

Chronology of Events

Rating and Valuation Department



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

Chronology of Events

Seventh Revision



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

FOREWORD

The first edition of this booklet was published back in 1967 for departmental use by Mr Frederick Shanks, the longest serving post-war Commissioner just before his departure on pre-retirement leave. It set out a brief record of main events spanning rating in Hong Kong. Mr Shanks said in his introduction that "... I hope as it stands it may contribute something departmentally to the early and indeed recent history of Hong Kong..."

Over time, the booklet was revised and updated by a few former Commissioners, namely Mr R. A. Fry in 1977, 1982 to 1984; Mr G. P. Blenkinsop in 1987; and Mr B. J. C. Woodroffe in 1997. The content covered main events concerning rating in Hong Kong, as well as certain events mainly about Hong Kong, and some others which affected Hong Kong or attracted its attention. Along this line and with numerous events happened in the years after 1997 (the immediate last revision made in November 1997), I have taken the opportunity to bring the publication up to the present day, including the coverage of the Department's work in respect of Government rent under Government Rent (Assessment and Collection) Ordinance (Cap. 515), with reference to information in the Department and the public domain.

I trust you will find this booklet of interest recording as it covers many momentous events in the history of both Hong Kong and the Rating and Valuation Department.

P. K. Tang, J.P.
Commissioner of Rating and Valuation
March 2018

EDITION

1st Edition	1967
1st Revision	December 1977
2nd Revision	May 1982
3rd Revision	May 1983
4th Revision	January 1984
5th Revision	August 1987
6th Revision	November 1997
7th Revision	March 2018

CONTENTS

List of Events

1841 - 1900	1
1901 - 1950	6
1951 - 2000	12
2001 - 2018	61



Appendices

- A List of Administrators / Governors
- B List of Chief Executives
- C List of Colonial Treasurers, Assessors, Valuers and Commissioners
- D Establishment of the Department from 1960-61
- E Establishment of the Department in the Past 20 Years
- F Assessments and Rateable Values in Valuation List and Government Rent Roll in Selected Years
- G Number of Assessments and Rateable Values in Valuation List and Government Rent Roll in the Past 20 Years
- H Designated Reference Dates from 1 April 1984
- I Rates Percentage Charges from 1931
- J Rates Concession Scheme
- K Rates Revenue, Government Rent Revenue under Cap. 515 and Rates Concession in Selected Years
- L Rates Revenue, Government Rent Revenue under Cap. 515 and Rates Concession in the Past 20 Years
- M Rates and/or Government Rent Accounts in the Past 20 Years
- N Number of Rates and/or Government Rent Accounts in the Past 20 Years

<u>Year</u>		<u>Event</u>
1841	20 January	Captain Charles Elliot prematurely announced the terms of the settlement under which Hong Kong Island was to be ceded (Population: 4 000).
	26 January	Hong Kong Island was occupied by a naval force which landed at Possession Point and British sovereignty proclaimed.
	21 April	Lord Palmerston remarked about Hong Kong : "A barren island with hardly a house upon it."
1842	29 August	Treaty of Nanking provided for the cession of Hong Kong Island.
1843	26 June	Ratification of the Treaty of Nanking and Hong Kong Island was declared a British Colony with Sir Henry Pottinger as the first Governor of the Hong Kong Government (Government). Previously, control was exercised by the Foreign Office in London.
1844		The Executive and Legislative Councils began to function.
	May	The Police Force Ordinance (No. 12) was passed, establishing legal basis for the police force.
1845	May	The Rating Ordinance was passed to finance police force. Hence the Chinese name for rates "Chai Heung" (差餉) which has survived to the present day.
1845	May	Assessments were made by the Valuator under Ordinance No. 2 of 1845 (the term was changed to "Assessor" in 1847) attached to the Colonial Treasurer (Population 23 817).
1847		Police Rate raised £ 2 239.
		Foundation Stone of Anglican Church was laid.

<u>Year</u>		<u>Event</u>
1849		St. John's became a cathedral church.
1851	December	Fire destroyed 458 houses in the Chinese part of Victoria.
1852		Bonham Strand became the first piece of reclaimed land and was partly filled by the rubble of the houses burnt down in 1851.
1856		Lighting Rate was introduced.
1858		Police Rate (including Lighting Rate) brought in £13 281 4s. 4d.
		The Legislative Council began to vote the annual budget.
1859		The Inspector of Nuisances was appointed and marked the beginning of the Sanitary Department.
		Chartered Bank opened a Hong Kong Branch.
1860	26 March	Kowloon was leased in perpetuity at an annual payment of 500 taels of silver.
	October	By the Convention of Peking, the lease of Kowloon was cancelled and it was ceded outright as a dependency of the Colony of Hong Kong.
		Water Rate was introduced (to take effect when water works construction was finished).
1861	29 May	General Chamber of Commerce was founded.
1862		Victoria Gaol (or Victoria Prison) was completed.

<u>Year</u>		<u>Event</u>
1862	8 December	Hong Kong postage stamps were issued.
1864		Pokfulam Reservoir scheme was completed.
1865	1 January	Hongkong and Shanghai Bank was opened.
		Street lighting was provided by gas.
1866		The first telegraph contact was introduced.
	7 May	Hong Kong mint was officially opened (later closed in April 1868).
1868	March	Fire Brigade was established.
1869		City Hall was opened (situated where Hongkong and Shanghai Banking Corporation and the old Bank of China buildings now stand).
		Suez Canal was opened.
1872	14 February	Tung Wah Hospital was opened.
1875	16 April	Cape D'Aguilar light was first shown.
		Fire Brigade Rate was introduced.
1880	January	Ng Choy became the first Chinese member of the Legislative Council.
		Po Leung Kuk was officially recognised.

<u>Year</u>	<u>Event</u>
1881	18 properties were rated at over \$1 000 per quarter of which one was the premises of Jardine Matheson & Company and the other 17 belonged to Chinese.
1882	Chadwick Report on Sanitation led to the formation of the Sanitary Board which in turn became the Urban Council.
1884	Sino-French War (1884-1885). Rates levied : \$263 988.
1887	Chinese Chamber of Commerce was set up. Hong Kong College of Medicine for Chinese was established.
1888	The European Reservation Ordinance created a European reservation in the Caine Road District but it was the type of housing rather than any racial separation which was involved and this might well have given rise to the term "European type house". The Upper Level Tramway (now the Peak Tram) was opened. Numbering of buildings became the responsibility of the Assessor. The Rating Ordinance was passed, combining the separate rates into one although the charges varied according to the different level of services in different districts.
1890	55% of China's imports and 37% of her exports passed through Hong Kong. Stonecutter's Island became a military reserved area.

<u>Year</u>	<u>Event</u>
1890	The Central Reclamation Scheme was started and placed the old pray wall inland. This became Des Voeux Road (completed in 1894).
1891	Kowloon's population : 14 200.
1894	Plague affected Hong Kong.
	Sino-Japanese War began (1894-1895).
1895	Treaty of Shimonoseki ended the Sino-Japanese War.
1898	1 July The New Territories was leased for 99 years.
	Rates levied : \$466 619.
1899	An Ordinance was passed to preserve Sung Wong Toi because of its special association with the flight of the last Sung emperor.
	14 March Boundaries of the New Territories were settled.
	Green Island Cement Works was started.
1900	Boxer rebellion.
	March New Territories Land Court was set up to deal with disputed claims.

<u>Year</u>		<u>Event</u>
1901		The Rating Ordinance was passed and remained in force with amendments until 1973.
1904		Kennedy Town to Shau Kei Wan tramway was opened.
1910		Kowloon-Canton Railway (British Section) was completed.
1911		Republic of China was established.
1912		Canton-Kowloon Railway (Chinese Section) was completed.
		Hong Kong University was opened.
1914	4 August	The "Great War" (First World War).
1918	11 November	Armistice ending the First World War took effect.
1920		Kowloon Ratepayers Association was formed.
1921	May	The Stamp Ordinance was enacted. Duty on transfer of real property was charged at 1% of consideration.
1925		General strike and boycott in Hong Kong (1925-1926).
		Street lighting was provided in Aberdeen and Ap Lei Chau.
1926		Kowloon Hospital was opened.
1928	10 October	Nationalist Government of the Republic of China was established.
		Kai Tak airfield was opened.

<u>Year</u>	<u>Event</u>	
1931	The Legislative Council resolution introduced a uniform rate of 17% but 16% was charged if an unfiltered water supply or 15% if no government water supply.	
1935	Hong Kong managed currency was linked with Sterling.	
10 October	Hongkong and Shanghai Banking Corporation headquarters at 1 Queen's Road Central was opened.	
	Special form of rating was introduced to the New Territories towns of Tai Po and Yuen Long.	
1937	1 June	Queen Mary Hospital was opened.
	7 July	"Double Seventh" incident in China led to hostilities between Japan and China.
		Special rating system was extended to Tsuen Wan.
1938	1 January	Financial reorganisation. The Financial Secretary was appointed to assume control of the financial administration thereby replacing the Colonial Treasurer.
		Out of this reorganisation, the Assessor's Department was created as a separate department of the Government but provision for it continued to appear in the estimates under "Treasury" until 1 April 1949.
	October	Canton was occupied by the Japanese.
1939	1 April	Revaluation of properties gave a total rateable value of \$44.2 million.
	3 September	Second World War commenced in Europe.

<u>Year</u>		<u>Event</u>
1939		The Assessment Department was moved from the old General Post Office Building to Marina House, Ground Floor.
1940		Fall of France.
		Japan moved into French Indo-China.
		The Rating Year changed from 1 July - 30 June to 1 April - 31 March to coincide with the new Financial Year which was also changed at the same time.
	July	European women and children were evacuated from Hong Kong; mostly to Australia.
	2 November	The Assessment Department was moved from Marina House to Pedder Building, 5th Floor, to make room for the new Immigration Department.
1941	8 December	Pearl Harbour (7th) and Hong Kong were attacked within a few hours of each other (different dates because of the International Date line).
	25 December	Hong Kong surrendered to the Japanese, beginning the "Occupation Period".
1942	25 October	First American air raid on Hong Kong from China - based planes.
1945	6 & 9 August	Atomic bombs were dropped on Japan.
	15 August	Victory over Japan Day.
	30 August	"Liberation Day" when the British Pacific Fleet under Rear - Admiral Cecil Harcourt entered Hong Kong.

<u>Year</u>		<u>Event</u>
1945	7 September	British Military Administration was set up.
		The Rating Office of the British Military Administration was located in the old Prince's Building.
		Moratorium on pre-war and occupation period debts.
	October	Tenancy Tribunal was set up to decide on rental disputes.
1946	1 May	Civil Administration was resumed.
	August	The Assessment Department was re-established in Windsor House.
	October	The Stamp (Amendment) Ordinance levied an additional 10% of the enhanced value of land and buildings since the last transaction or January 1938. Tasks of valuation and scrutiny of transactions for Stamp Duty were transferred to the Assessment Department.
1947	1 April	The first post-war revaluation of the Colony's urban areas produced a total rateable value of \$52 million (from 28 807 assessments).
	2 May	The Inland Revenue Ordinance provided for a property tax and salaries tax.
	23 May	The Landlord and Tenant Ordinance allowed certain increases in rent, over pre-war standard rents.
	31 July	The Assessment Department became the Rating and Valuation Department (Department) under the Commissioner of Rating and Valuation.

<u>Year</u>	<u>Event</u>
1948	Abercrombie Report on the future development of Hong Kong was published.
1 April	New Valuation List came into force with a total number of assessments of 30 472 and a total rateable value of \$79.2 million, an increase of 52% over the 1947 figure. The net revenue from rates for the financial year 1947-48 was \$9.98 million.
10 September	The Stamp Duty Ordinance was amended to replace the 10% rate on enhancement by a 3% excess duty on "new conveyances" and increased the ad valorem duty from 1% to 2%.
1949	1 April
	New Valuation List containing 32 689 assessments with a total rateable value of \$95.7 million took effect.
	1 October
	The People's Republic of China (China) was established in Peking.
	Identity Cards were introduced.
	1 October
	Reinforcement of the garrison in Hong Kong resulted in the development of road communications in the New Territories such as Route Twisk, Route Two etc.
	20 October
	The Landlord and Tenant (Amendment) Ordinance allowed increase in rent for controlled business premises from 45% of the standard rent to 100%.
1950	1 January
	Piers became rateable.
	1 April
	New Valuation List containing 35 751 assessments with a total rateable value of \$136.5 million took effect.

YearEvent**1950**

25 June

Korean War began. This resulted in sanctions on trade with China and caused the change from Hong Kong's reliance on entrepot trade to manufacturing.

Amendments to the Rating Ordinance (No.6 of 1901 - by Ordinance No.9 of 1950) provided for exemption from rates for certain charitable and welfare institutions; and a surcharge of 5% for rates in default.

<u>Year</u>	<u>Event</u>
1951	New Government Central Office Building commenced.
1952	February 1 April
	McNeill Committee on Rent Control was established. The Commissioner of Rating and Valuation was appointed as Member and Secretary.
	New Valuation List containing 39 377 assessments with a total rateable value of \$182.8 million took effect.
	Elections to the Urban Council were resumed.
	Model Housing Society's first blocks were completed at King's Road.
1953	Work commenced on Tai Lam Chung Reservoir.
	1 May
	The Department moved from old Windsor House to old General Post Office Building.
	17 July
	The Landlord and Tenant (Amendment) Ordinance made provision for certificates of standard rent to be issued by the Department. The Tenancy Inquiry Bureau of the Secretariat of Home Affairs came into operation.
	27 July
	Armistice ended the Korean War.
	25 December
	Disastrous squatter fire at Shek Kip Mei rendered 50 000 homeless and brought about what was to develop into a massive resettlement programme.

YearEvent**1954**

The old Secretariat Building (built 1847) was demolished.

August

Ordinance 30 of 1954 brought rating in the New Territories in line with urban practice, and removed many of the old exemptions such as schools, hospitals etc. but implementation was delayed until 1956.

October

The post of Inspector of Tenements was changed to the training grade of Valuation Assistant of which 7 were employed.

5 October

The Rating (Parts of the Colony) Regulations brought in Part D (Tsuen Wan, Kwai Chung and Castle Peak Road) to rating but the valuation lists did not come into force until 1956.

1955

Work was started on modernising Kai Tak Airport and a new runway to be constructed projecting into Kowloon Bay.

The Housing Authority was set up.

The Buildings Ordinance was substantially revised.

1 April

The Department's Assistant Commissioner post was created from the Senior Rating and Valuation Surveyor post.

New Valuation List containing 56 015 assessments with a total rateable value of \$256.7 million took effect.

The special rating system in Yuen Long, Tai Po and Tsuen Wan was abolished.

YearEvent**1955**

The Landlord and Tenant Ordinance clarified the position with regard to the Tenancy Tribunal awards of compensation for exclusion orders.

1956

1 April

The Valuation List in respect of Part D came into force and rates were levied at 11% on a total rateable value of \$7.9 million.

The Department's First Valuation Assistant (Mr Tsang Hoy-lun) passed professional (the Royal Institution of Chartered Surveyors) examination. Subsequently, he was qualified as Chartered Surveyor (1960) and promoted to Rating and Valuation Surveyor (1962).

1 June

The authority for the Department to allocate building numbers in the urban areas transferred from the Rating Ordinance to the new Buildings Ordinance which took effect on 1 June 1956. In the New Territories, it remained the responsibility of the District Offices until 1990.

October

Severe rioting broke out in Kowloon and Tsuen Wan.

1957

1 April

New Valuation List containing 69 840 assessments with a total rateable value of \$335.7 million took effect.

Net revenue from rates for 1956-57 amounted to \$56.7 million.

The Housing Authority's North Point Estate was completed.

<u>Year</u>		<u>Event</u>
1957	June	The Department moved to the 8th and 9th floors of Man Yee Building, 64 Des Voeux Road Central, which had the first escalator to be incorporated in a down-town city office block.
	22 October	The first Resettlement Factory block was completed in Cheung Sha Wan as a pilot project for those who urgently required permanent space but could not afford to build or rent on a commercial basis.
1958	1 April	New Valuation List containing 79 270 assessments with a total rateable value of \$382.8 million took effect.
		Kwun Tong and Cheung Sha Wan reclamation schemes were completed.
		The first "flatted" factory was built.
1959	March	Queen Elizabeth Hospital foundation stone was laid.
1960	1 April	New Valuation List containing 104 690 assessments with a total rateable value of \$506.3 million took effect.
	1 September	The scheme for renumbering properties on the Peak was brought into operation.
		The Department took over the former responsibilities of the Quartering Authority for negotiating and leasing premises for Government purposes.

YearEvent**1961**

1 April

A new Valuation List came into effect for Kowloon and New Kowloon whilst the existing figures for Hong Kong Island and the New Territories were readopted. The total rateable value for all areas was \$593.7 million from 119 382 assessments.

Net annual revenue from rates for the first time exceeded \$100 million.

The first population census for 30 years, apart from a "count" made by the Air Raid Precautions Corps in 1941, took place.

1962

March

The new City Hall was opened.

1 April

A new Valuation List covering Hong Kong Island and the New Territories came into effect whilst the valuation lists for Kowloon and New Kowloon were readopted at the existing figures. The total rateable value was \$690.7 million and the total number of assessments was 132 126.

Differential charges were introduced for property tax, with special concessions for pre-war properties, and exemption for residential owner-occupiers.

14 April

The Tenancy (Notice of Termination) Ordinance imposed a measure of security for certain classes of tenancy by requiring the landlord to give 6 months' notice of termination.

The Housing Authority was empowered to manage Government-built low-cost housing blocks.

<u>Year</u>		<u>Event</u>
1962		A Year of "rental spiral".
	26 September	Rental Study was published.
1963	29 March	The Rent Increase (Domestic Premises) Control Ordinance restricted the increase in rent on postwar domestic tenancies for 2 years, and generally restricted increase in rentals to 10%. Rent Increases Advisory Panel was established.
	April	The Department moved to Murray House, 1 Garden Road.
		Severe drought led to water tankers having to bring in water from the Pearl River.
		Revenue from rates for 1962-63 was \$128.5 million.
		Under an amendment of the Tenancy (Prolonged Duration) Ordinance a landlord receiving a construction fee for the granting of a tenancy could not serve a valid notice to quit for 5 years from the commencement of the tenancy.
		Island Road was renumbered following renaming of sections.
	October	Chinese University of Hong Kong was established at an inaugural congregation held at the City Hall.
1964		Revenue from rates for 1963-64 was \$144 million.

<u>Year</u>		<u>Event</u>
1964		The Tenancy Inquiry Bureau was made responsible for payment of compensation to tenants required to vacate dangerous buildings.
		Domestic vacancies increased to 8 055 from 3 483 a year earlier.
	September	The New Buildings Ordinance was promulgated, introducing "plot ratio" concept.
1965	January & February	Two banks failed. A short term restriction on cash withdrawals was imposed.
	1 April	New Valuation List containing 138 480 assessments with a total rateable value of \$1 045 million took effect.
	June	The Rent Increases (Domestic Premises) Control Ordinance was extended for a further year.
	December	Announcement was made for the Rent Increases (Domestic Premises) Control Ordinance not to be further extended after June 1966.
1966	March	Ocean Terminal was opened.
		Ratepayers enfranchised as Urban Council voters.
		Revenue from rates for 1965-66 was \$224 million.

<u>Year</u>		<u>Event</u>
1966	April	Riots broke out in Kowloon following protest demonstrations against proposed "Star Ferry" fare increases.
	June	Severe flooding was experienced on Hong Kong Island and many landslips.
1967	1 April	New Valuation List containing 200 917 assessments with a total rateable value of \$1 409 million took effect.
	May	Riots began and lasted in varying degrees throughout the year.
	November	Lion Rock Tunnel was opened.
1968		The Department took over the Ground Floor of No. 1A, Garden Road.
		Plover Cove Reservoir became operational.
		Wah Fu Estate was built.
		City District Officer Scheme was introduced.
	March	The Department further expanded its offices to the 7th Floor of D'Aguilar Place.
		Amendment to the Landlord and Tenant Ordinance enabled a landlord to compensate a tenant for vacating premises.

<u>Year</u>		<u>Event</u>
1969	February	The Stamp (Amendment) Ordinance abolished the 3% excess duty on "new conveyances".
	1 April	New Valuation List containing 260 558 assessments with a total rateable value of \$1 683 million took effect.
1970	30 January	The Security of Tenure (Domestic Premises) Ordinance froze rents of domestic premises.
		Amount of revenue collected from rates for 1969-70 was \$316.2 million.
		The 500th resettlement block was opened.
	April	The Department's Valuation Referencer grade was established.
		The Department's Principal Rating and Valuation Surveyor rank was established.
1971	June	The Rent Increases (Domestic Premises) Control Ordinance provided security of tenure and controlled rent increase in tenancies of most classes of post-war domestic accommodation.
	March	General Census was conducted.
	April	Accommodation at 1A Garden Road and D'Aguilar Place were surrendered by the Department in exchange for accommodation in New Rodney Block, Queensway.

<u>Year</u>		<u>Event</u>
1971	July	Hong Kong Technical College became a Polytechnic.
1972	January	The Queen Elizabeth (Seawise University) caught fire and sank. The Department's Senior Valuation Referencer rank was created.
	June	Landslips occurred at Sau Mau Ping and Po Shan Road.
	August	Cross-Harbour Tunnel was opened. Hong Kong Polytechnic officially took over the campus of the former Hong Kong Technical College which formed the basis of the Polytechnic's initial development.
	September	Stock market boom began. The first berth at the Kwai Chung Container Terminal came into operation. New Chinese University campus was occupied by the founding Colleges.
1973	9 March	Hang Seng Index rose to 1 774.97 - the peak.
	April	Crash of the stock market.

YearEvent**1973**

The Housing Authority was reformed with the responsibility for planning, building and managing all public housing estates in Hong Kong. It consolidated functions previously divided between the former Housing Authority, the Urban Council, the Housing Board, the Resettlement Department and the Public Works Department.

1 April

New Valuation List containing 312 989 assessments with a total rateable value of \$3 343.9 million took effect.

The Rating Ordinance 1973 took effect :

- reduction in percentage rate charge from 17% to 15%;
- refund of only half rates for unoccupied premises;
- receipt of part of rates revenue by the Urban Council;
- introduction of "tone of the list" provisions.

May

The Department's Deputy Commissioner post was re-established.

June

The Landlord and Tenant (Consolidation) Ordinance consolidated all the previous legislation on rent control and security of tenure. Part I and Part II covered pre-war and post-war premises respectively.

July

The Crown Leases Ordinance determined the Crown Rent of certain renewable leases at 3% of the rateable value.

October

Connaught Centre (later re-named Jardine House) was substantially completed, the then tallest building in Hong Kong with 54 floors.

December

Area E - Tsing Yi Island - was specified for rating.

<u>Year</u>	<u>Event</u>
1973	<p>Extensive revisions were made to Part II of the Landlord and Tenant (Consolidation) Ordinance.</p> <p>The Department's Rent Control Division was created.</p>
1974	<p>1 January</p> <p>Refund of rates for vacant domestic premises ceased.</p> <p>The Independent Commission Against Corruption was established.</p> <p>1 April</p> <p>Valuation List for Tsing Yi and Nga Ying Chau came into effect, having 74 assessments and a total rateable value of \$20.4 million levied at 11%.</p> <p>The Tenancy Inquiry Bureau was transferred from the Home Affairs Department to the Department.</p> <p>Rates charge for Area D (Tsuen Wan, Kwai Chung and Castle Peak Road) was increased from 11% to 15%.</p> <p>June</p> <p>Part of the Department was moved from New Rodney Block to the 17th and 18th Floors of New Mercury House.</p> <p>December</p> <p>Lands Tribunal was set up.</p>
1975	<p>1 April</p> <p>Rate percentage increased from 15% to 17% for Areas A to D (i.e. Hong Kong, Kowloon, New Kowloon and Tsuen Wan, Kwai Chung and Castle Peak Road).</p> <p>May</p> <p>Visit by Her Majesty The Queen.</p>

<u>Year</u>	<u>Event</u>
1975	Hong Kong gave temporary asylum to 4 000 Vietnamese following their flight from Vietnam.
June	7 new rating areas in the New Territories, viz.: F, G, H, J, K, L and M (i.e. Yuen Long, Tai Po, Fanling, Sheung Shui, Tuen Mun, Sha Tin and Clear Water Bay Road) were specified for rating.
September	The responsibility for Estate Duty valuations in Hong Kong, Kowloon and New Kowloon was transferred from the Crown Lands and Survey Office to the Department.
December	Amendment to the Rating Ordinance exempted agricultural dwellings and village houses in the New Territories from rating.
	Provision was made for the passing-on by landlords of any increase in rates for pre-war premises let on inclusive rentals.
	Work was started on the Mass Transit Railway (MTR).
1976	1 April
	The Valuation Lists for Areas F to M in the New Territories came into force and rates were levied at 50% of the New Territories rate (i.e. 9%) as a phasing-in measure.
	Rates percentage increased from 17% to 18% for Areas A to D.
	April
	A separate property tax roll was introduced with property tax based on assessable value rather than rateable value.

YearEvent**1977**

January

Ocean Park was opened.

1 April

New Valuation Lists for Areas A to M came into effect plus the new List for areas in Phase IV of the further extension of rating in the New Territories. This included Area N (Sai Kung) and other small additional areas.

The total number of assessments was 450 873 with a total rateable value of \$9 159.1 million.

46 062 proposals were registered against the new rateable values.

Rates relief scheme was introduced to mitigate effect of revaluation. This limited increases for 2 years for all properties to 33.33% each year. It continued until 1983 for pre-war rent controlled premises.

General rates reduced from 12% to 7.5% and Urban Council rates from 6% to 4%. Total Urban Area rates 11.5%, rates in New Territories 11%.

September

The first rating appeals were heard by the Lands Tribunal.

December

The Housing Authority let the first building contract commencing Phase I of the Home Ownership Scheme (HOS).

<u>Year</u>	<u>Event</u>
1978	<p>March</p> <p>Rating was further extended into the developed and developing areas of the New Territories. Work was started on the assessment of properties in certain outlying islands including Cheung Chau, Peng Chau, Lantau and Ma Wan, and Lamma Island (Areas P, Q, R and S).</p> <p>April</p> <p>The Department's Rent Officer Scheme was introduced to assist the public in landlord and tenant matters.</p> <p>October</p> <p>Total rateable value for all areas exceeded \$10 000 million for the first time.</p> <p>The first race was held at the Royal Hong Kong Jockey Club race course at Shatin.</p> <p>November</p> <p>High Island Reservoir - Hong Kong's largest and cost \$1 350 million to build - was officially opened by the Governor, Sir Murray MacLehose.</p>
1979	<p>February</p> <p>The Department's New Kowloon and New Territories Divisions were moved to Tai Sang Commercial Building in Wan Chai.</p> <p>March</p> <p>18 hectares of land at the Victoria Barracks were handed over to the Government.</p> <p>April</p> <p>A direct through passenger train service between Kowloon and Canton was re-introduced, after a gap of 30 years.</p> <p>October</p> <p>The first section of MTR, from Kwun Tong to Shek Kip Mei, became operational.</p>

YearEvent**1979**

7 000 were made homeless in Lei Yue Mun squatter fire.

December

Queen Elizabeth Stadium was completed.

The second section of MTR, from Shek Kip Mei to Tsim Sha Tsui, was opened to the public.

55 705 Vietnamese refugees arrived in Hong Kong to await resettlement.

1980

February

The Landlord and Tenant (Consolidation) Ordinance Part II extended to provide security to tenancies of virtually all domestic premises. Committee of Review was appointed to examine its provisions before its expiry in December 1981.

The Financial Secretary announced the abandonment of the 1981-82 rating revaluation for which work had already commenced.

The third section of MTR, from Tsim Sha Tsui to Central, was opened to the public. Modified initial system was completed.

1 April

The main islands of the New Territories (Areas P, Q, R and S) were brought into the rating net.

October

Hong Kong Space Museum was opened.

The Government ended "touch base" policy for illegal immigrants.

<u>Year</u>	<u>Event</u>
1980	<p>October Hopewell Centre was substantially completed - 65 floors (including basement) - reputed to be the tallest building in Hong Kong, just 1m taller than Connaught Centre (now named Jardine House).</p> <p>December Gammon House, sold for \$998 million 9 months previously, was re-sold for \$1 680 million. Speculative activities were noted on further re-sale of part.</p> <p>The Department's Kowloon and Rent Control Divisions were moved temporarily to Sun Hung Kai Centre, Wan Chai.</p> <p>The Government gave go-ahead for the MTR Island Line extension; estimated to be completed in 1986.</p>
1981	<p>General Review of Assessable Values was conducted for 1981-82 for the Commissioner of Inland Revenue.</p> <p>January Proposal to implement the District Administration Scheme was approved by the Government. Elections were to be held in March 1982 for the New Territories and in September 1982 for urban areas.</p> <p>March General Census was conducted.</p> <p>May Report of the Committee of Review on the Landlord and Tenant (Consolidation) Ordinance was published.</p> <p>June The Department's Rating Adviser was appointed to consider the application of mass appraisal techniques using computers for the Department's work.</p>

<u>Year</u>	<u>Event</u>
1981	<p>July</p> <p>The Rating Ordinance was amended to ensure greater consistency at revaluations by introducing the valuation reference date concept, to extend back-dating of interim valuations from 12 to 24 months, to rationalise exemptions from payment and assessment, etc.</p> <p>The Landlord and Tenant (Consolidation) Ordinance was amended following publication of the Review Committee's report. Main amendments included extension of Part II to December 1983, raising maximum percentage increase to 30% and exclusion of certain premises by rateable value platforms.</p> <p>7 October</p> <p>Prime lending rate was raised to a new high - 20%.</p> <p>October / November</p> <p>All offices of the Department were moved to Hennessy Centre, 500 Hennessy Road - the Department was brought back under one roof for the first time since 1967.</p> <p>December</p> <p>Part IV of the Landlord and Tenant (Consolidation) Ordinance was introduced. The main provision was to allow tenants who were excluded from Part I and Part II the right to renew their tenancies but at the prevailing market rent. Such rent was determined by the Lands Tribunal if the landlord and tenant could not agree on the rent.</p>
1982	<p>February</p> <p>The Exchange Square site was purchased by Hong Kong Land at a record price.</p> <p>March</p> <p>Aberdeen Tunnel was opened.</p>

YearEvent**1982**

June

Tenancy Tribunal was abolished. The technical functions of the former Tribunal were transferred to the Department.

July

Lands Tribunal gave its first decision under Part IV of the Landlord and Tenant (Consolidation) Ordinance.

August

The Department assumed responsibility for Stamp and Estate Duty valuation work in Sai Kung. This was the start of a gradual process whereby the Department took over all such work in phases, completing the take over in March 1987.

September

British Prime Minister, Mrs Margaret Thatcher, discussed in Beijing with the Chinese leaders regarding the future of Hong Kong. Agreement was reached to enter into talks through diplomatic channels with the common aim of maintaining the stability and prosperity of Hong Kong.

October

Rent Tribunal was abolished. The Department assumed responsibility for reviewing rent increase certificates issued under Part II of the Landlord and Tenant (Consolidation) Ordinance.

Major property company, Carrian Investments Ltd., disclosed short-term liquidity problems.

Eda Investments Ltd. asked the Stock Exchanges to suspend trading in its shares.

YearEvent**1982**

November

Hongkong and Shanghai Banking Corporation offered 20-year mortgage loans on owner occupied residential properties anywhere in Hong Kong. Such loans would mature after 1997.

Repulse Bay Hotel, a 62-year old Hong Kong landmark, was demolished.

December

Murray House, Hong Kong's oldest European style building and the former headquarters of the Department, was demolished.

Chartered Bank offered 20-year mortgages on property anywhere in Hong Kong for home purchase or industrial use.

Flats with a rateable value of \$60 000 or more were excluded from the provisions of Part II of the Landlord and Tenant (Consolidation) Ordinance.

The owner of a mid-levels flat successfully appealed to the Lands Tribunal to increase the rateable value of his flat. The decision took the flat outside the provisions of Part II of the Landlord and Tenant (Consolidation) Ordinance.

1983

March

Letters B system was abolished.

YearEvent**1983**

1 April

The Inland Revenue (Amendment) Ordinance 1983 took effect, whereby property tax was levied on the actual income received. However, Assessable Values continued to be provided by the Department in 1983-84 only for the purpose of calculating provisional property tax assessments.

General rates percentage for the urban areas increased to 5.5%, making a total rates charge, including the Urban Council rates, of 13.5%. General rates percentage for the New Territories increased to 13.5%.

10 June

The Landlord and Tenant (Consolidation) (Amendment) Ordinance took effect, excluding fresh lettings after 10 June from the protection of Part II of the Ordinance.

1 July

The Governor designated this date by reference to which the rateable values of tenements in all specified areas should be ascertained on revaluation. This was the first time a valuation reference date was applied to a revaluation.

12 July

The second round of talks through diplomatic channels on the future of Hong Kong commenced in Beijing as a result of the agreement reached during the British Prime Minister, Mrs Margaret Thatcher's visit in September 1982.

September

Hong Kong (HK) dollar slipped to an all-time low of about \$9.50 to the United States (US) dollar.

The Government intervened to prevent the collapse of the Hang Lung Bank.

<u>Year</u>		<u>Event</u>
1983	October	The Government “pegged” the HK dollar at \$7.80 to the US dollar.
		Carrian Chairman, George Tan, and Executive Director, Bentley Ho, were charged under the Theft Ordinance.
		Carrian liquidators were appointed.
		Hong Kong Land announced unprecedented net loss of \$107.1 million for the first half of 1983.
	19 December	Domestic premises with a rateable value (as at 10 June 1983) of \$50 000 or more were excluded from the protection of Part II of the Landlord and Tenant (Consolidation) Ordinance.
	December	"Modified factor system" was introduced to permit an increase of more than 30% under Part II where the current rent was exceptionally low.
1984	28 February	New Valuation Lists were declared by the Commissioner of Rating and Valuation.
	March	A total of 99 588 valid proposals to amend the Valuation Lists were received.
	1 April	New Valuation Lists containing 740 558 assessments with a total rateable value of \$54 737 million took effect.

Year**Event****1984**

The rates percentage charge was fixed at 5.5% for Hong Kong, Kowloon, New Kowloon and mainland New Territories, and at 5.0% for the outlying Islands.

A revised Rates Relief Scheme was introduced, which limited the rates payable to 120% of the rates in the year immediately preceding - to cushion the impact of the revaluation.

24 April

The Hong Kong Institute of Surveyors was formed.

7 June

The first 3.7 km section of the Island Eastern Corridor was opened between Causeway Bay and Tai Koo Shing.

1 July

Pre-war business premises were excluded from Part I of the Landlord and Tenant (Consolidation) Ordinance. Tenancies could be transferred from Part II to Part IV under certain statutory conditions.

26 September

The Sino-British Joint Declaration on the future of Hong Kong was initialled in Beijing by Sir Richard Evans for the United Kingdom (UK) and by Mr Zhou Nan for the China.

October

The Department organised and hosted the third Conference of Heads of Commonwealth Valuation Agencies.

City Polytechnic took in its first students.

31 October

The new Supreme Court Building was officially opened.

<u>Year</u>		<u>Event</u>
1984	November	The white paper on the Further Development of Representative Government in Hong Kong was issued.
		A Chinese version of the Rating Ordinance was first published. The "official" version was effected under the Official Languages (Authentic Chinese Text) (Rating Ordinance) Order from 12 May 1995.
	2 November	Hong Kong's first bank-note printing factory was opened in Tai Po.
	19 December	The Sino-British Joint Declaration on the future of Hong Kong was signed in Beijing by Mrs Margaret Thatcher, Prime Minister of the UK and Mr Zhao Ziyang, Prime Minister of the China.
		Domestic premises with a rateable value of \$35 000 or more (as at 10 June 1983) were excluded from the protection of Part II of the Landlord and Tenant (Consolidation) Ordinance.
1985	January	The Department assumed responsibility for Stamp and Estate Duty valuation work in Yuen Long, Sheung Shui and Fanling.
	February	The Department's Assistant Commissioner (Administration and Staff Development) post was created; and Rent Officers II were employed for the first time.
		A second bridge was opened at the Man Kam To checkpoint.

<u>Year</u>	<u>Event</u>
1985	
7 March	The second district board elections, which were the first held territory-wide, took place.
1 April	The rates percentage charge was fixed at 5.5% for all rated areas, i.e. all "phasing in" of the percentage rates charge for the New Territories was completed.
27 May	The Sino-British Joint Declaration came into force.
31 May	Opening of the MTR Island Line, from Admiralty to Chai Wan.
June	The Land Commission was formed to monitor the implementation of the provisions of Annex III to the Sino-British Joint Declaration.
25 July	The second section of the Island Eastern Corridor was opened, between Tai Koo Shing and Shau Kei Wan.
August	The Department's Staff Development Unit was established.
September	The first indirect elections to the Legislative Council took place.
	The Hong Kong Academy for the Performing Arts was opened by the Governor.
	Tolo Highway connecting Sha Tin and Tai Po was opened.
October	The new Macau Ferry Terminal was opened.

<u>Year</u>		<u>Event</u>
1985	19 December	Domestic premises with a rateable value of \$30 000 or more (as at 10 June 1983) were excluded from Part II of the Landlord and Tenant (Consolidation) Ordinance.
	December	The Department's Computer Development Unit was established.
1986	22 January	The Rating (Amendment) Ordinance 1986 was passed by the Legislative Council. This introduced Regional Council rates and changed the way Urban Council rates were calculated.
	1 April	The Regional Council was established to provide services for the increasing population in the New Territories. Funding was mainly from the rates in the New Territories.
		The rates percentage charge was fixed at 6.0% for all rated areas.
	May	The MTR Island Line from Admiralty to Sheung Wan was opened.
	June	The Department assumed responsibility for Stamp and Estate Duty valuation work in the outlying islands.
	12 September	The Department's first micro-computer was installed.
	October	The Department assumed responsibility for Stamp and Estate Duty valuation work in Tuen Mun.

<u>Year</u>		<u>Event</u>
1986	6 October	The new Unified Stock Exchange of Hong Kong was officially opened.
	21 October	Her Majesty, The Queen visited Hong Kong.
	4 December	The Governor, Sir Edward Youde, G.C.M.G., M.B.E. died in Beijing.
1987	January	A special Housing Authority committee was set up to make clearance and rehousing arrangements for the Kowloon Walled City.
	18 February	The Rating (Amendment) Ordinance 1987 was passed by the Legislative Council. This ended rates relief from 1 April 1987.
	March	The Department assumed responsibility for Stamp and Estate Duty valuation work in the remaining areas of the New Territories, i.e. Kwai Chung, Tsing Yi and Tsuen Wan.
	May	The Green Paper on the 1987 Review of Developments in Representative Government was issued.
	19 October	Following the world-wide stock market collapse, the Hang Seng Stock Price Index dropped by 420.81 points to 3 362.39.
	20-23 October	The stock market suspended trading.
	26 October	The stock market re-opened and suffered a further fall of 1 120.7 points to 2 241.69.

<u>Year</u>		<u>Event</u>
1987	8 December	Determination of building height by reference to street shadow area was revoked.
1988	20 January	The New Territories Leases (Extension) Ordinance was passed by the Legislative Council. Different parts came into effect on 26 February and 25 April 1988. This Ordinance extended New Territories leases to 30 June 2047 without payment of premium but subject to an annual rent at 3% of the current rateable value during the extension period. This was in accordance with Annex III of the Sino-British Joint Declaration.
	10 March	The third district board elections took place.
	March	26 186 valid proposals for alteration of the new Valuation Lists were received.
	1 April	The 1988-89 General Revaluation saw the successful completion of the first computer-assisted mass-appraisal exercise in respect of domestic, office and factory premises. The new Valuation Lists consisting of 966 407 assessments came into effect.
	1 April	Rating was extended to the whole territory. The remaining areas now included were referred to as Area T.
	1 July	The Office of Sino-British Joint Liaison Group was set up in Hong Kong.
	18 September	The 23 km Light Rail Transit System between Tuen Mun and Yuen Long was opened.

<u>Year</u>		<u>Event</u>
1988	22 September	The second indirect elections to the Legislative Council took place.
	30 September	The China Ferry Terminal at Tsim Sha Tsui was opened. It was designed to handle 19 million passengers a year.
	25 November	The Hong Kong Convention and Exhibition Centre, the largest of its kind in Asia, was opened.
1989	1 March	The Office of the Commissioner for Administrative Complaints was established (re-named as the Office of The Ombudsman from 27 December 1996).
	9 March	Elections to the Urban Council and Regional Council were held.
	1 April	The Department's Rating and Valuation Surveyor grade was retitled as Valuation Surveyor to reflect more accurately the duties of this grade. The ranks of Senior and Principal Rating and Valuation Surveyors were similarly retitled.
	4 June	A massive rally to express sorrow at the events in Beijing was held.
	July	The Department's Principal Valuation Officer rank was created.
	5 August	The Eastern Harbour Crossing line of the MTR between Quarry Bay and Kowloon was opened.

<u>Year</u>		<u>Event</u>
1989	10 August	The Bank of China Tower was completed, the then tallest building in Hong Kong, 301m high (including 52m twin aerials above the roof top).
	21 September	The Eastern Harbour Crossing (road tunnel) between Quarry Bay and Kwun Tong was opened to road traffic.
	10 October	The construction of a new international airport at Chek Lap Kok to replace the Kai Tak Airport was announced, together with associated port and transport facilities as part of the Governor's policy address.
	October	The final phase of the Island Eastern Corridor from Shau Kei Wan to Chai Wan was opened.
	29 December	A third vehicle crossing point at Lok Ma Chau between Hong Kong and China was opened.
1990	1 April	The Department's Leasing Division became part of a newly created government department, the Government Property Agency, and continued to be staffed by professional and technical officers of the Department.
		The rates percentage charge was fixed at 7.5% for the whole territory.
	19 April	Shing Mun Tunnel linking Sha Tin and Tsuen Wan was opened.

YearEvent**1990**

20 July

The Rating Ordinance was amended. For rating purposes, the whole territory was divided into Urban Council area and Regional Council area replacing all previously specified areas.

Service of notice of rateable value on ratepayers was not necessary following the declaration of a new Valuation List.

The period for inspecting the new Valuation Lists and lodging proposals to alter rateable values was changed from March to April and May.

27 July

Interim Development Permission Area Plans were introduced to rural areas in the New Territories for conserving the environment and regulating development. This was intended to prevent further spread of container parking areas and other undesirable use of farm land in the New Territories.

6 August

Iraq invaded and occupied Kuwait.

7 September

Residential development in Mid Levels was limited to a plot ratio of 5 or that of the existing development, whichever was the greater.

3 October

Unification of East and West Germany.

9 November

Tseung Kwan O Tunnel was opened to traffic.

<u>Year</u>		<u>Event</u>
1990	13 December	The Department assumed authority to allocate building numbers for the whole territory by taking over such responsibility from the District Lands Offices in the New Territories.
	19 December	12-year non-exclusive licence to provide satellite television services was granted to HutchVision HK Limited by the Executive Council.
1991	17 January	The United Nation's Allied Army launched attacks on Iraq to drive its army out of Kuwait (the "Gulf War" started).
	24 January	The Town Planning Board was authorised to prepare Development Permission Area Plans to regulate land use and development mainly in rural areas in the New Territories.
	8 February	The Rating (Amendment) Ordinance contained provisions to incorporate the Department's previous practice of including the value of plant such as cables and ducts in the rateable value of certain tenements.
		The Commissioner of Rating and Valuation was empowered to assess two or more properties together if they were used together and affect the value of one another. This formalised the Department's practice of assessing electricity and telephone systems under one cumulo assessment.
	18 February	The office of the Exchange Fund was set up.
	March	General Census was conducted.

YearEvent**1991**

1 April

New Valuation Lists containing 1 134 737 assessments with a total rateable value of \$169 199 million took effect.

The rates percentage charge was fixed at 5.5% for the whole territory.

Rates relief limiting the increase in rates to 25% of the amount payable in the year immediately preceding was implemented in 1991-92 only.

6 April

Iraq accepted the United Nation's ceasefire conditions and withdrew from Kuwait.

18 April

The Hong Kong's new Science Museum was opened by the Governor.

May

34 614 valid proposals for alteration of the Valuation Lists for 1991-92 were received.

1 July

Tate's Cairn Tunnel, which was the longest road tunnel in Hong Kong, providing a direct link between Sha Tin and Eastern Kowloon, was officially opened.

8 July

The Bank of Credit and Commerce in Hong Kong and worldwide closed for business due to liquidity problems.

YearEvent**1991**

7 August

The Government introduced measures to curb residential property speculation and prevent disorder during sales of flats in new developments. These included setting the minimum deposit money and forfeiture amount at 5% and 3% of the flat price respectively, and limiting the number of flats sold to a registered person to one.

15 August

The Housing Authority announced proposals to sell domestic units in selected rental estates. The scheme was abandoned after 2 months due to poor response.

3 September

Memorandum of Understanding concerning the construction of a new airport at Chek Lap Kok and related projects was signed by Prime Minister John Major for the UK and Premier Li Peng for the China.

15 September

The third indirect elections to the Legislative Council took place.

25 September

The Sino-British Joint Liaison Group agreed on the composition of the Court of Final Appeal in Hong Kong.

1 October

The Crown Rent and Premium (Apportionment) Ordinance became applicable to the whole territory.

10 October

University of Science and Technology, Hong Kong's third university with an initial intake of 700 students, was opened.

<u>Year</u>		<u>Event</u>
1991	18 October	Central Plaza, a 78-storey commercial/office tower, was substantially completed. It became the tallest building in Hong Kong, marginally taller than the Bank of China Tower by less than 5m, and the tallest reinforced concrete structure in the world.
	12 November	Banks limited the property mortgage loan to 70% on price or valuation whichever is the lower to curb property speculation.
	1 December	The new Hospital Authority took over the management of all public hospitals in Hong Kong.
	4 December	A Stamp Duty (Amendment) Bill was introduced to the Legislative Council to curb property speculation. The Bill mainly proposed to charge Stamp Duty on agreements for sale and purchase of residential properties.
	31 December	The Union of Soviet Socialist Republics dissolved and the Commonwealth of Independent States was set up.
1992	4 March	The proposal in Budget to increase rates percentage charge from 5.5% to 6% was later withdrawn after much debate in the Legislative Council and the increased rates originally charged were set off in the July demands.

<u>Year</u>		<u>Event</u>
1992	1 April	The Department's former General Revaluation Division and 4 rating divisions (A, B, C & D) were reorganised to form 4 new divisions, namely, the Hong Kong, Kowloon (including New Kowloon), and New Territories Divisions, and Rating Division. A further change was the expansion of the Computer Development Unit to a fully fledged Computer Division.
	7 October	The Governor, Mr C. Patten, announced in his first policy address that all government departments providing services directly to the public would adopt performance pledges aimed eventually at engendering a culture of service among staff. He also announced his proposals on political reform.
1993	1 January	21 people were trampled to death shortly after New Year's eve during crowd revelry at Lan Kwai Fong, Central, where thousands had gathered to celebrate the New Year.
	26 March	The Tin Shui Wai new town was opened by the Governor. The first phase of the development covered 169 hectares and would provide homes for some 135 000 people by 1995.
	30 March	Hong Kong was ranked the sixth in global foreign exchange market activity in a report by the Bank of International Settlements.
	1 April	The Department published its Performance Pledge and designated a Customer Service Officer as the external contact point.

YearEvent**1993**

The Hong Kong Monetary Authority was formally established, by merging the Office of the Exchange Fund and the Office of the Commissioner of Banking.

8 June

The Governor announced arrangements for the new Sandwich Class Housing Scheme to help middle-income families buy their homes. The Scheme would be administered by Hong Kong Housing Society.

15 October

The Central Mid-levels Escalator was opened to the public.

26 November

The Information Systems Strategy Study for the Department was approved by Finance Committee.

29 December

The Tian Tan Buddha, at 26.4 m, the largest outdoor bronze statue of Buddha in the world was inaugurated at the Po Lin Monastery on Lantau Island. Monks from 13 countries were among the thousands attending the inauguration.

1994

11 March

The redeveloped Hong Kong Stadium funded by an \$850 million donation by the Royal Hong Kong Jockey Club, was officially opened.

1 April

The Department took over certain duties from the Lands Department in relation to assessing new Government rents for renewable leases under the Crown Leases Ordinance.

New Valuation Lists containing 1 338 475 assessments with a total rateable value of \$257 146 million took effect. The rates charge remained at 5.5% but a relief scheme limiting increases to 20% in each of the years 1994-95 and 1995-96 was introduced.

<u>Year</u>		<u>Event</u>
1994	1 May	Bank of China became the third note-issuing bank in Hong Kong.
	24 May	The Government approved university titles for the City Polytechnic of Hong Kong, Hong Kong Polytechnic and Hong Kong Baptist College.
	30 May	18 821 proposals were received to alter the new Valuation Lists.
	1 June	Hong Kong became the first port to handle more than 900 000 containers in a single month.
	8 June	A package of measures to dampen property speculation, increase housing and land supply; and strengthen consumer protection and the administration of housing policy was announced by the Secretary for Planning, Environment and Lands.
		The measures were largely based on the recommendations of the Task Force on Land Supply and Property Prices.
	22 June	The New Territories Land (Exemption) Bill, which gave women equal succession rights to land or property in the New Territories in the absence of a will, was passed in the Legislative Council. The Bill overturned the centuries-old tradition under which only men could inherit rural land if the owner died intestate.

<u>Year</u>		<u>Event</u>
1994	1 August	The Department introduced the service of supplying rental information, at a fee, to parties to Lands Tribunal hearings under Part IV of the Landlord and Tenant (Consolidation) Ordinance, to help settle disputes, or to assist in preparing submissions to the Tribunal.
	7 September	Hong Kong was ranked the fourth among the world's major economies, ahead of every European country, in the 1994 World Competitiveness Report, published by the World Economic Forum and International Institute for Management Development.
	24 September	Hong Kong was rated as the best city in the world for doing business, in the annual "Best Cities for Business" Survey of Fortune Magazine.
	1 October	Hong Kong's first bi-metal coin, the new \$10 coin - with an outer ring of cupro-nickel and an inner core of nickel-brass - went into circulation.
	19 December	Hong Kong, along with Singapore, was rated top in having the highest amount of economic freedom in the world, in the "Index of Economic Freedom" published by the Heritage Foundation.
1995	17 January	Earthquake in Kobe and Osaka, Japan.
	1 March	The Financial Secretary, Sir Hamish Macleod, forecast in his 1995-96 Budget that the fiscal reserves of Hong Kong would be \$151 billion by 31 March 1997, and the Special Administrative Region (SAR) Government Land Fund at 1 July 1997 would be \$138.5 billion.

YearEvent**1995**

27 March

The Department introduced a 24-hour automated telephone enquiry service for providing recorded information on rating and landlord and tenant matters, and an option for callers to obtain the information by facsimile. Also available by facsimile were various property market statistics.

23 May

This was the 150th anniversary of the enactment of the first Rating Ordinance in Hong Kong.

30 June

The total assets of the Exchange Fund stood at HK\$450 billion. Hong Kong's foreign exchange reserve amounted to US\$53.6 million. Hong Kong ranked the seventh in the world for overall foreign exchange reserves and second in reserves per capita.

1 July

The Rating (Amendment) Ordinance 1995, enacted in April 1995, took effect. The main provisions included the abolition of half refund of rates formerly allowed for vacant non-domestic premises and the transfer of the billing and accounting functions relating to rates from the Director of Accounting Services to the Commissioner of Rating and Valuation. Staff came from the Treasury to form the Department's Rates Accounts Section.

The Department became subject to the Code on Access to Information.

The Government issued licences to 3 new fixed telecommunications services operators (Hutchison Communications Limited, New T & T Hong Kong Limited and New World Telephone Limited), ending the monopoly of Hong Kong Telephone Company.

<u>Year</u>		<u>Event</u>
1995	1 August	The Rating (Effective Date of Interim Valuation) Regulation took effect. This fixed the interim dates by reference to the Occupation Permit or Letter of Compliance or Consent to Assign.
	6 September	Hong Kong ranked the third amongst the world's most competitive nations - one place above Japan, but still trailed its traditional rival, Singapore according to the year's World Competitiveness Report, a survey organised by the World Economic Forum.
	13 September	The Working Group on The Use of Chinese in the Civil Service published its report which recommended a package of proactive measures to encourage greater use of Chinese within the Government.
	17 September	The Legislative Council elections with the 9 new Functional Constituencies were held.
	2 October	The Department's New Territories (Rural Programmes) Division was created to cater principally for the anticipated workload resulting from the provisions of Annex III to the Sino-British Joint Declaration on the future of Hong Kong. The existing Rating Division was expanded to handle routine capital valuation work and renamed as the Rating and Capital Valuation Division.
1996	26 January	The 150-member Preparatory Committee was set up and charged with the responsibility to establish the first government and legislature of the Hong Kong Special Administrative Region (HKSAR).

YearEvent**1996**

10 February

A bush fire trapped school children hiking in the Pat Sin Range Country Park, resulting in the death of 2 teachers and 3 pupils. The tragedy raised public concern regarding the communication, co-ordination, command and control capabilities of the emergency services in handling massive rescue operations.

3 April

The statutory level of compensation payable to tenants on recovery of possession of premises for rebuilding under Parts II and IV of the Landlord and Tenant (Consolidation) Ordinance was revised as a result of a Private Member's Resolution in the Legislative Council.

15 May

The United States of America (USA) President Clinton declared disconnection of human rights from consideration regarding the Most Favoured Nation Status for China which was renewed on 28 June for another year.

29 July

Miss Lee Lai-shan won a Gold Medal in the Women's Wind Surfing Event at the Atlanta USA Olympic Games. This was the first Olympic Gold Medal won by a Hong Kong athlete.

1 September

The section between Beijing and Shenzhen of the Jingjiu Railway was officially opened.

The Chief Justice, Sir Ti-liang Yang, announced his resignation in order to stand for election for the post of the first Chief Executive of the HKSAR.

20 September

The 400-member Selection Committee was formed and given the role of selecting the first Chief Executive and Provisional Legislature of the HKSAR.

<u>Year</u>	<u>Event</u>
1996	
20 November	A serious fire broke out in Garley Building, a 16-storey commercial building in Yau Ma Tei, resulting in a death toll of 40. This aroused general concern on fire safety and design of older buildings.
1 December	Chinese became one of the official languages in the hearing of appeals in the High Court.
11 December	Mr Tung Chee-hwa was elected as the first Chief Executive of the HKSAR by the Selection Committee.
13 December	As a result of a Private Member's Resolution, the Legislative Council extended the expiry date of Part I and Part II of the Landlord and Tenant (Consolidation) Ordinance for 2 years to 31 December 1998. Other changes were also made to the maximum increase provisions in Part II.
16 December	New T&T launched service initially to residents in Hong Kong East areas and some residential developments in the Mid-levels, marking the liberalisation of local telephone service.
17 December	For the third successive year Hong Kong was rated the freest economy in the world having the highest amount of economic freedom, in the "Index of Economic Freedom" published by the Heritage Foundation and the Wall Street Journal.
21 December	The 60-member Provisional Legislature of the HKSAR was elected by the Selection Committee.

<u>Year</u>	<u>Event</u>
1997	
1 April	New Valuation Lists containing 1 563 249 assessments with a total rateable value of \$325 148 million took effect. The rates percentage charge was reduced from 5.5% to 5% and a rates relief scheme limiting increases to 20% in each of the years 1997- 98 and 1998-99 was introduced.
30 April	Western Harbour Crossing, 2 km long providing 6 lanes, was opened.
19 May	The Hong Kong Mortgage Corporation Limited was formed and the Board of Directors consisting of 15 members was appointed by the Financial Secretary.
22 May	Lantau Link, comprising Tsing Ma Bridge, Kap Shui Mun Bridge and viaduct over Ma Wan covering a total distance of 3.52 km, was opened.
30 May	The Government Rent (Assessment and Collection) Ordinance providing for the collection of this rent at 3% of the rateable value under Annex III to the Sino-British Joint Declaration came into force. The Department was made responsible for collecting this rent from approximately 1 million properties from June 1997. The first Government Rent Roll was declared on 20 June.
31 May	A total of 31 949 proposals were registered against the new Valuation Lists.
6 June	The Government Rent (Assessment and Collection) Regulation took effect.

<u>Year</u>	<u>Event</u>
1997	
14 June	Extension to the Hong Kong Convention and Exhibition Centre was opened. This provided the venue for the handover ceremony on the change of sovereignty.
16 June	The Whitehead Detention Centre, the largest Vietnamese detention centre in Hong Kong, was closed.
28 June	The Government Rent Roll containing 949 786 assessments with a total rateable value of about \$139 438 million took effect. In most cases combined rates and Government rent demands were issued from early July onwards.
1 July	<p>The Government of the HKSAR (Government) was formed.</p> <p>The HKSAR Land Fund of \$170 billion was handed over by Vice-Premier and Foreign Minister, Mr Qian Qichen, to the Chief Executive of the HKSAR.</p> <p>Letters A and B were abolished and would be resumed by cash payment.</p>
28 October	The Hang Seng Index took its biggest-ever plunge by 1 438 points to close at 9 059.
8 December	The Housing Authority announced details of the sale of public housing under the Tenant Purchase Scheme. The prices varied from around \$150 000 to \$250 000 for a unit of some 400 square feet.

<u>Year</u>	<u>Event</u>
1998	
20 January	The Government agreed to pay Hongkong Telecom \$6.7 billion as compensation for early termination of its exclusive international telephone service licence on 31 March 1998. It was scheduled to expire in October 2006.
1 April	The rates percentage charge was reduced for one year only from 5.0% to 4.5%.
24 May	The first post-Handover Legislative Council elections generated a record voter turnout rate of 53.29% for geographical constituencies, despite torrential rains.
22 June	The MTR Tung Chung Line, the first railway linking Lantau Island with Hong Kong Island, was opened.
6 July	The new airport at Chek Lap Kok – the Hong Kong International Airport, and the Airport Express were opened, and the old airport at Kai Tak was closed.
10 July	Height restrictions imposed on buildings to ensure the safety of aircraft using Kai Tak Airport were lifted following the removal of the airport operation to the new aerodrome at Chek Lap Kok.
28 August	Turnover of the Hong Kong Stock Exchange reached a record \$79 billion as the Government battled speculators as part of its two-week old campaign.
1 October	A rebate of rates to ratepayers was effected by refunding the April to June 1998 quarterly rates.

<u>Year</u>		<u>Event</u>
1998	11 November	The Financial Secretary announced the Department would revalue property rates to take account of recent drops in rental levels.
	17 December	Hong Kong's unemployment reached 5.5%, the highest level in 22 years.
	30 December	The Department introduced a new info-hotline service on property age and floor area to facilitate implementation of the Estate Agents Ordinance.
	31 December	Parts I and II of the Landlord and Tenant (Consolidation) Ordinance concerning rent increase control expired. All tenancies formerly protected by these Parts would come under Part IV of this Ordinance which provided security of tenure at prevailing market rent.
1999	29 January	The Court of Final Appeal ruled that children born in the Mainland of a Hong Kong permanent resident had the right of abode in Hong Kong regardless of whether that parent became a permanent resident before or after the child's birth. It also ruled that such children did not need a Certificate of Entitlement affixed to their one-way permit when they sought to enter Hong Kong.
	3 March	The Government announced an exemption of half of the rates for the quarter from July to September 1999.
	1 April	New Valuation Lists containing 1 693 399 assessments with a total rateable value of \$281 147 million took effect. The rates charge was resumed at 5%.

<u>Year</u>	<u>Event</u>
1999	New Government Rent Roll covering 1 058 187 assessments with a total rateable value of \$125 050 million came into effect.
26 May	The second 3 800-metre runway of the Hong Kong International Airport opened.
26 June	The Standing Committee of the National People's Congress issued its interpretation of Articles 22(4) and 24(2)(3) in the Basic Law concerning right of abode in Hong Kong.
6 August	The Department's Rent Control Division (created in 1973) was redesignated as the Landlord and Tenant Services Division.
2 November	Hong Kong and The Walt Disney Company announced a joint venture to build a world-class international theme park, a 1 400-room Disney themed resort hotel complex and a retail, dining and entertainment centre at Penny's Bay on Lantau Island.
31 December	The Government's Central Co-ordinating Centre on the Year 2000 issue was in operation during the rollover but no incidents were reported in the first hours of the new millennium.
2000	
1 January	The Provisional Urban and Regional Councils were abolished. All rates revenue has become part of Government revenue.

<u>Year</u>	<u>Event</u>
2000	
20 February	The Department's headquarters and sub-offices moved to Cheung Sha Wan Government Offices. Organisation changes including creation of Urban Division and General Revaluation and Capital Valuation Division were implemented.
1 April	New Valuation List containing 1 780 259 assessments with a total rateable value of \$270 796 million, and new Government Rent Roll covering 1 236 093 assessments with a total rateable value of \$122 365 million took effect.
27 May	The Discovery Bay Tunnel Link on Lantau Island opened to traffic, providing a road link between Discovery Bay and both Tung Chung new town and the airport for authorised vehicles.
7 September	The Department's Vision, Mission and Values Statements were finalised and announced.
1 December	After years of deliberations and meticulous preparation, the Mandatory Provident Fund System came into full operation, assisting members of the workforce to accumulate financial resources for their retirement protection.
9 December	The Government launched the Internet version of the Electronic Service Delivery Scheme, which provided for the delivery of services to the community in public-oriented and user-friendly manner. The Department was one of the pioneer departments in the scheme. Payers could pay rates and Government rent, check their accounts, change payers' names and billing addresses through the internet.

<u>Year</u>	<u>Event</u>
2001	
27 February	The Buildings Department, Lands Department and Planning Department launched the first batch of incentives to encourage the design and construction of environmentally friendly features, such as balconies and sky gardens, in new building developments.
6 March	The Court of Final Appeal's ruling confirmed the statutory basis in the Department's case in the assessment of development sites, redevelopment sites and agricultural land for Government rent purposes.
1 April	<p>Inspection of assessments in the Valuation List and Government Rent Roll through the internet and braille demand notes were introduced.</p> <p>New Valuation List containing 1 889 207 assessments with a total rateable value of \$282 521 million, and new Government Rent Roll covering 1 339 981 assessments with a total rateable value of \$132 651 million took effect.</p>
2 April	The Department introduced a new service to post officers at the Lands Tribunal to answer public enquiries on procedures for repossession of domestic premises owing to non-payment of rent.
28 April	The Government announced the appointment of the Board of the Urban Renewal Authority, effective from 1 May 2001, to replace the Land Development Corporation and to speed up the rejuvenation of built-up districts.
16 May	The Hong Kong Central Library was opened.

<u>Year</u>		<u>Event</u>
2001	3 September	The Chief Secretary for Administration announced a 10-month moratorium on the sale of HOS flats and after that HOS sales would not exceed 9 000 flats a year up to 2005-06.
	3 October	The Hongkong Post started to collect payments for all Government demand notes, including rates and Government rent.
	10 October	The Government announced a concession of a maximum of \$2 000 rates rebate for each tenement in the 2002 calendar year.
	10 November	The Chief Executive welcomed the World Trade Organisation's formal approval of China's accession to the body – given at the Fourth World Trade Organization Ministerial Conference in Doha, Qatar – saying it ushered in a new era in the development of the international multilateral trading system.
	26 November	The Department enhanced its info-hotline service to supply the permitted use information of domestic properties.
2002	16 March	Public enquiries about general revaluation could be handled by the Integrated Call Centre's 24-hour service.
	1 April	<p>The Government raised the concession ceiling to \$5 000 in respect of the rates concession scheme announced in 2001.</p> <p>New Valuation List containing 1 997 356 assessments with a total rateable value of \$274 536 million, and new Government Rent Roll covering 1 452 672 assessments with a total rateable value of \$136 592 million took effect.</p>

<u>Year</u>		<u>Event</u>
2002	27 June	The Hong Kong Science Park was opened.
	18 August	The MTR Tseung Kwan O Line was opened.
	26 August	The Department co-hosted the fifth Annual Conference of the International Property Tax Institute for the event's first existence in Asia.
	17 September	Unemployment in June-August 2002 declined slightly from 7.8% to 7.6%, after persistent increases.
	13 November	The Secretary for Housing, Planning and Lands announced a set of clear and comprehensive housing policies and a package of measures to facilitate the efficient operation of the property market and restore public confidence in it.
2003	25 February	The Government announced it would restore civil service pay to the levels at 30 June 1997 in cash terms by two adjustments of broadly equal amount to be implemented on 1 January 2004 and 1 January 2005 respectively.
	13 March	The Secretary for Health, Welfare and Food told a press conference the authorities were investigating a respiratory viral disease that was infecting patients and staff in the Prince of Wales Hospital; the infection was subsequently named Severe Acute Respiratory Syndrome (SARS), and proved to be deadly.

<u>Year</u>	<u>Event</u>
2003	
31 March	A severe outbreak of SARS necessitated the temporary closure of Block E of Amoy Gardens in Ngau Tau Kok; the residents were moved the next day to holiday camps designated as isolation centres for quarantine when preliminary evidence suggested that the sewage and drainage systems might have been linked to the vertical spread of the disease in the block.
1 April	New Valuation List containing 2 089 090 assessments and a total rateable value of \$261 933 million, and new Government Rent Roll covering 1 535 227 assessments with a total rateable value of \$133 656 million took effect.
2 April	The World Health Organization issued a travel advisory concerning non-essential travel to Hong Kong.
23 April	The Government proposed a package of relief measures, including a one-off concession equivalent to the rates payable for the July to September 2003 quarter subject to a cap of \$1 250 for each domestic property and \$5 000 for each non-domestic property, to help the community tide over the difficulties caused by the SARS outbreak.
2 May	In order to invoke a fresh and proactive image and provide a basis for the establishment of a new culture, the Department's Vision, Mission and Values Statements were revised.
23 May	The World Health Organization, which earlier praised Hong Kong for the containment measures taken against SARS, lifted its travel advisory concerning Hong Kong.

<u>Year</u>		<u>Event</u>
2003	23 June	The World Health Organization removed Hong Kong from its list of areas with recent local transmission of SARS.
	29 June	Hong Kong and the Mainland signed the Closer Economic Partnership Arrangement.
	20 December	The West Rail was opened.
2004	January	The Department's Consolidated Billing and Payment Service was launched to allow payers with many properties to apply for a consolidated bill of all their properties to facilitate payment and account management.
	25 February	Hong Kong banks introduced personal renminbi banking services, including deposit taking, currency exchange and remittance services. From 30 April 2004, they would issue renminbi debit and credit cards.
	13 March	Public enquiries to the Department could be handled by the 24-hour Integrated Call Centre.
	1 April	The first bilingual Valuation List and Government Rent Roll took effect. The former contained 2 133 656 assessments with a total rateable value of \$253 858 million; and the latter covered 1 580 345 assessments with a total rateable value of \$131 678 million. Bilingual property addresses also appeared on demand notes.
	May	The Department's Integrated Property Database Phase I was completed to provide a consolidated textual and graphic repository of property information.

<u>Year</u>		<u>Event</u>
2004	9 July	The Landlord and Tenant (Consolidation) (Amendment) Ordinance was enacted, and the security of tenure for domestic tenancies and minimum notice requirement for terminating non-domestic tenancies ended.
	20 December	The Housing Authority and its sub-committee decided that the listing of The Link Real Estate Investment Trust would not proceed as originally scheduled, having carefully studied the legal and other implications.
	21 December	The Ma On Shan Rail was opened.
2005	1 January	The Department introduced a new service for submission of specified forms through electronic means.
		Payers could choose to receive the Rates and Government rent demand notes which showed property addresses, payers' names and correspondence addresses in Chinese only.
	12 March	The Central People's Government approved Mr Tung Chee-hwa's resignation as the Chief Executive. In accordance with the Basic Law, the Chief Secretary for Administration temporarily assumed the duties of the Chief Executive.
	19 March	Pursuing Government's "green" policy, the Department compiled a "paperless" electronic Valuation List and Government Rent Roll for public inspection, dispensing with the printed copies.

<u>Year</u>	<u>Event</u>
2005	
1 April	New Valuation List containing 2 202 777 assessments with a total rateable value of \$276 102 million, and new Government Rent Roll covering 1 647 453 assessments with a total rateable value of \$146 171 million took effect.
1 June	The Department's newly designed and more user-friendly website was launched.
15 July	The Department's Rural Properties and Tenancy Services Division was set up to discharge the main duties, including valuation work on rural properties and administration of landlord and tenant services.
1 August	The MTR Disneyland Resort Line was opened.
31 August	The Department held the 160th Anniversary of Rates Exhibition reception at Cheung Sha Wan Government Offices Building.
12 September	The Hong Kong Disneyland was opened.
25 November	The Link Real Estate Investment Trust Listing Ceremony was held at the Stock Exchange of Hong Kong after the successful listing of the initial public offering, the first real estate investment trust listed in Hong Kong.
2 December	The Department's new e-form service was awarded as the second Runner-up in the E-Service Team Award category at the Civil Service Outstanding Service Award Scheme 2005 Prize Presentation Ceremony.

<u>Year</u>	<u>Event</u>
2006	
24 March	The Department completed a strategic Information Technology Plan as a blueprint to align itself with the new e-Government environment and utilise information technology to introduce customer-centric services as well as to enhance business operations.
1 April	New Valuation List containing 2 246 563 assessments with a total rateable value of \$308 597 million, and new Government Rent Roll covering 1 686 044 assessments with a total rateable value of \$162 856 million took effect.
12 June	Valuation capability of the "Integrated Property Database" was further enhanced by the incorporation of Geographic Information System Valuation Modules.
1 July	Government's initiative of a 5-day week in the civil service was implemented in the Department.
21 August	The Central People's Government and the HKSAR Government signed the Arrangement for the Avoidance of Double Taxation on Income and Prevention of Fiscal Evasion.
6 October	The Court of First Instance gave its ruling on the judicial review filed by property developers concerning holding over orders for Government rent payments. The ruling reaffirmed the Commissioner of Rating and Valuation's powers to grant and to cancel holding over orders.
9 November	Ngong Ping 360 was officially opened.

<u>Year</u>	<u>Event</u>
2007	
1 April	New Valuation List containing 2 284 830 assessments with a total rateable value of \$340 568 million, and new Government Rent Roll covering 1 728 617 assessments with a total rateable value of \$179 563 million took effect.
1 April	Rates concession was given to offset the rates payable for the April to September 2007 and January to March 2008 quarters, subject to a ceiling of \$5 000 per quarter for each rateable tenement.
4 May	A property owner was prosecuted by the Department for failure to return a requisition form as required, and was ordered by the Court to pay a \$2 000 fine.
1 June	Hong Kong International Airport opened Terminal 2.
29 June	President Hu Jintao arrived in Hong Kong for a three-day visit to attend activities celebrating the 10th Anniversary of the Establishment of the HKSAR.
1 July	The Shenzhen Bay Port and the Shenzhen Bay Bridge (also known as the Hong Kong-Shenzhen Western Corridor) were opened.
15 August	The Lok Ma Chau Spur Line and Futian Port were declared opened.
20 August	The Department's Rating Division was split into the General Revaluation Division and Rating Division.

<u>Year</u>		<u>Event</u>
2007	13 September	The Department's "Integrated Call Centre" project was awarded the first Runner-up in the Partnership Award category at the Civil Service Outstanding Service Award Scheme 2007 Prize Presentation Ceremony.
	2 December	Hong Kong's two railway systems, MTR and the Kowloon-Canton Railway, merged.
2008	11 January	The Department's Assistant Commissioner (Corporate and Technology Services) post was created with the deletion of the Rating Adviser post.
	18 January	The Department's electronic services provided under the Government's Electronic Service Delivery Scheme were migrated to a new e-Government platform with expanded capability to handle increased number of transactions. Government online services were grouped under various clusters tailored to the needs of different customers.
	22 February	The Government launched a scheme to revitalise Hong Kong's historic buildings in partnership with non-profit-making organisations.
	25 February	The Lands Tribunal handed down its Judgement in respect of a test case on Government rent appeal concerning the rateable value of a development site. The Judgment endorsed the Commissioner of Rating and Valuation's valuation adopting the contractor's approach.

<u>Year</u>		<u>Event</u>
2008	4 March	On the judicial review of the decision to withdraw the holding over orders of Government rent payments for development sites, the Court of Appeal allowed the Department's appeal against the decision of the Court of First Instance.
	1 April	New Valuation List containing 2 309 837 assessments with a total rateable value of \$375 765 million, and new Government Rent Roll covering 1 756 760 assessments with a total rateable value of \$201 757 million took effect.
		Rates concession was given to offset the rates payable for the four quarters in the financial year 2008-09, subject to a ceiling of \$5 000 per quarter for each rateable tenement.
	14 October	The Government announced 2 new measures to shore up confidence in Hong Kong's banking system, i.e. using the Exchange Fund to guarantee repayment of all deposits held in authorised institutions in Hong Kong; and setting up a contingent bank capital facility to make capital available to locally incorporated banks.
	8 December	The Government announced a \$100 billion Special Loan Guarantee Scheme for enterprises and the provision of over 60 000 jobs in 2009 as part of the Government's effort to lead Hong Kong out of the economic downturn.
2009	11 February	The Department launched Property Information Online to provide information on saleable area, age and permitted occupation purposes of domestic properties (excluding village type houses).

<u>Year</u>	<u>Event</u>
2009	
16 March	The Department launched online inspection of new Valuation List and Government Rent Roll on the Property Information Online platform.
1 April	New Valuation List containing 2 332 208 assessments with a total rateable value of \$368 702 million, and Government Rent Roll covering 1 782 712 assessments with a total rateable value of \$199 437 million took effect. Rates concession was given to offset the rates payable for the April to June 2009 and July to September 2009 quarters which was later extended to exempt the rates payable for the whole financial year 2009-10, subject to a ceiling of \$1 500 per quarter for each rateable tenement.
1 May	Hong Kong confirmed the first case of human swine influenza A (H1N1) brought in from outside.
25 May	The Noah's Ark in Ma Wan, the world's only full-size replica, was opened to the public.
7 July	The levy on plastic shopping bags went into effect to encourage people to switch to reusable shopping bags to protect the environment.
5 December	The Hong Kong 2009 East Asian Games were opened. The Games were the first major international and multi-sports event staged by Hong Kong.

<u>Year</u>	<u>Event</u>
2010	
25 March	The Department's Property Information Online platform introduced enquiry on rateable values contained in the Valuation List and/or Government Rent Roll for the latest 3 years of assessment.
1 April	<p>Stamp duty rate on transactions of properties valuing over \$20 million be increased from 3.75% to 4.25%, and such stamp duty payments could not be deferred.</p> <p>New Valuation List containing 2 350 445 assessments with a total rateable value of \$378 143 million, and new Government Rent Roll covering 1 802 091 with a total rateable value of \$213 893 million took effect.</p> <p>Rates concession was granted to all ratepayers to offset the rates payable for the financial year 2010-11, subject to a ceiling of \$1 500 per quarter for each rateable tenement.</p>
13 October	In his Policy Address, the Chief Executive announced a new type of subsidised housing, the "My Home Purchase Plan", to assist the sandwich class to buy "no-frills" small- to medium-sized flats.
9 November	A 120-metre-long, animated version of the historical painting <i>Riverside Scene at Qingming Festival</i> went on display in Hong Kong showing life in the Northern Song Dynasty 900 years ago.
19 November	A Special Stamp Duty was to be levied at the point of resale of residential properties which were acquired on or after 20 November 2010 and then resold within 24 months.

<u>Year</u>		<u>Event</u>
2010	6 December	MyGovHK was launched to provide the public with personalised and integrated online access to government information and services.
		Together with MyGovHK, the Department launched "eRVD Bill" to allow payers to receive quarterly demand notes via the internet.
	29 December	The Department's Property Information Online started to provide online enquiry on rates and Government rent accounts.
2011	1 April	New Valuation List containing 2 369 205 assessments with a total rateable value of \$425 392 million, and new Government Rent Roll covering 1 822 546 assessments with a total rateable value of \$249 740 million took effect.
		Rates concession was given to all ratepayers to offset the rates payable for the financial year 2011-12, subject to a ceiling of \$1 500 per quarter for each rateable tenement.
	1 May	The Minimum Wage Ordinance went into effect with the initial minimum wage rate of \$28 an hour.
	1 June	A new Arbitration Ordinance went into effect to facilitate the conduct of arbitration proceedings.
	7 July	The Department's e-Payment service platform was launched for payers to settle electronic demand notes instantly.

<u>Year</u>		<u>Event</u>
2011	18 August	The Government held a ceremony to commemorate completion of new Government Headquarters at Tamar.
	12 October	The Legislative Council held its first meeting in the new Legislative Council Complex.
	November	The Department began to inform 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.
2012	13 February	The preparatory team of the Kowloon East Development Office (now renamed as Energizing Kowloon East Office) under the Development Bureau was set up to embark on the immediate tasks of transforming Kowloon East into another attractive Central Business Centre.
	25 March	Mr Leung Chun-ying was elected the fourth-term Chief Executive of the HKSAR by the Election Committee.
	1 April	New Valuation List containing 2 385 288 assessments with a total rateable value of \$475 434 million, and new Government Rent Roll covering 1 839 604 assessments with a total rateable value of \$273 884 million took effect.
		<p>Rates concession was given to all ratepayers to offset the rates payable for the financial year 2012-13, subject to a ceiling of \$2 500 per quarter for each rateable tenement.</p> <p>The Communications Authority was established as a unified regulatory body for the telecommunications and broadcasting sectors.</p>

<u>Year</u>	<u>Event</u>
2012	
9 April	Hong Kong was chosen by the World Health Organization to set up a first-of-its-kind centre to assist the World Health Organization to help smokers quit smoking.
19 June	The Financial Dispute Resolution Centre, aimed at resolving financial disputes between financial institutions and their clients, opened in Hong Kong to further improve investor protection in the wake of the global financial crisis.
20 July	The results were released for the inaugural Hong Kong Diploma of Secondary Education Examination, a significant step in implementing the New Academic Structure which provided students with 6 years of secondary education (3 junior and 3 senior years) and extended undergraduate programmes from 3 years to 4 from the 2012-13 academic year.
3 August	Miss Sarah Lee Wai-sze won a bronze medal in the Women's Keirin event at the Olympic Games in London.
13 September	The Government announced the appointment of the members of the Long Term Housing Strategy Steering Committee, set up to review the community's changing housing needs and priorities, and to recommend measures to address those needs.
26 October	The Financial Secretary announced measures to cool the property market by extending the application of the Special Stamp Duty from 2 years to 3 and introducing a Buyer's Stamp Duty of 15% for buyers of residential property who were not Hong Kong permanent residents.

<u>Year</u>		<u>Event</u>
2012	4 December	The Government announced that the Central Government Offices' West Wing would be used to provide offices for the Department of Justice and legal services-related non-governmental organisations, reversing an earlier decision to redevelop the site.
	17 December	The Department's redesigned homepage, changing the design and information presentation from traditional service-orientation to customer-centric approach, was launched.
2013	22 February	To cool the property market, the Financial Secretary announced the doubling of the rates of existing ad valorem stamp duty applicable to both residential and non-residential properties.
	28 February	The Department launched Knowledge Management System as an electronic platform to facilitate cultivation of knowledge sharing culture and exchange of innovative ideas among colleagues.
	28 February	The Government announced it would restart its land sale programme from the financial year 2013-14 and abolish the Application Mechanism to take back the initiative in land supply.
	1 April	New Valuation List containing 2 400 530 assessments with a total rateable value of \$527 852 million, and new Government Rent Roll covering 1 856 093 assessments with a total rateable value of \$304 296 million took effect.

<u>Year</u>	<u>Event</u>
2013	Rates concession was given to all ratepayers to offset the rates payable for the financial year 2013-14, subject to a ceiling of \$1 500 per quarter for each rateable tenement.
2 April	The Department's Property Information Online started to provide payers of rates or Government rent with online enquiry on property data of private domestic properties (excluding village houses).
26 April	A major three-day cleansing operation was launched in all of Hong Kong's 18 districts to boost environmental hygiene and cleanliness.
29 April	The Sales of First-hand Residential Properties Electronic Platform, a 24-hour platform developed by the Department, was opened for public to view requisite information of sales brochures, price lists and registers of transactions of the properties concerned.
2 May	The 16.5 metre-high yellow "Rubber Duck", a floating sculpture created by Dutch artist Florentijn Hofman, arrived at Ocean Terminal / Harbour City in Hong Kong on its world tour.
12 June	The new Kai Tak Cruise Terminal commenced operation and received its first cruise vessel "Mariner of the Seas".
4 July	The Government announced plans to proceed with 2 New Development Areas in the North East New Territories, at Kwu Tung North and Fanling North, as the first part of the North East New Territories Development Areas Project.

<u>Year</u>		<u>Event</u>
2013	15 October	The Chief Executive in Council approved in principle the applications of Fantastic Television Limited and HK Television Entertainment Company Limited for a domestic free television programme service licence. It was the first time in almost 40 years that the new free television licences had been awarded in Hong Kong.
	21 October	A two-storey museum with more than 1 200 exhibits illustrating the early history of public housing opened in the restored Mei Ho House in Shek Kip Mei, one of the first six-storey resettlement blocks built in 1954 to resettle squatters left homeless after the Shek Kip Mei fire on 25 December 1953.
	2 December	The first human case of avian influenza A(H7N9) in Hong Kong was confirmed.
2014	28 January	Cheung Sha Wan Temporary Wholesale Poultry Market was closed for 21 days and 22 000 poultry was destroyed after a batch of live chickens from Foshan, Guangdong, was confirmed with H7N9 avian influenza virus. During the closure period, trading of Mainland and local live poultry was suspended.
	1 April	<p>New Valuation List containing 2 418 892 assessments with a total rateable value of \$564 221 million, and new Government Rent Roll covering 1 874 794 assessments with a total rateable value of \$326 912 million took effect.</p> <p>Rates concession was given to all ratepayers to offset the rates payable for the first and second quarters of the financial year 2014-15, subject to a ceiling of \$1 500 per quarter for each rateable tenement.</p>

<u>Year</u>	<u>Event</u>
2014	
23 April	The Department was awarded the status of Manpower Developer by the Employees Retraining Board in recognition of our outstanding achievements in manpower training and development, and in promoting a learning culture.
21 June	PMQ, a creative industries landmark which was previously the Hollywood Road Police Married Quarters, was officially opened.
11 September	The Government issued its first Islamic bond (sukuk) under the Government Bond Programme.
17 September	The Government announced the Railway Development Strategy 2014, outlining plans for 7 new railway projects to be completed by 2031.
28 September	As the organisers of "Occupy Central" announced the start of their civil disobedience campaign, the Government appealed to them to accord priority to the overall interest of Hong Kong.
September	Hong Kong received an "A-" grade in the research of USA's Council On State Taxation and Canada's International Property Tax Institute - "The Best and Worst of International Property Tax Administration: Scorecard on State and International Property Tax Administrative Practices".
29 October	The Hong Kong Tourism Board launched the first Hong Kong Pulse 3D Light Show on the façade of the Hong Kong Cultural Centre and the Clock Tower in Tsim Sha Tsui.

<u>Year</u>		<u>Event</u>
2014	5 December	The Hong Kong Observation Wheel, a 60-metre high Ferris wheel, opened on the Central harbour front.
	15 December	The remaining roads blocked by protesters in Causeway Bay were cleared by the police, 79 days after the unlawful “Occupy Central” protests began.
	16 December	The Government announced its new Long Term Housing Strategy. It included building more public rental housing units, providing more subsidised sale flats and stabilising the residential property market through steady land supply and appropriate demand management measures.
	28 December	The MTR West Island Line connecting Sheung Wan to Kennedy Town opened.
2015	29 March	Sai Ying Pun Station of the MTR West Island Line was opened.
	1 April	New Valuation List containing 2 434 626 assessments and a total rateable value of \$608 615 million, and new Government Rent Roll covering 1 890 447 assessments with a total rateable value of \$354 146 million took effect. Rates concession was granted for the first and second quarters of financial year 2015-2016, subject to a ceiling of \$2 500 per quarter for each rateable tenement.

<u>Year</u>	<u>Event</u>
2015	The Government announced the Chief Executive in Council's decision not to renew Asia Television Limited's free-television licence and to extend its existing licence to 1 April 2016, marking the first time a Hong Kong broadcasting licence had not been renewed. In addition, the Chief Executive in Council decided to grant HK Television Entertainment Company Limited a 12-year free-television licence.
1 April	To reduce the use of plastic bags, retailers must charge customers at least 50 cents for every plastic shopping bag provided, with exemptions for certain food items.
4 April	2 large-scale events, a Basic Law seminar at the Hong Kong Convention and Exhibition Centre and an exhibition at the Hong Kong Museum of History, were launched to mark the 25th anniversary of the promulgation of the Basic Law of the HKSAR.
24 May	The Department extended "eRVD Bill" service with additional functions, including viewing payment history and updating correspondence address of an account.
1 June	The retirement age for new recruits appointed to the civil service from this day is raised to 65 for civilian grades, and to 60 for disciplined services grades.
10 July	The Government said water samples collected from Kai Ching Estate in Kowloon City contained lead levels exceeding the World Health Organization standard of not more than 10 micrograms of lead per litre of drinking water.

<u>Year</u>		<u>Event</u>
2015	24 July	The Hong Kong Housing Authority's Chairman said water tests would be carried out for all public rental estates completed in and after 2005.
	1 August	The Chief Secretary for Administration launched a two-month "Keep Clean 2015 @ Hong Kong: Our Home" campaign, with the aim of improving Hong Kong's environment and home hygiene.
	3 September	Hong Kong people got a one-off holiday to mark the 70th anniversary of the victory of the Chinese people's war of resistance against Japanese aggression.
	7 September	The Court of Final Appeal began operations in its new premises at 8 Jackson Road, Central. Opened in 1912, the building was used as the Supreme Court until 1984, and from 1985 to 2011 it housed the Legislative Council.
	24 September	The Housing Authority reported excess lead in the water samples of 11 public rental developments out of 83 (involving 46 estates) at the end of water tests for projects completed in and after 2005. The number of domestic blocks in the 11 affected developments ranged from 2 to 6.
	18 December	The Department launched "Online Progress Tracking Facility" which enabled applicants' enquiry on progress of their e-forms or written applications submitted for the Department's action.
2016	9 February	A riot broke out in Mong Kok in the early hours following violence on the first night of the Lunar New Year. About 100 police officers and several media workers were injured.

<u>Year</u>	<u>Event</u>
2016	
13 March	The Electronic Health Record Sharing System began operation. It allowed public and private healthcare organisations to share health records with patients' consent.
1 April	New Valuation List containing 2 454 450 assessments with a total rateable value of \$641 304 million, and new Government Rent Roll covering 1 909 952 assessments with a total rateable value of \$379 573 million took effect. Rates concession was given to all ratepayers to offset the rates payable for the whole financial year 2016-17, subject to a ceiling of \$1 000 per quarter for each rateable tenement.
5 April	Sale of flats under the first Subsidised Sale Flat Scheme project, 3 Muk Chui Street (De Novo) of the Urban Renewal Authority, was launched.
21 June	A Number 4 alarm fire broke out at Amoycan Industrial Centre in Ngau Tau Kok. A senior station officer and a senior fireman died. Ten other firefighters were injured. The blaze was largely put out after 108 hours.
20 October	Application period of the purchase of flats at King Tai Court under the first Green Form Subsidised Home Ownership Pilot Scheme commenced.
23 October	The MTR Kwun Tong Line extended to Ho Man Tin and Whampoa.
5 November	Ad valorem stamp duty on residential property transactions was increased to a new flat rate of 15% to address the overheated housing market.

<u>Year</u>		<u>Event</u>
2016	5 December	The Shenzhen-Hong Kong Stock Connect was launched, enabling Hong Kong and overseas investors to trade eligible A-shares listed in Shenzhen, and Mainland investors to trade eligible shares listed in Hong Kong.
	28 December	The MTR South Island Line opened, extending the MTR rail network to all 18 districts. The line comprises new stations at South Horizons, Lei Tung, Wong Chuk Hang and Ocean Park and an expanded interchange at Admiralty.
2017	26 March	Mrs Carrie Lam Cheng Yuet-ngor, was elected the fifth-term Chief Executive of the HKSAR by the Election Committee.
	1 April	New Valuation List containing 2 477 584 assessments with a total rateable value of \$653 775 million, and new Government Rent Roll covering 1 930 489 assessments with a total rateable value of \$389 352 million took effect. Rates concession was given to all ratepayers to offset the rates payable for the whole financial year 2017-18, subject to a ceiling of \$1 000 per quarter for each rateable tenement.
	11 April	The Government announced that it would introduce legislative amendments to tighten up the existing exemption arrangement for Hong Kong permanent resident to the effect that, unless specifically exempted or otherwise provided in the law, acquisition of more than one residential property under a single instrument executed on or after 12 April 2017 would be subject to the new ad valorem stamp duty flat rate at 15%.

<u>Year</u>	<u>Event</u>
2017	
29 June	President Xi Jinping arrived at Hong Kong for a three-day visit to attend HKSAR's 20th anniversary festivities. The President also witnessed the fifth-term HKSAR Government inauguration ceremony and the signing of the agreement for Hong Kong's Palace Museum at West Kowloon Cultural District.
1 July	The 20th anniversary of Hong Kong's return to China. The Government was organising a wide range of celebration activities under the theme "Together • Progress • Opportunity" to connect with all Hong Kong people.
29 August	The Government announced the establishment of the Task Force on Land Supply to study ways to boost land supply in Hong Kong.
11 October	The Chief Executive announced in her Policy Address the Pilot "Starter Homes" Scheme. It would provide units for sale to target buyers who should meet the eligibility criteria set by the Government.
18 November	The HKSAR Government signed the Co-operation Arrangement between the Mainland and the HKSAR on the Establishment of the Port at the West Kowloon Station of the Guangzhou-Shenzhen-Hong Kong Express Rail Link for Implementing Co-location Arrangement with the People's Government of Guangdong Province.

YearEvent**2018**

19 January

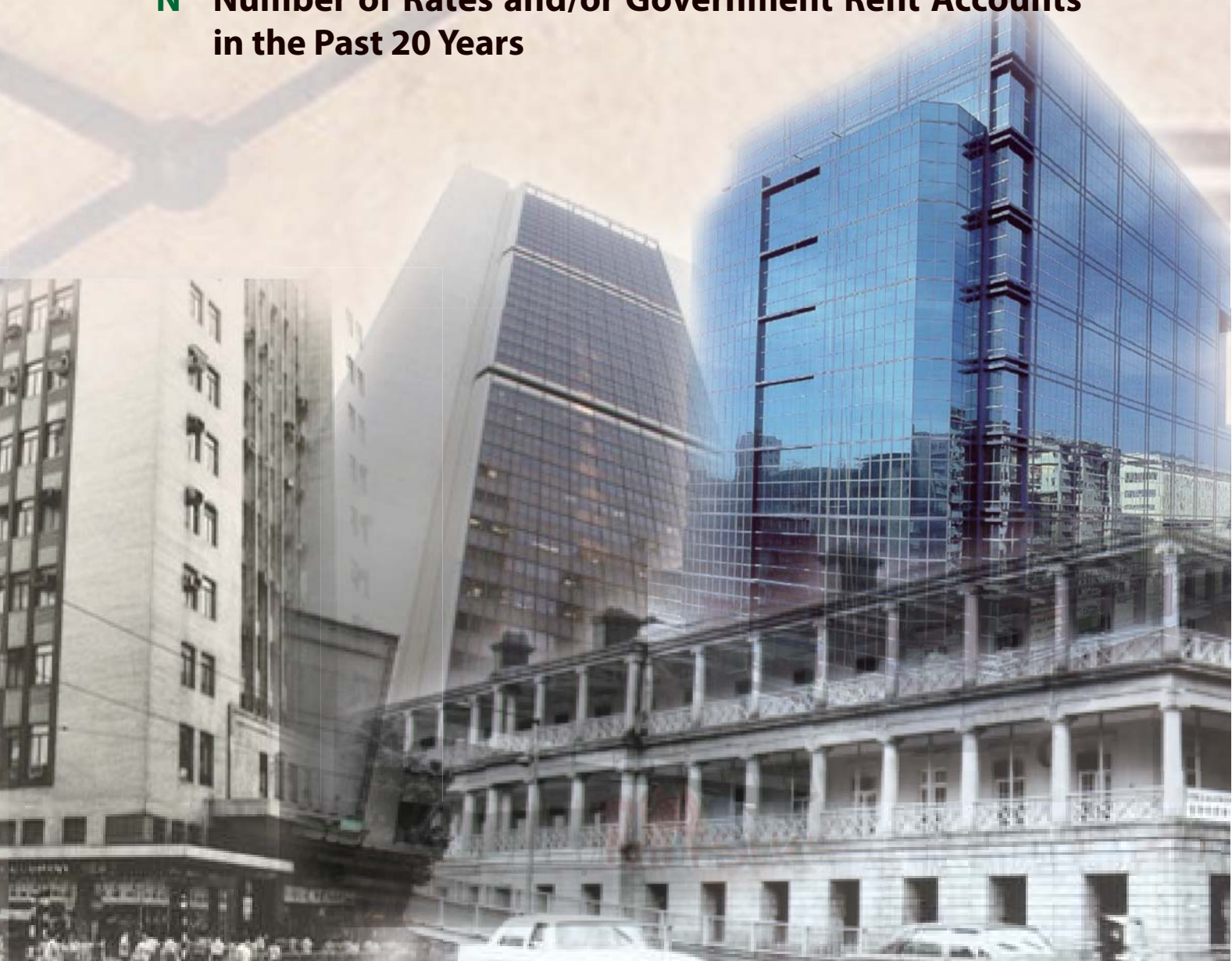
The Stamp Duty (Amendment) Ordinance was gazetted - increasing the ad valorem stamp duty rate on certain instruments executed on or after 5 November 2016 for dealing with residential properties at a flat rate of 15%; and for Hong Kong permanent residents who change their residential properties and wish to claim partial refund of the ad valorem stamp duty paid on acquisition of the new property, extending the time limit for the disposal of the original property from within 6 months to within 12 months after the date of the conveyance of the new property.

APPENDICES

- A List of Administrators / Governors**
- B List of Chief Executives**
- C List of Colonial Treasurers, Assessors, Valuers and Commissioners**
- D Establishment of the Department from 1960-61**
- E Establishment of the Department in the Past 20 Years**
- F Assessments and Rateable Values in Valuation List and Government Rent Roll in Selected Years**
- G Number of Assessments and Rateable Values in Valuation List and Government Rent Roll in the Past 20 Years**



- H** Designated Reference Dates from 1 April 1984
- I** Rates Percentage Charges from 1931
- J** Rates Concession Scheme
- K** Rates Revenue, Government Rent Revenue under Cap. 515 and Rates Concession in Selected Years
- L** Rates Revenue, Government Rent Revenue under Cap. 515 and Rates Concession in the Past 20 Years
- M** Rates and/or Government Rent Accounts in the Past 20 Years
- N** Number of Rates and/or Government Rent Accounts in the Past 20 Years



LIST OF ADMINISTRATORS / GOVERNORS

<u>Administrators</u>	<u>Date of Appointment</u>
Capt. Charles Elliot, R.N.	26 January 1841
Alexander Robert Johnston	22 June 1841
The Rt. Hon. Sir Henry Pottinger, P.C., G.C.B.	12 August 1841
<u>Governors</u>	
The Rt. Hon. Sir Henry Pottinger, Bt., P.C., G.C.B.	26 June 1843
Sir John Francis Davis, Bt., K.C.B.	8 May 1844
Sir Samuel George Bonham, Bt., K.C.B.	21 March 1848
Sir John Bowring	13 April 1854
The Rt. Hon. Lord Rosmead, P.C., G.C.M.G. (formerly the Rt. Hon. Sir Hercules Robinson, Bt.)	9 September 1859
Sir Richard Graves MacDonnell, K.C.M.G., C.B.	11 March 1866
Sir Arthur Edward Kennedy, G.C.M.G., C.B.	16 April 1872
Sir John Pope Hennessy, K.C.M.G.	22 April 1877
The Rt. Hon. Sir George Ferguson Bowen, P.C., G.C.M.G.	30 March 1883
Sir George William Des Voeux, G.C.M.G.	6 October 1887
Sir William Robinson, G.C.M.G.	10 December 1891
Sir Henry Arthur Blake, G.C.M.G.	25 November 1898
The Rt. Hon. Sir Matthew Nathan, P.C., G.C.M.G.	29 July 1904

LIST OF ADMINISTRATORS / GOVERNORS

<u>Governors</u>	<u>Date of Appointment</u>
The Rt. Hon. the Lord Lugard, P.C., G.C.M.G., C.B., D.S.O.	29 July 1907
Sir Francis Henry May, G.C.M.G.	24 July 1912
Sir Reginald Edward Stubbs, G.C.M.G.	30 September 1919
Sir Cecil Clementi, G.C.M.G.	1 November 1925
Sir William Peel, K.C.M.G., K.B.E.	9 May 1930
Sir Andrew Caldecott, G.C.M.G., C.B.E.	12 December 1935
Sir Geoffry Alexander Stafford Northcote, K.C.M.G.	28 October 1937
Sir Mark Aitchison Young, G.C.M.G.	10 September 1941
Sir Alexander William George Herder Grantham, G.C.M.G.	25 July 1947
Sir Robert Brown Black, G.C.M.G., O.B.E.	23 January 1958
Sir David Clive Crosbie Trench, G.C.M.G., M.C.	14 April 1964
Lord MacLehose of Beoch, G.B.E., K.C.M.G., K.C.V.O. (formerly Sir Crawford Murray MacLehose)	19 November 1971
Sir Edward Youde, G.C.M.G., M.B.E.	20 May 1982
Sir David Clive Wilson, K.C.M.G.	9 April 1987
The Rt. Hon. Christopher Francis Patten	9 July 1992

LIST OF CHIEF EXECUTIVES

<u>Chief Executives</u>	<u>Date of Appointment</u>
The Hon. Tung Chee-hwa, G.B.M.	1 July 1997
The Hon. Donald Tsang Yam-kuen, G.B.M., J.P.	21 June 2005
The Hon. Leung Chun-ying, G.B.M., G.B.S., J.P.	1 July 2012
The Hon. Mrs Carrie Lam Cheng Yuet-ngor, G.B.M., G.B.S., J.P.	1 July 2017

LIST OF COLONIAL TREASURERS, ASSESSORS, VALUATORS AND COMMISSIONERS

<u>Year</u>	<u>Post</u>	<u>Name of Officer</u>
1844 9 May	Colonial Treasurer	R. M. Martin
1845 7 August	-1846 Acting Colonial Treasurer	W. J. Mercer
1847 1 July	-1848 Assessor and Collector of Police Rates	G. E. Harrison and Charles May
1849 21 June	-1854 Assessor and Collector of Police Rates	D. R. Caldwell and Charles May
1855 28 January	Assessor and Collector of Police Rates	Charles May
1856 28 November	Assessor and Collector of Police and Lighting Rates	G. Duddell and J. C. Power
1857 9 May	-1860 Colonial Treasurer	Frederick H. A. Forth
1857 19 July	Collector of Police and Lighting Rates	G. Duddell
1858 1 January	-1859 Collector of Police and Lighting Rates	Alexander Grand-Pre
1860	-1863 Assessor and Collector of Police and Lighting Rates (<i>This office was abolished from 30 June 1863 and the duties were modified and transferred to the Colonial Treasury.</i>)	Alexander Grand-Pre
1864	-1867 Valuator of Property for the Police and Lighting Rates	James Collins
1868	Valuator of House Property	C. H. Horden

LIST OF COLONIAL TREASURERS, ASSESSORS, VALUATORS AND COMMISSIONERS

<u>Year</u>	<u>Post</u>	<u>Name of Officer</u>
1869	-1870 Valuator of Police and Lighting Rates	W. Prestage
1871	Valuator of Police and Lighting Rates	W. Prestage and R. G. Alford
1872	Valuator of Police and Lighting Rates	R. G. Alford
1873	-1876 Police Rate Valuator	A. R. Madar and John Gerrard
1877	Police Rate Valuator	A. R. Madar
1878	Police Rate Valuator	P. M. Alves
1879	Police Rate Valuator	G. L. Tomlin
1880	-1881 Police Rate Valuator	P. M. Alves
1882	Colonial Treasurer	The Hon. James Russell
1883	-1886 Colonial Treasurer	The Hon. Alfred Lister
1887	Assessor of Municipal Rates	Augustus Shelton Hooper
1888	Assessor of Rates	Augustus Shelton Hooper

LIST OF COLONIAL TREASURERS, ASSESSORS, VALUATORS AND COMMISSIONERS

<u>Year</u>	<u>Post</u>	<u>Name of Officer</u>
1889 12 October	-1920 Assessor of Rates	Arthur Chapman, V.D. (Retired on 5 October 1920)
1921	-1931 Assessor of Rates	Charles MacIlvaine Messer, O.B.E. (Retired on 28 June 1931)
1931 28 June	-1937 Assessor of Rates	Edwin Taylor, C.M.G. (Retired on 18 November 1937)
1938 1 January	-1946 Assessor of Rates	Julius Ring, F.R.I.C.S., BSc., A.M.I. STRU. E., A.M.I. MECH. E.
1947 31 July	-1951 Commissioner of Rating and Valuation	Julius Ring, F.R.I.C.S., BSc., A.M.I. STRU. E., A.M.I. MECH. E.
1951 15 April	-1967 Commissioner of Rating and Valuation	Frederick Shanks O.B.E., J.P., F.R.I.C.S., BSc
1967 28 April	-1971 Commissioner of Rating and Valuation	Norman Cooke J.P., F.R.I.C.S., F.R.V.A.
1971 16 September	-1984 Commissioner of Rating and Valuation	Raymond Alfred Fry O.B.E., E.D., J.P., F.R.I.C.S., F.R.V.A., F.H.K.I.S.

LIST OF COLONIAL TREASURERS, ASSESSORS, VALUATORS

AND COMMISSIONERS

<u>Year</u>	<u>Post</u>	<u>Name of Officer</u>
1984 30 June	-1989 Commissioner of Rating and Valuation	Gordon Penrhyn Blenkinsop I.S.O., J.P., F.C.A., A.C.I.S.
1989 16 October	-1999 Commissioner of Rating and Valuation	Barry Jonathan Clayton Woodroffe S.B.S., I.S.O., J.P., F.R.I.C.S., F.H.K.I.S.
1999 22 February	-2006 Commissioner of Rating and Valuation	Kenneth Tsan-wing Pang S.B.S., J.P., F.R.I.C.S., F.H.K.I.S., R.P.S.(GP), MPA(Harvard)
2006 29 November	-2008 Commissioner of Rating and Valuation	Hing-chung Lo S.B.S., J.P., F.R.I.C.S., F.H.K.I.S.
2008 15 January	-2014 Commissioner of Rating and Valuation	Mrs Mimi Mui-fan Brown Tsang S.B.S., J.P., M.R.I.C.S., F.H.K.I.S., BSc(Hons)
2014 5 May	- Present Commissioner of Rating and Valuation	Ping-kwong Tang J.P., F.H.K.I.S., MAcct, PgD Legal Practice

COMMISSIONERS OF RATING AND VALUATION



1947-1951
Mr J. Ring
F.R.I.C.S., BSc,
A.M.I.STRU. E., A.M.I. MECH. E.



1951-1967
Mr F. Shanks
O.B.E., J.P., F.R.I.C.S., BSc



1967-1971
Mr N. Cooke
J.P., F.R.I.C.S., FR.V.A.



1971-1984
Mr R. A. Fry
O.B.E., E.D., J.P., F.R.I.C.S.,
FR.V.A., F.H.K.I.S.



1984-1989
Mr G. P. Blenkinsop
I.S.O., J.P., F.C.A., A.C.I.S.



1989-1999
Mr B. J. C. Woodroffe
S.B.S., I.S.O., J.P.,
F.R.I.C.S., F.H.K.I.S.



1999-2006
Mr Kenneth T. W. Pang
S.B.S., J.P., F.R.I.C.S., F.H.K.I.S.,
R.P.S.(GP), MPA(Harvard)



2006-2008
Mr H. C. Lo
S.B.S., J.P.,
F.R.I.C.S., F.H.K.I.S.



2008-2014
Mrs Mimi M. F. Brown Tsang
S.B.S., J.P., M.R.I.C.S.,
F.H.K.I.S., BSc(Hons)



2014-Present
Mr P. K. Tang
J.P., F.H.K.I.S.,
MAcct, PgD Legal Practice

ESTABLISHMENT OF THE DEPARTMENT FROM 1960-61
(Position as at 1 April Each Year)

<u>Year</u>	<u>Professional Grade (No.)</u>	<u>Technical Grade (No.)</u>	<u>General and Common Grade (No.)</u>	<u>Total (No.)</u>
1960-61	14	29	64	107
1961-62	15	32	72	119
1962-63	18	33	80	131
1963-64	18	39	80	137
1964-65	23	48	87	158
1965-66	29	58	107	194
1966-67	29	58	107	194
1967-68	32	64	112	208
1968-69	37	76	169	282
1969-70	42	80	133	255
1970-71	44	104	144	292
1971-72	48	104	152	304
1972-73	50	105	142	297
1973-74	58	116	145	319
1974-75	70	138	218	426
1975-76	67	129	203	399
1976-77	74	140	202	416
1977-78	77	169	209	455
1978-79	81	174	214	469
1979-80	86	179	230	495
1980-81	116	284	328	728
1981-82	118	311	326	755
1982-83	123	308	378	809
1983-84	129	328	383	840
1984-85	142	341	332	815
1985-86	136	339	329	804
1986-87	142	386	382	910
1987-88	138	386	357	881
1988-89	134	386	355	875
1989-90	129	390	355	874

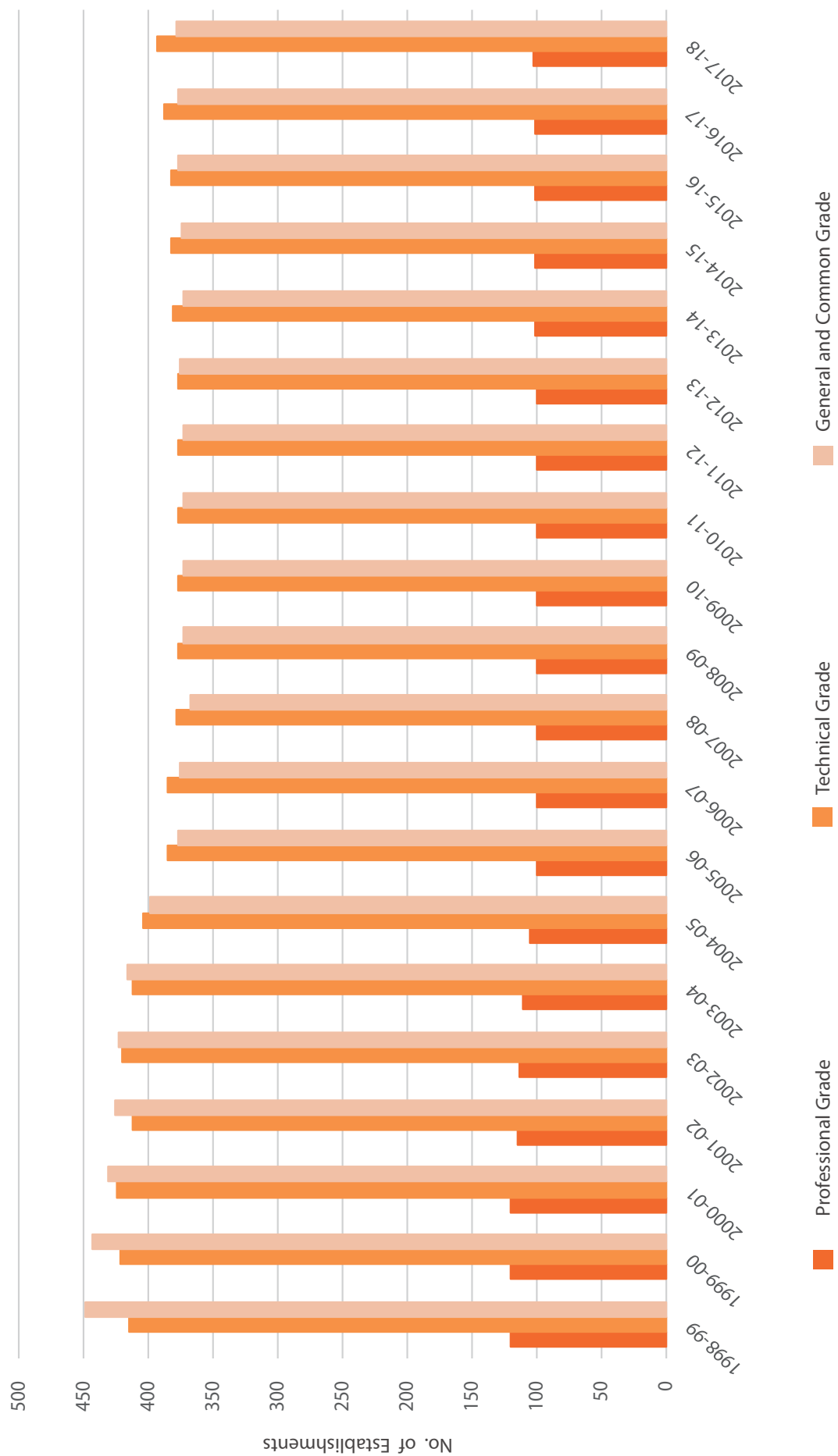
ESTABLISHMENT OF THE DEPARTMENT FROM 1960-61
(Position as at 1 April Each Year)

<u>Year</u>	<u>Professional Grade (No.)</u>	<u>Technical Grade (No.)</u>	<u>General and Common Grade (No.)</u>	<u>Total (No.)</u>
1990-91	103	363	315	781
1991-92	103	362	316	781
1992-93	103	366	305	774
1993-94	102	363	300	765
1994-95	107	377	304	788
1995-96	107	372	311	790
1996-97	111	396	382	889
1997-98	126	440	400	966
1998-99	120	415	449	984
1999-00	121	422	443	986
2000-01	121	425	431	977
2001-02	115	413	426	954
2002-03	114	421	424	959
2003-04	111	412	416	939
2004-05	105	404	399	908
2005-06	100	386	378	864
2006-07	100	385	376	861
2007-08	100	379	368	847
2008-09	100	378	373	851
2009-10	100	378	373	851
2010-11	100	378	374	852
2011-12	100	378	374	852
2012-13	100	378	376	854
2013-14	101	381	374	856
2014-15	101	383	375	859
2015-16	101	383	377	861
2016-17	101	388	377	866
2017-18	103	393	379	875

Note

The total number of staff from 1966-67 to 1971-72 was inclusive of supernumerary staff.

ESTABLISHMENT OF THE DEPARTMENT
IN THE PAST 20 YEARS
(Position as at 1 April Each Year)



ASSESSMENTS AND RATEABLE VALUES
IN VALUATION LIST AND GOVERNMENT RENT ROLL
IN SELECTED YEARS

<u>Year</u> ⁽¹⁾	<u>Valuation List</u>		<u>Government Rent Roll</u>	
	Assessments (No.)	Rateable Value (\$ million)	Assessments (No.)	Rateable Value (\$ million)
1845	1 874 ⁽²⁾	— ⁽³⁾		
1850	2 610 ⁽²⁾	— ⁽³⁾		
1858	3 407	— ⁽³⁾		
1860	4 359	1		
1875	— ⁽³⁾	— ⁽³⁾		
1888-89	9 537	3		
1901	— ⁽³⁾	7		
1925	18 412	27		
1940-41	35 962 ⁽⁴⁾	44		
1947-48	27 581 ⁽⁴⁾	52		
1950-51	33 956	136		
1956-57	51 523	301		
1961-62	100 435	594		
1965-66	138 480	1 045		
1973-74	312 989	3 344		
1977-78	450 873	9 159		
1981-82	604 426	12 307		
1984-85	740 558	54 737		
1988-89	966 407	78 159		
1991-92	1 134 737	169 199		
1994-95	1 338 475	257 147		
1997-98 ⁽⁵⁾	1 563 249	325 148	949 786	139 438
1999-00	1 693 399	281 147	1 058 187	125 050
2000-01	1 780 259	270 796	1 236 093	122 365
2001-02	1 889 207	282 521	1 339 981	132 651
2002-03	1 997 356	274 536	1 452 672	136 592
2003-04	2 089 090	261 933	1 535 227	133 656
2004-05	2 133 656	253 858	1 580 345	131 678
2005-06	2 202 777	276 102	1 647 453	146 171
2006-07	2 246 563	308 597	1 686 044	162 856

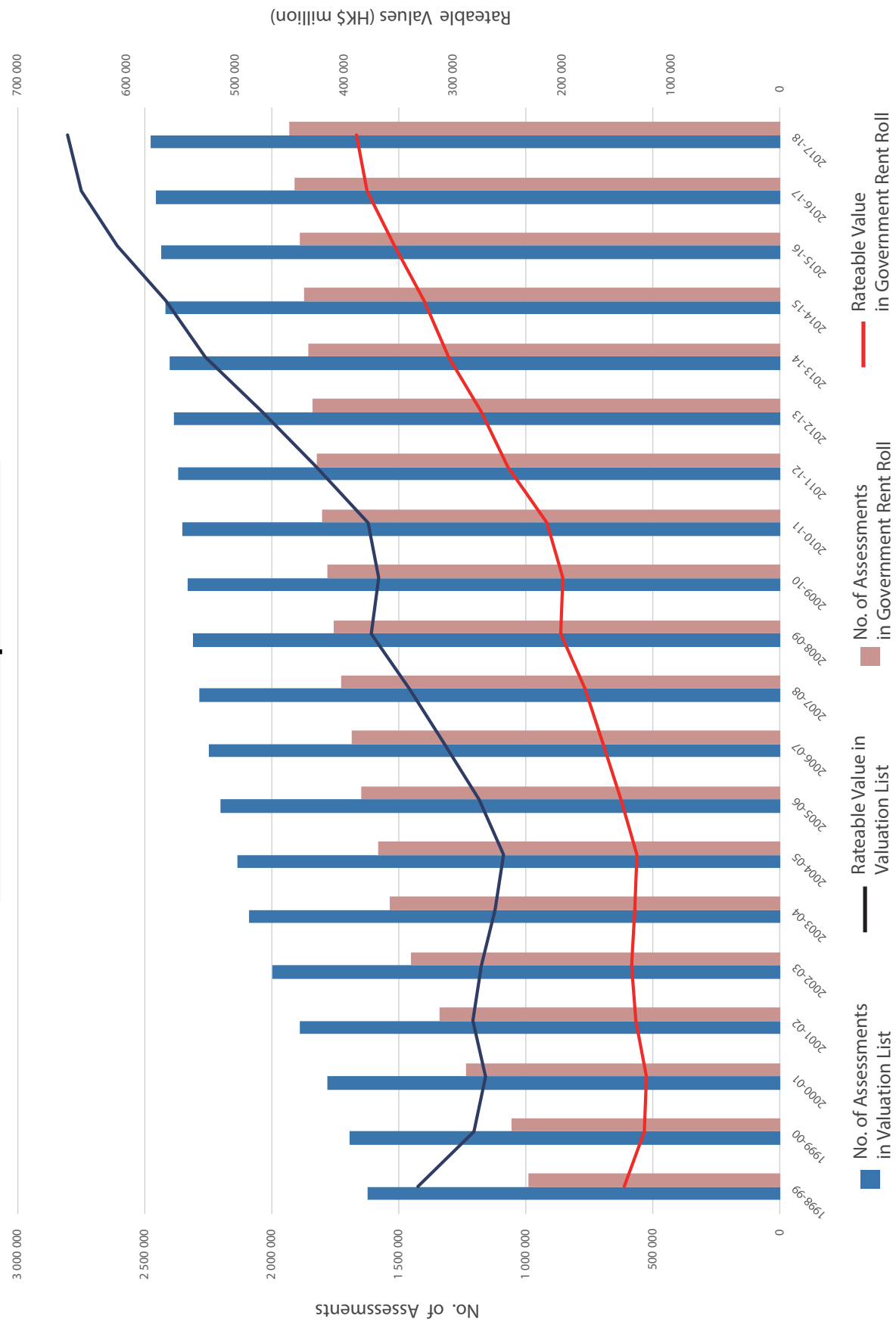
ASSESSMENTS AND RATEABLE VALUES **IN VALUATION LIST AND GOVERNMENT RENT ROLL** **IN SELECTED YEARS**

<u>Year</u> ⁽¹⁾	<u>Valuation List</u>		<u>Government Rent Roll</u>	
	Assessments (No.)	Rateable Value (\$ million)	Assessments (No.)	Rateable Value (\$ million)
2007-08	2 284 830	340 568	1 728 617	179 563
2008-09	2 309 837	375 765	1 756 760	201 757
2009-10	2 332 208	368 702	1 782 712	199 437
2010-11	2 350 445	378 143	1 802 091	213 893
2011-12	2 369 205	425 392	1 822 546	249 740
2012-13	2 385 288	475 434	1 839 604	273 884
2013-14	2 400 530	527 852	1 856 093	304 296
2014-15	2 418 892	564 221	1 874 794	326 912
2015-16	2 434 626	608 615	1 890 447	354 146
2016-17	2 454 450	641 304	1 909 952	379 573
2017-18	2 477 584	653 775	1 930 489	389 352

Notes

- (1) Number of assessments and total rateable value are at the beginning of the year in question.
- (2) Numbers of assessments in 1845 and 1850 denote numbers of buildings.
- (3) The following old records have been lost or are incomplete:-
 - Numbers of assessments / buildings in 1875 and 1901; and
 - Total rateable value in 1845, 1850, 1858 and 1875.
- (4) The number of assessments dropped after the Pacific War 1941-1945, i.e. from 35 962 in 1940-41 to 27 581 in 1947-48 due mainly to bomb damage.
- (5) The earliest effective date of Government Rent Roll is 28 June 1997.

**NUMBER OF ASSESSMENTS AND RATEABLE VALUES IN VALUATION LIST
AND GOVERNMENT RENT ROLL IN THE PAST 20 YEARS
(Position as at 1 April Each Year)**



DESIGNATED REFERENCE DATES FROM 1 APRIL 1984

<u>Revaluation Effective Date</u>	<u>Designated Reference Date</u>
1 April 1984	1 July 1983
1 April 1988	1 October 1986
1 April 1991	1 July 1990
1 April 1994	1 July 1993
1 April 1997	1 July 1996
1 April 1999	1 October 1998
1 April 2000	1 October 1999
1 April 2001	1 October 2000
1 April 2002	1 October 2001
1 April 2003	1 October 2002
1 April 2004	1 October 2003
1 April 2005	1 October 2004
1 April 2006	1 October 2005
1 April 2007	1 October 2006
1 April 2008	1 October 2007
1 April 2009	1 October 2008
1 April 2010	1 October 2009
1 April 2011	1 October 2010
1 April 2012	1 October 2011
1 April 2013	1 October 2012
1 April 2014	1 October 2013
1 April 2015	1 October 2014
1 April 2016	1 October 2015
1 April 2017	1 October 2016
1 April 2018	1 October 2017

The Rating (Amendment) Ordinance 1981 introduced a new concept for revaluations which gave the Governor, when directing that a new Valuation List be prepared, the power to designate a reference date for valuation purposes. The first valuation lists to which these provisions applied came into force on 1 April 1984.

RATES PERCENTAGE CHARGES FROM 1931

<u>Effective from</u>	<u>Urban Area</u>			<u>New Territories</u>		
	<u>General Rate (%)</u>	<u>Urban Council Rate (%)</u>	<u>Total (%)</u>	<u>General Rate (%)</u>	<u>Regional Council Rate (%)</u>	<u>Total (%)</u>
1 July 1931	17 ⁽¹⁾	-	17 ⁽¹⁾	-	-	-
1 April 1956	17	-	17	11	-	11
1 April 1973	9	6	15	11	-	11
1 April 1974	9	6	15	15	-	15
1 April 1975	11	6	17	17	-	17
1 April 1976	12	6	18	18	-	18
1 April 1977	7.5	4	11.5	11	-	11
1 April 1982	3.5	8	11.5	11	-	11
1 April 1983	5.5	8	13.5	13.5	-	13.5
1 April 1984	3	2.5	5.5	5.5	-	5.5
1 April 1986	2.5	3.5	6	-	6	6
1 April 1988	2.5	3.5	6	-	6	6
1 April 1990	4	3.5	7.5	1.5	6	7.5
1 April 1991	2.5	3	5.5	1.75	3.75	5.5
1 April 1994	2.7	2.8	5.5	1.1	4.4	5.5
1 April 1997	2.4	2.6	5	0.8	4.2	5
1 April 1998	1.9	2.6	4.5	0.3	4.2	4.5
1 April 1999	2.4	2.6	5	0.8	4.2	5
from 1 April 2000 to present	5	Upon the dissolution of the Urban Council and Regional Council on 1 January 2000, all rates received on or after 1 January 2000 become general rates which apply uniformly to all areas in Hong Kong.				

Notes

- (1) The 17% rate in the Urban Area remained unchanged from 1931 apart from a brief period after the Pacific War (from 1 October 1945 to 30 September 1946) pending resumption of normal water supplies. No rates were payable during the Japanese occupation.
- (2) Special rating system in Yuen Long, Tai Po and Tsuen Wan from 1935 - 1955.
- (3) Regional Council Rate was introduced with effect from 1 April 1986.
- (4) The percentage charge in Tsing Yi Island, etc. (Area E) remained at 11% from 1 April 1974 to 31 March 1983. The charges in New Territories rating areas (Area F-S) varied from year to year based on a "phasing-in" system instituted in 1976. However, effective 1 April 1985 all such phasing-in had been completed.

RATES CONCESSION SCHEME
(starting from the Financial Year 1998-99)

<u>Financial Year</u> ⁽¹⁾	<u>Applicable Quarter(s)</u> <u>of the Financial Year</u>	<u>Ceiling of Rates Concession</u> <u>per Applicable Quarter</u> <u>for each Rateable Tenement</u>
1998-99	1st Quarter	100% of the quarterly rates
1999-00	2nd Quarter	50% of the quarterly rates
2000-01	-	-
2001-02	4th Quarter	\$2 000
2002-03	1st, 2nd and 3rd Quarters	\$5 000
2003-04	2nd Quarter	\$1 250 for residential tenement \$5 000 for non-residential tenement
2004-05	-	-
2005-06	-	-
2006-07	-	-
2007-08	1st, 2nd and 4th Quarters	\$5 000
2008-09	All the four quarters	\$5 000
2009-10	All the four quarters	\$1 500
2010-11	All the four quarters	\$1 500
2011-12	All the four quarters	\$1 500
2012-13	All the four quarters	\$2 500
2013-14	All the four quarters	\$1 500
2014-15	1st and 2nd Quarters	\$1 500
2015-16	1st and 2nd Quarters	\$2 500
2016-17	All the four quarters	\$1 000
2017-18	All the four quarters	\$1 000
2018-19	All the four quarters ⁽²⁾	\$2 500 ⁽²⁾

Notes

(1) A financial year runs from 1 April in a year to 31 March in the immediate following year.

(2) The proposal was announced by the Financial Secretary in his 2018-19 Budget which is to be passed by the Legislative Council.

RATES REVENUE, GOVERNMENT RENT REVENUE UNDER CAP. 515 AND RATES CONCESSION IN SELECTED YEARS

<u>Year</u>	<u>Rates Revenue</u> <u>(\$)</u>	<u>Rates Concession</u> <u>(\$ million)</u>	<u>Government Rent Revenue</u> <u>under Cap. 515</u> <u>(\$)</u>
1845	2 540 ⁽¹⁾		
1850	12 500 ⁽¹⁾		
1858	63 750 ⁽¹⁾		
1860	76 905 ⁽¹⁾		
1875	186 100 ⁽¹⁾		
1888-89	377 490		
1901	708 360		
1925	3 297 790		
1940-41	7 377 150		
1947-48	9 984 660		
1950-51	27 253 350		
1956-57	56 706 450		
1961-62	116 298 750		
1965-66	224 022 850		
1973-74 ⁽²⁾	576 205 190		
1977-78	1 068 875 730		
1981-82	1 490 691 690		
1984-85	2 354 346 260		
1988-89	4 812 441 960		
1991-92 ⁽³⁾	8 394 004 000		
1994-95	12 587 107 000		
1997-98	16 340 808 000		3 101 944 000
1999-00 ⁽⁴⁾	12 766 644 000 ⁽⁵⁾	1 753	4 023 483 000
2000-01	14 428 229 000		4 176 132 000
2001-02	12 727 140 000 ⁽⁵⁾	2 094	4 563 398 000
2002-03	8 923 261 000 ⁽⁵⁾	5 091	4 298 079 000
2003-04	11 166 687 000 ⁽⁵⁾	1 986	4 091 055 000
2004-05	12 640 083 000		3 930 629 000

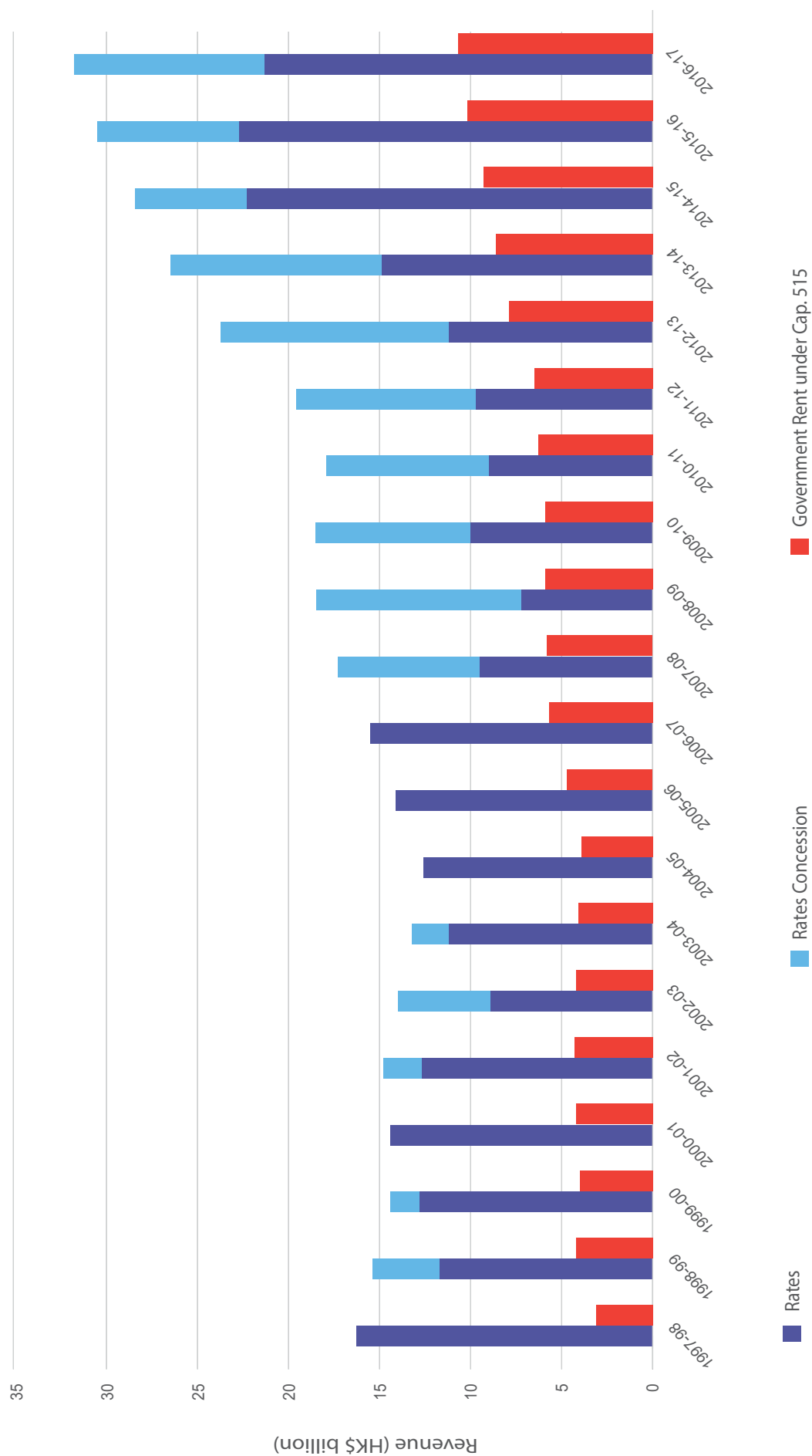
**RATES REVENUE, GOVERNMENT RENT REVENUE UNDER CAP. 515
AND RATES CONCESSION IN SELECTED YEARS**

<u>Year</u>	<u>Rates Revenue (\$)</u>	<u>Rates Concession (\$ million)</u>	<u>Government Rent Revenue under Cap. 515 (\$)</u>
2005-06	14 146 318 000		4 726 586 000
2006-07	15 467 273 000		5 744 319 000
2007-08	9 494 544 000 ⁽⁵⁾	7 839	5 810 879 000
2008-09	7 174 835 000 ⁽⁵⁾	11 260	5 943 721 000
2009-10	9 957 161 000 ⁽⁵⁾	8 473	5 867 677 000
2010-11	8 955 850 000 ⁽⁵⁾	8 932	6 304 693 000
2011-12	9 722 268 000 ⁽⁵⁾	9 930	6 470 471 000
2012-13	11 204 421 000 ⁽⁵⁾	12 522	7 856 697 000
2013-14	14 911 481 000 ⁽⁵⁾	11 570	8 591 432 000
2014-15	22 272 387 000 ⁽⁵⁾	6 138	9 288 941 000
2015-16	22 733 427 000 ⁽⁵⁾	7 767	10 222 291 000
2016-17	21 250 000 000 ^{(5) (6)}	10 518	10 654 000 000 ⁽⁶⁾

Notes

- (1) Rates revenue in 1845, 1850, 1858, 1860 and 1875 was recorded in GBP. It has been converted to HKD at the rate of £1=HK\$4.80.
- (2) Rates revenue from 1973-74 includes Urban Council rates.
- (3) Rates revenue from 1991-92 is rounded to the nearest \$1 000.
- (4) All rates revenue goes to the general revenue from 1st January 2000 upon the dissolution of the two Municipal Councils.
- (5) Rates revenue in 1999-2000, 2001-02, 2002-03, 2003-04 and 2007-08 to 2016-17 was exclusive of rates concessions.
- (6) Estimated figures.

RATES REVENUE, GOVERNMENT RENT REVENUE UNDER CAP. 515 AND RATES CONCESSION IN THE PAST 20 YEARS



RATES AND/OR GOVERNMENT RENT ACCOUNTS
IN THE PAST 20 YEARS
(Position as at 1 April Each Year)

<u>Year</u>	<u>Rates and Government Rent (No.)</u>	<u>Rates Only (No.)</u>	<u>Government Rent Only (No.)</u>
1998-99	918 046	680 573	26 721
1999-00	976 286	697 611	40 784
2000-01	1 036 063	719 683	58 549
2001-02	1 113 147	730 130	64 224
2002-03	1 228 706	746 375	83 060
2003-04	1 285 753	763 211	93 896
2004-05	1 324 257	763 426	94 062
2005-06	1 351 464	786 060	123 154
2006-07	1 393 223	799 726	130 745
2007-08	1 427 917	807 559	142 748
2008-09	1 455 988	813 880	137 570
2009-10	1 474 214	816 475	138 568
2010-11	1 492 278	816 566	138 948
2011-12	1 515 622	814 753	138 196
2012-13	1 536 878	812 460	135 124
2013-14	1 554 669	809 702	133 359
2014-15	1 573 048	806 391	129 876
2015-16	1 595 726	804 424	127 415
2016-17	1 614 317	802 672	125 266
2017-18	1 637 350	803 003	123 335

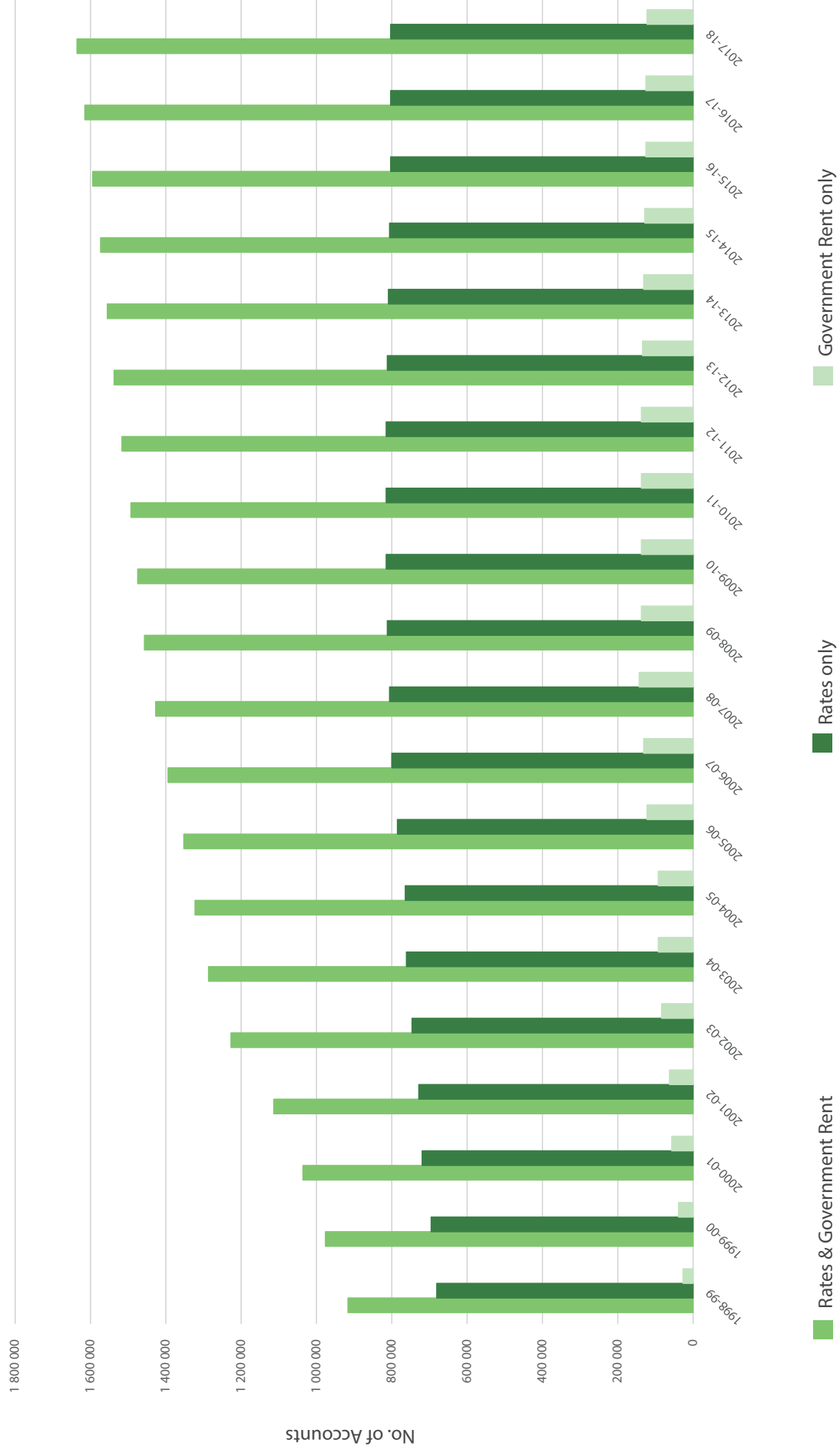
Note

Properties with rateable value not exceeding the "Minimum Rateable Value of \$3 000" are excluded.

NUMBER OF RATES AND /OR GOVERNMENT RENT ACCOUNTS

IN THE PAST 20 YEARS

(Position as at 1 April Each Year)





Rating and Valuation Department
15th Floor,
Cheung Sha Wan Government Offices,
303 Cheung Sha Wan Road, Kowloon,
Hong Kong, China

Website : www.rvd.gov.hk

Disclaimer

Every effort has been made by the Rating and Valuation Department of the Government of the Hong Kong Special Administrative Region to ensure the update and the accuracy of the contents of the publication. The Government of the Hong Kong Special Administrative Region does not accept responsibility for any errors or omissions in this publication, or for any loss, action, or inaction, whether directly or indirectly, arising from the use of, or for advice based on, any information therein.

