

Proposed Progressive Rating System for Domestic Tenements in Future

Frequently Asked Questions

1. How to define a domestic tenement?

Buildings are generally classified according to the use specified on the occupation permits. For the purpose of assessing rates, the Rating and Valuation Department (RVD) makes reference to the use specified on the occupation permit, as well as the mode and character of the occupation of a property in determining whether it is a domestic or non-domestic tenement. Premises wholly or primarily used for dwelling purpose will be classified as a domestic tenement.

2. What is rateable value? Why is the rateable value adopted as the basis for rates assessment?

The rateable value of a property is an estimate of its annual open market rental value at a designated valuation reference date made on the assumption that the property was then vacant and to let. Reference will be made to the open market rents agreed at or around the date of valuation for similar properties in the locality, adjusted to reflect any differences in size, location, facilities, standards of finishes and management.

This basis of assessment is adopted for all types of properties, including private and public housing, and can fairly and objectively reflect the open market rental values of different properties.

3. Can a ratepayer object to the assessed rateable values of his properties? How to make an objection?

Following an annual revaluation, the RVD declares a new Valuation List in the month of March for public inspection up to 31 May of the same year. A ratepayer who is dissatisfied with the new rateable value may raise objection by serving a proposal in the specified form (Form R20A – Proposal for Alteration of Valuation List or Government Rent Roll) to the Commissioner of Rating and Valuation on or before 31 May of that year. RVD will review the proposal and issue a notice of decision to the ratepayer. The ratepayer can lodge an appeal with the Lands Tribunal if he/she is still not satisfied with the Commissioner's decision.