue Mun	179 529	181 072	177 544	149 949	149 154
NEW KOWLOON	82 885	79 574	88 136	86 623	87 642
Tsuen Wan	83 776	79 883	96 564	91 192	87 183
Tuen Mun	51 936	47 819	62 601	56 599	56 820
Yuen Long	34 936	34 680	35 194	37 370	38 481
North	57 079	51 254	50 982	53 327	58 246
Tai Po	58 894	50 479	53 995	53 451	55 125
Sha Tin	71 905	59 943	67 428	65 316	64 117
Sai Kung	67 759	67 360	80 439	73 563	77 425
Outlying Islands	22 998	23 374	25 388	25 731	26 987
NEW TERRITORIES**	63 674	58 865	68 058	65 265	64 954
OVERALL	72 567	70 292	80 876	79 478	79 479

* As at 1 April each year.

** Please refer to the footnote in Annex I.

PRIVATE DOMESTIC - CLASS A AND CLASS B
RATEABLE VALUES AND ASSESSMENTS, 1 APRIL 1990

TABLE 4

	CLASS A			CLASS B		
	Assessments	Total Rateable Value (\$'000)	Average Monthly Rateable Value (\$)	Assessments	Total Rateable Value (\$'000)	Average Monthly Rateable Value (\$)
West	23 784	615 741	2 157	9 666	312 201	2 692
Sheung Wan	8 164	213 477	2 179	3 592	122 341	2 838
Central	1 616	46 983	2 423	1 494	74 046	4 130
Wan Chai	14 873	428 984	2 404	11 944	428 558	2 990
Mid-levels	805	28 135	2 913	3 183	186 686	4 888
Peak	-	-	-	2	160	6 667
Causeway Bay	3 870	120 999	2 605	9 577	444 391	3 867
North Point	19 740	555 332	2 344	44 615	2 087 129	3 898
Shau Kei Wan	14 196	327 679	1 924	16 245	586 050	3 006
Aberdeen	6 043	155 923	2 150	11 255	445 402	3 298
South	298	7 938	2 220	149	5 567	3 114
HONG KONG	93 389	2 501 191	2 232	111 722	4 692 530#	3 500
Tsim Sha Tsui	4 697	174 507	3 096	7 744	392 186	4 220
Yau Ma Tei	13 913	374 774	2 245	17 055	579 059	2 829
Mong Kok	17 128	444 867	2 164	14 185	452 147	2 656
Hung Hom	22 193	565 087	2 122	20 649	687 357	2 774
Ho Man Tin	1 413	47 147	2 781	5 180	265 226	4 267
KOWLOON	59 344	1 606 381#	2 256	64 813	2 375 975	3 055
Cheung Sha Wan	19 537	499 761	2 132	26 666	991 126	3 097
Shek Kip Mei	791	21 041	2 217	318	16 941	4 439
Kowloon Tong	61	2 539	3 469	1 421	83 030	4 869
Wong Tai Sin	16 573	442 062	2 223	6 474	200 349	2 579
Kwun Tong	22 255	595 623	2 230	21 906	776 260	2 953
Lei Yue Mun	2 404	55 315	1 917	1 390	41 534	2 490
NEW KOWLOON	61 621	1 616 341	2 186	58 175	2 109 240	3 021
Tsuen Wan	29 273	732 321	2 085	31 066	1 088 821	2 921
Tuen Mun	16 127	295 732	1 528	16 158	387 630	1 999
Yuen Long	12 396	180 309	1 212	7 432	134 813	1 512
North	2 737	40 022	1 219	4 321	89 000	1 716
Tai Po	10 889	220 493	1 687	9 198	216 989	1 966
Sha Tin	26 091	676 859	2 162	26 620	977 662	3 061
Sai Kung	2 243	36 583	1 359	5 607	174 936	2 600
Outlying Islands	7 620	82 770	905	5 851	123 165	1 754
NEW TERRITORIES	107 376	2 265 088#	1 758	106 253	3 193 014#	2 504
OVERALL	321 730	7 989 001	2 069	340 963	12 370 759	3 023

Includes domestic units built under the Home Ownership Scheme, Private Sector Participation Scheme and Urban Improvement Scheme.

Apparent error due to rounding.

PRIVATE DOMESTIC - CLASS C AND CLASS D
RATEABLE VALUES AND ASSESSMENTS, 1 APRIL 1990

TABLE 5

	<u>CLASS C</u>			<u>CLASS D</u>		
	Assessments	Total Rateable Value (\$'000)	Average Monthly Rateable Value (\$)	Assessments	Total Rateable Value (\$'000)	Average Monthly Rateable Value (\$)
West	861	45 113	4 366	280	20 865	6 210
Sheung Wan	500	31 185	5 198	166	19 950	10 015
Central	306	48 997	13 343	159	29 380	15 398
Wan Chai	1 083	58 370	4 491	335	37 539	9 338
Mid-levels	3 830	330 391	7 189	5 880	816 885	11 577
Peak	37	4 587	10 331	205	38 169	15 516
Causeway Bay	4 893	397 032	6 762	4 908	683 637	11 608
North Point	12 816	923 353	6 004	4 928	592 042	10 012
Shau Kei Wan	982	47 565	4 036	63	3 033	4 012
Aberdeen	542	31 392	4 827	244	28 522	9 741
South	175	18 715	8 912	1 165	231 715	16 575
HONG KONG	26 025	1 936 700	6 201	18 333	2 501 736#	11 372
Tsim Sha Tsui	3 060	212 967	5 800	903	87 898	8 112
Yau Ma Tei	2 212	102 748	3 871	217	24 610	9 451
Mong Kok	1 785	75 531	3 526	232	12 215	4 388
Hung Hom	4 471	268 900	5 012	324	14 537	3 739
Ho Man Tin	5 445	412 794	6 318	3 712	370 947	8 308
KOWLOON	16 973	1 072 940	5 268	5 397	510 207	7 878
Cheung Sha Wan	4 915	255 533	4 333	1 138	97 017	7 104
Shek Kip Mei	1 248	107 646	7 188	840	111 256	11 037
Kowloon Tong	1 977	161 480	6 807	2 123	238 141	9 348
Wong Tai Sin	971	35 621	3 057	186	9 040	4 050
Kwun Tong	659	34 236	4 329	88	5 282	5 002
Lei Yue Mun	5	145	2 417	6	3 119	43 119*
NEW KOWLOON	9 775	594 662#	5 070	4 381	463 856#	8 823
Tsuen Wan	1 728	91 371	4 406	406	34 007	6 980
Tuen Mun	892	32 818	3 066	518	37 373	6 012
Yuen Long	4 756	162 798	2 853	1 018	41 749	3 418
North	819	16 284	1 657	292	8 502	2 426
Tai Po	597	21 869	3 053	884	84 993	8 012
Sha Tin	2 191	146 276	5 564	1 758	178 991	8 485
Sai Kung	573	27 199	3 956	1 043	129 332	10 333
Outlying Islands	1 512	59 864	3 299	1 168	79 964	5 705
NEW TERRITORIES	13 068	558 480#	3 561	7 087	594 911	6 995
OVERALL	65 841	4 162 783#	5 269	35 198	4 070 710	9 638

Class C includes domestic units built under the Home Ownership Scheme and Private Sector Participation Scheme.

* The average is distorted by assessments comprising multiple units.

Apparent error due to rounding.

PRIVATE DOMESTIC - CLASS E AND MISCELLANEOUS
RATEABLE VALUES AND ASSESSMENTS, 1 APRIL 1990

TABLE 6

	<u>CLASS E</u>			<u>MISCELLANEOUS</u>		
	Assessments	Total Rateable Value (\$'000)	Average Monthly Rateable Value (\$)	Assessments	Total Rateable Value (\$'000)	Average Monthly Rateable Value (\$)
West	12	1 342	9 319	113	3 101	2 287
Sheung Wan	25	5 098	16 993	73	1 436	1 639
Central	83	30 667	30 790	21	469	1 861
Wan Chai	18	3 579	16 569	143	3 214	1 873
Mid-levels	4 319	1 316 646	25 404	77	4 528	4 900
Peak	1 647	669 762	33 888	2	341	14 208
Causeway Bay	1 446	390 978	22 532	57	1 814	2 652
North Point	439	72 660	13 793	132	5 439	3 434
Shau Kei Wan	1	48	4 000	23	642	2 326
Aberdeen	5	6 113	101 883*	34	4 875	11 949
South	3 084	1 149 332	31 056	13	1 019	6 532
HONG KONG	11 079	3 646 226#	27 426	688	26 878	3 256
Tsim Sha Tsui	536	152 391	23 693	50	2 431	4 052
Yau Ma Tei	20	2 546	10 608	353	7 950	1 877
Mong Kok	23	2 244	8 130	216	3 946	1 522
Hung Hom	3	371	10 306	142	2 577	1 512
Ho Man Tin	581	125 772	18 040	36	3 939	9 118
KOWLOON	1 163	283 324	20 301	797	20 844#	2 179
Cheung Sha Wan	44	5 351	10 134	573	7 455	1 084
Shek Kip Mei	138	29 690	17 929	18	1 929	8 931
Kowloon Tong	757	193 996	21 356	50	2 971	4 952
Wong Tai Sin	34	3 041	7 453	420	6 587	1 307
Kwun Tong	5	568	9 467	142	2 611	1 532
Lei Yue Mun	5	5 420	90 333*	19	2 388	10 474
NEW KOWLOON	983	238 067#	20 182	1 222	23 941	1 633
Tsuen Wan	228	29 947	10 946	683	19 590	2 390
Tuen Mun	271	33 199	10 209	88	1 424	1 348
Yuen Long	406	24 558	5 041	406	6 332	1 300
North	185	11 077	4 990	369	3 778	853
Tai Po	725	120 312	13 829	81	1 086	1 117
Sha Tin	791	124 621	13 129	167	3 851	1 922
Sai Kung	1 328	260 776	16 364	60	2 569	3 568
Outlying Islands	465	43 510	7 797	71	448	526
NEW TERRITORIES	4 399	648 001#	12 276	1 925	39 079#	1 692
OVERALL	17 624	4 815 619#	22 770	4 632	110 742#	1 992

* The average is distorted by assessments comprising multiple units.

Apparent error due to rounding.

	Assessments	Total Rateable Value (\$'000)	Average Monthly Rateable Value (\$)
West	34 716	998 363	2 397
Sheung Wan	12 520	393 487	2 619
Central	3 679	230 542	5 222
Wan Chai	28 396	960 244	2 818
Mid-levels	18 094	2 683 271	12 358
Peak	1 893	713 019	31 388
Causeway Bay	24 751	2 038 851	6 865
North Point	82 670	4 235 955	4 270
Shau Kei Wan	31 510	965 017	2 552
Aberdeen	18 123	672 227	3 091
South	4 884	1 414 286	24 131
HONG KONG	261 236	15 305 261#	4 882
Tsim Sha Tsui	16 990	1 022 380	5 015
Yau Ma Tei	33 770	1 091 687	2 694
Mong Kok	33 569	990 950	2 460
Hung Hom	47 782	1 538 829	2 684
Ho Man Tin	16 376	1 225 825	6 238
KOWLOON	148 487	5 869 671	3 294
Cheung Sha Wan	52 873	1 856 243	2 926
Shek Kip Mei	3 353	288 503	7 170
Kowloon Tong	6 389	682 157	8 898
Wong Tai Sin	24 658	696 700	2 355
Kwun Tong	45 055	1 414 580	2 616
Lei Yue Mun	3 829	107 921	2 349
NEW KOWLOON	136 157	5 046 107#	3 088
Tsuen Wan	63 384	1 996 057	2 624
Tuen Mun	34 054	788 176	1 929
Yuen Long	26 414	550 559	1 737
North	8 723	168 663	1 611
Tai Po	22 374	665 742	2 480
Sha Tin	57 618	2 108 260	3 049
Sai Kung	10 854	631 395	4 848
Outlying Islands	16 687	389 721	1 946
NEW TERRITORIES	240 108	7 298 573	2 533
OVERALL	785 988	33 519 614#	3 554

+ Excludes car park spaces.

Apparent error due to rounding.

PUBLIC DOMESTIC PREMISES+
RATEABLE VALUES AND ASSESSMENTS, 1 APRIL 1990

TABLE 8

	Assessments	Units	Total Rateable Value (\$'000)	Average Monthly Rateable Value per Unit (\$)
West	12	2 715	50 581	1 553
Causeway Bay	3	2 677	71 120	2 214
North Point	23	4 458	129 343	2 418
Shau Kei Wan	63	25 579	440 149	1 434
Aberdeen	67	35 474	643 764	1 512
HONG KONG	168	70 903	1 334 957	1 569
Hung Hom	19	6 037	133 071	1 837
Ho Man Tin	44	16 636	342 317	1 715
KOWLOON	63	22 673	475 388	1 747
Cheung Sha Wan	34	11 645	236 553	1 693
Shek Kip Mei	125	36 282	687 737	1 580
Wong Tai Sin	209	90 879	1 548 657	1 420
Kwun Tong	118	65 172	1 147 435	1 467
Lei Yue Mun	108	54 813	652 240	992
NEW KOWLOON	594	258 791	4 272 622	1 376
Tsuen Wan	249	107 997	1 878 536	1 450
Tuen Mun	56	48 650	632 922	1 084
Yuen Long	24	12 478	140 690	940
North	30	15 359	228 809	1 241
Tai Po	23	18 123	316 662	1 456
Sha Tin	102	60 209	1 349 282	1 867
Sai Kung	15	7 780	167 096	1 790
Outlying Islands	29	1 086	12 101	929
NEW TERRITORIES	528	271 682	4 726 099#	1 450
OVERALL	1 353	624 154	10 809 066	1 443

+ Less than 500m2.

Apparent error due to rounding.

GROUND FLOOR SHOPS
RATEABLE VALUES AND ASSESSMENTS, 1 APRIL 1990

TABLE 9

Assessments	Total Internal Floor Area ('000 m2)	Total Rateable Value (\$'000)	Average Internal Floor Area (m2)	Average Monthly Rateable Value (\$)	Average Monthly Rateable Value per m2 (\$/m2)	
West	2 423	142	190 319	59	6 546	111
Sheung Wan	2 486	137	289 296	55	9 698	176
Central	977	67	333 629	69	28 457	412
Wan Chai	2 927	164	414 113	56	11 790	211
Mid-levels	230	15	13 208	63	4 786	76
Peak	10	+	889	22	7 408	337
Causeway Bay	1 430	84	307 981	59	17 948	304
North Point	2 694	178	332 921	66	10 298	156
Shau Kei Wan	1 574	82	132 155	52	6 997	134
Aberdeen	1 073	59	95 772	55	7 438	134
South	142	9	29 578	62	17 358	280
HONG KONG	15 966	937	2 139 862#	59	11 169	190
Tsim Sha Tsui	2 207	132	840 547	60	31 738	532
Yau Ma Tei	3 855	189	749 411	49	16 200	330
Mong Kok	3 529	188	460 493	53	10 874	205
Hung Hom	3 982	237	377 809	60	7 907	133
Ho Man Tin	521	33	68 261	64	10 918	171
KOWLOON	14 094	779	2 496 521	55	14 761	267
Cheung Sha Wan	4 657	277	577 720	59	10 338	174
Shek Kip Mei	812	33	41 335	41	4 242	104
Kowloon Tong	27	1	1 403	52	4 330	84
Wong Tai Sin	4 171	188	312 070	45	6 235	138
Kwun Tong	2 439	138	319 098	57	10 903	192
Lei Yue Mun	1 588	48	58 783	30	3 085	103
NEW KOWLOON	13 694	686#	1 310 408#	50	7 974	159
Tsuen Wan	3 743	214	385 502	57	8 583	150
Tuen Mun	1 443	71	99 832	49	5 765	117
Yuen Long	3 116	145	206 910	47	5 534	119
North	1 005	67	78 184	67	6 483	97
Tai Po	1 054	72	86 465	68	6 836	101
Sha Tin	750	52	100 635	70	11 182	160
Sai Kung	584	28	24 268	49	3 463	71
Outlying Islands	1 596	75	36 332	47	1 897	40
NEW TERRITORIES	13 291	725#	1 018 128	55	6 384	117
OVERALL	57 045	3 128#	6 964 920#	55	10 175	186

+ Less than 500m2.

Apparent error due to rounding.

GROUND FLOOR ARCADE, BASEMENT AND UPPER FLOOR SHOPS
RATEABLE VALUES AND ASSESSMENTS, 1 APRIL 1990

TABLE 10

Assessments	Total Internal Floor Area (^{'000} m2)	Total Rateable Value (\$ ^{'000})	Average Internal Floor Area (m2)	Average Monthly Rateable Value (\$)	Average Monthly Rateable Value per m2 (\$/m2)
West	473	17	19 901	35	3 506
Sheung Wan	777	24	31 678	31	3 397
Central	1 679	130	520 973	77	25 857
Wan Chai	408	48	67 745	117	13 837
Mid-levels	5	+	175	44	2 917
Peak	11	1	3 353	106	25 402
Causeway Bay	712	27	78 597	37	9 199
North Point	1 853	109	161 630	59	7 269
Shau Kei Wan	711	36	50 008	51	5 861
Aberdeen	343	17	27 179	51	6 603
South	26	3	8 501	127	27 247
HONG KONG	6 998	412	969 739#	59	11 548
Tsim Sha Tsui	4 475	308	1 028 140	69	19 146
Yau Ma Tei	1 179	28	102 562	24	7 249
Mong Kok	1 053	23	66 941	21	5 298
Hung Hom	552	26	32 008	47	4 832
Ho Man Tin	77	6	7 386	83	7 994
KOWLOON	7 336	391	1 237 036#	55	14 052
Cheung Sha Wan	1 188	31	54 334	26	3 811
Shek Kip Mei	390	11	11 456	29	2 448
Kowloon Tong	51	6	10 221	114	16 701
Wong Tai Sin	685	47	410 139	69	49 895
Kwun Tong	1 369	58	115 938	42	7 057
Lei Yue Mun	253	6	6 374	24	2 099
NEW KOWLOON	3 936	159	608 464#	41	12 882
Tsuen Wan	2 130	95	130 288	44	5 097
Tuen Mun	1 660	73	102 162	44	5 129
Yuen Long	936	24	19 801	25	1 763
North	68	7	9 478	104	11 615
Tai Po	528	30	40 906	57	6 456
Sha Tin	1 399	138	208 689	99	12 431
Sai Kung	182	13	15 122	69	6 924
Outlying Islands	12	2	776	187	5 389
NEW TERRITORIES	6 915	382	527 221#	55	6 354
OVERALL	25 185	1 344	3 342 460	53	11 060

+ Less than 500m2.

Apparent error due to rounding.

COMMERCIAL PREMISES
RATEABLE VALUES AND ASSESSMENTS, 1 APRIL 1990

TABLE 11

Assessments	Total Internal Floor Area ('000 m2)	Total Rateable Value (\$ '000)	Average Internal Floor Area (m2)	Average Monthly Rateable Value (\$)	Average Monthly Rateable Value per m2 (\$/m2)	
West	795	90	59 230	113	6 209	55
Sheung Wan	1 540	197	248 180	128	13 430	105
Central	427	229	670 802	536	132 085	246
Wan Chai	1 311	252	278 010	192	17 672	92
Mid-levels	61	5	3 540	80	4 836	60
Peak	5	2	3 792	387	63 200	163
Causeway Bay	371	159	307 253	428	69 015	161
North Point	599	197	183 652	328	25 550	78
Shau Kei Wan	401	68	47 184	170	9 805	58
Aberdeen	242	65	49 223	269	16 950	63
South	28	7	15 009	268	44 670	167
HONG KONG	5 780	1 271	1 871 874#	220	26 988	123
Tsim Sha Tsui	914	317	753 775	347	68 725	198
Yau Ma Tei	1 288	258	469 006	200	30 345	152
Mong Kok	1 050	164	204 137	156	16 201	104
Hung Hom	458	119	96 803	259	17 613	68
Ho Man Tin	128	40	33 536	315	21 833	69
KOWLOON	3 838	897#	1 557 257	234	33 812	145
Cheung Sha Wan	1 187	192	169 542	162	11 903	74
Shek Kip Mei	12	13	11 200	1 097	77 778	71
Kowloon Tong	9	7	6 834	761	63 278	83
Wong Tai Sin	329	101	112 503	308	28 496	92
Kwun Tong	261	99	103 486	380	33 042	87
Lei Yue Mun	16	7	5 610	425	29 219	69
NEW KOWLOON	1 814	420#	409 176#	231	18 797	81
Tsuen Wan	357	174	137 574	488	32 113	66
Tuen Mun	85	89	69 067	1 051	67 713	64
Yuen Long	353	90	51 161	254	12 078	48
North	32	17	13 463	525	35 060	67
Tai Po	118	55	27 860	467	19 675	42
Sha Tin	56	63	64 737	1 120	96 335	86
Sai Kung	19	5	3 584	247	15 719	64
Outlying Islands	44	8	3 116	171	5 902	35
NEW TERRITORIES	1 064	500#	373 465#	470	29 023	62
OVERALL	12 496	3 087#	4 211 772	247	28 068	114

Apparent error due to rounding.

OFFICES
RATEABLE VALUES AND ASSESSMENTS, 1 APRIL 1990

TABLE 12

Assessments	Total Internal Floor Area ('000 m2)	Total Rateable Value (\$'000)	Average Internal Floor Area (m2)	Average Monthly Rateable Value (\$)	Average Monthly Rateable Value per m2 (\$/m2)	
West	957	50	33 177	52	2 889	56
Sheung Wan	10 255	608	596 160	59	4 844	82
Central	8 738	1 349	2 661 052	154	25 378	164
Wan Chai	5 758	790	1 009 080	137	14 604	106
Mid-levels	1	3	2 880	3 477	240 000	69
Causeway Bay	1 206	239	350 305	199	24 206	122
North Point	901	101	115 946	112	10 724	96
Shau Kei Wan	180	11	5 775	62	2 674	43
Aberdeen	168	7	4 598	40	2 281	57
HONG KONG	28 164	3 159#	4 778 975#	112	14 140	126
Tsim Sha Tsui	7 514	871	1 482 947	116	16 446	142
Yau Ma Tei	4 474	228	261 662	51	4 874	96
Mong Kok	1 394	74	79 974	53	4 781	91
Hung Hom	483	50	39 794	103	6 866	66
Ho Man Tin	1	6	4 800	5 811	400 000	69
KOWLOON	13 866	1 228#	1 869 178#	89	11 234	127
Cheung Sha Wan	917	42	38 084	46	3 461	76
Kowloon Tong	3	2	1 704	655	47 333	72
Wong Tai Sin	102	34	37 539	336	30 669	91
Kwun Tong	5	5	6 155	1 079	102 583	95
Lei Yue Mun	4	2	747	440	15 563	35
NEW KOWLOON	1 031	85	84 230#	83	6 808	82
Tsuen Wan	706	35	38 180	50	4 507	91
Tuen Mun	74	6	2 006	87	2 259	26
Yuen Long	431	24	9 612	55	1 858	34
North	5	1	172	104	2 867	28
Tai Po	53	6	2 777	109	4 366	40
Sha Tin	5	19	10 942	3 845	182 367	47
NEW TERRITORIES	1 274	91	63 688#	71	4 166	59
OVERALL	44 335	4 564#	6 796 071	103	12 774	124

Apparent error due to rounding.

FACTORIES
RATEABLE VALUES AND ASSESSMENTS, 1 APRIL 1990

TABLE 13

Assessments	Total Internal Floor Area ('000 m2)	Total Rateable Value (\$'000)	Average Internal Floor Area (m2)	Average Monthly Rateable Value (\$)	Average Monthly Rateable Value per m2 (\$/m2)	
West	514	120	63 581	233	10 308	44
Wan Chai	6	1	469	117	6 514	56
North Point	1 003	535	299 447	534	24 879	47
Shau Kei Wan	2 374	627	250 698	264	8 800	33
Aberdeen	2 626	670	300 721	255	9 543	37
HONG KONG	6 523	1 954#	914 915#	299	11 688	39
Mong Kok	1 803	403	208 140	223	9 620	43
Hung Hom	2 505	962	522 465	384	17 381	45
KOWLOON	4 308	1 365	730 605	317	14 133	45
Cheung Sha Wan	4 377	1 264	660 662	289	12 578	44
Shek Kip Mei	9	9	5 124	1 031	47 444	46
Wong Tai Sin	1 945	934	401 336	480	17 195	36
Kwun Tong	12 229	3 269	1 490 369	267	10 156	38
Lei Yue Mun	546	389	127 929	712	19 525	27
NEW KOWLOON	19 106	5 864#	2 685 420	307	11 713	38
Tsuen Wan	19 736	5 804	2 012 804	294	8 499	29
Tuen Mun	4 992	1 207	317 275	242	5 296	22
Yuen Long	653	314	115 724	480	14 768	31
North	99	48	13 198	484	11 109	23
Tai Po	262	607	229 232	2 315	72 911	31
Sha Tin	6 909	986	435 576	143	5 254	37
Sai Kung	8	28	9 196	3 555	95 792	27
Outlying Islands	1	5	552	5 008	46 000	9
NEW TERRITORIES	32 660	8 999	3 133 556#	276	7 995	29
OVERALL	62 597	18 182	7 464 496	290	9 937	34

Apparent error due to rounding.

STORAGE PREMISES
RATEABLE VALUES AND ASSESSMENTS, 1 APRIL 1990

TABLE 14

Assessments	Total Internal Floor Area ('000 m2)	Total Rateable Value (\$ '000)	Average Internal Floor Area (m2)	Average Monthly Rateable Value (\$)	Average Monthly Rateable Value per m2 (\$/m2)	
West	68	55	23 916	808	29 309	36
Sheung Wan	24	12	6 399	517	22 219	43
North Point	41	49	24 247	1 186	49 283	42
Shau Kei Wan	21	92	26 840	4 361	106 508	24
Aberdeen	19	36	15 060	1 891	66 053	35
HONG KONG	173	243#	96 462	1 407	46 465	33
Tsim Sha Tsui	3	58	25 812	19 433	717 000	37
Mong Kok	6	5	2 590	879	35 972	41
Hung Hom	79	76	36 934	966	38 960	40
KOWLOON	88	140#	65 336	1 590	61 871	39
Cheung Sha Wan	52	90	39 004	1 722	62 506	36
Wong Tai Sin	5	6	2 712	1 212	45 200	37
Kwun Tong	165	329	150 053	1 995	75 784	38
Lei Yue Mun	25	88	30 690	3 530	102 300	29
NEW KOWLOON	247	513	222 458#	2 077	75 053	36
Tsuen Wan	415	934	387 964	2 250	77 904	35
Tuen Mun	4	16	6 294	4 079	131 125	32
Yuen Long	13	14	5 539	1 066	35 506	33
North	3	1	224	266	6 222	23
Sha Tin	39	236	78 882	6 055	168 551	28
Sai Kung	2	3	864	1 411	36 000	26
NEW TERRITORIES	476	1 204	479 768#	2 529	83 993	33
OVERALL	984	2 100	864 023#	2 134	73 173	34

Apparent error due to rounding.

HOTELS - CINEMAS & THEATRES
RATEABLE VALUES AND ASSESSMENTS, 1 APRIL 1990

TABLE 15

<u>Hotels</u>					<u>Cinemas & Theatres</u>			
Assessments	Total Rateable Value (\$'000)	No. of Rooms	Average Rateable Value per Room (\$)		Assessments	Total Rateable Value (\$'000)	No. of Seats	Average Rateable Value per Seat (\$)
West	2	16 100	603	26 700	1	774	1 223	633
Central	4	263 700	2 439	108 118	2	10 512	2 204	4 770
Wan Chai	5	32 700	1 230	26 585	5	16 506	4 532	3 642
Causeway Bay	5	158 760	2 852	55 666	5	32 076	6 299	5 092
North Point	1	24 960	498	50 120	7	25 248	9 062	2 786
Shau Kei Wan	-	-	-	-	3	1 980	2 597	762
Aberdeen	-	-	-	-	3	3 204	2 830	1 132
South	1	252	9	28 000	-	-	-	-
HONG KONG	18	496 472	7 631	65 060	26	90 300	28 747	3 141
Tsim Sha Tsui	29	881 744	11 746	75 068	5	32 760	6 872	4 767
Yau Ma Tei	6	52 260	1 132	46 166	7	51 690	8 885	5 818
Mong Kok	-	-	-	-	3	23 304	4 202	5 546
Hung Hom	-	-	-	-	7	13 158	7 853	1 676
KOWLOON	35	934 004	12 878	72 527	22	120 912	27 812	4 347
Cheung Sha Wan	1	2 880	33	87 273	7	23 340	8 225	2 838
Shek Kip Mei	-	-	-	-	1	1 056	997	1 059
Wong Tai Sin	1	26 700	388	68 814	4	12 096	6 788	1 782
Kwun Tong	-	-	-	-	11	24 972	12 967	1 926
Lei Yue Mun	-	-	-	-	2	1 023	1 879	544
NEW KOWLOON	2	29 580	421	70 261	25	62 487	30 856	2 025
Tsuen Wan	-	-	-	-	11	16 236	10 640	1 526
Tuen Mun	-	-	-	-	3	5 588	3 129	1 786
Yuen Long	-	-	-	-	6	8 432	5 456	1 545
North	-	-	-	-	2	942	1 696	555
Tai Po	-	-	-	-	3	4 968	3 113	1 596
Sha Tin	1	24 000	833	28 812	5	12 972	4 767	2 721
Outlying Islands	3	2 676	161	16 621	3	336	1 672	201
NEW TERRITORIES	4	26 676	994	26 837	33	49 475#	30 473	1 624
OVERALL	59	1 486 732	21 924	67 813	106	323 174	117 888	2 741

Apparent error due to rounding.

SCHOOL PREMISES - RECREATION CLUB & ASSOCIATION PREMISES - COMMUNITY & WELFARE PREMISES
RATEABLE VALUES AND ASSESSMENTS, 1 APRIL 1990

TABLE 16

	<u>School Premises</u>				<u>Recreation club & Association Premises</u>		<u>Community & Welfare Premises</u>	
	Assessments	Rateable Value (\$'000)	No. of Permitted Student-places	Average Rateable Value per Student-place (\$)	Assessments	Rateable Value (\$'000)	Assessments	Rateable Value (\$'000)
West	20	21 464	20 140	1 066	1	3 792	18	4 667
Sheung Wan	10	6 942	5 796	1 198	-	-	12	22 099
Central	7	6 624	5 417	1 223	2	2 220	10	5 352
Wan Chai	19	25 704	14 216	1 808	1	708	26	16 421
Mid-levels	23	45 520	23 209	1 961	4	4 156	34	44 897
Peak	5	13 896	7 339	1 893	-	-	1	4 080
Causeway Bay	34	42 108	25 193	1 671	10	31 149	22	29 304
North Point	47	76 205	40 164	1 897	1	1 896	26	4 661
Shau Kei Wan	38	49 021	27 494	1 783	-	-	66	11 875
Aberdeen	33	43 414	26 732	1 624	4	15 966	84	36 592
South	12	32 868	8 887	3 698	11	21 912	8	1 751
HONG KONG	248	363 766	204 587	1 778	34	81 799	307	181 698#
Tsim Sha Tsui	10	12 984	10 768	1 206	3	5 011	13	11 307
Yau Ma Tei	24	30 540	19 980	1 529	9	3 912	21	42 276
Mong Kok	19	29 808	17 602	1 693	-	-	11	6 732
Hung Hom	18	17 683	10 268	1 722	-	-	25	9 017
Ho Man Tin	44	93 876	49 805	1 885	-	-	51	24 022
KOWLOON	115	184 891	108 423	1 705	12	8 923	121	93 354
Cheung Sha Wan	31	38 303	28 225	1 357	-	-	48	40 064
Shek Kip Mei	46	60 630	38 037	1 594	1	2 904	79	17 878
Kowloon Tong	53	82 932	36 078	2 299	2	3 378	11	14 670
Wong Tai Sin	68	94 686	61 992	1 527	1	480	164	50 024
Kwun Tong	60	109 035	90 840	1 200	-	-	133	29 475
Lei Yue Mun	35	39 066	33 416	1 169	-	-	106	23 973
NEW KOWLOON	293	424 652	288 588	1 471	4	6 762	541	176 084
Tsuen Wan	121	163 393	111 650	1 463	3	4 203	214	58 991
Tuen Mun	69	86 988	56 400	1 542	1	4 410	129	26 982
Yuen Long	73	34 361	35 473	969	2	3 042	53	12 695
North	51	26 005	25 355	1 026	2	23 900	47	8 895
Tai Po	50	33 167	26 140	1 269	2	2 706	57	17 722
Sha Tin	66	113 801	66 676	1 707	2	10 746	141	34 885
Sai Kung	30	15 835	14 047	1 127	6	13 974	43	8 158
Outlying Islands	41	5 598	8 694	644	4	9 438	49	3 504
NEW TERRITORIES	501	479 149#	344 435	1 391	22	72 419	733	171 832
OVERALL	1 157	1 452 458	946 033	1 535	72	169 903	1 702	622 967#

Apparent error due to rounding.

MISCELLANEOUS PREMISES
RATEABLE VALUES AND ASSESSMENTS, 1 APRIL 1990

TABLE 17

	Petrol Filling Stations		Advertising Stations		Car Park Spaces (Domestic)		Car Park Spaces (Non-Domestic)		Miscellaneous Premises	
	Assessments	Rateable Value (\$'000)	Assessments	Rateable Value (\$'000)	Assessments	Rateable Value (\$'000)	Assessments	Rateable Value (\$'000)	Assessments	Rateable Value (\$'000)
West	1	618	2	112	793	11 261	42	10 381	411	142 551
Sheung Wan	-	-	12	1 804	314	2 774	104	15 357	245	13 322
Central	2	10 140	12	5 711	241	1 931	570	62 043	463	79 593
Wan Chai	6	18 114	57	13 323	271	2 454	692	41 130	259	90 550
Mid-levels	5	6 096	-	-	5 131	39 261	-	-	175	432 783
Peak	3	2 964	-	-	556	3 430	-	-	30	12 029
Causeway Bay	8	16 638	19	1 793	4 615	31 487	51	24 240	332	198 427
North Point	5	10 734	21	4 995	6 741	62 665	732	26 289	432	60 285
Shau Kei Wan	6	6 456	21	215	2 406	19 339	664	9 209	540	335 593
Aberdeen	7	10 218	7	394	483	19 738	666	15 198	1 088	104 339
South	6	3 802	-	-	1 611	8 638	1	300	125	111 330
HONG KONG	49	85 780	151	28 346#	23 162	202 977#	3 522	204 146#	4 100	1 580 801#
Tsim Sha Tsui	2	3 174	29	12 066	221	3 651	348	76 036	1 061	568 612
Yau Ma Tei	-	-	17	1 371	258	2 651	6	14 778	564	33 796
Mong Kok	9	22 470	14	908	130	1 549	85	18 288	355	36 700
Hung Hom	7	12 522	34	4 969	264	11 415	1 135	29 429	432	467 103
Ho Man Tin	8	25 224	4	464	4 616	33 976	21	3 384	484	30 563
KOWLOON	26	63 390	98	19 778	5 489	53 242	1 595	141 915	2 896	1 136 773#
Cheung Sha Wan	13	35 796	14	943	2 316	24 772	726	42 571	859	739 486
Shek Kip Mei	2	3 276	-	-	1 254	21 376	5	4 083	1 056	20 139
Kowloon Tong	1	2 400	-	-	3 594	20 388	67	2 195	145	77 511
Wong Tai Sin	4	19 950	13	7 379	403	22 262	362	27 022	2 149	245 087
Kwun Tong	8	26 496	30	45 182	3 676	35 013	2 510	63 012	1 535	562 722
Lei Yue Mun	2	5 406	1	360	78	6 550	340	6 638	636	55 638
NEW KOWLOON	30	93 324	58	53 864	11 321	130 361	4 010	145 522#	6 380	1 700 582#
Tsuen Wan	9	40 380	15	3 978	4 268	57 492	5 517	126 357	3 253	1 637 606
Tuen Mun	3	11 946	2	86	4 475	23 650	1 697	23 726	1 803	671 145
Yuen Long	9	30 432	9	230	412	3 209	226	12 613	2 040	132 973
North	3	8 100	1	17	464	2 699	14	3 113	1 619	122 869
Tai Po	6	9 570	1	25	1 723	7 821	259	7 085	857	56 051
Sha Tin	6	21 180	52	2 854	9 939	56 700	2 440	48 126	2 154	555 092
Sai Kung	5	8 695	4	95	492	3 598	3	1 042	546	87 577
Outlying Islands	3	697	8	107	29	41	2	294	548	49 067
NEW TERRITORIES	44	131 000	92	7 394#	21 802	155 210	10 158	222 356	12 820	3 312 380
OVERALL	149	373 493#	399	109 383#	61 774	541 791#	19 285	713 938#	26 196	7 730 537#

Apparent error due to rounding.

DISTRIBUTION OF RATEABLE VALUES BY CATEGORY
FOR THE YEARS 1986 TO 1990*

TABLE 18

(% of total Rateable Value)

	1986	1987	1988	1989	1990
Domestic Premises	52.7	53.1	50.0+	50.9+	51.3+
Shops and Commercial Premises	17.6	17.4	17.5	17.0	16.6
Office Premises	7.8	8.1	7.6	7.7	7.8
Factory Premises	8.7	8.4	8.5	8.6	8.5
Storage Premises	0.9	0.9	0.9	0.9	1.0
Other Premises	12.3	12.1	15.5	14.9	14.8
	100.0	100.0	100.0	100.0	100.0

* As at 1 April each year.

+ Includes domestic car park spaces.

ANALYSIS OF ALL ASSESSMENTS BY
RATEABLE VALUE PLATFORMS AT 1 APRIL 1990

TABLE 19

Rateable Value Platform	HONG KONG	KOWLOON	NEW KOWLOON	NEW TERRITORIES	OVERALL	Cumulative
(\$)	Assessments	Assessments	Assessments	Assessments	Assessments	%
1 201 - 9 999	25 907	7 698	15 798	43 457	92 860	8.4
10 000 - 19 999	18 361	11 707	14 982	66 866	111 916	10.2
20 000 - 29 999	87 783	63 787	62 461	108 221	322 252	29.3
30 000 - 39 999	68 244	43 092	47 129	55 320	213 785	19.4
40 000 - 49 999	39 988	19 708	16 383	22 240	98 319	8.9
50 000 - 59 999	24 810	8 725	8 326	8 292	50 153	4.5
60 000 - 69 999	16 385	9 136	5 107	6 771	37 399	3.4
70 000 - 79 999	10 750	6 616	3 435	4 927	25 728	2.3
80 000 - 89 999	6 848	4 956	3 232	3 117	18 153	1.7
90 000 - 99 999	7 518	4 224	3 221	3 175	18 138	1.7
100 000 - 109 999	4 364	2 785	2 533	2 722	12 404	1.1
110 000 - 119 999	3 688	1 969	1 568	1 716	8 941	0.8
120 000 - 129 999	4 463	1 854	1 673	1 688	9 678	0.9
130 000 - 139 999	3 004	1 438	1 357	1 348	7 147	0.7
140 000 - 149 999	2 253	1 024	1 025	936	5 238	0.5
150 000 - 159 999	2 618	1 180	1 113	1 078	5 989	0.5
160 000 - 169 999	2 064	833	769	732	4 398	0.4
170 000 - 179 999	1 615	467	559	646	3 287	0.3
180 000 - 189 999	1 643	857	545	663	3 708	0.3
190 000 - 199 999	1 730	683	511	496	3 420	0.3
200 000 - 249 999	6 256	2 303	1 962	2 340	12 861	1.2
250 000 - 499 999	10 853	4 209	2 934	3 023	21 020	1.9
500 000 - 999 999	3 138	1 867	1 216	1 273	7 493	0.7
1 000 000 - 1 499 999	848	521	363	413	2 145	0.2
1 500 000 - 1 999 999	526	294	192	186	1 198	0.1
Over 1 999 999	968	556	849	879	3 252	0.3
Overall	356 625	202 489	199 243	342 525	1 100 882	100.0
						-

ANALYSIS OF PRIVATE DOMESTIC PREMISES BY
RATEABLE VALUE PLATFORMS AT 1 APRIL 1990

TABLE 20

Rateable Value Platform	HONG KONG	KOWLOON	NEW KOWLOON	NEW TERRITORIES	OVERALL		Cumulative % of Domestic Assessments	Cumulative % of all Assessments+
(\$)	Assessments	Assessments	Assessments	Assessments	Assessments	%		
1 201 - 9 999	22 560	5 661	11 936	31 024	71 181	8.4	8.4	6.5
10 000 - 19 999	10 962	7 627	6 740	53 678	79 007	9.3	17.7	13.6
20 000 - 29 999	78 765	59 887	56 751	98 250	293 653	34.6	52.3	40.3
30 000 - 39 999	59 866	38 646	42 183	46 387	187 082	22.0	74.3	57.2
40 000 - 49 999	34 014	16 258	12 752	15 822	78 846	9.3	83.6	64.4
50 000 - 59 999	20 589	5 959	5 778	3 936	36 262	4.3	87.9	67.7
60 000 - 69 999	12 512	6 504	2 776	2 886	24 678	2.9	90.8	69.9
70 000 - 79 999	7 718	4 263	1 447	1 906	15 334	1.8	92.6	71.3
80 000 - 89 999	4 223	3 121	1 573	1 124	10 041	1.2	93.8	72.2
90 000 - 99 999	5 099	2 197	1 529	1 037	9 862	1.2	95.0	73.1
100 000 - 109 999	2 674	1 119	1 262	1 108	6 163	0.7	95.7	73.7
110 000 - 119 999	2 163	695	563	628	4 049	0.5	96.2	74.1
120 000 - 129 999	2 822	339	364	668	4 193	0.5	96.7	74.5
130 000 - 139 999	1 798	242	382	542	2 964	0.4	97.1	74.8
140 000 - 149 999	1 397	159	308	272	2 136	0.3	97.4	75.0
150 000 - 159 999	1 521	137	202	370	2 230	0.3	97.7	75.2
160 000 - 169 999	1 347	102	144	232	1 825	0.2	97.9	75.4
170 000 - 179 999	1 073	47	81	246	1 447	0.2	98.1	75.5
180 000 - 189 999	888	91	67	207	1 253	0.1	98.2	75.6
190 000 - 199 999	1 125	109	65	193	1 492	0.2	98.4	75.8
200 000 - 249 999	3 902	306	201	887	5 296	0.6	99.0	76.2
250 000 - 499 999	6 289	472	242	396	7 399	0.9	99.9	76.9
500 000 - 999 999	935	12	65	21	1 033	0.1	99.9	76.9
1 000 000 - 1 499 999	89	8	2	8	107	*	99.9	76.9
1 500 000 - 1 999 999	14	2	4	2	22	*	99.9	76.9
Over 1 999 999	26	6	4	6	42	*	100.0	77.0
Overall	284 371	153 969	147 421	261 836	847 597	100.0	-	-

* Percentage below 0.05%.

+ Domestic assessments as a % of all assessments.

LANDLORD AND TENANT (CONSOLIDATION) ORDINANCE - PART I
CERTIFICATES ISSUED AND AGREEMENTS ENDORSED OR APPROVED

TABLE 21

(Number)

	Standard Rent Certificates	Prevailing Market Rent Certificates	Determination of Application of Part I	Section 18 Agreements	Section 28 Agreements
1985 - 86	228	14	106	159	18
1986 - 87	233	8	81	269	1
1987 - 88	202	5	155	533	5
1988 - 89	113	5	81	166	5
1989 - 90	80	1	68	103	5

LANDLORD AND TENANT (CONSOLIDATION) ORDINANCE - PARTS II & IV
CERTIFICATES ISSUED AND NOTICES/AGREEMENTS ENDORSED

TABLE 22

(Number)

	Notices of New Lettings/ Renewal Agreements under Part IV	Primary User Certificates under Parts II & IV	Rent Increase Certificates under Part II	Review of Rent Increase Certificates under Part II	Agreements for Surrender of Tenancy under Part II	Notices of Agreed Alteration in Rent under Part II
1985 - 86	15 309	218	23 130	683	682	3 025
1986 - 87	17 794	224	21 841	527	944	2 627
1987 - 88	18 375	386	17 164	347	1 049	1 755
1988 - 89	19 950	281	17 342	249	1 286	1 609
1989 - 90	21 526	327	14 040	182	1 320	1 091

ANALYSIS* OF NOTICES RECEIVED AND
CERTIFICATES ISSUED IN 1989-90

AVERAGE RENT AFTER CERTIFIED INCREASE AS A PERCENTAGE
OF PREVAILING MARKET RENT FOR 1985-86 TO 1989-90

Domestic Premises	<u>Agreed increases</u>	<u>Certified increases</u>	<u>Under control prior to 18.12.79</u>					<u>Under control since 18.12.79</u>				
	(No.)	(No.)	1985-86	1986-87	1987-88	1988-89	1989-90	1985-86	1986-87	1987-88	1988-89	1989-90
Class A Up to 39.9 m2	232	2 945	63	71	77	78	76	91	93	96	95	86
Class B 40.0 - 69.9 m2	550	7 022	60	67	74	77	72	92	93	94	92	82
Class C 70.0 - 99.9 m2	121	1 464	61	68	74	75	71	92	94	96	93	79
Class D 100.0 - 159.9 m2	39	354	67	70	76	72	70	93	94	90	90	79
Class E Over 159.9 m2	1	12	68	71	77	68	70	86	98	83	84	77

* Cases relating to parts of tenement floors/flats etc. are not included.

SPECIFIED RATING AREAS

<u>Rating Areas</u>	<u>Description</u>
A	The island of Hong Kong together with Green Island, Ap Lei Chau Island and Middle Island.
B C	Kowloon and New Kowloon including Stonecutters Island.
D & D2	Tsuen Wan, Kwai Chung, Chuen Lung and an area along Castle Peak Road in the New Territories.
E	The islands of Tsing Yi and Nga Ying Chau.
F1 - 7	The major part of the town of Yuen Long, part of the districts known as Ping Shan, Kiu Tau Wai and Tai Shang Wai, and an area in the vicinity of Castle Peak Road from San Tin to Hung Shui Kiu, Kam Tin, Shek Kong, Pat Heung and Lau Fau Shan.
G1 - 5	The major part of the town of Tai Po Market and the surrounding area, including Hong Lok Tsuen, and the residential areas of Tai Po Kau.
H1 - 5	The township of Luen Wo Market and part of the districts known as On Lok Tsuen, Wo Hop Shek, the Village of Kam Tsin, and an area around Ying Pun.
J1 - 4	The township of Shek Wu Hui, the area known as Tin Ping Shan, and an area around Sheung Shui, Fanling, Ping Che, Loi Tung and Kwu Tung.
K1 - 2	An area comprising mainly the new town of Tuen Mun and the surrounding area, together with Lam Tei.
L1, L2, L4 & L5	An area comprising the new town of Sha Tin and its vicinity.
M1 - 5	The Clear Water Bay peninsula and Junk Bay.
N1 - 5	The township of Sai Kung, an area in the vicinity of Hiram's Highway, Tai Mong Tsai Road and an area around Nam Wai, Chuk Kok, Sha Kok Mei, Ho Chung and Tai Mong Tsai in Sai Kung District.
P	Cheung Chau.
Q	Peng Chau.
R	Lantau Island and Ma Wan.
S	Lamma Island.
T	All those portions of the Urban Council area and the Regional Council area that were not included in any specified area immediately prior to the commencement of the Rating (Areas of Hong Kong) (Amendment) Order 1987.

SENIOR DIRECTORATE STAFF

Commissioner	: G P Blenkinsop, ISO, JP, FCA, ACIS (up to 15.10.89)
	: B J C Woodroffe, JP, FRICS, FHKIS (from 16.10.89)
Deputy Commissioner	: K T W Pang, JP, FRICS, FHKIS
Assistant Commissioner (Valuation)	: K S Wong, JP, ARICS, FHKIS
Assistant Commissioner (Rating)	: C S Wong, JP, ARICS, FHKIS
Assistant Commissioner (Administration & Staff Development)	: N T Poon, FRICS, FHKIS
Rating Adviser	: D R Stevenson, Dip. Urb. Val., MBA, MS (Hons), ANZIV

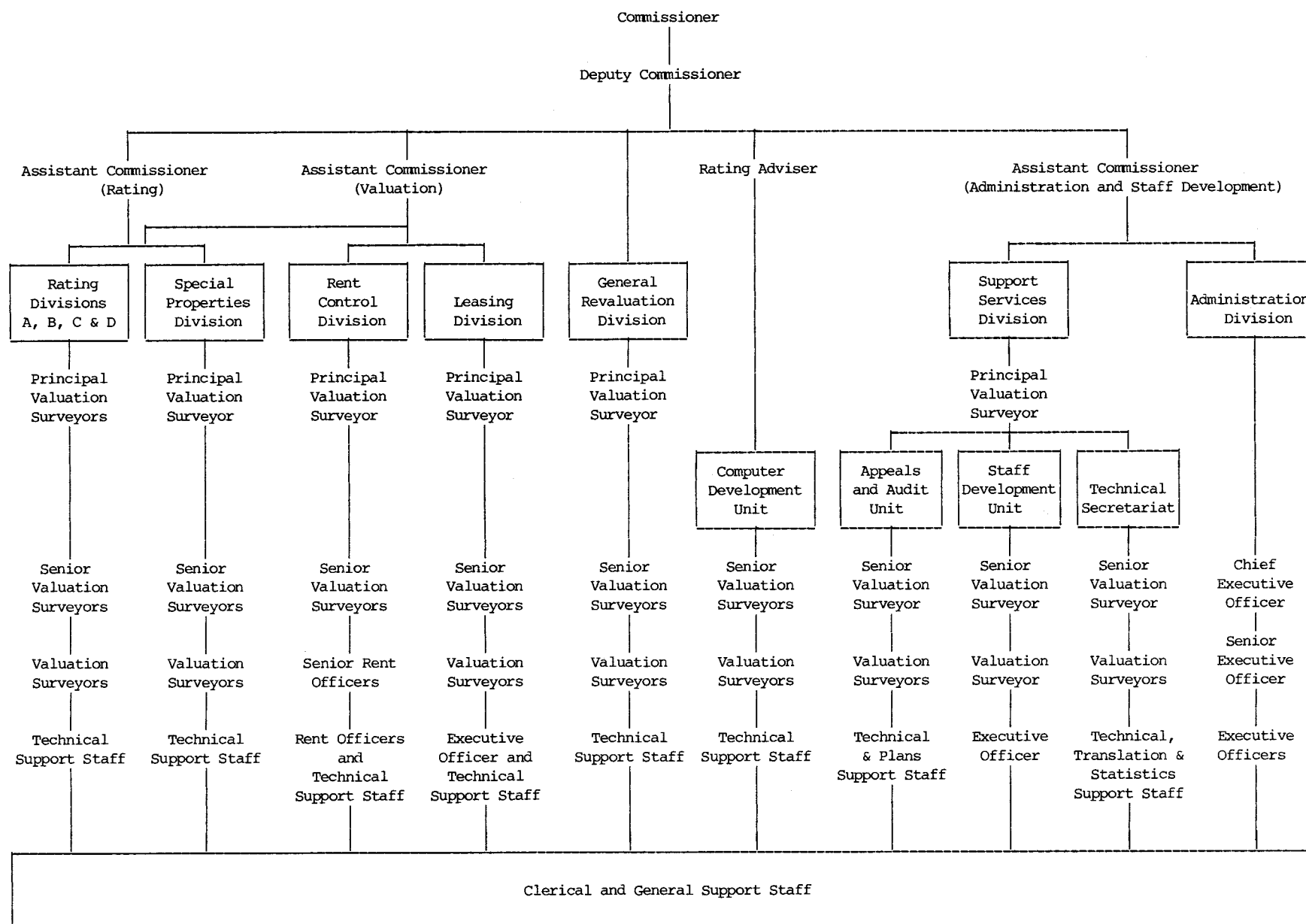
SENIOR DIRECTORATE STAFF SERVING ON EXTERNAL COMMITTEES

<u>Title</u>	<u>Committee</u>	<u>Capacity</u>
Commissioner	Hong Kong Building and Loan Agency Ltd.	Director
	Senior Staff Course Advisory Board	Member (up to 15.10.89)
Deputy Commissioner	Executive Committee, Hong Kong Housing Society	Member
Assistant Commissioner (Valuation)	Working Group on Developments in the Economy	Proxy Member*
	Working Group to Monitor the Property Market	Proxy Member*
	Advisory Committee on Private Building Management	Proxy Member*

(* for Commissioner)

RATING AND VALUATION DEPARTMENT

ORGANIZATION CHART



ESTABLISHMENT AND STRENGTH OF THE DEPARTMENT

	<u>1.4.89</u>		<u>1.4.90</u>		<u>Increase/ Decrease</u>	
	<u>Est.</u>	<u>SG.</u>	<u>Est.</u>	<u>SG.</u>	<u>Est.</u>	<u>SG.</u>
Commissioner	1	1	1	1	-	-
Deputy Commissioner	1	1	1	1	-	-
Assistant Commissioners	3	3	3	3	-	-
Principal Valuation Surveyors	7	7	7	6	-	- 1
Senior Valuation Surveyors	24	24	22	19	- 2	- 5
Valuation Surveyors	81	51	62	50	-19	- 1
Assistant Valuation Surveyors	12	6	7	6	- 5	-
Principal Valuation Officers	-	-	9	9	+ 9	+ 9
Senior Valuation Officers	29	29	29	17	-	-12
Valuation Officers/ Valuation Officer Trainees	126	119	113	111	-13	- 8
Valuation Assistants I/II/III	34	33	31	28	- 3	- 5
Senior Rent Officers	5	-	5	4	-	+ 4
Rent Officers I	16	14	14	10	- 2	- 4
Rent Officers II	26	13	16	14	-10	+ 1
Valuation Referencers	154	154	146	138	- 8	-16
Statistical Officer I	1	-	1	-	-	-
Statistical Officer II/Stud SO	1	2	1	2	-	-
Senior Technical Officer	1	1	2	1	+ 1	-
Technical Officers/TOT	6	5	6	6	-	+ 1
Tracers	3	3	3	3	-	-
Chief Executive Officer	1	-	1	1	-	+ 1
Senior Executive Officers	1	2	1	1	-	- 1
Executive Officers I	2	2	1	1	- 1	- 1
Executive Officers II	1	1	2	2	+ 1	+ 1
Chinese Language Officer I	1	1	1	1	-	-
Chinese Language Officers II	3	3	3	3	-	-
Calligraphists	2	2	2	2	-	-
Senior Personal Secretary	1	1	1	-	-	- 1
Personal Secretaries	4	4	4	5	-	+ 1
Confidential Assistant	1	1	1	1	-	-
Stenographers	9	7	8	6	- 1	- 1
Supervisors, Typing Services	2	2	2	2	-	-
Senior Typists	3	3	3	3	-	-
Typists	22	22	17	16	- 5	- 6

Est. = Establishment

SG. = Strength

	<u>1.4.89</u>		<u>1.4.90</u>		<u>Increase/ Decrease</u>	
	<u>Est.</u>	<u>SG.</u>	<u>Est.</u>	<u>SG.</u>	<u>Est.</u>	<u>SG.</u>
Senior Clerical Officers	5	5	5	5	-	-
Clerical Officers I	25	23	25	24	-	+ 1
Clerical Officers II	105	101	89	88	-16	-13
Clerical Assistants	109	97	93	82	-16	-15
Supplies Supervisor I	1	1	1	1	-	-
Supplies Assistant	1	1	1	1	-	-
Supplies Attendant	1	1	1	1	-	-
Telephone Operator	1	1	1	1	-	-
Motor Drivers	9	9	9	9	-	-
Office Assistants	32	29	29	27	- 3	- 2
Workman II	1	1	1	1	-	-
	<u>874</u>	<u>786</u>	<u>781</u>	<u>713</u>		
Sub-total						
 <u>Supernumerary Staff</u>						
Commissioner	-	-	1	1	+ 1	+ 1
Rating Adviser	1	1	1	1	-	-
Principal Valuation Surveyor	-	-	1	-	+ 1	-
Executive Officer II	1	1	-	-	- 1	- 1
Motor Driver	-	-	1	1	+ 1	+ 1
	<u>876</u>	<u>788</u>	<u>785</u>	<u>716</u>	<u>-91</u>	<u>-72</u>
Total						

GOVERNMENT TRAINING COURSES ATTENDED

<u>Course</u>	<u>No. of Officers Attended</u>	<u>Course Duration</u>
<u>Directorate Seminars</u>		
Creating Service Excellence for the Future	1	1 day
Managing Technology Change	2	2 days
Commercialization of Government Services	3	2 days
<u>Management Training Courses</u>		
Staff Management and Staff Relations	6	2 days
Performance Analysis and Counselling Skills	10	4 days
Team Building	12	5 days
Negotiation Skills	49	2 days
Management Development Course	2	6 days
Problem Solving and Decision Making	12	3.5 days
Leadership: Styles and Effectiveness	6	3 days
Presentation Skills for Occasional Speakers	1	2 days
<u>Language Courses</u>		
Writing for Results	2	2.5 days
Managing Other People's Writing	3	3 days
Effective Report Writing	3	2.5 days
Contemporary English Workshop	2	5 days
Effective Memo and Letter Writing	6	4 days
Effective Writing for Committee Secretaries	1	2.5 days
Performance Appraisal Workshop	4	3 days
Effective Writing Course for Senior Technical Officers	57	4 days
Workshop on Effective Use of Chinese in Official Correspondence	118	3 days
<u>Computer Courses</u>		
An Introduction to the Personal Computer	9	1 day
MD-DOS for Beginners	5	1 day
D Base III Plus	7	4 days
Lotus 1-2-3	5	3 days
D Base IV (Pilot Course)	2	4 days
Video Cassette Course on Computing Fundamentals for users	78	0.5 day
<u>Others</u>		
Supplementary Course on Drafting Instructions for Legislation	2	1 day
Seminar on Introduction to Statistics	37	5 days

TECHNICAL NOTES

Where referred to in this summary the terms shown below, unless otherwise indicated, have the general meanings here ascribed to them.

(1) Floor Areas

Areas are expressed in square metres. The floor area of a domestic unit is its 'saleable area'. 'Saleable area' is defined as the floor area exclusively allocated to the unit, including balconies and verandahs. It is measured from the exterior of the 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.

The floor area of non-domestic accommodation is its 'internal floor area'. 'Internal floor area' 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 Classes

Domestic :

- (a) Private domestic - Independent dwellings with separate cooking facilities and bathroom (and/or lavatory). Domestic units built under the Home Ownership Scheme (HOS), the Private Sector Participation Scheme (PSPS), Urban Improvement Scheme (UIS) and Flat-for-Sale Scheme are included.

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

A units - Saleable area not exceeding 39.9 m².

B units - Saleable area of at least 40 m² but not exceeding 69.9 m².

C units - Saleable area of at least 70 m² but not exceeding 99.9 m².

D units - Saleable area of at least 100 m² but not exceeding 159.9 m².

E units - Saleable area of at least 160 m².

- (b) Public domestic - Units built for rental by the Hong Kong Housing Authority, Hong Kong Housing Society and Hong Kong Settlers' Housing Corporation Ltd.
- (c) Miscellaneous domestic units - Include cocklofts, roof top structures etc. used for domestic purposes.
- (d) Car park spaces (domestic) - Car park spaces in a predominantly domestic building.

Non-Domestic :

- (a) Ground floor shops - Premises on the ground floor with a frontage to a public thoroughfare designed or adapted for retail trade and used as such.
- (b) Ground floor arcade, basement and upper floor shops - Premises, other than ground floor shops with frontage to public thoroughfares, designed or adapted for retail trade and used as such.
- (c) Commercial premises - Premises designed and adapted for commercial use, but not falling within the definitions of ground floor shops, ground floor arcade, basement and upper floor shops, or offices. e.g. restaurants, department stores etc.
- (d) Offices - Premises situated in buildings designed for commercial/business purposes excluding non-domestic floors in composite buildings.
- (e) Factories - Premises designed for manufacturing processes.
- (f) Storage premises - Premises designed or adapted for use as godowns or cold stores.
- (g) Hotels - This may include restaurants, bars etc. if these are an integral part of the tenement.
- (h) Cinemas and theatres - These may include restaurants and snack shops etc. if these are an integral part of the tenement.
- (i) Schools - Premises designed or structurally adapted for educational purposes and used as such.
- (j) Recreation club and association premises.
- (k) Community and welfare premises - Premises designed and occupied as clinics, kai fongs, church halls, chai tongs, old people's homes, training centres, welfare centres, YMCA and YWCA, orphanages etc.
- (l) Petrol filling stations.

- (m) Advertising stations - Advertising stations which do not form an integral part of another tenement and are, therefore, separately assessed.
- (n) Car park spaces (non-domestic) - Car park spaces in a predominantly non-domestic building.
- (o) Miscellaneous premises - Premises not included in any of the above categories.

(3) Rentals

All rentals quoted are in Hong Kong dollars, and are normally exclusive of rates and services.

AREAS AND DISTRICTS IN THE URBAN AREA

AREA	DISTRICT	NAMES OF SUB-DISTRICTS WITHIN DISTRICT BOUNDARIES	TERTIARY PLANNING UNITS
HONG KONG	West	Kennedy Town, Shek Tong Tsui, Sai Ying Pun	1.1.1, 1.1.2, 1.1.6
	Sheung Wan		1.1.3, 1.1.4, 1.1.5
	Central		1.2.1, 1.2.2, 1.2.3, 1.2.4
	Wan Chai		1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.5
	Mid-levels	Pok Fu Lam	1.4.0, 1.4.1, 1.4.2, 1.4.3, 1.7.1
	Peak		1.8.1, 1.8.2, 1.8.3, 1.8.4
	Causeway Bay	Tai Hang, Happy Valley, Jardine's Lookout, So Kon Po, East Point	1.4.4, 1.4.5, 1.4.6, 1.4.7, 1.4.8, 1.4.9
	North Point	Quarry Bay	1.5.1, 1.5.2, 1.5.3, 1.5.4, 1.5.5, 1.5.6, 1.5.7
	Shau Kei Wan	Sai Wan Ho, Chai Wan	1.6.1, 1.6.2, 1.6.3, 1.6.4, 1.6.5
	Aberdeen	Pok Fu Lam Village, Ap Lei Chau, Wong Chuk Hang	1.7.2, 1.7.3, 1.7.4, 1.7.5, 1.7.6
KOWLOON	South	Deep Water Bay, Shouson Hill, Repulse Bay, Stanley, Tai Tam, Shek O	1.9.0, 1.9.1, 1.9.2, 1.9.3, 1.9.4, 1.9.5, 1.9.6, 1.9.7, 1.9.8, 1.9.9
	Tsim Sha Tsui	Hung Hom Reclamation	2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6
	Yau Ma Tei	King's Park	2.2.0, 2.2.5, 2.2.6, 2.2.7, 2.2.8, 2.2.9
	Mong Kok	Tai Kok Tsui, Stonecutters Island	2.2.1, 2.2.2, 2.6.9
	Hung Hom	To Kwa Wan, Ma Tau Kok	2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.7
	Ho Man Tin	Ma Tau Wai, Kadoorie Hill	2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6, 2.3.7, 2.4.6
NEW KOWLOON	Cheung Sha Wan	Lai Chi Kok, Sham Shui Po	2.5.3(p), 2.5.4(p), 2.5.5, 2.5.6(p), 2.6.1(p), 2.6.4, 2.6.5, 2.6.6, 2.6.7
	Shek Kip Mei	So Uk, Tai Hang Tung, Tai Hang Sai, Yau Yat Tsuen	2.6.2, 2.6.3(p), 2.6.8
	Kowloon Tong		2.7.1, 2.7.2
	Wong Tai Sin	Kowloon City, San Po Kong, Kai Tak, Tung Tau, Wang Tau Hom, Lok Fu, Tai Hom, Diamond Hill, Tsz Wan Shan, Chuk Yuen, Ngau Chi Wan	2.8.1, 2.8.2(p), 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7, 2.8.8(p), 2.8.9(p), 7.6.1(p)
	Kwun Tong	Ngau Tau Kok, Jordan Valley, Kowloon Bay	2.8.0, 2.9.1, 2.9.2, 2.9.4, 2.9.5,
	Lei Yue Mun	Sau Mau Ping, Lam Tin, Cha Kwo Ling, Yau Tong	2.9.3(p), 2.9.7(p), 2.9.8, 2.9.9(p)

DISTRICTS IN THE NEW TERRITORIES

AREA	DISTRICT	NAMES OF SUB-DISTRICTS WITHIN DISTRICT BOUNDARIES	TERTIARY PLANNING UNITS
NEW TERRITORIES	Tsuen Wan	Kwai Chung, Tsing Yi, Nga Ying Chau, Ting Kau, Sham Tseng, Tsing Lung Tau	2.5.1, 2.5.2(p), 2.5.3(p), 2.5.4(p), 2.5.6(p), 2.5.7, 3.1, 3.2.0, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.3.1, 3.3.2, 3.3.3, 3.4(p), 3.5, 4.1.3(p), 5.3.3(p), 7.3.3(p)
	Tuen Mun	Tai Lam, So Kwun Wat, Castle Peak Bay, Lam Tei	3.4(p), 4.1.1, 4.1.2(p), 4.1.3(p), 4.1.4(p), 4.1.5, 4.1.6, 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, 4.2.9, 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.4.1, 4.4.2(p), 5.1.2(p), 5.3.1(p)
	Yuen Long	Ha Tsuen, Ping Shan, Kiu Tau Wai, Tai Shang Wai, San Tin, Hung Shui Kiu, Kam Tin, Shek Kong, Pat Heung, Lau Fau Shan, Tin Shui Wai	4.1.2(p), 4.1.3(p), 4.1.4(p), 4.4.2(p), 5.1.1, 5.1.2(p), 5.1.3, 5.1.4, 5.1.5, 5.1.6, 5.1.7, 5.1.8, 5.1.9, 5.2.1, 5.2.2, 5.2.3, 5.2.4, 5.2.5, 5.2.6, 5.2.7, 5.3.1(p), 5.3.2, 5.3.3(p), 5.4.1, 5.4.2, 5.4.3, 5.4.4, 5.4.5(p), 5.4.6, 6.1(p)
	North	Fanling, Luen Wo Market, On Lok Tsuen, Wo Hop Shek, Hok Tau, Sheung Shui, Shek Wu Hui, Kam Tsin, Ying Pun, Tin Ping Shan, Kwu Tung, Ta Kwu Ling, Ping Che, Sha Tau Kok, Kat O Chau	5.4.5(p), 6.1(p), 6.2.1, 6.2.2, 6.2.3, 6.2.4, 6.2.5, 6.2.6, 6.2.7, 6.2.8, 6.2.9, 6.3.1(p), 6.3.2, 6.3.3, 6.3.4, 6.4.1, 6.4.2, 6.5.1, 6.5.2, 6.5.3
	Tai Po	Tai Po Market, Tai Po Kau, Hong Lok Yuen, Tai Mei Tuk, Wu Kau Tang, Tap Mun Chau	5.3.3(p), 6.3.1(p), 7.1.1, 7.1.2, 7.2.0, 7.2.1, 7.2.2, 7.2.3 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.4.1, 7.4.2(p), 7.4.3, 7.4.4(p), 7.5.1(p), 7.5.2(p), 7.6.2(p), 8.1.1(p), 8.1.2(p), 8.2.2(p)
	Sha Tin	Tai Wai, Fo Tan, Ma Liu Shui, Chek Nai Ping, Wu Kai Sha	2.5.2(p), 2.6.1(p), 2.6.3(p), 2.8.2(p), 2.8.8(p), 2.8.9(p), 7.3.1, 7.3.2, 7.3.3(p), 7.4.4(p), 7.5.1(p), 7.5.2(p), 7.5.3, 7.5.4, 7.5.5, 7.5.6, 7.5.7, 7.5.8, 7.5.9, 7.6.1(p), 7.6.2(p), 8.2.2(p), 8.2.3(p)
	Sai Kung	Clear Water Bay, Ho Chung, Pak Sha Wan (Hebe Haven), Hiram's Highway, Tai Mong Tsai, Nam Wai, Chuk Kok, Sha Kok Mei, Tung Lung, Tseng Lan Shue, Hang Hau, Junk Bay, Silverstrand, Rennie's Mill	2.8.9(p), 2.9.3(p), 2.9.6, 2.9.7(p), 2.9.9(p), 7.4.2(p), 7.6.1(p), 7.6.2(p), 8.1.1(p), 8.1.2(p), 8.1.3, 8.1.4, 8.1.5, 8.2.1, 8.2.2(p), 8.2.3(p), 8.2.4, 8.2.5, 8.2.6, 8.2.7, 8.3.1, 8.3.2, 8.3.3, 8.3.4
	Outlying Islands	Cheung Chau, Peng Chau, Lantau Island, Ma Wan, Lamma Island, Soko Islands, Shek Kwu Chau, Hei Ling Chau, Po Toi Islands	9.1.1, 9.1.2, 9.1.3, 9.2, 9.3.1, 9.3.2, 9.3.3, 9.3.4, 9.4.1, 9.4.2, 9.4.3, 9.4.4, 9.5, 9.6.1, 9.6.2, 9.6.3, 9.7.1, 9.7.2, 9.7.3, 9.7.4, 9.7.5, 9.7.6

(p) = part

Footnote : With effect from 1 April 1988, the New Territories district boundaries were redefined to include the new rating area T, and to incorporate changes made to the existing boundaries between Tsuen Wan and Tuen Mun. The New Territories district boundaries now to a large extent accord with District Lands Office boundaries.

PUBLICATIONS

The following are published by the department :-

On sale to the public

Property Review

Names of Buildings

Other unrestricted publications

Annual Summary

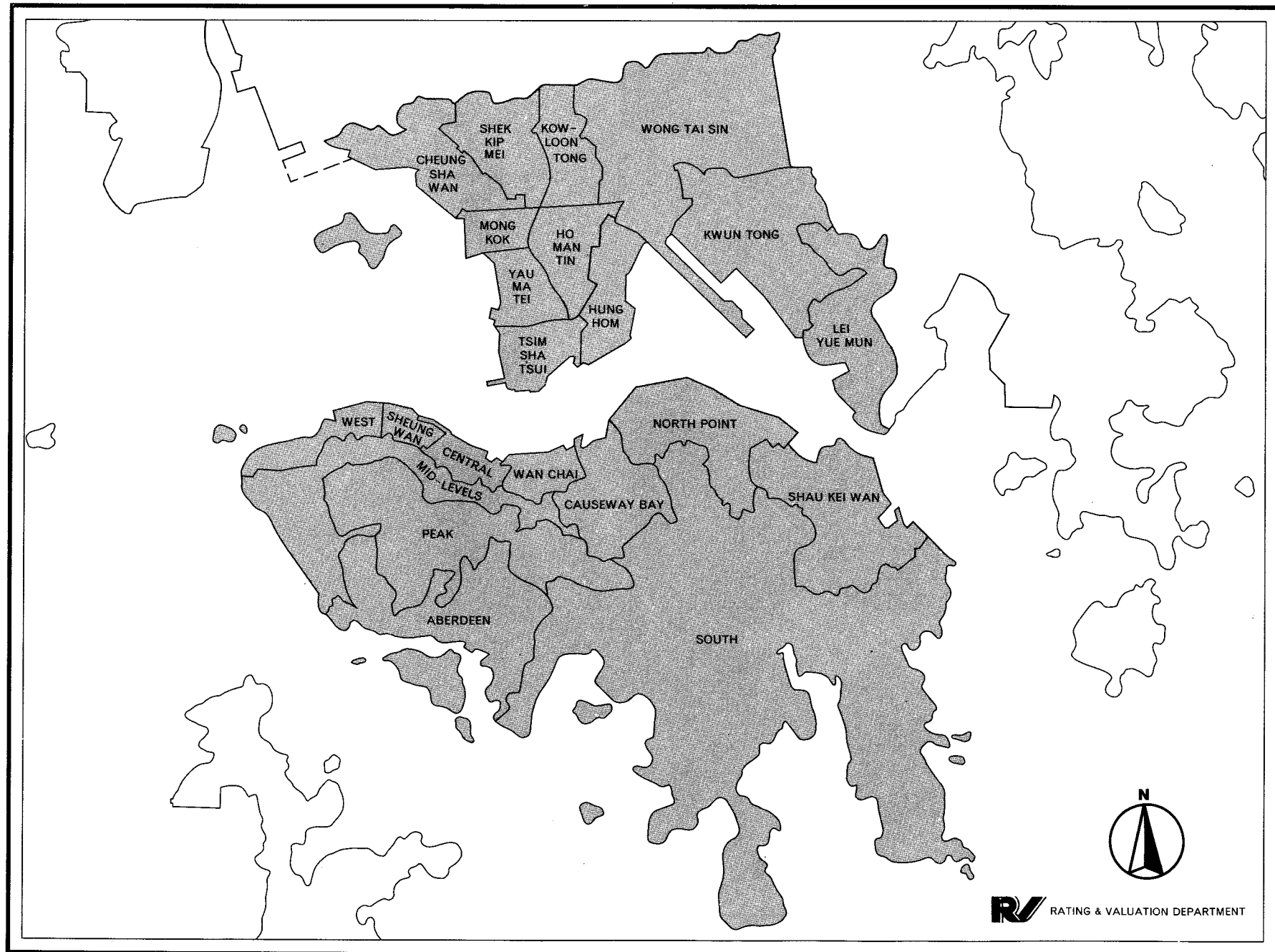
R & V News

A Simple Guide to the Landlord and Tenant (Consolidation) Ordinance

The History of Rates in Hong Kong

Rating and Valuation Department - A Chronology

An Introduction to the Rating and Valuation Department



NEW TERRITORIES DISTRICTS

Plan 2

