

An aerial photograph of the Hong Kong skyline, showing a dense cluster of skyscrapers and residential buildings. The Victoria Harbour is visible in the background, and the surrounding hills are covered in greenery. The sky is blue with some light clouds.

# 2002-2003



香港特別行政區政府

**差餉物業估價署年報**

***Rating and Valuation  
Department  
Annual Summary***

The Government of the  
Hong Kong Special  
Administrative Region





# 年報

## Annual Summary

### 2002-2003



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差餉物業估價署署長彭贊榮  
Kenneth T.W. Pang, J.P.  
F.H.K.I.S., F.R.I.C.S., M.P.A. (Harvard)  
Commissioner of Rating and Valuation





由于财赤严重及经济低迷，2002-2003年度对公务员队伍而言，是挑战重重和变化万千的一年。差饷物业估价署除不断为达到服务承诺所定目标而努力，务求提供符合成本效益的服务外，亦继续推行电子化政府措施，致力提高效率和改善顾客服务。

With serious budget deficit and economic difficulties, 2002-2003 was a year full of challenges and changes for the civil service. The Rating and Valuation Department continued its efforts to deliver cost-effective services in meeting its performance pledges and to pursue e-government initiatives in enhancing efficiency and customer service.

## 挑战与成绩

政府在2002年1月1日实施差饷宽免措施，宽免2002年全年的应缴差饷，以每个物业2 000元为上限，此宽免额于2002年4月1日获提高至5 000元。约85%(即230万)的差饷缴纳人在2002年无须缴付差饷，余下的差饷缴纳人则可受惠于全数5 000元的宽免额。

行政长官于2003年4月公布一系列即时纾解民困的经济措施，以助市民渡过非典型肺炎造成的难关。

其中一项纾困措施是一次过宽免2003年7月至9月季度的应缴差饷，每个住宅物业的宽免上限为1 250元，非住宅物业的宽免上限则为5 000元。约90%的差饷缴纳人在有关季度无须缴付差饷。此外，2003年4月至6月季度的差饷及地租可以延至2003年7月底缴付，缴纳人无须支付5%的附加费。

尽管资源较去年紧绌，本署仍能进一步提高效率，于2003年3月完成2003-2004年度的全面重估应课差饷租值工作。新的估价册和地租登记册约有210万个估价项目，供市民在本署或经本署网页查阅。市民可于新应课差饷租值公布后至2003年5月31日期内提出反对。

虽然经2003-2004年度全面重估差饷后，应课差饷租值平均下跌8%，但本署仍收到超过77 000份要求削减新应课差饷租值的建议书，远较前一年的39 000份为多。非典型肺炎造成的影响是反对理据之一。根据《差饷条例》，2003-2004年度的应课差饷租值，是按照物业于估价依据日期(即2002年10月1日)的市值租金而评定，此日期以后整体经济环境的变化，只能留待下年度重估时才考虑。

年内，本署继续致力为市民提供优质服务，我们的11项服务表现均达到服务承诺所订定的目标，部分甚至超越目标。此外，综合电话查询中心已于2002年3月推出第一阶段的服务，每日24小时均有接线生解答市民的电话查询。该中心的服务范围现已扩展，并将于2003年底全面涵盖本署的工作范畴。

在业主与租客的有关法例方面，本署协助房屋及规划地政局全面检讨《业主与租客(综合)条例》，以便放宽对租住权的过份保障，并减少对私人物业租赁的干预。

完成全面检讨后，当局于2003年1月发出谘询文件，就撤销某些有关租住权的条文，提出数个可行方案。其后，当局于3月进行广泛谘询，包括电话调查及公开论坛，以收集有关人士及公众的意见。

《2003年业主与租客(综合)(修订)条例草案》于2003年5月30日刊宪，并于2003年6月11日提交立法会审议。该草案建议撤销住宅租赁的租住权管制，以及撤销终止非住宅租赁的最短通知期的规定。

## 机遇与展望

资讯科技对日常生活越来越重要。本署致力为市民提供公共电子服务，并在部门内推广电子文化。

本署一向积极支持「政府服务电子化计划」，一连串已推行或正推行的电子服务措施包括：

- 已透过「政府服务电子化计划」推出「地址更改易」服务。该服务可更新超过十个政府部门内的记录。
- 于2004年3月将推出的估价册及地租登记册内，以中文及英文刊载物业地址，并加上楼宇名称。
- 计划由2004年初起，为拥有多个物业的缴纳人提供综合征收及缴付差饷／地租通知书的服务。
- 计划在2004年底，接受市民以电子方式递交法定表格和通知书。
- 设立一个完备的「综合物业资料库」，网罗及联系关于物业资讯的文字记录与图象资料，以提高运作效率。第一阶段可于2003年底投入运作。
- 在2004年初以测试形式推行「工作流程管理及工作表现监察系统」，以便更有效地在工作进度、资源分配、单位成本计算和顾客服务方面作出适当分析及管理。
- 设立「物业资讯通」，以提供一站式电子渠道，供市民检索各政府部门持有的物业资料。有关这个构思的可行性研究现正进行。

为了协助解决政府财政赤字问题，本署以积极进取的态度，主动寻找及推行各项促进效率和削减开支的措施，包括检讨营运架构、重组组别、重整工序、重订工作的优先次序和将工作外判、实施进一步电脑自动化，以及节约用电、用纸。

重组部门架构工作第一阶段于2003年5月实施，务求合理地重新分配资源，以期节省开支和改善服务。本署亦已研究使用私营机构提供服务去处理积压的工作。两份以试验形式批出、有关评估新界乡郊物业的合约已顺利完成，本署会进一步将工作外判。

尽管本署在困难的经济环境及财政预算紧绌的限制下运作，但仍决心致力提供以客为本和具成本效益的服务。正如本署的《理想、使命及信念宣言》所述，能为顾客提供称心满意和物有所值的服务，正是本署最重要的文化基石。

本人谨此向本署全体员工致谢，感谢他们在过去一年努力不懈，携手合作帮助部门达成服务表现和节省开支的目标。本人深信全体员工会继续以热诚的态度，发挥团队精神，同心协力迎接面前的挑战和转变。

差饷物业估价署署长  
彭赞荣太平绅士  
2003年10月

## Challenges and Achievements

With effect from 1 April 2002, the \$2 000 rates concession implemented on 1 January 2002 was raised to \$5 000 for each property. About 85% or 2.3 million ratepayers paid no rates in 2002 while the remainder enjoyed the full concession of \$5 000.

In April 2003, the Chief Executive announced a package of economic measures to provide immediate relief for the community to tide over the difficulties due to the outbreak of the Severe Acute Respiratory Syndrome (SARS) epidemic.

The relief measures included 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. About 90% of ratepayers did not have to pay any rates for the period concerned. In addition, payers could defer their rates and Government rent payments for the April to June 2003 quarter until the end of July 2003 without incurring a 5% surcharge.

In March 2003, the Department completed the annual revaluation exercise for 2003-2004 with higher productivity and less resources. The new Valuation List and Government Rent Roll, with 2.1 million assessments, were available for public inspection at our office or via our website during the proposal period ended on 31 May 2003.

Despite an average reduction of 8% in rateable values following the 2003-2004 general revaluation, the Department received over 77 000 proposals seeking to reduce the new rateable values, compared to 39 000 in the previous year. The impact of SARS was referred to as one of the grounds of objection. Under the Rating Ordinance, the 2003-2004 rateable values were assessed by reference to market rental values prevailing at the valuation reference date of 1 October 2002. Any changes in the general economic environment after this date can only be considered in the next annual revaluation.

Striving to deliver quality services to the public, the Department has successfully achieved or exceeded all the eleven performance targets pledged for the year. Meanwhile, the Integrated Call Centre, first launched in March 2002 to provide 24-hour operator service to answer public telephone enquiries, has extended its scope of services and will cover the full range of the Department's work in late 2003.

As regards the landlord and tenant legislation, the Department assisted the Housing, Planning and Lands Bureau in undertaking a comprehensive review of the Landlord and Tenant (Consolidation) Ordinance with a view to relaxing all excessive protection of security of tenure and reducing intervention in private tenancies.

Following the comprehensive review, a Consultation Paper setting out possible options to remove certain security of tenure provisions was issued in January 2003. Extensive consultations ensued including a telephone survey and an open forum in March to collect views from interested parties and members of the public.

On 30 May 2003, an Amendment Bill was gazetted proposing to remove the security of tenure restrictions for domestic tenancies and the minimum notice requirement for terminating non-domestic tenancies. The Bill was submitted to the Legislative Council for deliberation on 11 June 2003.



## Opportunities and Prospects

Information Technology (IT) has assumed increasingly significant importance in everyday life. The Department is committed to providing e-options for public services and promoting an e-culture within the organisation.

E-government initiatives continue to be high on the departmental agenda, as evidenced by the following initiatives launched or being launched by the Department:

- "Easy Change of Address" service to update records in over ten Government departments through the Electronic Service Delivery scheme, already in operation.
- Bilingual property addresses with building names for the Valuation List and Government Rent Roll, to be introduced in March 2004.
- Consolidated Demand and Payment Service for rates/Government rent of multiple properties, scheduled for early 2004.
- Electronic submission of statutory forms and notices, planned for late 2004.
- "Integrated Property Data Base" providing a comprehensive textual and graphic repository of property information to enhance operational efficiency, first phase by the end of 2003.
- "Workflow Management and Performance Tracking System" providing more effective management of work progress, resource allocation, unit costs and customer service, pilot run in early 2004.
- "Property Information Hub" providing the public with a "one stop" electronic access to property information held by various Government bodies, feasibility study underway.

To contribute towards Government's concerted efforts in tackling the fiscal deficit problems, the Department has taken pro-active steps to identify and implement various efficiency saving and expenditure cutting measures, ranging from the review of the institutional framework, re-organisation of team structures, re-engineering of processes, re-prioritising and outsourcing of work, further computerisation and automation, down to economisation on electricity and paper consumption.

The first phase of the departmental re-organisation took effect in May 2003 with a view to rationalising resources to achieve efficiency savings and service improvements. Outsourcing opportunities had also been explored to make use of the market in service delivery and in clearing backlog of work. Two pilot contracts for the assessment of rural properties in the New Territories were successfully completed and further outsourcing will follow.

Operating under difficult economic environment and tight budgetary constraints, the Department is resolute in its commitment to deliver customer-focused and cost-effective services to the community. As embodied in our Vision, Mission and Value statements, customer satisfaction and value-for-money services are the key cornerstones of our corporate culture.

I am most grateful to all my staff for their unfailing support and co-operation in achieving the performance and efficiency saving targets in the past year. Working together as a team with dedication and commitment, we will consolidate our strengths to meet the many challenges and changes ahead.

Kenneth T W Pang, JP  
Commissioner of Rating and Valuation  
October 2003



#### 理想

在物业估价和资讯服务的领域，成为全球同类专业公营机构的典范。

#### 使命

提供公平合理的估价，迅速地征收差饷及地租。  
提供优质的物业资讯和相关服务，配合社会的需要。  
推广资讯和技术交流，提高物业市场透明度和效率。  
扩展积极进取的部门文化和团队精神。

#### 信念

称心服务：我们主动掌握顾客的需要，时刻提供称心满意的服务。  
全力承担：我们就服务水平和表现，竭诚尽责。  
专业精神：我们善用专业知识、技术和经验，并坚守至高的诚信。  
创新求进：我们力求创新，积极进取，掌握机遇和勇于面对挑战。  
以人为本：我们重视每一位同事、伙伴和顾客，以互重互信的精神，同心协力，开拓未来。  
物有所值：我们善用资源，向顾客和伙伴提供最佳服务。



#### Vision

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

#### Mission

To provide equitable valuations for the efficient and timely collection of rates and government rent.  
To deliver quality property information and related services tailored to the needs of the community.  
To contribute to a transparent and efficient property market through information and technology sharing.  
To develop a dynamic corporate culture and workforce in partnership with staff.

#### Values

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

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

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

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

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

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







- 评估差饷及地租
- 差饷及地租的帐目与发单
- 向政府决策局／部门提供物业估价服务
- 向政府决策局／部门、公共机构与私营机构提供物业资讯服务
- 执行《业主与租客(综合)条例》(第7章)，包括就住宅租务事宜向业主及租客提供谘询及调解服务

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

## 评估差饷 Rating

根据《差饷条例》(第116章)，差饷物业估价署署长负责编制估价册，载列全港已评估差饷的物业资料。

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

### 估价册 The Valuation List

估价册载录所有已评估差饷的物业及其应课差饷租值。

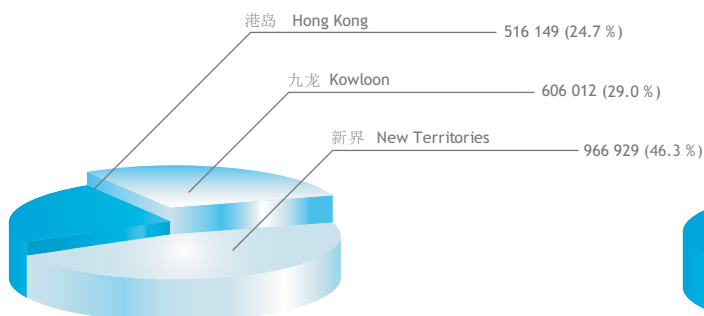
截至2003年4月1日为止，估价册共载有2 089 090个差饷估价项目，应课差饷租值总值达2 619亿元。有关详情请参阅表1-8。

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

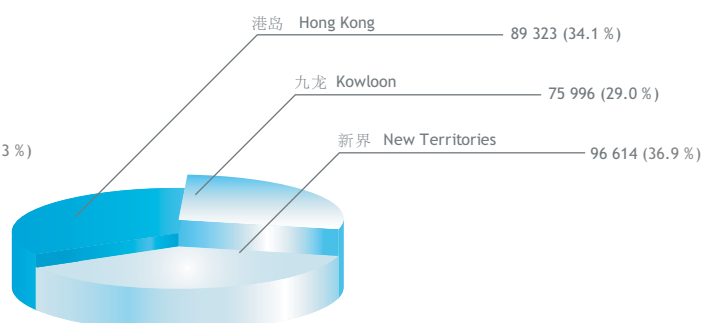
The Valuation List as at 1 April 2003 contained 2 089 090 rating assessments with total rateable values of \$261.9 billion. Further details are shown in Tables 1 - 8.

截至2003年4月1日的差饷估价数目及应课差饷租值总值  
Numbers of Rating Assessments and Aggregated Rateable Values as at 1 April 2003

差饷估价数目  
Numbers of Rating Assessments  
2 089 090

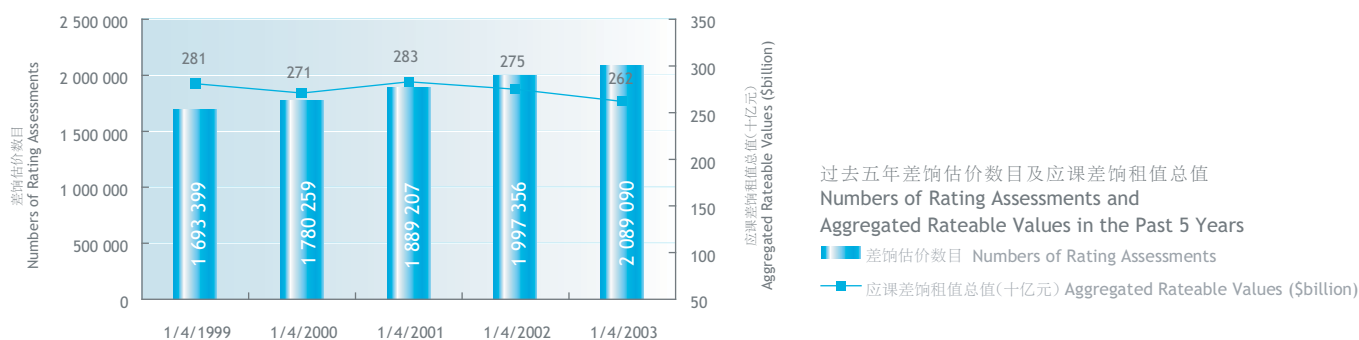


应课差饷租值总值(百万元)  
Aggregated Rateable Values(\$million)  
261 933



下图显示过去五年差饷估价数目及其应课差饷租值总值：

The following graph shows the numbers of rating assessments and the aggregated rateable values in the past 5 years:





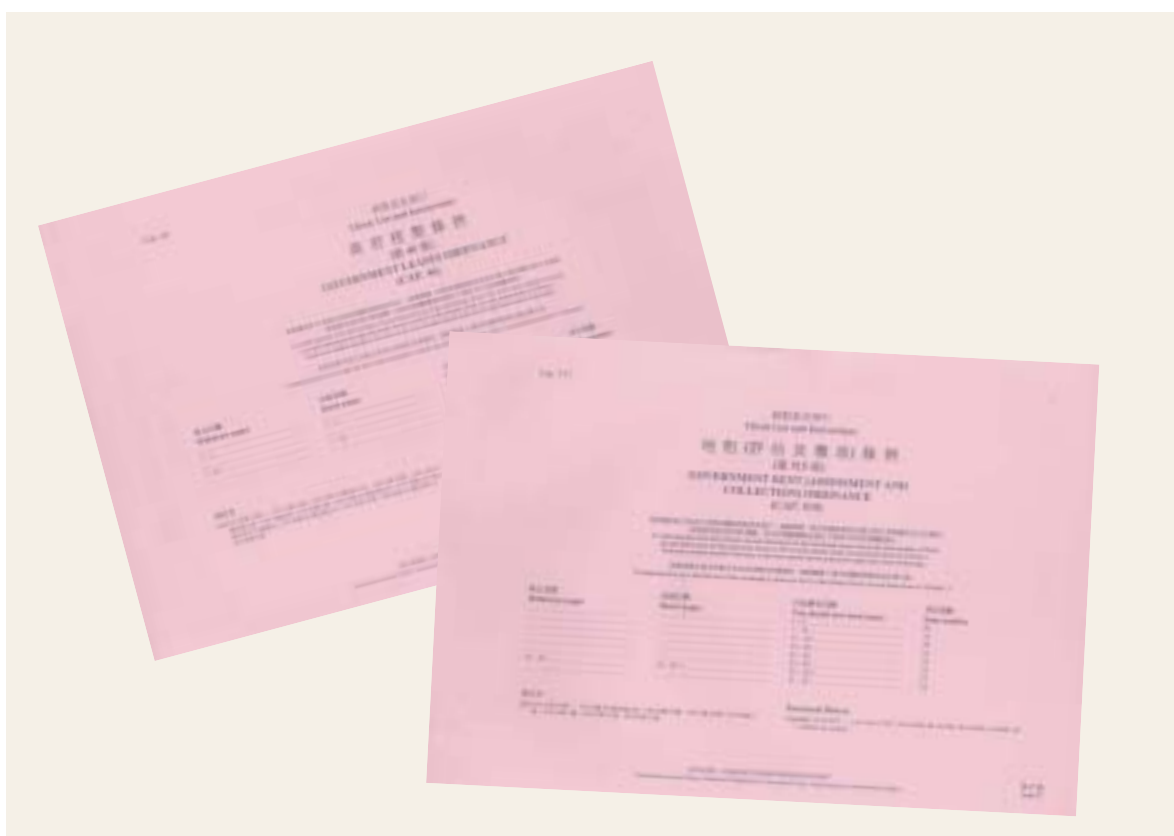
## 评估地租 Government Rent

除了评估物业的差饷外，本署还负责评定两类由物业的应课差饷租值决定应缴额的地租。该两类地租分别根据下列条例缴交：

- (a) 《地租（评估及征收）条例》（第515章）；及
- (b) 《政府租契条例》（第40章）。

In addition to assessing properties for rates, the Department is also responsible for the assessment of 2 types of Government rent which are determined by reference to the rateable value of the property concerned under the following ordinances:

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



根据《地租(评估及征收)条例》(第515章)而评估的地租

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

差饷物业估价署署长负责评估和征收第515章所涵盖的地租，并编制地租登记册，该册载列所有根据此条例评估地租的物业的应课差饷租值。截至2003年4月1日，地租登记册载有1 535 227个估价项目，应课差饷租值总值约为1 336.6 亿元。有关详情请参阅表9。

第515章所指的地租的数额，为物业应课差饷租值的3%，并会随应课差饷租值的改变而调整。须依据第515章缴付地租的物业，包括根据下列适用租契持有的物业：

(a) 原没有续期权利，但自《中英联合声明》在1985年5月27日生效后获得延期或续期的契约；以及

(b) 自1985年5月27日起新批出的契约，包括交回与重批的租契。

唯一豁免的物业是由乡郊原居村民(或其父系合法继承人)或祖／堂自1984年6月30日以来便一直持有的旧批约地段、乡村地段、小型屋宇或相若的乡郊土地。持有此类乡郊土地的原居村民或祖／堂，只须继续缴付先前须缴的象征式租金。

对于大部分须缴付第515章所指地租的物业而言，用作计算地租的应课差饷租值与用作计算差饷的应课差饷租值并无分别。如物业获豁免评估差饷，或物业只有部分须缴纳地租(例如：物业所处土地一部分是根据适用租契而持有，另一部分则根据其他类别的租契而持有)，本署会分别厘定两项应课差饷租值。

The Commissioner is responsible for assessing and collecting Cap. 515 Government rent and for the compilation of the Government Rent Roll containing the rateable values of all properties liable for assessment under this Ordinance. The Government Rent Roll contained 1 535 227 assessments as at 1 April 2003 with an aggregated rateable value of \$133.66 billion. Further details are shown in Table 9.

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

(a) leases where the original leases contained no right of renewal and which have been extended or renewed since the coming into force of the Sino-British Joint Declaration on 27 May 1985; and

(b) new leases granted, including those surrendered and regranted, since 27 May 1985.

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

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

## 根据《政府租契条例》（第40章）而评估的地租 Government Rent Assessed under Government Leases Ordinance (Cap. 40)

可续期租契于续期后在地租方面的评估和征收，是受《政府租契条例》（第40章）规管的。根据该条例的规定，有关地租为物业在租契续期日的应课差饷租值的3%。有别于第515章所指地租，这类地租的数额在续期后会维持不变，除非该幅已批租的土地已作重新发展。当重建完成后，地租便会修订为新建筑物应课差饷租值的3%。

本署须就第40章的规定，为续期及重新发展的个案，向地政总署提供新地租额，以及答覆市民有关的查询。

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

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

## 帐目及发单 Accounting and Billing

由1995年7月1日起，差饷物业估价署署长接管差饷的发单及修订帐目职务，包括追讨差饷欠款。

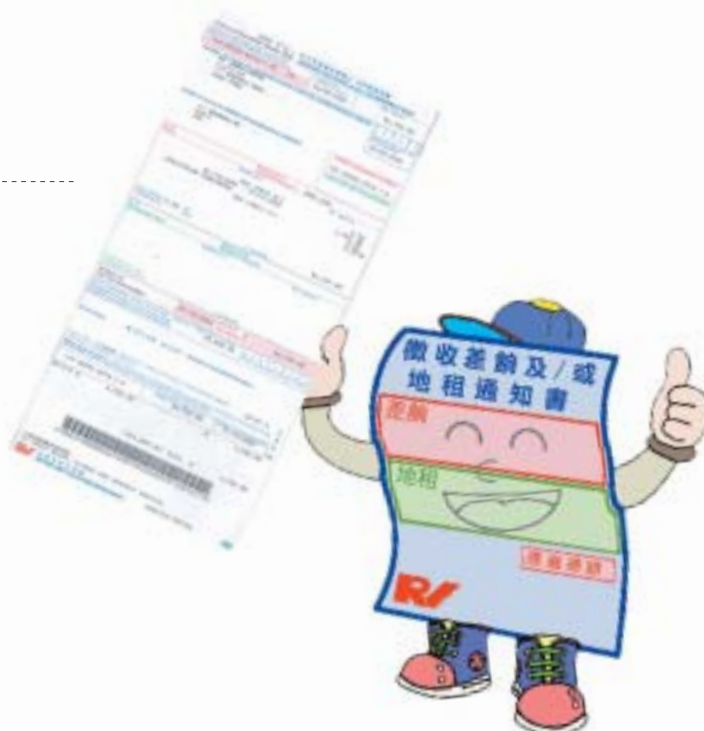
由1997年6月28日起，本署根据《地租（评估及征收）条例》负责发单征收地租。

差饷及地租均须每季预缴。倘若物业同时须缴纳差饷及地租，差饷缴纳人便会收到合并征收通知书。

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

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

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





## 物业估价服务 Property Valuation Services

### 印花税 Stamp Duty

本署审查物业的转让，向印花税署署长（由税务局局长兼任）提供估值方面的意见，目的是保障政府在印花税方面的收入。若认为所申报的转让价值不可接受，本署便会就物业的估价提供意见。

本署亦会为没有订明价值的转让物业提供估价服务。

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

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

### 遗产税 Estate Duty

本署向遗产税署署长（同样由税务局局长兼任）建议恰当的物业价值，以厘定遗产税。

The Department also advises the Estate Duty Commissioner (again the Commissioner of Inland Revenue) on the appropriate value of property for Estate Duty purposes.

### 为其他政府部门提供估价服务 Valuations for Other Government Departments

本署亦经常为政府其他部门及半政府机构提供估价服务。

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



## 物业资讯服务 Property Information Services

### 物业市场资料

#### Property Market Information

在评估差饷及物业价值的过程中，本署收集到大量的物业资料，因而能为政府在物业市场方面提供重要意见。本署定期修订多项统计数据，并分发给决策局及其他政府部门。

此外，本署亦会应各局及部门的要求，进行特别的研究及分析。

本署每年出版一期《香港物业报告》，回顾过往一年物业市场的情况，并预测未来三年的楼宇落成量。报告内亦载有住宅及非住宅物业的总存量及空置量。

另外，本署印制的《香港物业报告-每月补编》定期更新物业价格、租金统计、市场回报率、落成量和买卖宗数／总值的资料。

为配合《地产代理条例》的实施，本署设有资讯热线，市民可以透过此收费服务，利用图文传真机取得住宅物业楼龄、实用面积和物业许可用途的资料。

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

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

The Hong Kong Property Review, an annual publication of the Department, reviews the property market over the preceding year and provides forecasts of completions for the following 3 years. This Review also gives an account of the stock and vacancy of domestic and non-domestic properties.

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

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

### 编配门牌号数

#### Building Numbering

根据《建筑物条例》，差饷物业估价署署长主管全港楼宇门牌号数编配事宜。本署会在进行日常的差饷估价工作时，同时执行是项工作，为新建楼宇在落成前编配门牌号数。

本署会透过举办大规模的宣传运动，鼓励市民在楼宇和店铺入口处标示正确门牌号数。

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

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



## 楼宇名称

### Names of Buildings

本署编制及修订《楼宇名称》一书，详列全港楼宇的中英文名称、地址及落成年份。

该书可协助市民、紧急服务人员、邮政局及其他政府部门找出楼宇的地址。市民可在政府新闻处刊物销售小组购买该书，亦可登入本署网页，免费浏览该书的互联网版本。

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

This book assists the public, the emergency services, the post office and other departments to identify addresses of particular buildings. Printed copies are available for sale at the Publications Sales Section of the Information Services Department. The internet version can be viewed by the public free of charge at the Department's homepage.



## 业主与租客服务 Landlord and Tenant Services

本署负责执行《业主与租客(综合)条例》(第7章)。该条例对租住权方面的保障，以及业主与租客双方的权利与义务有所规定。本署亦因应住宅物业市场的变化，定期覆检条例。

The Department administers the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) which deals with security of tenure as well as matters relating to the rights and obligations of landlords and tenants. It also regularly reviews the Ordinance to take into account the changing circumstances of the residential market.

## 谘询及调解服务

### Advisory and Mediatory Services

本署的人员提供全面而免费的住宅租务谘询服务，包括定时前往多个民政事务处，及每天在土地审裁处当值，提供服务。

市民亦可透过本署24小时电话资讯服务，或从本署网址 <http://www.info.gov.hk/rvd>，取得有关租务一般资讯。

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

General information on landlord and tenant matters may be obtained through the Department's 24-hour automated telephone enquiry service or accessed from our website at <http://www.info.gov.hk/rvd>.





## 提供租金资料

### Supply of Rental Information

本署收到以指定表格递交的申请后，会对已根据该条例第IV部分向土地审裁处申请授予新租赁的业主/租客或其专业顾问，提供相关的租金资料，而这是一项收费服务。

Upon receipt of applications on specified form, the Department will supply relevant rental information at a fee to parties or their professional advisers who have made applications to the Lands Tribunal for the grant of new tenancies under Part IV of the Ordinance.



## 监察收楼令

### Monitoring of Possession Orders

如业主以自住或重建理由获土地审裁处颁发收回处所管有令(收楼令)，本署会定期监察有关物业，以执行该条例及收楼令的规定。

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



performance and achievement



- 评估差饷及地租
- 帐目及发单
- 估价及物业资讯服务
- 业主及租客服务
- 服务表现及目标

- Rating and Government rent
- Accounting and billing
- Valuation and property information services
- Landlord and tenant services
- Performance and service targets

## 评估差饷及地租 Rating And Government Rent

### 保存及更新估价册及地租登记册

#### Maintenance of the Valuation List and Government Rent Roll

本署不时更新和修订估价册及地租登记册内的资料，有关工作包括加入新建楼宇及须缴纳差饷及／或地租的物业、删除已拆卸楼宇及无须继续评估差饷及／或地租的物业，以及删除曾更改物业结构的原有估价和加入重新评定的估价。「临时估价」及「删除估价」是修订估价册及地租登记册的常用方法。

表10显示2002-2003年度临时估价及删除估价的数目。下面图表显示按区域划分估价册及地租登记册内临时估价和删除估价的数目，以及相对的应课差饷租值。

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

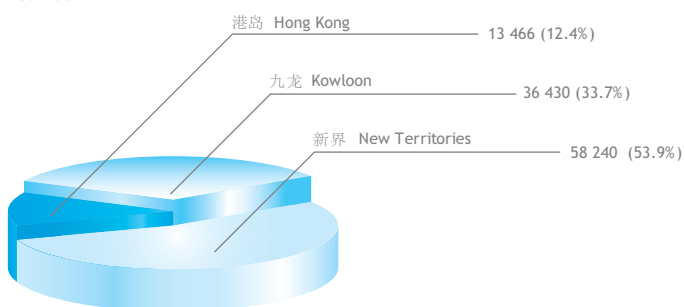
The numbers of interim valuations and deletions carried out in 2002-2003 are shown in Table 10. The following charts show the distribution by region of the total numbers and rateable values of interim valuations and deletions in the Valuation List and Government Rent Roll.

2002 - 2003年度的临时估价及删除估价  
Interim Valuations and Deletions in 2002-2003

临时估价数目

Numbers of Interim Valuations

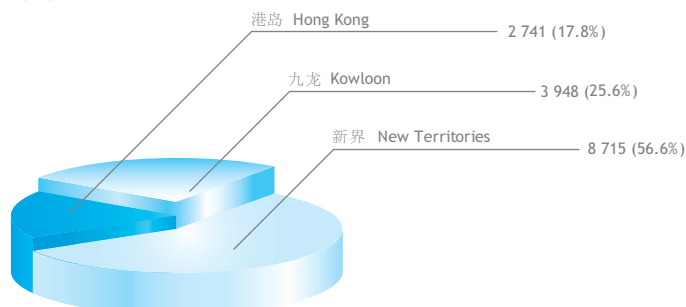
108 136



删除估价数目

Numbers of Deletions

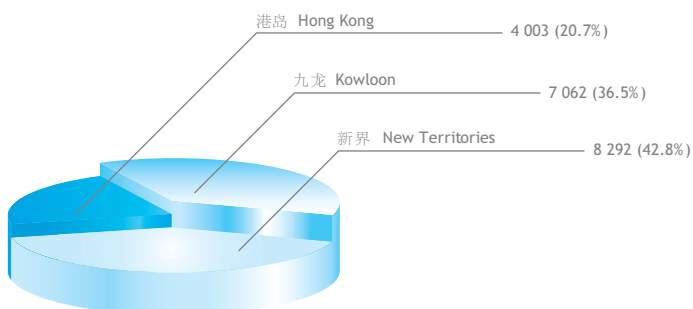
15 404



临时估价的应课差饷租值(百万元)

Rateable Value (\$million) of Interim Valuations

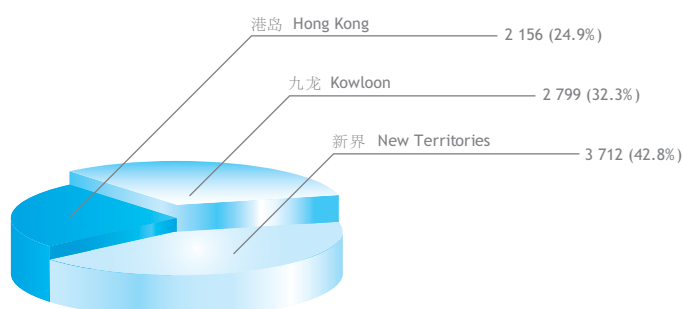
19 357



删除估价的应课差饷租值(百万元)

Rateable Value (\$million) of Deletions

8 667





## 每年重估应课差饷租值 Annual General Revaluations

不同类别以及在不同地区的物业，其租金水平会随时间变迁而有不同幅度的变动。由1999年起，本署开始每年全面重估应课差饷租值，以便根据物业的公开市值租金评定物业的最新租值，用以公平地重新分配缴纳差饷和地租的责任。

在全面重估2003-2004年度的应课差饷租值的过程中，本署重新评估载于估价册内约209万个物业的应课差饷租值，以及载于地租登记册内154万个物业的应课差饷租值。

新应课差饷租值的生效日期是2003年4月1日，估价依据日期为2002年10月1日。

重估完成后，应课差饷租值平均下调了8%。约91%物业的应课差饷租值平均下调了10%，约有8%物业的应课差饷租值维持不变。余下1%物业的应课差饷租值则有平均约10%的升幅，主要是商铺及商业楼宇。

表11详细列出全面重估应课差饷租值后，主要类别物业差饷及地租的变动。

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

Approximately 2.09 million assessments in the Valuation List and 1.54 million assessments in the Government Rent Roll were reviewed in the revaluation for 2003-2004.

The new rateable values which took effect on 1 April 2003 were based on market rents as at the valuation reference date of 1 October 2002.

The exercise had resulted in an average reduction of 8% in rateable values. For about 91% of properties the rateable values were reduced by 10% on average. About 8% had no change in rateable values. The remaining 1% of properties, mainly shops and commercial premises, had their rateable values increased by about 10% on average.

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



2003-2004年度差饷估价册及地租登记册签署仪式  
2003-2004 Valuation List and  
Government Rent Roll Declaration Ceremony

## 建议、反对及上诉 Proposals, Objections and Appeals

市民如对估价册或地租登记册内资料有意见，可于每年4月及5月份内向本署署长提交建议书，要求修改有关的资料。

然而，如果地租登记册内的物业与估价册的相同，则只须就估价册的记项提交反对建议书。估价册如因建议书而有任何修改，地租登记册亦会相应修改。

缴纳人如欲就临时估价、删除估价或更正估价册及地租登记册内的资料提出反对，可于有关通知书的发出日期起计28日内，向本署署长提交反对书。

在上述情况下，本署的专业人员均会详细考虑所有建议书和反对书。如果没有收到撤销通知书或不曾达成修改协议，署长会发出「决定通知书」。

缴纳人在接获「决定通知书」后，如仍不满署长的决定，可在「决定通知书」发出日期起计28日内向土地审裁处提出上诉。

在此情况下，本署的专业人员会就估价册及地租登记册内所列应课差饷租值提出支持的陈词和论证，并会以差饷物业估价署专家证人的身分出席土地审裁处的聆讯。

表12详列过去两年所处理过的建议书、反对书及上诉个案数目。

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

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

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

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

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

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

Details of proposals, objections and appeals dealt with in the past 2 years are shown in Table 12.

## 差饷征收率 Rates Charges

差饷是根据应课差饷租值乘以一个百分率而征收的。在2003-2004财政年度，差饷征收率为5%。自1999-2000年度起，差饷征收率维持不变，仍为5%。

现时所有差饷收入都拨入政府一般收入帐目。

Rates are payable at a percentage of rateable value. For the financial year 2003-2004, this percentage was 5%. The rates percentage charge has remained unchanged at 5% since 1999-2000.

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

## 按供水情况扣减差饷 Water Concessions

任何物业如只获政府输水管供应未经过滤的淡水，每年缴交的差饷额可获扣减7.5%。

如没有淡水供应，则每年缴交的差饷额可获扣减15%。

下表概括列出截至2003年4月1日，这些按供水情况获扣减差饷的物业数目及应课差饷租值总数：

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

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

The numbers and aggregated rateable values of assessments with water concessions as at 1 April 2003 are summarised in the table below :

按供水情况扣减差饷的物业  
Properties with Water Concessions

	应课差饷获扣减7.5% Rates payable reduced by 7.5%		应课差饷获扣减15% Rates payable reduced by 15%	
	数目 No.	应课差饷租值(千元) Rateable Value (\$'000)	数目 No.	应课差饷租值(千元) Rateable Value (\$'000)
港岛 Hong Kong	1	31	32	45 691
九龙 Kowloon	-	-	-	-
新界 New Territories	109	1 892	1 028	137 673
总数 Overall	110	1 923	1 060	183 364

根据《地租(评估及征收)条例》(第515章) 征收地租

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

截至2003年4月1日，地租登记册载有1 535 227个估价。

在2002-2003年度，本署为征收地租而进行的临时估价有92 824个，被删除的估价则有10 222个。详情见表10。

发展用地、重新发展用地及农地应否接受地租评估一事，曾争议多年。这宗上诉案已经审结，终审法院于2001年3月作出裁决，肯定了本署的观点，认为根据地租条例／规例的规定，发展中或重新发展中的用地及农地均须缴纳地租。

尽管此事的法律争议已经解决，但发展用地的估价事宜仍有争论，有待土地审裁处审理。

The number of assessments in the Government Rent Roll on 1 April 2003 was 1 535 227.

The numbers of interim valuations and deletions carried out in 2002-2003 for Government rent purposes were 92 824 and 10 222 respectively. See details in Table 10.

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

Although the legal issues have been settled, valuations of development sites are still in dispute, which will be argued before the Lands Tribunal.

## 根据《政府租契条例》(第40章) 为可续期土地契约征收地租 Government Rent for Renewable Land Leases under the Government Leases Ordinance (Cap. 40)

下表显示过去五年本署处理的个案数目和评估的应课差饷租值总数。

截至2003年3月31日，约有171 000个物业须根据《政府租契条例》(第40章)缴纳地租。由于这类租契不断续期，而且越来越多这类土地重新发展，因此，将有更多物业须要缴纳此类地租。

The numbers of cases handled by the Department and the total rateable values assessed over the past 5 years are detailed in the table below.

There were approximately 171 000 properties paying rent assessed under this Ordinance as at 31 March 2003. As more renewable leases are renewed and more land held under renewed renewable leases is redeveloped, more properties will become liable to this rent.

过去五年处理的地租(第40章)个案  
Government Rent (Cap.40) Cases Handled in the Past 5 Years

年度 Year	续期 Renewal		重新发展 Redevelopment	
	已估价物业数目 No. of Assessments	应课差饷租值总值(百万元) Total Rateable Value (\$million)	已估价物业数目 No. of Assessments	应课差饷租值总值(百万元) Total Rateable Value (\$million)
1998-1999	13 863	1 906	2 912	503
1999-2000	9 798	2 154	927	263
2000-2001	2 809	591	781	98
2001-2002	2 645	257	1 252	268
2002-2003	744	79	946	191

## 帐目及发单 Accounting and Billing

### 差饷收入 Revenue from Rates

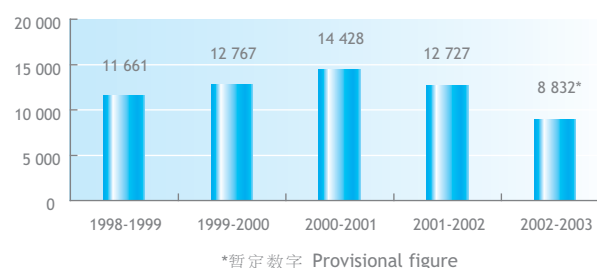
经扣除差饷退款及宽减差饷额后，预计2002-2003年度的差饷收入为88.32亿元。

右图显示过去五年的差饷收入。

The provisional revenue from rates in 2002-2003, after adjusting for refund and concession, was \$8 832 million.

The chart at the right shows the total revenue from rates in the past 5 years.

过去五年差饷收入(百万元)  
Revenue (\$million) from Rates in the Past 5 years



\*暂定数字 Provisional figure

### 差饷退款 Refund of Rates

只有空置土地及因政府取得法院颁令而空置的物业，才可获退还差饷。2002-2003年度退还的款额是一个极细小的数目。

Only vacant open land and vacancies resulting from Court Orders obtained by the Government are eligible for refunds. The amount of refund was negligible in 2002-2003.



## 差饷宽减 Rates Concession

鉴于本港经济不景，政府为纾解民困，遂一次过宽减所有差饷缴纳人的差饷。宽减措施在2002年1月1日生效，宽减金额相当于每个物业在2002年实际应缴的差饷，以2 000元为限。

由2002年4月1日起计的九个月期间，每个物业获进一步宽减最多达3 000元的差饷。在2001-2002年度及2002-2003年度，这两个宽减计划分别为差饷缴纳人节省20.94亿元和50.91亿元。

As a relief measure to address the impact of the economic downturn, a one-off concession was granted to all ratepayers with effect from 1 January 2002. The concession was equivalent to the actual rates payable for each tenement in 2002, subject to a maximum of \$2 000.

An additional rates concession up to a maximum of \$3 000 was granted for each tenement for the 9-month period starting from 1 April 2002. The 2 concession schemes brought the total savings to \$2 094 million and \$5 091 million for ratepayers in 2001-2002 and 2002-2003 respectively.

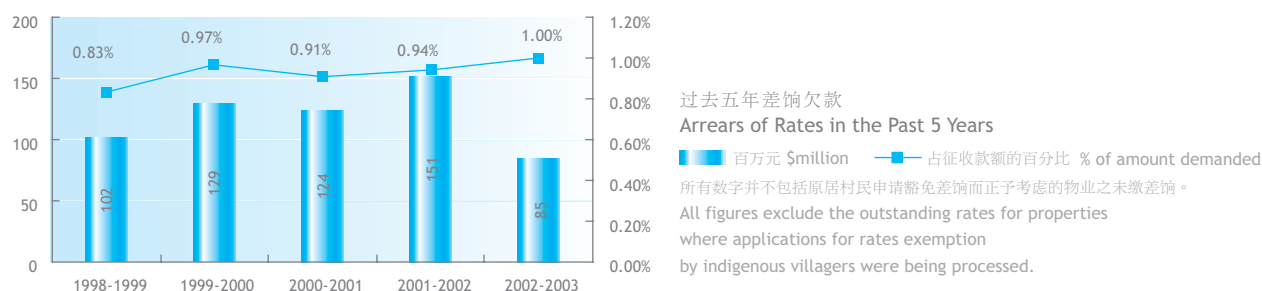
## 差饷欠款 Arrears of Rates

2002-2003年度内，本署向欠交差饷的业主追讨欠款，涉及的物业数目为77 257个。

在该财政年度终结时，共有51 191个物业尚未清缴欠款。此数目并不包括现正办理由原居村民提交的豁免差饷申请。截至2003年3月31日，拖欠的差饷为0.85亿元。下图显示过去五年的差饷欠款情况。

In 2002-2003, the Department took recovery action in respect of arrears outstanding for 77 257 properties.

51 191 properties had outstanding rates at the end of the financial year. The number of properties with outstanding rates excluded the properties for which applications for rates exemption by indigenous villagers were being processed. By 31 March 2003, \$85 million rates were in arrears. The chart below shows arrears of rates in the past 5 years.



## 地租收入及欠款

### Revenue from Government Rents and Arrears

2002-2003年度的预算地租收入为42.09亿元。

截至2003年3月31日，拖欠地租的物业约有34 119个，未收的款项约为6 300万元，占应收地租额1.22%。至于原居村民因申请租金优惠而暂时未缴的地租，以及正向土地审裁处提出上诉，而土地审裁处已颁发暂缓缴纳令的物业所欠缴款项均未有包括在内。

The provisional revenue from Government rents in 2002-2003 was \$4 209 million.

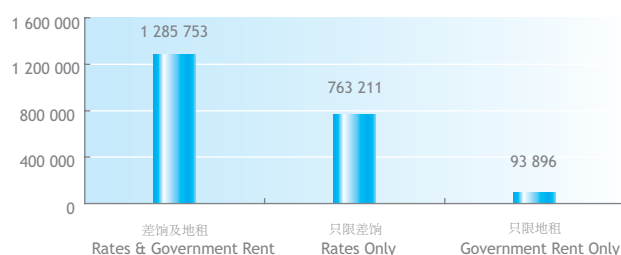
Some 34 119 properties had rent arrears as at 31 March 2003, comprising about \$63 million or 1.22% of Government rent demanded. This amount excluded the outstanding Government rent for properties owned by indigenous villagers where applications for rent concession were being processed. Also excluded were the outstanding arrears of properties under appeal to the Lands Tribunal where holding-over orders have been granted.

## 差饷及地租帐目

### Rates and Government Rent Accounts

截至2003年4月1日，差饷及地租帐目超逾200万个。下图显示各种不同类别帐目的数量。

Over 2 million rates and Government rent accounts were maintained by the Department as at 1 April 2003. The numbers of different types of accounts are set out in the chart below.



差饷及地租帐目

#### Numbers of Rates and Government Rent Accounts

不超逾「最低应课差饷租值 3 000 元」的物业并不包括在内  
Excluding properties with rateable value not exceeding the "Minimum Rateable Value of \$3 000".

## 宣传准时缴款

### Announcement on Prompt Payment

为提醒缴纳人准时缴交差饷及地租，本署在每季到期缴交差饷及地租的月份，均在电视播出宣传短片并在电台作出广播。

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

## 估价及物业资讯服务 Valuation and Property Information Services

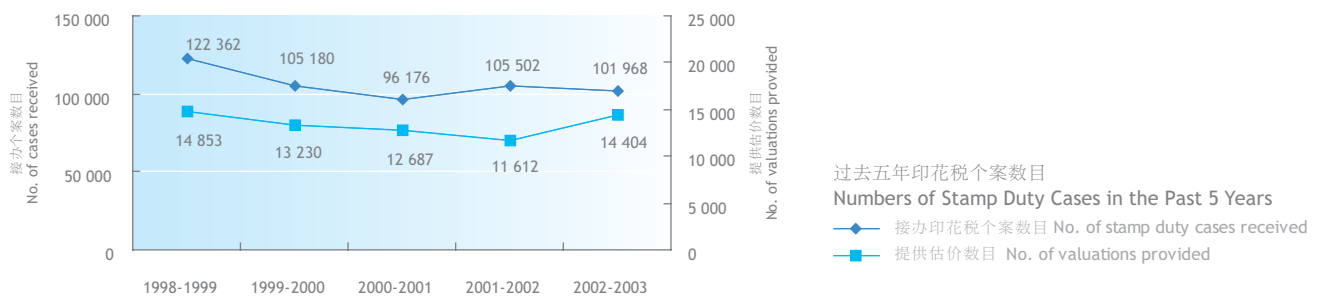
### 印花税 Stamp Duty

在2002-2003年度内，共有101 968宗个案须审查及估价。本署共提供了14 404项估价，涉及的物业主要是申报价值偏低或是未有在契约上注明转让价值。

下图显示过去五年这方面的工作量。

In 2002-2003, the number of cases received for examination and valuation was 101 968. The Department provided 14 404 valuations where the stated consideration was considered inadequate and for properties transferred without stated consideration.

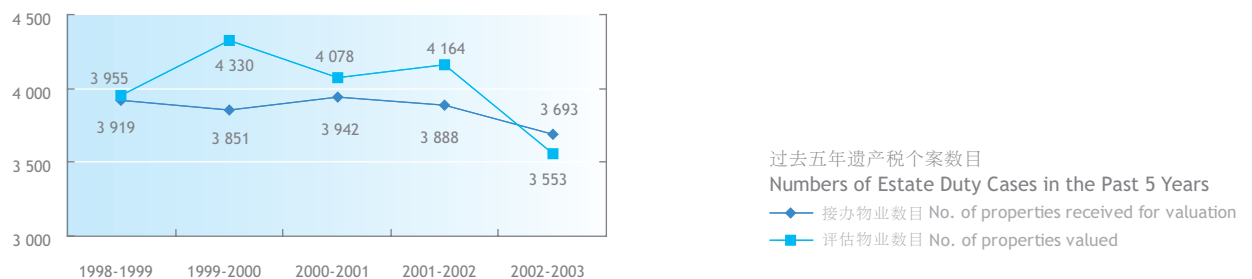
The graph below shows the volume of this type of work in the past 5 years.



### 遗产税 Estate Duty

年内，共有1 037宗个案交由本署评定物业价值，涉及的物业达3 693个。下图显示过去五年的遗产税工作量。

During the year, 1 037 cases involving 3 693 properties were forwarded to the Department for valuation. The graph below shows the volume of Estate Duty work in the past 5 years.

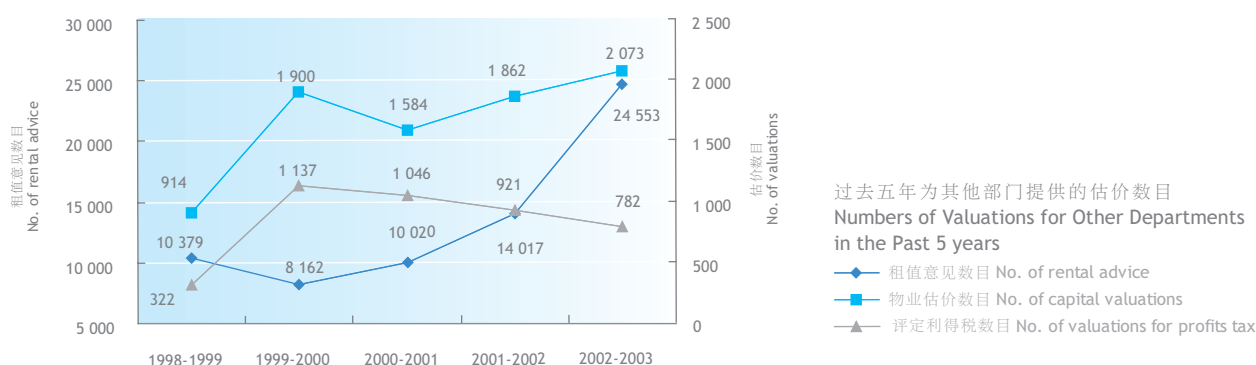


## 为其他政府部门和半政府机构提供估价服务

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

过去一年间，本署为其他政府部门及半政府机构提供估价服务，包括为24 553宗个案提供租值意见、评估2 073项物业售价及782宗利得税个案。下图显示本署过去五年所提供的这类估价服务。

Other valuations, including 24 553 rental advice, 2 073 capital valuations and 782 profits tax cases were provided to other Government departments and quasi-government bodies in the past year. These valuation services given in the past 5 years are summarised in the graph below.



## 提供物业资讯服务

### Property Information Services

本署为协助政府制定政策而负责的物业研究及市场监察工作，在过去数年间明显增多。

除不时回应公众人士、政府决策局、部门及机构查询资料的要求外，本署也致力将物业市场的信息传送给房屋及规划地政局，以便该局更新其综合电脑系统内的资料。该系统旨在集中提供土地供应、房屋产量及物业市场的详细资料，以便当局准确掌握全港的房屋发展方向及市场活动。

《香港物业报告》2003年版主要是回顾2002年物业市场的情况，并预测2003至2005年的楼宇落成量。该份报告印文本已公开发售，市民也可到本署网页(网址：<http://www.info.gov.hk/rvd>)免费浏览。

至于该刊物的每月补充资料《香港物业报告-每月补编》，市民同样可到本署网页免费浏览或下载有关物业租金、价格及落成量的最新统计资料。市民亦可使用本署的24小时电话资讯服务(电话：2152 2152)，经图文传真机取得这些资料。本署另备有每月补编的印文本，供免费取阅。

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

Requests for information from the public, Government bureaux, departments and organisations are received continuously. The Department is also heavily involved in providing property information to the Housing, Planning and Lands Bureau for inclusion in their integrated computerised system to provide central information on land supply, housing production and the property market to facilitate gauging of territory-wide housing development and market activities.

The 2003 edition of the Hong Kong Property Review gives a review of the property market in 2002 and provides forecasts of completions in 2003 to 2005. While printed copies of this publication are on sale to the public, the internet version is available for free public viewing from the Department's homepage at <http://www.info.gov.hk/rvd>.

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



## 编配门牌号数 Building Numbering

年内获编配门牌号数的楼宇，在港岛和九龙共有90幢，而在新界有4 922幢。

除定期在已有门牌编配系统的地区为新建楼宇编配门牌号数外，本署还为以往没有正式门牌号数的新界乡郊地区，编配有系统的门牌号数。

为向市民提倡正确地标示门牌号数，本署定期举办宣传活动，以唤起市民的注意，最近一次在2000年底举行。本署将于2003年底展开下一次宣传活动。

During the year, building numbers were allocated to 90 buildings in Hong Kong and Kowloon and 4 922 buildings in the New Territories.

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

To promote correct display of building numbers, publicity campaigns were regularly conducted with the latest one held at the end of 2000. The Department will start the next publicity campaign at the end of 2003.

## 《楼宇名称》 "Names of Buildings" Book

2001年版的《楼宇名称》于2001年12月出版，印文本已公开发售。市民也可到本署网页免费浏览书内的资料，而网上版的资料每六个月更新一次。本署于2003年底出版此刊物的2003年版。

The 2001 edition of the "Names of Buildings" Book was published in December 2001. Printed copies are available for sale. Entries in the book can be viewed free of charge at the Department's homepage. This internet version is updated by the Department every 6 months. The Department will publish the 2003 edition of this publication at the end of 2003.



## 业主与租客服务 Landlord and Tenant Services

### 《业主与租客(综合)条例》 Landlord and Tenant (Consolidation) Ordinance

自从该条例的第I及II部分于1998年12月31日届满后，差不多所有住宅租客的租住权均受该条例第IV部保障，而须缴纳市值租金。

在2002-2003年度内，本署共处理了29 915份根据第IV部提交的新租出或重订协议通知书。

该条例的修订草案已于2002年12月通过。该等修订的主要目的，是精简重订住宅租赁及收回处所管有的程序，加重侵扰租客、非法强令租客迁出的罚则，并改善该条例的一般运作。

另一修订草案于2003年5月刊登宪报，并于2003年6月提交立法会审议。该修订草案建议修订法例，以撤销该条例第IV部分所载的住宅租赁的租住权保障，以及该条例第V部分所载的终止非住宅租赁的最短通知期规定。

Following the expiry of Parts I and II of the Ordinance on 31 December 1998, nearly all domestic tenants are now given security of tenure under Part IV of the Ordinance subject to payment of prevailing market rents.

A total of 29 915 Notices of New Lettings/Renewal Agreements under Part IV were processed in 2002-2003.

An Amendment Bill to the Ordinance was enacted in December 2002. The amendments are mainly to streamline the procedures in renewal of domestic tenancies and recovery of possession of premises, increase penalties for harassment and unlawful eviction of tenants, and improve the general operation of the Ordinance.

A further Amendment Bill was gazetted in May 2003 and submitted to the Legislative Council in June 2003. It proposes legislative amendments to remove the security of tenure restrictions for domestic tenancies under Part IV and the minimum notice requirement for terminating non-domestic tenancies under Part V of the Ordinance.

### 谘询及调解服务 Advisory and Mediatory Services

在2002-2003年度内，本署处理约152 500宗查询，其中49 000宗经由本署每天派往土地审裁处当值的人员处理，另有12 000宗经由每星期指定时间派往民政事务处当值的人员处理。

In 2002-2003, some 152 500 enquiries were handled, with 49 000 and 12 000 of these being dealt with by officers during their daily and weekly visits to the Lands Tribunal and District Offices respectively.

### 提供租金资料 Supply of Rental Information

为协助向土地审裁处申请聆讯的诉讼双方，本署在2002-2003年度提供租金资料给约130个申请人。

To assist parties involved in Lands Tribunal hearings, rental data were provided to about 130 applicants during 2002-2003.

## 服务表现及目标 Performance and Service Targets

### 服务承诺 Performance Pledge

2002-2003年度服务承诺所列的11项工作，全部达到或超越所定的服务水平及目标。

2003-2004年度的服务承诺单张，载录了新的服务表现及目标。

For all the 11 activities listed in the 2002-2003 Performance Pledge, set service levels and targets were either exceeded or achieved.

The new service levels and targets are contained in the 2003-2004 Performance Pledge pamphlet.

### 24小时电话资讯服务 24-hour Automated Telephone Enquiry Service

本署推出的24小时电话资讯服务，可让市民透过预录声带，查询有关差饷、地租及租务事宜，以及差饷／地租发单和征收的最新资料。

使用这项服务的人士亦可选择以图文传真机，接收某些资料，例如物业市场统计数字。

对市民有影响的政策和程序如有修改，也可以透过此系统让市民得知。市民只须以电话致电2152 2152便可使用这项服务。

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

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

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

### 综合电话查询中心 Integrated Call Centre

本署设有24小时电话资讯服务，但随著综合电话查询中心的第一阶段服务于2002年3月推出后，市民也可选择使用24小时由接线生接听的电话查询服务。最后阶段的服务将于2003年底推出，届时将涵盖帐目及发单方面的查询。

In addition to the automated telephone enquiry service, a 24-hour operator service is also available through the Integrated Call Centre, with the first phase launched in March 2002. The final phase will be implemented in late 2003 to cover enquiries on accounting and billing matters.



new and improved serv





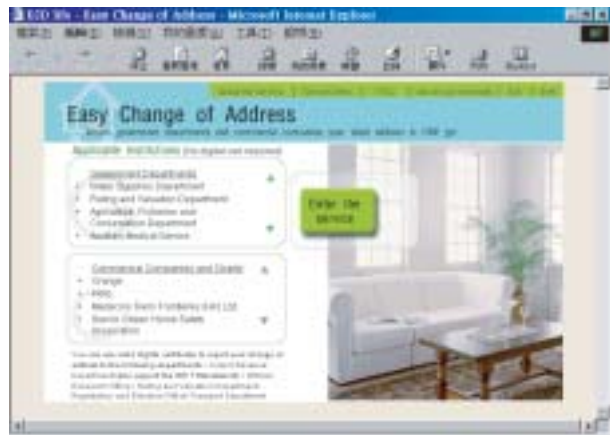
- 地址更改易服务
  - 综合电话查询中心
  - 中、英文物业地址及楼宇名称
  - 综合征收及缴款通知书服务
  - 电子方式递交表格及通知书
- 
- Easy Change of Address Service
  - Integrated Call Centre
  - Bilingual Property Addresses and Building Names
  - Consolidated Demand and Payment Service for Multiple Properties
  - Electronic Submission of Forms and Notices

## 地址更改易服务

### Easy Change of Address Service

公共服务电子化计划现时为公众人士提供网上「地址更改易」服务，市民可同时通知超过十个政府部门更改其通讯地址。由于本署是其中一个参加公共服务电子化计划的部门，因此差饷和地租缴纳人可随时随地透过互联网更新其通讯地址，既方便又快捷。这项设施24小时运作，并且无须使用数码签署。

The Electronic Service Delivery (ESD) scheme now provides an online "Easy Change of Address" service for the public to inform over 10 Government departments simultaneously of their latest correspondence address. As this Department is one of the participants in the ESD scheme, rates and Government rent payers can easily update their correspondence addresses through the internet, on an anytime, anywhere basis. This is a 24-hour facility and does not require the use of digital signature.



## 综合电话查询中心

### Integrated Call Centre

这项以客为本的服务于2002年3月首度推出，并且24小时运作，提供全日由接线生操作的公众电话查询服务。服务范围在本年内已扩展，而涵盖帐目及发单资料的最后阶段将于2003年底推出。市民可致电本署的24小时电话资讯服务(2152 2152)，或综合电话查询中心的24小时由接线生操作的热线(2152 0111)查询。

This customer-focused initiative was first launched in March 2002 to provide 24-hour operator service for public telephone enquiries. The scope of its services has been expanded during the year and the final phase covering account and billing information will be implemented in late 2003. All telephone enquiries can be made through either the Department's 24-hour Automated Telephone Enquiry Service at 2152 2152, or the 24-hour operator service of the Integrated Call Centre at 2152 0111.

## 中、英文物业地址及楼宇名称

### Bilingual Property Addresses and Building Names

将于2004年3月公布的新估价册及地租登记册，会首次以中、英文显示所有物业的地址。如物业有楼宇名称，本署亦会在物业地址内加入楼宇名称。缴纳人可选择接收显示英文或中文地址的差饷及地租通知书。

The new Valuation List and Government Rent Roll to be declared in March 2004 will show property addresses in both English and Chinese for the first time. Building names, if available, will also be incorporated into the property addresses. Payers will then be given a choice to receive the demands for rates and Government rent in either English or Chinese language.

## 综合征收及缴款通知书服务

### Consolidated Demand and Payment Service for Multiple Properties

本署将于2004年初推出综合征收及缴款通知书服务。届时，拥有多个物业的差饷／地租缴纳人可申请这项服务，接收载列缴纳人各项物业应缴纳的差饷／地租总额的综合通知书，而无须收到个别物业的征收通知书。这项服务可方便缴纳人处理每季通知书的帐目和缴款工作，同时亦可为政府节省不少文具和邮费开支。

The Department will introduce a Consolidated Demand and Payment Service in early 2004, whereby a payer with multiple properties may apply for a consolidated rates/Government rent demand listing the amounts payable for all his properties instead of receiving separate demands for each and every individual property. This service will benefit such payers as it will facilitate their processing and accounting work as well as their payment for each quarterly demand. It will also save considerable stationery and postage expenses.

## 电子方式递交表格及通知书

### Electronic Submission of Forms and Notices

为了促进电子商贸，政府已提出《2003年电子交易条例（修订）条例草案》，以便能推行新措施，包括接纳以电子记录的形式送达的法定表格和通知书。这修订条例草案通过后，对于《差饷条例》、《地租（评估及征收）条例》及《业主与租客（综合）条例》下现时规定以亲身递交或邮寄方式送达的法定表格和通知书，本署将接纳以电子方式递交。这项新安排预计会于2004年底实施，而本署正著手为这项新安排作准备。

In an effort to facilitate the conduct of e-business, the Electronic Transactions Ordinance (Amendment) Bill 2003 has been introduced in order to enable, among other things, the acceptance of electronic records of statutory forms and notices. Pending its enactment, the Department will accept electronic submission of statutory forms and notices currently required to be served by personal service or by post under the Rating Ordinance, the Government Rent (Assessment and Collection) Ordinance and the Landlord and Tenant (Consolidation) Ordinance. Preparations are underway to cater for this new arrangement, expected to be put in place in late 2004.







- 每年全面重估应课差饷租值
- 评估地租
- 外判工作
- 检讨架构
- 有关评估差饷及地租的审核报告
- 政府服务电子化策略
- 综合物业资料库
- 物业资讯通
- Annual General Revaluations
- Government Rent Assessment
- Outsourcing Opportunities
- Institutional Review
- Audit Review on Assessment of Rates and Government Rent
- E-Government Strategy
- Integrated Property Data Base
- Property Information Hub



## 每年全面重估应课差饷租值 Annual General Revaluations

现时全港的差饷估价超逾210万个，地租估价也达到140万个。本署每年全面重估应课差饷租值时，要以非常紧绌的人手在短時間內覆核和更新这些估价，确是一项艰巨和充满考验的工作。我们甚至必须在2003-2004年度估价册反对书的覆核工作完成以前，开始详细计划2004-2005年度的重估工作。我们的资源有限，但有待处理的工作却很多，要妥善运用资源和安排先后次序，实在不容易。鉴于经济不景、物业市场疲弱，加上非典型肺炎对经济造成的严重打击，下一次的全面重估应课差饷租值工作毫无疑问会加倍困难和极具挑战性。

The annual general revaluation remains to be a massive and testing task, with over 2.1 million rating assessments and 1.4 million Government rent assessments to be reviewed and updated within a short period of time under severe manpower constraints. Elaborate planning of the next revaluation exercise for 2004-2005 commenced even before the completion of review of the large number of objections against the 2003-2004 Valuation List. Competing resources and priorities present a major challenge to the Department. Given the economic recession, the weak property market and the severe impact of SARS on the economy, the next general revaluation will undoubtedly be a difficult and formidable one.



## 评估地租 Government Rent Assessment

终审法院的裁决，已经确立了法理依据，发展用地、重建用地与农地虽然无须缴纳差饷，但本署有权评估及征收该等用地的地租。不过，有关发展用地租值的评估方法仍有争议，我们会向土地审裁处提交一宗测试个案，以待裁决。

The legal basis for assessment of Government rent in respect of development, redevelopment and agricultural land, which is not liable for rates, has been upheld by the Court of Final Appeal. However, the method of valuation to be used in assessing development sites is still being contested. A test case will be put to the Lands Tribunal for determination.



## 外判工作

### Outsourcing Opportunities

为了以有限的资源，应付不断增加的工作量，本署考虑更多利用私营机构提供的服务，以便清理积压的工作。2003年初的试验计划顺利完成后，本署再批出两份涉及新界乡郊物业估价工作的合约。本署会考虑扩大外判工作的范围和规模，以便处理因资源所限而积压已久的工作。

To tackle increasing workload against limited resources, outsourcing opportunities had been explored to make use of the market in service delivery and in clearing backlog of work. Following the successful completion of a pilot scheme in early 2003, the Department has awarded another 2 contracts for the assessment of rural properties in the New Territories. The Department will consider further outsourcing opportunities, in terms of both scope and scale, for work that has been outstanding for a long time but cannot be dealt with due to resource constraints.



## 检讨架构

### Institutional Review

在经济气候欠佳的情况下，本署仍继续探索、开拓商机和进一步提高工作效率，以及检讨部门的组织架构。我们已仔细研究多个方案及其可行性。年内，政府内外的经济环境皆出现了一些重大变化，促使本署重新研究早前曾考虑的方案。

尽管如此，本署仍继续透过重组架构、重整工序、重订次序和外判工作，推行多个改进效率和削减成本措施。

Amidst a difficult economic climate, the Department has continued to explore business and efficiency opportunities, and to review its institutional structure. A number of studies had been undertaken to examine possible options and their feasibility. During the year, there were significant economic changes both within and outside the Government environment which had prompted the need to re-visit the proposals previously considered.

Notwithstanding, various efficiency improvement and cost cutting initiatives have been implemented through re-organisation, re-engineering, re-prioritisation and outsourcing.

## 有关评估差饷及地租的审核报告

### Audit Review on Assessment of Rates and Government Rent

审计署署长已经对本署的表现发表审核报告，就九项工作范围提出改善建议。这些工作范围包括加强监察以确保在24个月的时限内完成临时估价工作、撤销指定乡村区、向不符合豁免资格的物业追讨地租，以及评估广告招牌的差饷。我们认同大部分的建议，并已立即展开跟进行动。

The Director of Audit has conducted a review on the Department's performance and made recommendations for improvements in 9 areas of activities including the monitoring of the 24-month time bar for interim valuations, de-designation of Designated Village Areas (DVAs), recovery of Government rent for tenements not qualified for exemption and rating of advertising signs. We agree in general with most of the recommendations and are taking immediate follow-up actions.

## 政府服务电子化策略

### E-Government Strategy

本署十分注重不断提升资讯科技系统的功能，以应付将来的服务需求。另外，本署会于未来五年推行多个计划，以进一步提高效率和成本效益。本署会特别著重客户服务、工作策划、服务表现管理，以及整体基础设施的支援，以便更有效地实施政府服务电子化的各项措施。

Strong emphasis is placed on the continuing development of information technology capabilities to meet future service demands. Various projects will be implemented over the next 5 years with a view to further enhancing efficiency and cost-effectiveness. Special emphasis will be given to customer service, work planning, performance management and overall infrastructure support to facilitate the implementation of various e-government initiatives.



## 综合物业资料库 Integrated Property Data Base

本署设有一个完备的全港物业资料库，供评定差饷和进行估价之用。除了协助执行本署各种职能外，这个资料库亦处理与若干政府部门及外界机构的资料交换。

为了扩大现时以文本为基础的物业资料库的用途，本署快将启用一个综合物业资料库。该资料库不但网罗物业资讯的文字记录与图象资料，还能让本署更快捷有效地执行评定差饷和估价工作，并能快速地及以符合成本效益的原则，处理部门对外或对内的传送、交换和共用物业资料。第一阶段的服务将于2003年底推出。

The Department maintains a comprehensive, territory-wide, property database for rating and valuation purposes. In carrying out various departmental functions, it also exchanges data with a number of Government departments and external organisations.

To add value to the current text-based property database, the Department will soon implement an Integrated Property Data Base (IPDB). In addition to providing a comprehensive textual and graphic repository of property information, the IPDB will enhance the efficiency and effectiveness of rating and valuation work. It will also help facilitate the transfer, exchange and sharing of property data within and outside of the Department in a timely and cost-effective manner. The first phase of this project will be implemented by the end of 2003.

## 物业资讯通 Property Information Hub

政府正构思发展一个物业资讯通，以期提供一站式的物业资讯服务，方便市民以电子方式查阅各个政府机构储存的物业资料。本署拥有庞大的物业资料库，现正与有关的政府决策局和部门，协力成立此物业资讯通。此计划的主要目的是为公众及私营机构，尤其是物业界别的从业员和商界，提供完备的物业资讯服务，从而促进物业交易。本署正研究该计划的可行性。

The concept of a Property Information Hub is being developed by Government, aiming at providing "one-stop" electronic access to property information held by various Government bodies. This Department, in possession of massive property data, is collaborating with the relevant Government bureaux and departments on the establishment of this Property Information Hub. The primary objective is to facilitate property transactions by providing a comprehensive property information service to both the public and private sectors, especially property-related practitioners and the business community. A feasibility study is currently being undertaken.







政策：差饷物业估价署遵循「减用、再用和再造」三大原则使用资源。  
宗旨：节约资源和减少废物。  
目标：限制纸张使用量，务求每年增幅不超过3%。

Policy : The Rating and Valuation Department will exercise the principles of Reduce, Reuse and Recycle in the consumption of resources.  
Objective : Resources saving and wastes reduction.  
Target : To limit the yearly growth rate of the consumption of paper to no more than 3% each year.

## 管制人员环保报告 Controlling Officer's Environmental Report

### 环保内务管理方法

#### Green Housekeeping Measures

在日常运作方面推行各项环保措施，一向是本署的优先处理项目。本署委任了内务秘书为「环保经理」，负责监察及定期检讨部门环保措施的施行。为了提高员工的环保意识，以及争取他们的支持，本署已：

- 定期通过内联网发布环保内务管理的多项措施；以及
- 藉著环境保护署的协助，为员工举办讲座及工作坊，例如绿色生活及环保驾驶等。

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

- circulated regularly through the intranet various departmental green housekeeping measures; and
- organised through the Environmental Protection Department some in-house seminars and workshops for staff on green living, eco-driving, etc.



### 节省能源

#### Energy Conservation

为了节省能源，本署一向鼓励员工遵行一系列节省能源的措施，包括：

- 当阳光照射室内时，将百叶窗帘放下；
- 通往升降机大堂和接连没有空调房间的门经常保持关闭；
- 在没有人使用办公室时，将房间及开敞办公地方的所有供电系统关掉；以及
- 鼓励共用部门车辆队以减少汽油消耗。

To conserve energy, the Department has encouraged staff to adopt a series of energy saving measures, including

- lowering venetian blinds when direct sunlight is penetrating a window;
- keeping closed the entrance doors to lift lobbies and non air-conditioned rooms;
- switching off electricity supplies for rooms and open plan areas when the offices are left vacant; and
- encouraging sharing of pool cars to reduce fuel consumption.

## 善用纸张和信封

### Economy in the Use of Paper and Envelopes

本署亦有制定多项善用纸张和信封的措施，例如：

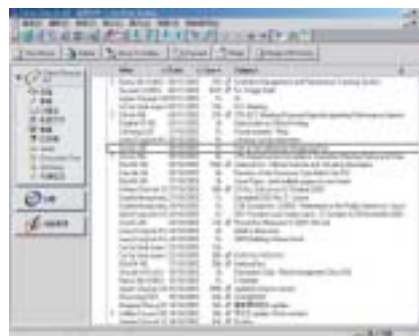
- 充分利用每张纸的正反两面和尽量减低文件的分发数量；
- 利用不再使用的表格和文件的空白一面作草稿纸；
- 在设计部门表格时要特别注意善用纸张的原则，并控制印刷表格的数量，以减少浪费；
- 尽量使用可供重复使用的钉孔信封来传递不属机密类别的文件；
- 在节日时不寄发贺卡，改以电邮道贺；
- 覆检文件的分发名单，以期尽量减少印文本的数目；
- 全面推行电脑化的工时记录管理系统，以代替人手填写工时记录表；以及
- 减少指引和守则印文本的数目，并广泛使用内联网及分区资料库。

在本署员工通力合作之下，2002-2003年度耗用A3及A4纸的数量为12 070令，较2001-2002年度的12 265令减少1.6%。在去年的耗纸量中，循环再造纸的用量为1 695令，较2001-2002年度循环再造纸1 035令的耗量增加64%。

The Department has also introduced a number of measures to economise the use of paper and envelopes, such as

- using both sides of the paper and to keep the number of copies of documents to the minimum possible;
- using outdated forms and obsolete copies of documents with one clean side as drafting paper;
- exercising utmost care in the design of departmental forms and controlling the quantity to be printed in order to minimise wastage;
- using transit envelopes whenever possible for unclassified documents;
- sending e-greetings in festive occasions to replace greeting cards;
- reviewing distribution list of documents to keep it to minimal level;
- implementing computerised Timesheet Management System to replace manual recording of worksheet; and
- reducing the number of hardcopy manuals and regulations, and widening the use of intranet and Divisional Information Centre.

With concerted staff efforts, the consumption of A3 and A4 paper in 2002-2003 was 12 070 reams, indicating a decrease of 1.6% against 12 265 reams in 2001-2002. Among all the paper consumed last year, 1 695 reams were recycled paper representing an increase of 64% against 1 035 reams of recycled paper used in 2001-2002.



## 废物管理 Management of Wastes

本署亦积极减少并回收废物。在2002-2003年度，本署共回收废纸54 111公斤，较2001-2002年度的67 172公斤减少19%。这反映本署在2002-2003年度在减少并限制用纸方面取得的成果。本署亦与激光打印机墨盒供应商达成协议，回收已使用的打印机墨盒。

此外，本署参加了2002-2003年度的「人人有脑 希望工程」，捐赠了100台剩馀而操作正常的电脑和其他电脑附件，这既可推广循环再用有用的资源，又可帮助弱势社群。

The Department has also made efforts to reduce and recycle wastes. In 2002-2003, 54 111 kilograms of waste paper were collected, representing a drop of 19% when compared with 67 172 kilograms collected in 2001-2002. This reflects that the Department was successful in reducing waste and limiting the consumption of paper in 2002-2003. Arrangements have also been made with the suppliers to collect used laser printer cartridges.

To promote reuse of serviceable resources and at the same time to help the under-privileged, the Department donated 100 sets of surplus serviceable computers and various computer accessories to the Project CompuAid in 2002-2003.



## 前瞻 Way Forward

为求在环保成绩上不断求进，本署会将「取代」(Replace) 这环保新原则纳入为我们的环保政策，同事会采用环保采购的措施，例如以数码相机取代传统相机，以及在电子打字机、传真机和车辆等办公室器材不能再用时，先作仔细检讨是否需要才决定维修或以新的器材取代。

为配合政府节省能源和用纸的目标，本署会力求在2003-2004财政年度节省2.5%用纸和1.5%能源。全体组别员工都要仔细检讨用纸的情况，并尽力减低用纸的数量。本署亦设计了一套节省能源的电脑程式，当联网的电脑闲置达15分钟，中央系统便会自动关闭有关电脑的硬碟。本署会继续制订各项措施，务求有效达致节省能源和用纸的目标。

To continue improving its environmental performance, the Department will include the new principle of "Replace" in its environmental policy and implement green procurement, e.g. to replace conventional cameras by digital cameras, to review critically the need for replacement of office equipment such as electronic typewriters, fax machines, vehicles, etc.

To comply with the Government's drive to economise on the use of energy and paper, the Department will aim at achieving a 2.5% reduction in paper and 1.5% in energy consumption in the financial year 2003-2004. All sections will be required to critically review their paper consumption pattern and place greater efforts in cutting the quantity of paper used. An energy-saving programme has been designed to centrally log out the networked computers when they have been idling for more than 15 minutes. The Department will continue to develop effective measures to reduce energy and paper consumption.







由左至右：

黄张坤仪女士 - 内务秘书 · 黄振韶先生 - 副署长 · 史伟信先生 - 差饷估值顾问

彭赞荣先生 - 差饷物业估价署署长

萧权生先生 - 助理署长(专责事务) · 老兴忠先生 - 助理署长(差饷及物业估价事务) · 曾梅芬女士 - 助理署长(行政)

From left to right:

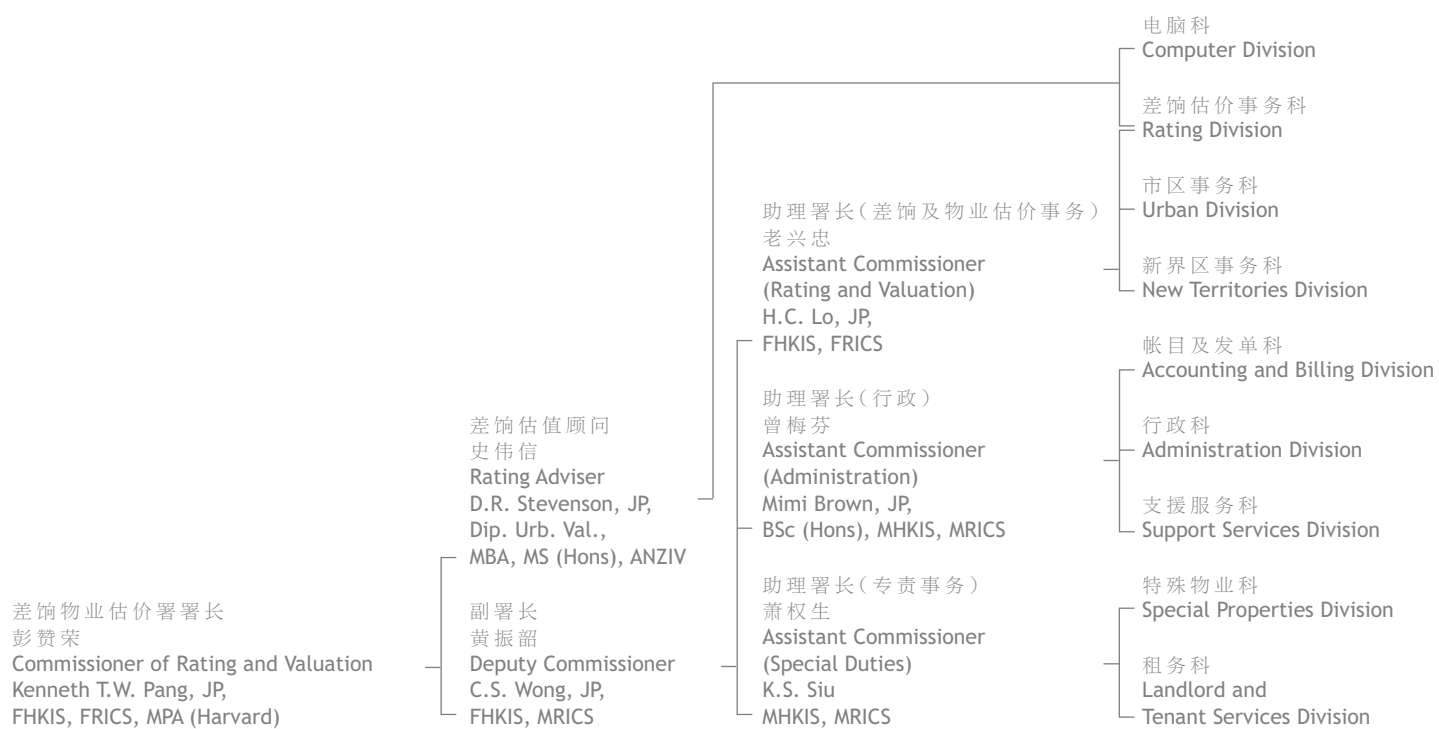
Mrs. Alice Wong - Departmental Secretary · Mr. C.S. Wong - Deputy Commissioner · Mr. D.R. Stevenson - Rating Adviser

Mr. Kenneth T.W. Pang - Commissioner of Rating and Valuation

Mr. K.S. Siu - Assistant Commissioner (Special Duties) · Mr. H.C. Lo - Assistant Commissioner (Rating and Valuation) · Mrs. Mimi Brown - Assistant Commissioner (Administration)



部门架构(2003年4月1日)  
Organisation Structure (1 April 2003)



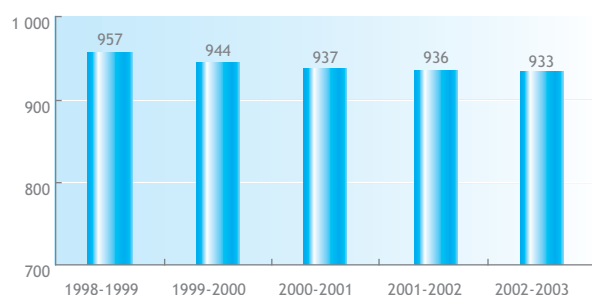
## 人手编制 Staffing

截至2003年4月1日止，本署总实际人数为933人，其中专业职系人员占106名、技术职系人员占411名、一般职系人员占334名、其他职系人员占82名。

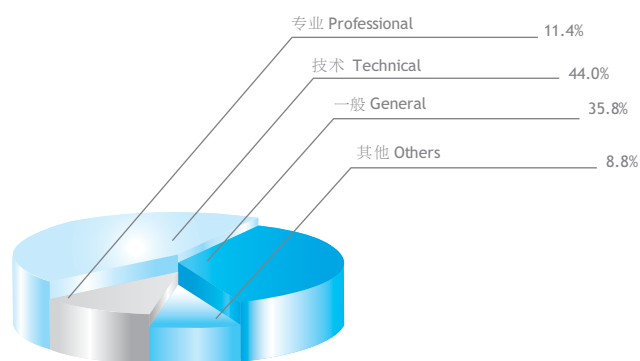
以下图表显示过去五年的总实际人数，以及截至2003年4月1日为止按职系区分的员工比例：

As at 1 April 2003, the Department had a total strength of 933 officers including 106 professional officers, 411 technical officers, 334 general grade officers and 82 officers of other grades.

The following figures show the total strength of staff in the past 5 years and the distribution of officers by grade as at 1 April 2003:



过去五年总实际人数(员工数目)  
Total Strength in the Past 5 Years (No. of Staff)



截至2003年4月1日按职系区分的员工分布图  
Distribution of Officers by Grade as at 1 April 2003

附录A列出本署在2002年4月1日及2003年4月1日的编制及实际人数，以及两者的对比。本署高级首长级人员亦在若干跨部门或外间委员会担任成员，该等委员会名称载于附录B。

本署于2002-2003年度的个人薪酬(不计长俸、旅费、宿舍等开支)及部门开支达4.069亿元，上一年度则为3.892亿元。

Annex A sets out a comparison of the establishment and strength as at 1 April 2002 and 1 April 2003. Senior directorate staff also serve on inter-departmental and external committees, and a list of the committees is at Annex B.

Expenditure on personal emoluments (other than pensions, passages, quarters, etc.), and charges for departmental expenses amounted to \$406.9 million in 2002-2003, compared with \$389.2 million in the preceding year.

## 培训与发展计划 Training and Development Plan

本署2002-2003年度培训与发展计划已顺利推行。年内，每名员工的平均受训日数为四天。现今，环境转变、工作量日益增加、工作日趋复杂，以及市民期望不断提高，均使我们的工作更富挑战性。管方深明培训的重要性，因此为员工安排多方面的训练课程，既针对部门所提供的需求，也照顾员工的事业发展和个人抱负。

The Departmental Training and Development Plan for 2002-2003 was implemented satisfactorily. Staff has attended training courses for 4 days on average over the year. The Department is fully aware of challenges to staff presented by the changing environment, the increasing volume of work, complexity of issues, and higher public expectations. Apart from addressing the Department's needs in its service delivery, the various training and development programmes contribute to meeting the career development needs and personal aspirations of staff.

### 专业人员训练 Professional Staff Training

为专业人员的职业前途发展，本署安排一名高级物业估价测量师，于2003年4月到英国估价部门接受为期六个月的实习。

为了提高员工在集成估价方面的技巧，本署安排一名高级物业估价测量师及四名物业估价测量师参加由香港理工大学主办的两天电脑集成估价课程。

在管理技巧方面，三名高级物业估价测量师参加了公务员培训处举办的公营机构领袖训练课程，该课程为期一个月。

另有两名首席物业估价测量师到内地考察。年内，我们首次资助物业估价测量师职系人员修读深造课程，向两名物业估价测量师各发放一万元，以资助他们修读硕士学位课程。

在延续专业知识发展进修方面，本署为专业人员及见习人员，举办了四个与专业范畴有关的研讨会。

另外，八名专业人员参加了一个由专家学院举办为期两天的专家证人培训课程。

For career development purposes, 1 Senior Valuation Surveyor was attached to the Valuation Office Agency of United Kingdom for 6 months since April 2003.

To sharpen our skills in mass appraisal, 1 Senior Valuation Surveyor and 4 Valuation Surveyors attended a 2-day Computer-assisted Mass Appraisal (CAMA) training course held by Hong Kong Polytechnic University.

On the management front, 3 Senior Valuation Surveyors attended the 1-month Leadership in the Public Sector Programme organised by the Civil Service Training and Development Institute.

2 Principal Valuation Surveyors paid a familiarisation visit to mainland China.

For the first time, we introduced sponsorship for the Valuation Surveyor grade officers to undertake post-graduate studies. Under this scheme, two Valuation Surveyors obtained sponsorship of \$10 000 each for pursuing their Master Degree study.

For continued professional development, 4 seminars were held for professional officers and trainees on topics related to our professional work.

In addition, 8 professional officers attended a 2-day expert witness course run by the Academy of Experts.

## 专业资格

### Professional Membership

年内，有六名人员通过了香港测量师学会主办的专业能力最终评审，并申请成为香港测量师学会专业会员。

同年，共有七名人员通过英国列丁大学或物业管理学院开办的物业管理函授课程的期终考试，符合申请成为香港测量师学会产业测量组专业会员的学历要求。

6 officers passed the Final Assessment of Professional Competence (APC) conducted by the Hong Kong Institute of Surveyors (HKIS) and applied for election to professional membership.

During the year, a total of 7 staff members passed the final examination of Estate Management correspondence courses run by the University of Reading or College of Estate Management in the United Kingdom, which satisfy in full the academic requirements for corporate membership of the HKIS in the General Practice Division.

## 内部训练课程

### In-house Training Courses

年内，本署职员培训组为478名员工举办了17个内部训练课程及经验分享会，各有不同主题，内容涵盖多个范畴，包括部门电脑系统运作、地租事宜、估价实务及工作程序。

职员培训组也安排了一个内部讲座，介绍如何利用数码地图，评估商铺价值，该讲座吸引了超过一百名专业及技术职系人员参加。

为提高员工对资讯科技保安的意识和了解，以及让他们更明白有关的责任，职员培训组分23次为九百多名员工举办相关的讲座。

此外，培训组还为61名新入职人员安排六项入职讲座。

The Department's Staff Development Section organised a great variety of in-house training courses and experience sharing sessions on different subjects, including computer systems in the Department, Government rent issues, valuation practices and work procedures. A total of 17 seminars/courses were held for 478 trainees during the year to cover the above subjects.

An in-house seminar on "Valuation of shops by Digital Map" was well attended by over 100 professional and technical staff.

IT security awareness training was conducted for all staff of the department. A total of 23 sessions for more than 900 staff had been organised which helped raise staff's awareness and understanding on IT security as well as their responsibility in this respect.

In addition, 6 induction seminars were held for 61 new-comers to the Department.



## 其他训练课程

### Other Training Courses

年内，本署安排了多个电脑及资讯科技应用课程，员工反应非常踊跃。共有21名专业及技术职系人员参加私人承办商就SAS程式举办的多个课程。此外，政府大型承办商亦提供不同种类的电脑课程，参加者多达280人次。本署职员共有1 663人次参加公务员培训处举办的各项课程。

The response of staff on computer training and IT applications was encouraging. 21 professional and technical officers attended various training courses on SAS Programmes run by private contractors. In addition, a total of 280 attendances were recorded for a variety of computer courses run by the Government bulk contractors.

A total of 1 663 attendances were also recorded for a wide range of courses organised by the Civil Service Training and Development Institute.

## 海外机构与内地机关到访本署

### Visits from Overseas Organisations and Mainland Authorities

同年共有六个海外学术及专业机构和内地地方机关到访本署，大大促进学术和专业范畴，以及工作相关事宜的交流。

During the year, there were 6 visits to the Department from overseas academic and professional institutions and also mainland local authorities. These visits fostered exchange of views at an academic and professional level as well as on work related issues.

## 国际物业税务学会第五届周年会议(2002年)

### International Property Tax Institute (IPTI) 5th Annual Conference, 2002

国际物业税务学会第五届周年会议于2002年8月在香港举行。是次国际会议首次由亚洲城市主办。为期四天的会议是由加拿大国际物业税务学会、美国林肯土地政策学院和本署合办，以「物业税在亚洲面临的挑战」为主题。在约200位与会人士中，约80位是来自23个国家／地区的海外代表。是次会议取得空前成功。

During August 2002, the 5th Annual Conference of the International Property Tax Institute was held in Hong Kong which was the first Asian city to host this international forum. The 4-day conference, with the theme "Property Tax Challenges in Asia", was jointly organised by the Department, the International Property Tax Institute of Canada and the Lincoln Institute of Land Policy of USA. The event attracted some 200 participants including 80 overseas delegates from 23 countries/territories all over the world and concluded with tremendous success.





## 职员关系和参与 Staff Relations and Participation

本署一向尽力确保员工能自由发表对署内事务的意见，以促进良好的员工关系。

由职方、管方及公务员事务局代表所组成的部门协商委员会，提供一个有效的沟通渠道。委员会每三个月开会一次，商讨员工福利事宜，并就所提出的事宜迅速采取跟进行动。年内，部门协商委员会亦就成立差饷物业估价署营运基金和解决财赤措施，举行数次特别会议。

一般职系协商委员会的主要功能是藉著定期举行会议，以加强管方与一般职系员工的沟通和合作。

部门公务员建议书审核委员会专责评审员工就促进效率或节省开支措施提交的建议。年内，该委员会收到多项建议，并对部分同事给予奖励，以嘉许其创意及主动精神。

本署署长每月均向全体员工发送一份名为《电子快讯》的部门通讯，简报本署当前的事务及即将面临的挑战。为了进一步改善部门的内部沟通，署方亦定期举行工馀茶聚，让管职双方在轻松的气氛下聚首一堂。

本署亦一年两次编印一份专供署内员工阅读，名为《估艺集》的杂志，其内容多姿多采，包括署内花絮和不同主题的文章等，全部文稿均由本署员工提供。

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

The Departmental Consultative Committee, comprising representatives of the staff, management side and Civil Service Bureau, provides an effective means of communication. Meetings are held quarterly to discuss matters affecting the well-being of staff, and prompt follow-up action is taken on matters raised. A number of special Departmental Consultative Committee meetings were held during the year to discuss matters relating to establishing the RVD Trading Fund and measures to tackle the fiscal deficits.

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

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

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

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



## 社交及康乐 Social and Recreation

### 康乐社 Recreation Club

年内，本署的康乐社筹办了多个不同类型的社交及康乐活动，包括体育比赛、插花班、西贡一日遊、东龙岛一日遊、参观米埔自然保护区及香港理工大学画出彩虹活动。

本署的义工队一向热心公益，年内参与的义务工作计有香港伤残青年协会卖旗日、探访阳光之家、保良局125周年步行筹款及心连心全城抗炎大行动。

康乐社的经费来源包括员工福利基金、会员的入会费，以及各项活动的参加费用。

The Department's Recreation Club organised a number of sports competitions and recreational activities during the year, including flower arrangement classes, Tour to Sai Kung, Day Trip to Tung Lung Island, Visit to the Mai Po Nature Reserve Area and Human Rainbow Project of the Hong Kong Polytechnic University.

The RVD Social Working Group participated in a wide variety of volunteer works, such as Flag Day of the Hong Kong Federation of Handicapped Youth, visit to the Project Sunshine of Caritas Medical Centre, Po Leung Kuk Charity Walk 2002 and the Operation UNITE.

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

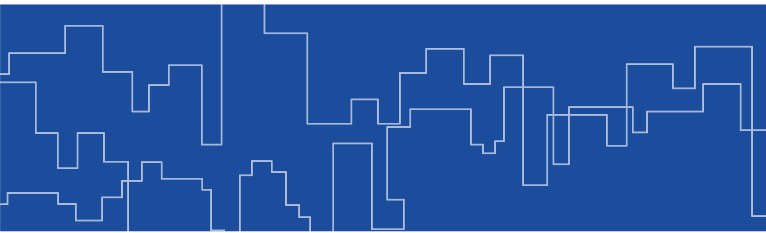
### 慈善活动 Charity

本署参与公益金及香港乐施会举办的多项慈善活动，筹得的善款超过37 000元。

The Department raised a total of over \$37 000 for various charity events organised by the Community Chest and the Oxfam Hong Kong.







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估价册 - 截至 2003 年 4 月 1 日各地区的已估价物业  
Valuation List - Assessments by District as at 1 April 2003

地区 District	数量 Number	应课差饷租值 Rateable Value (千元\$'000)
中西区 Central and Western	145 948	33 972 501
湾仔 Wan Chai	97 142	20 019 182
东区 Eastern	200 425	23 097 672
南区 Southern	72 634	12 233 434
港岛 Hong Kong	516 149	89 322 788
油尖旺 Yau Tsim Mong	155 072	25 489 052
深水埗 Sham Shui Po	101 691	11 766 074
九龙城 Kowloon City	129 313	14 689 393
黄大仙 Wong Tai Sin	84 349	8 497 519
观塘 Kwun Tong	135 587	15 554 144
九龙 Kowloon	606 012	75 996 181
葵青 Kwai Tsing	101 601	20 115 705
荃湾 Tsuen Wan	96 002	10 547 206
屯门 Tuen Mun	146 035	10 537 538
元朗 Yuen Long	118 670	8 547 241
北区 North	83 017	5 220 466
大埔 Tai Po	88 775	6 733 822
沙田 Sha Tin	195 570	17 074 365
西贡 Sai Kung	98 887	8 642 134
离岛 Islands	38 372	9 195 897
新界 New Territories	966 929	96 614 373
总数 OVERALL	2 089 090	261 933 343

估价册 - 截至 2003 年 4 月 1 日各地区的已估价私人住宅物业  
Valuation List - Private Domestic Assessments by District as at 1 April 2003

地区 District	A 及 B 类 CLASSES A & B		C 类 CLASS C		D 及 E 类 CLASSES D & E		杂类物业 MISCELLANEOUS		总数 TOTAL	
	数量 Number	应课差餉租值 Rateable Value	数量 Number	应课差餉租值 Rateable Value	数量 Number	应课差餉租值 Rateable Value	数量 Number	应课差餉租值 Rateable Value	数量 Number	应课差餉租值 Rateable Value
		(千元\$'000)		(千元\$'000)		(千元\$'000)		(千元\$'000)		(千元\$'000)
中西区 Central and Western	67 563	4 590 402	9 070	1 831 407	13 232	6 241 271	268	36 374	90 133	12 699 454
湾仔 Wan Chai	43 279	3 374 086	7 149	1 284 040	10 669	4 242 044	218	27 646	61 315	8 927 816
东区 Eastern	134 895	9 892 020	17 376	2 861 505	5 507	1 396 331	168	40 143	157 946	14 189 999
南区 Southern	37 634	2 582 583	3 499	639 409	8 443	5 189 995	58	80 316	49 634	8 492 303
港岛 Hong Kong	283 371	20 439 090	37 094	6 616 360	37 851	17 069 642	712	184 480	359 028	44 309 572
油尖旺 Yau Tsim Mong	85 134	5 046 868	9 084	1 155 080	2 587	727 225	508	31 119	97 313	6 960 292
深水埗 Sham Shui Po	59 423	3 241 010	6 608	721 092	2 647	634 111	491	34 789	69 169	4 631 002
九龙城 Kowloon City	70 278	4 310 388	17 123	2 314 888	9 165	2 432 330	257	33 498	96 823	9 091 105
黄大仙 Wong Tai Sin	62 588	3 562 511	272	30 729	65	10 493	161	8 353	63 086	3 612 086
观塘 Kwun Tong	86 361	5 002 201	659	57 854	122	28 154	203	14 910	87 345	5 103 119
九龙 Kowloon	363 784	21 162 979	33 746	4 279 643	14 586	3 832 314	1 620	122 668	413 736	29 397 604
葵青 Kwai Tsing	59 324	3 193 476	3 071	363 234	603	103 791	352	29 085	63 350	3 689 586
荃湾 Tsuen Wan	57 710	3 222 353	2 635	206 243	838	128 642	480	34 638	61 663	3 591 876
屯门 Tuen Mun	100 185	3 583 994	3 377	234 557	2 182	319 251	215	32 022	105 959	4 169 824
元朗 Yuen Long	82 740	2 880 685	9 102	651 440	4 117	416 423	730	18 990	96 689	3 967 538
北区 North	59 799	2 395 798	2 578	165 570	1 692	144 464	820	19 046	64 889	2 724 878
大埔 Tai Po	59 598	2 694 605	4 476	400 198	5 005	1 072 095	233	21 183	69 312	4 188 082
沙田 Sha Tin	124 421	6 812 832	10 945	1 292 678	4 286	898 686	184	44 028	139 836	9 048 225
西贡 Sai Kung	78 816	4 352 065	2 149	206 206	3 799	1 206 766	100	33 294	84 864	5 798 330
离岛 Islands	26 715	1 089 337	4 237	413 554	2 697	618 924	159	5 030	33 808	2 126 845
新界 New Territories	649 308	30 225 144	42 570	3 933 681	25 219	4 909 043	3 273	237 316	720 370	39 305 184
总数 OVERALL	1 296 463	71 827 212	113 410	14 829 685	77 656	25 810 998	5 605	544 464	1 493 134	113 012 360

上述数字包括在租者置其屋计划下已售出的租住单位，但不包括另行评估的停车位。

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



估价册 - 截至 2003 年 4 月 1 日各地区的已估价公屋住宅物业

Valuation List - Public Domestic Assessments by District as at 1 April 2003

地区 District	房屋委员会 Housing Authority				房屋协会及香港平民屋宇有限公司 Housing Society & Hong Kong Settlers Housing Corporation Limited			
	租者置其屋计划下 已售出的前租住公屋单位 Former Rental Housing Units sold under TPS*		租住公屋 Rental Housing		租住公屋 Rental Housing			
	数量 Number	应课差饷租值 Rateable Value (千元\$'000)	租者置其屋计划下 仍未售出的单位 Units unsold under TPS*	应课差饷租值 Rateable Value (千元\$'000)	非租者置其屋计划 Non TPS*	应课差饷租值 Rateable Value (千元\$'000)	数量 Number	应课差饷租值 Rateable Value (千元\$'000)
中西区 Central and Western	-	-	-	-	5	20 260	6	38 080
湾仔 Wan Chai	-	-	-	-	-	-	-	-
东区 Eastern	2 483	111 420	1 141	41 112	66	1 348 200	452	260 228
南区 Southern	2 436	104 471	822	29 649	51	965 922	5	27 008
港岛 Hong Kong	4 919	215 890	1 963	70 760	122	2 334 382	463	325 316
油尖旺 Yau Tsim Mong	-	-	-	-	3	105 948	668	31 916
深水埗 Sham Shui Po	3 136	134 129	1 688	54 799	118	1 489 299	8	48 254
九龙城 Kowloon City	-	-	-	-	29	583 384	18	213 039
黄大仙 Wong Tai Sin	15 235	706 461	8 169	298 845	122	2 451 178	-	-
观塘 Kwun Tong	9 271	390 111	6 768	209 554	151	3 038 350	9	175 344
九龙 Kowloon	27 642	1 230 701	16 625	563 199	423	7 668 160	703	468 553
葵青 Kwai Tsing	9 058	335 273	3 015	88 709	131	2 611 708	482	110 729
荃湾 Tsuen Wan	-	-	-	-	34	494 255	175	59 835
屯门 Tuen Mun	7 324	187 553	5 364	109 161	68	1 000 874	-	-
元朗 Yuen Long	-	-	-	-	95	1 127 816	-	-
北区 North	8 404	235 281	4 053	101 432	25	367 610	18	16 747
大埔 Tai Po	10 070	366 818	5 221	146 013	21	448 278	-	-
沙田 Sha Tin	19 751	702 355	6 747	202 276	69	1 351 344	16	123 048
西贡 Sai Kung	3 346	115 584	1 916	45 170	35	824 789	6	41 007
离岛 Islands	-	-	-	-	51	321 619	-	-
新界 New Territories	57 953	1 942 863	26 316	692 762	529	8 548 294	697	351 366
总数 OVERALL	90 514	3 389 454	44 904	1 326 721	1 074	18 550 836	1 863	1 145 235

另行评估的停车位并不包括在上述数字内。  
上述数字所表示的估价物业通常以大厦为单位：  
只有经租者置其屋计划已售出或仍未售出的单位  
才普遍会以个别单位数目显示。

The above figures exclude parking spaces which are separately assessed.  
\*TPS: Tenants Purchase Scheme  
Number denotes units of assessments which are normally on a building basis,  
except for those units sold and unsold under TPS which will generally indicate number of individual flats.

估价册 - 截至 2003 年 4 月 1 日各地区的已估价铺位及其他商业楼宇  
Valuation List - Shop and Other Commercial Assessments by District as at 1 April 2003

地区 District	铺位 Shop		其他商业楼宇 Other Commercial	
	数量 Number	应课差饷租值 Rateable Value (千元\$'000)	数量 Number	应课差饷租值 Rateable Value (千元\$'000)
中西区 Central and Western	9 537	3 213 126	2 620	1 702 204
湾仔 Wan Chai	7 178	3 550 598	1 874	1 395 695
东区 Eastern	8 704	2 082 799	1 097	484 539
南区 Southern	2 101	545 710	273	110 463
港岛 Hong Kong	27 520	9 392 233	5 864	3 692 901
油尖旺 Yau Tsim Mong	19 582	7 448 031	3 453	2 313 419
深水埗 Sham Shui Po	8 662	2 266 850	1 365	350 666
九龙城 Kowloon City	7 855	1 524 533	895	337 033
黄大仙 Wong Tai Sin	2 939	694 307	150	107 521
观塘 Kwun Tong	5 050	1 506 992	265	250 517
九龙 Kowloon	44 088	13 440 714	6 128	3 359 156
葵青 Kwai Tsing	3 338	949 482	170	121 921
荃湾 Tsuen Wan	4 345	1 281 620	210	207 608
屯门 Tuen Mun	4 912	1 151 471	153	177 599
元朗 Yuen Long	6 082	1 250 813	379	173 503
北区 North	2 795	747 657	55	38 396
大埔 Tai Po	2 541	661 135	142	105 708
沙田 Sha Tin	4 178	1 850 559	68	175 871
西贡 Sai Kung	2 320	621 676	22	59 813
离岛 Islands	2 152	1 065 677	60	25 547
新界 New Territories	32 663	9 580 089	1 259	1 085 967
总数 OVERALL	104 271	32 413 037	13 251	8 138 023

估价册 - 截至 2003 年 4 月 1 日各地区的已估价写字楼及工贸大厦

Valuation List - Office and Industrial/Office Assessments by District as at 1 April 2003

地区 District	写字楼 Office		工贸大厦 Industrial/Office	
	数量 Number	应课差饷租值 Rateable Value (千元\$'000)	数量 Number	应课差饷租值 Rateable Value (千元\$'000)
中西区 Central and Western	24 513	7 808 707	-	-
湾仔 Wan Chai	13 008	3 693 827	-	-
东区 Eastern	4 810	1 535 339	178	61 372
南区 Southern	1 119	60 234	24	4 801
港岛 Hong Kong	43 450	13 098 107	202	66 173
油尖旺 Yau Tsim Mong	23 026	3 983 152	79	9 365
深水埗 Sham Shui Po	1 410	273 040	980	216 746
九龙城 Kowloon City	1 295	259 194	18	3 621
黄大仙 Wong Tai Sin	75	25 037	350	33 770
观塘 Kwun Tong	1 260	503 134	1 240	268 390
九龙 Kowloon	27 066	5 043 557	2 667	531 892
葵青 Kwai Tsing	641	160 927	293	112 732
荃湾 Tsuen Wan	1 390	123 609	466	23 280
屯门 Tuen Mun	595	29 585	-	-
元朗 Yuen Long	559	38 765	-	-
北区 North	237	31 997	61	3 854
大埔 Tai Po	59	8 234	-	-
沙田 Sha Tin	477	168 398	204	41 499
西贡 Sai Kung	5	8 676	-	-
离岛 Islands	280	409 584	-	-
新界 New Territories	4 243	979 775	1 024	181 366
总数 OVERALL	74 759	19 121 439	3 893	779 430

估价册 - 截至 2003 年 4 月 1 日各地区的已估价工厂大厦及货仓  
Valuation List - Factory and Storage Assessments by District as at 1 April 2003

地区 District	工厂大厦 Factory		货仓 Storage	
	数量 Number	应课差饷租值 Rateable Value (千元\$'000)	数量 Number	应课差饷租值 Rateable Value (千元\$'000)
中西区 Central and Western	507	54 718	15	6 059
湾仔 Wan Chai	-	-	-	-
东区 Eastern	6 419	1 127 819	23	60 461
南区 Southern	4 473	494 573	11	17 361
港岛 Hong Kong	11 399	1 677 110	49	83 881
油尖旺 Yau Tsim Mong	2 045	199 777	2	175
深水埗 Sham Shui Po	5 529	872 144	56	87 122
九龙城 Kowloon City	2 981	564 095	117	73 950
黄大仙 Wong Tai Sin	3 316	396 822	-	-
观塘 Kwun Tong	19 633	2 220 136	153	127 025
九龙 Kowloon	33 504	4 252 974	328	288 272
葵青 Kwai Tsing	16 787	1 528 009	701	1 001 511
荃湾 Tsuen Wan	10 832	1 118 997	464	245 531
屯门 Tuen Mun	6 844	461 318	271	47 740
元朗 Yuen Long	1 185	358 146	101	42 001
北区 North	2 263	203 379	40	48 428
大埔 Tai Po	340	371 120	-	-
沙田 Sha Tin	10 411	876 188	286	302 819
西贡 Sai Kung	34	158 136	5	3 674
离岛 Islands	25	57 397	111	130 800
新界 New Territories	48 721	5 132 689	1 979	1 822 503
总数 OVERALL	93 624	11 062 773	2 356	2 194 657

估价册 - 截至 2003 年 4 月 1 日各类物业的估价及应课差饷租值

Valuation List - Distribution of Assessments and Rateable Values by Category as at 1 April 2003

类别	Category	数量 Number	%	应课差饷租值 Rateable Value (千元\$'000)	%
住宅	Domestic Premises	1 540 975	73.8	134 035 151	51.2
铺位及其他商业楼宇	Shops and Other Commercial Premises	117 522	5.6	40 551 060	15.5
写字楼	Offices	74 759	3.6	19 121 439	7.3
工贸大厦	Industrial/Office Premises	3 893	0.2	779 430	0.3
工厂大厦	Factories	93 624	4.5	11 062 773	4.2
货仓	Storage Premises	2 356	0.1	2 194 657	0.8
停车位*	Parking Spaces*	212 472	10.2	7 568 685	2.9
其他物业	Others	43 489	2.1	46 620 148	17.8
总数	Overall	2 089 090	100.0	261 933 343	100.0

\* 包括住宅及非住宅停车位。

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

估价册 - 截至 2003 年 4 月 1 日按应课差饷租值划分的已估价物业  
Valuation List - Analysis of Assessments by Rateable Value Range as at 1 April 2003

应课差饷租值 (元) Rateable Value Range (\$)		港岛 Hong Kong	九龙 Kowloon	新界 New Territories	总数 Total	%	累积 % <sup>^</sup> Cumulative % <sup>^</sup>
3 001 -	9 999	1 954	6 285	23 885	32 124	1.5	1.5
10 000 -	19 999	24 017	27 066	102 926	154 009	7.4	8.9
20 000 -	29 999	35 240	38 699	108 056	181 995	8.7	17.6
30 000 -	39 999	29 947	64 812	190 551	285 310	13.7	31.3
40 000 -	49 999	57 608	116 052	185 617	359 277	17.2	48.5
50 000 -	59 999	60 563	87 887	118 538	266 988	12.8	61.3
60 000 -	69 999	53 966	62 964	66 760	183 690	8.8	70.0
70 000 -	79 999	36 967	40 176	43 694	120 837	5.8	75.8
80 000 -	89 999	32 735	25 087	28 535	86 357	4.1	80.0
90 000 -	99 999	22 841	20 207	17 084	60 132	2.9	82.8
100 000 -	119 999	30 438	25 149	20 037	75 624	3.6	86.5
120 000 -	139 999	19 266	16 583	13 062	48 911	2.3	88.8
140 000 -	159 999	13 816	12 165	7 236	33 217	1.6	90.4
160 000 -	179 999	13 288	10 269	5 626	29 183	1.4	91.8
180 000 -	199 999	8 841	8 922	4 611	22 374	1.1	92.9
200 000 -	249 999	17 270	12 355	7 055	36 680	1.8	94.6
250 000 -	299 999	13 020	7 229	4 287	24 536	1.2	95.8
300 000 -	349 999	8 534	4 289	3 172	15 995	0.8	96.6
350 000 -	399 999	5 279	2 717	2 475	10 471	0.5	97.1
400 000 -	449 999	4 022	2 132	1 612	7 766	0.4	97.4
450 000 -	499 999	3 885	1 941	1 587	7 413	0.4	97.8
500 000 -	599 999	5 134	2 390	1 860	9 384	0.4	98.2
600 000 -	749 999	4 781	2 221	1 957	8 959	0.4	98.7
750 000 -	999 999	4 526	2 147	1 653	8 326	0.4	99.1
1 000 000 -	1 499 999	3 323	2 320	1 521	7 164	0.3	99.4
1 500 000 -	1 999 999	1 508	1 157	749	3 414	0.2	99.6
2 000 000 -	2 999 999	1 424	1 038	867	3 329	0.2	99.7
3 000 000 -	9 999 999	1 626	1 210	1 296	4 132	0.2	99.9
10 000 000 -	99 999 999	318	539	596	1 453	0.1	100.0
100 000 000 -	999 999 999	10	5	18	33	*	100.0
1 000 000 000 -	99 999 999 999	2	-	5	7	*	100.0
总数	Overall	516 149	606 013	966 928	2 089 090	100.0	-

\* 低于 0.05%。

\* Percentage below 0.05%.

<sup>^</sup> 在“%”及“累积 %”二栏内之数字是独立计算得来，  
由于以四舍五入计算，最后一栏的数字，表面上看来可能出现误差。

<sup>^</sup> Figures in the '% and 'Cumulative %' columns are computed separately,  
and there may be apparent errors for some figures in the last column  
due to rounding.



地租登记册 - 截至 2003 年 4 月 1 日各地区的已估价物业

Government Rent Roll - Assessments by District as at 1 April 2003

地区 District	不超逾最低应课差餉租值 * Not Exceeding Minimum Rateable Value *		超逾最低应课差餉租值 Above Minimum Rateable Value	
	数量 Number		数量 Number	应课差餉租值 Rateable Value (千元\$'000)
中西区 Central and Western	24		10 439	6 514 286
湾仔 Wan Chai	-		7 906	2 448 695
东区 Eastern	83		42 421	4 188 948
南区 Southern	11		28 432	3 073 841
港岛 Hong Kong	118		89 198	16 225 771
油尖旺 Yau Tsim Mong	31		22 819	5 521 388
深水埗 Sham Shui Po	252		99 110	10 249 169
九龙城 Kowloon City	26		36 590	5 590 229
黄大仙 Wong Tai Sin	8		82 224	5 757 120
观塘 Kwun Tong	12		133 385	11 985 042
九龙 Kowloon	329		374 128	39 102 948
葵青 Kwai Tsing	317		99 481	15 836 528
荃湾 Tsuen Wan	2 350		96 663	8 849 721
屯门 Tuen Mun	4 556		142 547	7 262 608
元朗 Yuen Long	29 411		116 915	6 706 243
北区 North	32 171		76 637	4 349 585
大埔 Tai Po	30 351		84 535	5 929 577
沙田 Sha Tin	4 735		189 133	14 534 018
西贡 Sai Kung	13 790		94 187	7 582 953
离岛 Islands	18 238		35 437	7 275 987
新界 New Territories	135 919		935 535	78 327 221
总数 OVERALL	136 366		1 398 861	133 655 939

\* 凡物业的应课差餉租值不超逾最低应课差餉租值 3 000 元，用以计算地租的应课差餉租值在法律上当作为 1 元，而应缴地租为每年 0.03 元。实际上，本署不会向这类物业发出征收地租通知书。

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

2002-2003 年度临时估价及删除估价 \*  
Interim Valuations and Deletions in 2002-2003 \*

地区 District	差饷及地租 Rates and Government Rent				只计差饷 Rates Only				只计地租 Government Rent Only			
	临时估价 Interim Valuations		删除估价 Deletions		临时估价 Interim Valuations		删除估价 Deletions		临时估价 Interim Valuations		删除估价 Deletions	
	数量	应课 差饷租值	数量	应课 差饷租值	数量	应课 差饷租值	数量	应课 差饷租值	数量	应课 差饷租值	数量	应课 差饷租值
	Number	Rateable Value	Number	Rateable Value	Number	Rateable Value	Number	Rateable Value	Number	Rateable Value	Number	Rateable Value
	(千元\$'000)	(千元\$'000)	(千元\$'000)	(千元\$'000)	(千元\$'000)	(千元\$'000)	(千元\$'000)	(千元\$'000)	(千元\$'000)	(千元\$'000)	(千元\$'000)	(千元\$'000)
港岛 Hong Kong	6 985	1 717 731	163	240 576	6 421	2 143 102	2 559	1 550 843	60	142 627	19	364 681
九龙 Kowloon	31 577	3 418 298	1 832	560 585	3 572	2 739 439	2 035	1 860 689	1 281	903 785	81	377 639
新界 New Territories	46 997	3 768 138	1 649	791 421	5 319	1 752 508	588	722 623	5 924	2 771 461	6 478	2 197 634
总数 Overall	85 559	8 904 167	3 644	1 592 582	15312	6 635 049	5 182	4 134 156	7 265	3 817 873	6 578	2 939 954

\* 不包括在估价册 / 地租登记册直接载入和删除的估价。

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

2003-2004 年度重估应课差饷租值 - 对主要类别物业的影响<sup>(1)</sup>  
 2003-2004 General Revaluation - Effect on Main Property Types<sup>(1)</sup>

物业类别 Property Type	差饷 Rates			地租 Government Rent		
	应课差饷租值 平均增减	平均每月 差饷(元)	平均每月 差饷增减(元)	应课差饷租值 平均增减	平均每月 地租(元)	平均每月 地租增减(元)
	Average Change in Rateable Value %	Average Rates Payment \$p.m.	Average Change in Rates \$p.m.	Average Change in Rateable Value %	Average Govt. Rent Payment \$p.m.	Average Change in Govt. Rent \$p.m.
小型私人住宅物业 <sup>(2)</sup> Private Small Domestic Premises <sup>(2)</sup>	-10	230	-25	-9	130	-13
中型私人住宅物业 <sup>(2)</sup> Private Medium Domestic Premises <sup>(2)</sup>	-10	542	-57	-9	294	-30
大型私人住宅物业 <sup>(2)</sup> Private Large Domestic Premises <sup>(2)</sup>	-8	1 397	-122	-8	635	-57
公屋住宅物业 <sup>(3)</sup> Public Domestic Premises <sup>(3)</sup>	-10	130	-15	-10	78	-9
所有住宅物业 <sup>(4)</sup> All Domestic Premises <sup>(4)</sup>	-9	246	-25	-9	141	-14
铺位及其他商业楼宇 Shops and Other Commercial Premises	-4	1 416	-62	-3	809	-22
写字楼 Offices	-13	1 064	-158	-12	1 087	-155
工业楼宇 <sup>(5)</sup> Industrial Premises <sup>(5)</sup>	-9	557	-57	-9	344	-35
所有非住宅物业 <sup>(6)</sup> All Non-domestic Premises <sup>(6)</sup>	-6	1 352	-82	-5	753	-41
所有类别物业 All Types of Properties	-8	400	-33	-7	223	-18

注：(1) 上表的计算是基于物业的数目，并不是估价的数目。

(2) 所有住宅物业均按实用面积分类：

小型住宅 -- 不超过 69.9 平方米

中型住宅 -- 70 至 99.9 平方米

大型住宅 -- 100 平方米或以上

(3) 指由房屋委员会、房屋协会及香港平民屋宇有限公司提供的租住单位。

(4) 包括停车位。

(5) 包括工厂、货仓及工贸大厦。

(6) 包括其他形式物业如酒店、戏院、油站、学校及停车位。

Notes: (1) The calculations in the above table are based on the numbers of units instead of numbers of assessments.

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

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

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

Large domestic -- 100 m<sup>2</sup> or over

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

(4) Includes car parking spaces.

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

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

2001-2002 及 2002-2003 年度的估价建议书、反对书及上诉个案  
Proposals, Objections and Appeals in the Years of 2001-2002 and 2002-2003

	差饷 Rating		地租 Government Rent	
	2001-2002	2002-2003 <sup>(1)</sup>	2001-2002	2002-2003 <sup>(1)</sup>
<b>建议书 Proposals</b>				
接办及完成个案 Cases received and completed	61 034	38 641	139	489
覆核结果 Status on review :				
- 估价作实 assessment confirmed	51 138	30 956	110	431
- 削减应课差饷租值 rateable value reduced	8 043	6 313	25	50
- 其他 miscellaneous <sup>(2)</sup>	1 853	1 372	4	8
<b>反对书 Objections</b>				
年初所餘 Outstanding at beginning of year	1 713	2 575	26	27
接办个案 Cases received	40 352	14 529	932	965
完成个案 Cases completed	39 490	14 066	931	898
覆核结果 Status on review :				
- 建议临时估价、删除或更正估价作实 proposed interim valuation, deletion or correction confirmed	37 123	11 530	686	725
- 削减应课差饷租值 rateable value reduced	1 133	1 451	82	31
- 其他 miscellaneous <sup>(2)</sup>	1 234	1 085	163	142
<b>上诉 Appeals</b>				
年初所餘 Outstanding at beginning of year	691	776	217	499
接办个案 Cases received	521	534	289	681
完成个案 Cases completed	436	615	7	23
个案完成结果 Status of completed cases :				
- 估价作实 assessment confirmed	1	-	-	-
- 削减应课差饷租值(全面聆讯) rateable value reduced (full hearing)	-	3	-	-
- 同意令 consent orders	233	236	1	14
- 撤销 / 驳回 / 失效 withdrawn/dismissed/lapsed	202	376	6	9

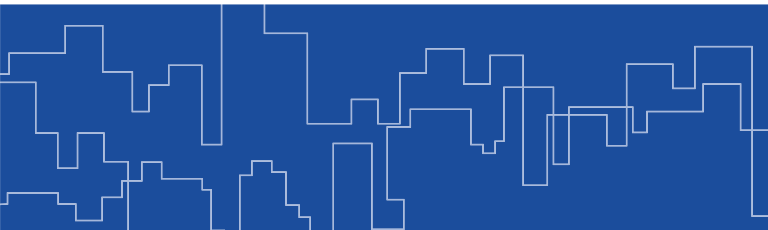
注：(1) 重估应课差饷租值于 2002 年 4 月 1 日生效。

(2) 此栏包括无效、反对人自行撤销反对或修改不关应课差饷租值的个案，例如：修改物业名称及删除估价。

Notes: (1) Revaluation took effect on 1 April 2002.

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





附录 Annexures

本署的编制及实际人数 A  
Establishment and Strength of the Department

在外间委员会担任成员的高级首长级人员 B  
Senior Directorate Staff Serving on Inter-departmental and External Committees

技术附注 C  
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刊物 D  
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各区域及地区 E  
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本署的编制及实际人数

Establishment and Strength of the Department

\* EST. = Establishment

SG. = Strength

	1.4.2002		1.4.2003		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
署长 Commissioner	1	1	1	1	-	-
副署长 Deputy Commissioner	1	1	1	1	-	-
助理署长 Assistant Commissioner	3	2	3	2	-	-
差饷估值顾问 Rating Adviser	1	1	1	1	-	-
首席物业估价测量师 Principal Valuation Surveyor	9	9	9	7	-	-2
高级物业估价测量师 Senior Valuation Surveyor	28	27	27	27	-1	-
物业估价测量师 Valuation Surveyor	66	62	64	60	-2	-2
助理物业估价测量师 Assistant Valuation Surveyor	5	3	5	6	-	+3
首席物业估价主任 Principal Valuation Officer	16	16	16	16	-	-
高级物业估价主任 Senior Valuation Officer	85	79	82	82	-3	+3
物业估价主任 / 见习物业估价主任 Valuation Officer/Valuation Officer Trainee	281	277	277	276	-4	-1
一级 / 二级物业估价助理 Valuation Assistant I/II	6	6	6	6	-	-
高级租务主任 Senior Rent Officer	4	4	4	4	-	-
一级租务主任 Rent Officer I	13	13	13	13	-	-
二级租务主任 Rent Officer II	9	7	7	7	-2	-
物业调查员 Valuation Referencer	7	6	7	7	-	+1
高级统计主任 Senior Statistical Officer	2	2	2	2	-	-
一级统计主任 Statistical Officer I	3	3	3	3	-	-
二级统计主任 Statistical Officer II	2	2	2	2	-	-

\* EST. = Establishment SG. = Strength

	1.4.2002		1.4.2003		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
高级技术主任 Senior Technical Officer	3	3	2	2	-1	-1
技术主任 / 见习技术主任 Technical Officer/Technical Officer Trainee	9	9	6	6	-3	-3
描摹员 Tracer	2	2	2	2	-	-
总行政主任 Chief Executive Officer	1	1	1	1	-	-
高级行政主任 Senior Executive Officer	1	1	1	1	-	-
一级行政主任 Executive Officer I	3	3	3	3	-	-
一级中文主任 Chinese Language Officer I	1	1	1	1	-	-
二级中文主任 Chinese Language Officer II	2	2	2	2	-	-
缮校员 Calligraphist	1	1	1	1	-	-
高级私人秘书 Senior Personal Secretary	1	-	1	-	-	-
一级私人秘书 Personal Secretary I	5	6	5	6	-	-
二级私人秘书 Personal Secretary II	10	10	10	10	-	-
机密档案室助理 Confidential Assistant	1	1	1	1	-	-
高级打字员 Senior Typist	1	1	-	-	-1	-1
打字员 Typist	1	1	-	-	-1	-1
高级文书主任 Senior Clerical Officer	18	15	18	18	-	+3
文书主任 Clerical Officer	44	39	44	38	-	-1
助理文书主任 Assistant Clerical Officer	129	127	127	126	-2	-1
文书助理 Clerical Assistant	106	106	106	109	-	+3

本署的编制及实际人数

Establishment and Strength of the Department

\* EST. = Establishment

SG. = Strength

	1.4.2002		1.4.2003		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
一级物料供应员 Supplies Supervisor I	1	1	1	1	-	-
二级物料供应员 Supplies Supervisor II	1	1	1	1	-	-
助理物料供应员 Supplies Assistant	1	1	1	1	-	-
物料供应服务员 Supplies Attendant	1	1	1	1	-	-
高级库务会计师 Senior Treasury Accountant	1	1	1	1	-	-
高级会计主任 Senior Accounting Officer	1	-	1	1	-	+1
一级会计主任 Accounting Officer I	2	3	2	2	-	-1
二级会计主任 Accounting Officer II	2	2	2	2	-	-
执达主任助理 Bailiff's Assistant	3	3	3	3	-	-
电话接线生 Telephone Operator	1	1	1	1	-	-
司机 Motor Driver	10	10	10	10	-	-
办公室助理 Office Assistant	19	16	19	18	-	+2
二级工人 Workman II	9	9	9	9	-	-
高级电脑操作员 Senior Computer Operator	2	2	2	2	-	-
一级电脑操作员 Computer Operator I	5	5	5	5	-	-
二级电脑操作员 / 见习电脑操作员 Computer Operator I/Student Computer Operator	8	8	8	8	-	-
高级系统经理 Senior Systems Manager	1	-	1	-	-	-
系统经理 Systems Manager	2	3	2	3	-	-
一级系统分析 / 程序编制主任 Analyst/Programmer I	5	4	5	4	-	-
二级系统分析 / 程序编制主任 Analyst/Programmer II	3	4	3	4	-	-
小计 Sub-total	959	925	939	927	-20	+2

\* EST. = Establishment      SG. = Strength

	1.4.2002		1.4.2003		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
额外人员 Supernumerary Staff						
助理署长 Assistant Commissioner	1	1	-	-	-1	-1
高级物业估价测量师 Senior Valuation Surveyor	-	-	1	1	+1	+1
首席物业估价主任 Principal Valuation Officer	1	-	-	-	-1	-
高级打字员 Senior Typist	-	-	1	1	+1	+1
高级文书主任 Senior Clerical Officer	1	1	-	-	-1	-1
文书主任 Clerical Officer	5	5	-	-	-5	-5
助理文书主任 Assistant Clerical Officer	-	-	1	1	+1	+1
办公室助理 Office Assistant	1	1	-	-	-1	-1
高级库务会计师 Senior Treasury Accountant	-	-	1	1	+1	+1
二级会计主任 Accounting Officer II	1	1	1	1	-	-
二级统计主任 Statistical Officer II	1	1	1	1	-	-
高级私人秘书 Senior Personal Secretary	1	1	-	-	-1	-1
小计 Sub-total	12	11	6	6	-6	-5
总数 Total	971	936	945	933	-26	-3

在外间委员会担任成员的高级首长级人员

Senior Directorate Staff Serving on Inter-departmental and External Committees

职位 Title	委员会名称 Committee	身分 Capacity
署长 Commissioner	经济发展工作小组 Working Group on Developments in the Economy	委员 Member
	监察物业市场工作小组 Working Group to Monitor the Property Market	委员 Member
	测量师注册管理局 Surveyors Registration Board	成员 Member
	香港理工大学 建筑及房地产学系顾问委员会 Hong Kong Polytechnic University Advisory Committee on Building and Real Estate	委员 Member
副署长 Deputy Commissioner	香港房屋协会 - 监事会 Hong Kong Housing Society - Supervisory Board	委员 Member
差饷估值顾问 Rating Adviser	资讯科技用户经理小组 Information Technology User-managers Group	委员 Member
助理署长(专责事务) Assistant Commissioner (Special Duties)	检讨驻海外人员租金津贴小组 Panel on Review of Rent Allowances for Officers Posted Outside Hong Kong	委员 Member
助理署长(差饷及物业估价事务) Assistant Commissioner (Rating and Valuation)	房屋需求研究工作小组 Working Group on Housing Demand	委员 Member

见于本年报内的下述用语，除另有注明外，其意思如下：

#### (1) 楼面面积

面积以平方米计算。住宅单位的楼面面积即该单位的「实用面积」。「实用面积」是指单位独占的楼面面积，这包括露台及走廊，但不包括楼梯、升降机槽、渠管、大堂及公用厕所等公用地方。量度「实用面积」时，是从围绕该单位的外墙向外的一面或该单位与毗连单位的共用墙的中点起计。窗台、天井、花园、庭院、平台、车位等地方则不包括在内。

非住宅楼宇的楼面面积是指其「内部楼面面积」，量度范围是有关单位墙壁（或与毗连单位的共用墙）向内的一面所围绕的全部面积。

#### (2) 物业类别

住宅：

(a) 私人住宅单位 - 各自设有专用的煮食设施和浴室（及/或厕所）的独立居住单位。居者有其屋计划、私人机构参建居屋计划、市区改善计划、住宅发售计划和夹心阶层住屋计划的住宅单位，均属这一类别。租者置其屋计划下售出的单位亦属这一类别。

住宅单位可按楼面面积细分如下：

- A类 - 实用面积少于40平方米
- B类 - 实用面积为40至69.9平方米
- C类 - 实用面积为70至99.9平方米
- D类 - 实用面积为100至159.9平方米
- E类 - 实用面积为160平方米或以上

(b) 公屋住宅单位 - 由香港房屋委员会、香港房屋协会和香港平民屋宇有限公司兴建的租住单位。

(c) 杂类住宅单位 - 包括用作住宅的阁仔、天台构筑物等。

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

#### (1) Floor Areas

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

The floor area for non-domestic accommodation is its "internal floor area". "Internal floor area" is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

#### (2) Property Types

Domestic:

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

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

- Class A - Saleable area less than 40 m<sup>2</sup>
- Class B - Saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>
- Class C - Saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>
- Class D - Saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>
- Class E - Saleable area of 160 m<sup>2</sup> or above

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

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



技术附注  
Technical Notes

非住宅：

(a) 铺位 - 设计或改建作零售业用途，并实际作这用途的物业。

(b) 商业楼宇 - 设计或改建作商业用途的楼宇，例如百货公司等，但不包括铺位或写字楼。

(c) 写字楼 - 商用楼宇内的物业，但不包括综合用途楼宇内的非住宅用途单位。

(d) 工贸大厦 - 设计或获证明作工贸用途的楼面面积。

(e) 工厂 - 为制造业工序及有关用途而建设的楼宇。

(f) 货仓 - 设计或改建作仓库或冷藏库的楼宇。

(g) 停车位 - 位于主要作住宅或非住宅用途楼宇内的停车位。

(h) 杂类物业 - 不属于上述任何类别的物业，例如酒店，戏院及剧场、学校、康乐会及会所、社区及福利用途楼宇、油站等物业。

(3) 租金

本书所载租金全部以港元计算，通常不包括差饷、管理费及其他费用在内。

(4) 汇率

除另有说明外，本年报所用的「元」均指港元。自1983年10月17日起，政府透过一项有关发行纸币的措施，将港元与美元联系，以7.8港元兑1美元为固定汇率。

(5) 四舍五入

由于数字四舍五入，所以个别项目的总和与各表所示的总数可能有些微差别。

Non-Domestic:

(a) Shops - Premises designed or adapted for retail trade and used as such.

(b) Commercial premises - Premises designed or adapted for commercial use, but not falling within the definitions of shops or offices, e.g. department stores etc.

(c) Offices - Premises situated in buildings designed for commercial/business purposes excluding non-domestic floors in composite buildings.

(d) Industrial/office premises - Premises comprising floor space designed or certified for industrial/office use.

(e) Factories - Premises designed for manufacturing processes and uses directly related to such processes.

(f) Storage premises - Premises designed or adapted for use as godowns or cold stores.

(g) Parking spaces - Parking spaces either in a predominantly domestic or non-domestic building.

(h) Other premises - Premises not included in any of the above types such as hotels, cinemas and theatres, schools, recreation club and association premises, community and welfare premises, petrol filling stations etc.

(3) Rent

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

(4) Exchange Rate

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

(5) Rounding of Figures

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

公开发售  
On Sale to the Public

香港物业报告  
Hong Kong Property Review

楼宇名称  
Names of Buildings

其他供公众阅览的刊物  
Other Unrestricted Publications

年报  
Annual Summary

差饷及地租简介  
Your Rates and Government Rent

差饷物业估价署服务承诺  
Performance Pledge for the Rating and Valuation Department

差饷物业估价署历年发展  
Rating and Valuation Department - A Chronology

香港差饷的历史  
The History of Rates in Hong Kong

香港物业报告 - 每月补编  
Hong Kong Property Review - Monthly Supplement

《业主与租客(综合)条例》简介  
A Guide to the Landlord and Tenant (Consolidation) Ordinance

物业资讯服务  
Property Info-Hotline Service

各区域及地区

Areas and Districts

区域：港岛

Area：Hong Kong

地区 District	以往报告沿用的地区名称 Old District Names in Previous Publications		地区内的分区名称 Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
中西区 Central and Western	西区 上环 中区 半山区(部分) 山顶(部分)	West Sheung Wan Central Mid-levels(p) Peak(p)	坚尼地城、石塘咀、 西营盘、上环、 中环、金钟、 半山区、山顶	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak  111(p), 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 141, 142, 143, 172(p), 181, 182(p)
湾仔 Wan Chai	湾仔 半山区(部分) 山顶(部分) 铜锣湾(部分) 北角(部分) 南区(部分)	Wan Chai Mid-levels(p) Peak(p) Causeway Bay(p) North Point(p) South(p)	湾仔、铜锣湾、 跑马地、大坑、 扫杆埔、渣甸山	Wan Chai, Causeway Bay, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout  124(p), 131, 132, 133, 134, 135, 140, 144, 145, 146, 147(p), 148(p), 149, 151(p), 158(p), 175(p), 182(p), 183(p), 184, 190
东区 Eastern	铜锣湾(部分) 北角(部分) 筲箕湾	Causeway Bay(p) North Point(p) Shau Kei Wan	天后、宝马山、 北角、鰂鱼涌、 西湾河、筲箕湾、 柴湾、小西湾	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan  147(p), 148(p), 151(p), 152, 153, 154, 155, 156, 157, 158(p), 161, 162, 163, 164, 165, 166, 167, 194(p)
南区 Southern	半山区(部分) 香港仔 南区(部分)	Mid-levels(p) Aberdeen South(p)	薄扶林、香港仔、 鸭脷洲、黄竹坑、 寿臣山、浅水湾、 春磡角、赤柱、 大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O  111(p), 171, 172(p), 173, 174, 175(p), 176, 183(p), 191, 192, 193, 194(p), 195, 196, 197, 198
(p) = part 部分				

(p) = part 部分

区域：九龙

Area：Kowloon

地区 District	以往报告沿用的地区名称 Old District Names in Previous Publications		地区内的分区名称 Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units	
油尖旺 Yau Tsim Mong	尖沙咀（部分） 油麻地 旺角 长沙湾（部分）	Tsim Sha Tsui(p) Yau Ma Tei Mong Kok Cheung Sha Wan(p)	尖沙咀、油麻地、 西九龙填海区、 京士柏、旺角、 大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Reclamation, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 213(p), 214, 215, 216, 217, 220, 221, 222(p), 225, 226, 227, 228, 229, 236(p), 266(p), 269(p)
深水埗 Sham Shui Po	长沙湾（部分） 石硤尾	Cheung Sha Wan(p) Shek Kip Mei	美孚、荔枝角、 长沙湾、深水埗、 石硤尾、又一村、 大窝坪、昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	260, 261, 262, 263, 264, 265, 266(p), 267, 268(p), 269(p), 271(p), 320(p)
九龙城 Kowloon City	尖沙咀（部分） 红磡 何文田 九龙塘 黄大仙（部分）	Tsim Sha Tsui(p) Hung Hom Ho Man Tin Kowloon Tong Wong Tai Sin(p)	红磡、土瓜湾、 马头角、马头围、 启德、九龙城、 何文田、九龙塘、 笔架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213(p), 222(p), 231, 232, 233, 234, 235, 236(p), 237, 241, 242, 243, 244, 245, 246, 247(p), 268(p), 271(p), 272, 283(p), 285, 286(p)
黄大仙 Wong Tai Sin	黄大仙（部分）	Wong Tai Sin(p)	新蒲岗、黄大仙、 东头、横头磡、 乐富、钻石山、 慈云山、牛池湾	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	271(p), 281, 282, 283(p), 284, 287, 288, 289
观塘 Kwun Tong	观塘	Kwun Tong	坪石、九龙湾、 牛头角、佐敦谷、 观塘、秀茂坪、 蓝田、油塘、 鲤鱼门	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	247(p), 280, 286(p), 290, 291, 292, 293, 294, 295, 297, 298(p)

(p) = part 部分

(p) = part 部分

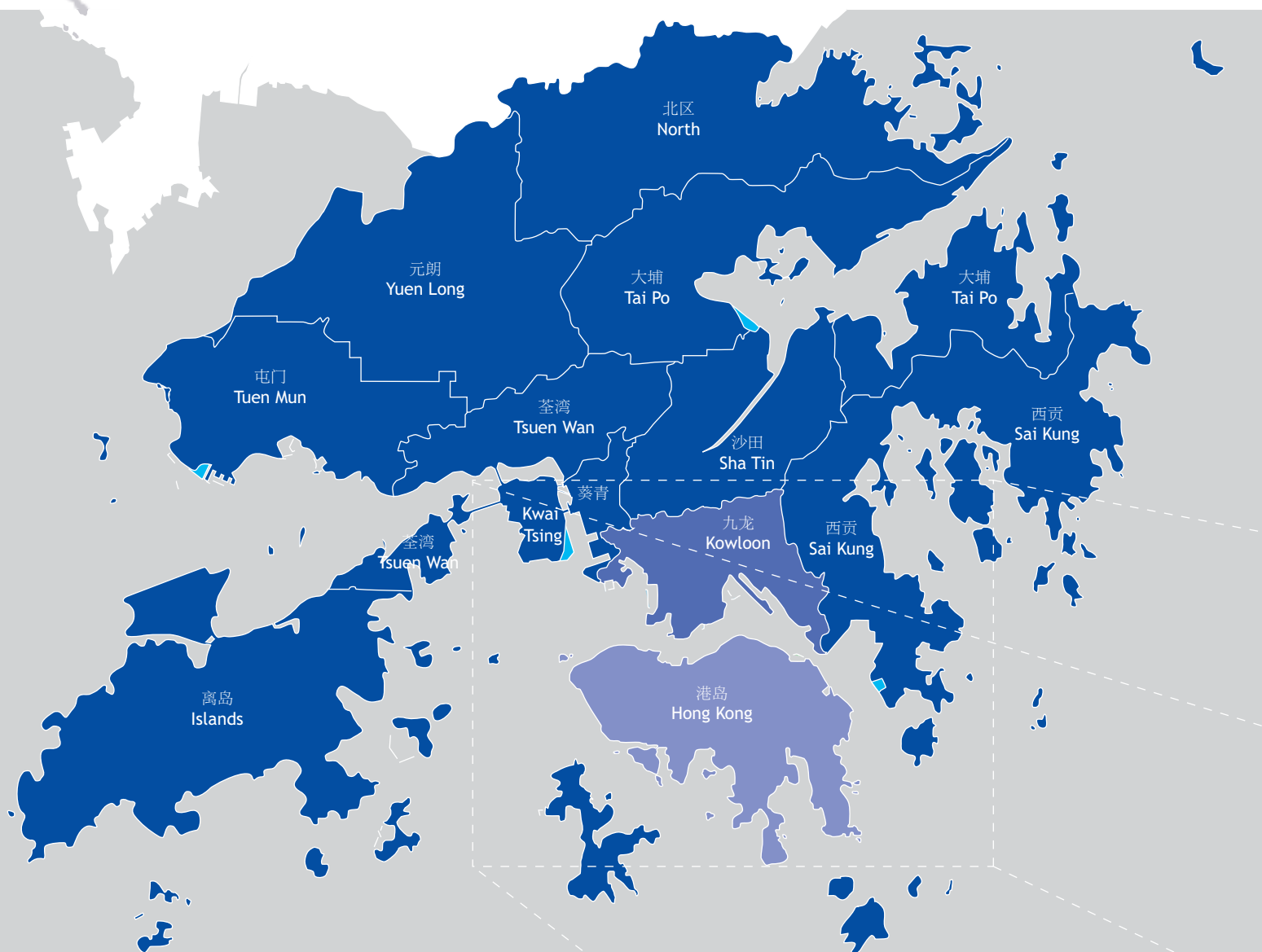
区域：新界

Area : New Territories

地区 District	以往报告沿用的地区名称 Old District Names in Previous Publications		地区内的分区名称 Names of Sub-districts within District Boundaries		规划统计小区 Tertiary Planning Units
葵青 Kwai Tsing	荃湾(部分)	Tsuen Wan(p)	葵涌、青衣	Kwai Chung, Tsing Yi	269(p), 310(p), 320(p), 321(p), 326, 327(p), 328, 329, 350, 351
荃湾 Tsuen Wan	荃湾(部分) 离岛(部分)	Tsuen Wan(p) Outlying Islands(p)	荃湾、梨木树、 汀九、深井、 青龙头、马湾、 阴澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Yam O	310(p), 321(p), 322, 323, 324, 325, 331, 332, 333(p), 334, 335, 336, 340(p), 413(p), 531(p), 533(p), 731, 732(p), 961(p), 971(p), 972(p), 973(p), 974, 975
屯门 Tuen Mun	屯门	Tuen Mun	大榄涌、扫管笏、 屯门、蓝地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	340(p), 411, 412(p), 413(p), 414, 415, 416(p), 421, 422, 423, 424, 425, 426, 427, 428, 431(p), 432, 433(p), 434, 441, 442, 513(p), 531(p), 951(p)
元朗 Yuen Long	元朗 天水围	Yuen Long Tin Shui Wai	洪水桥、厦村、 流浮山、天水围、 元朗、新田、 落马州、锦田、 石岗、八乡	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	333(p), 412(p), 413(p), 416(p), 431(p), 433(p), 510, 511, 512, 513(p), 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533(p), 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 632(p)
北区 North	北区(部分) 大埔(部分)	North(p) Tai Po(p)	粉岭、联和墟、 上水、石湖墟、 沙头角、鹿颈、 乌蛟腾	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 621, 622, 623, 624, 625, 626, 627, 628, 629, 631(p), 632(p), 633(p), 634(p), 641, 642, 651, 652(p), 653, 711(p), 712(p)
大埔 Tai Po	大埔(部分) 马鞍山(部分) 北区(部分)	Tai Po(p) Ma On Shan(p) North(p)	大埔墟、大埔、 大埔滘、大尾笃、 船湾、樟木头、 企岭下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	310(p), 533(p), 631(p), 632(p), 633(p), 634(p), 652(p), 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729(p), 732(p), 741, 742(p), 743, 744(p), 751, 753(p), 757(p), 762(p), 811(p), 812(p), 815(p), 822(p), 824(p)
沙田 Sha Tin	沙田 马鞍山(部分)	Sha Tin Ma On Shan(p)	大围、沙田、 火炭、马料水、 乌溪沙、马鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	327(p), 729(p), 732(p), 733, 744(p), 753(p), 754, 755, 756, 757(p), 758, 759, 761(p), 762(p), 824(p)
西贡 Sai Kung	西贡 将军澳	Sai Kung Tseung Kwan O	清水湾、西贡、 大网仔、将军澳、 坑口、调景岭、 马游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 298(p), 742(p), 761(p), 762(p), 811(p), 812(p), 813, 814, 815(p), 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
离岛 Islands	离岛(部分)	Outlying Islands(p)	长洲、坪洲、 大屿山 (包括东涌)、 南丫岛	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951(p), 961(p), 962, 963, 971(p), 972(p), 973(p), 976

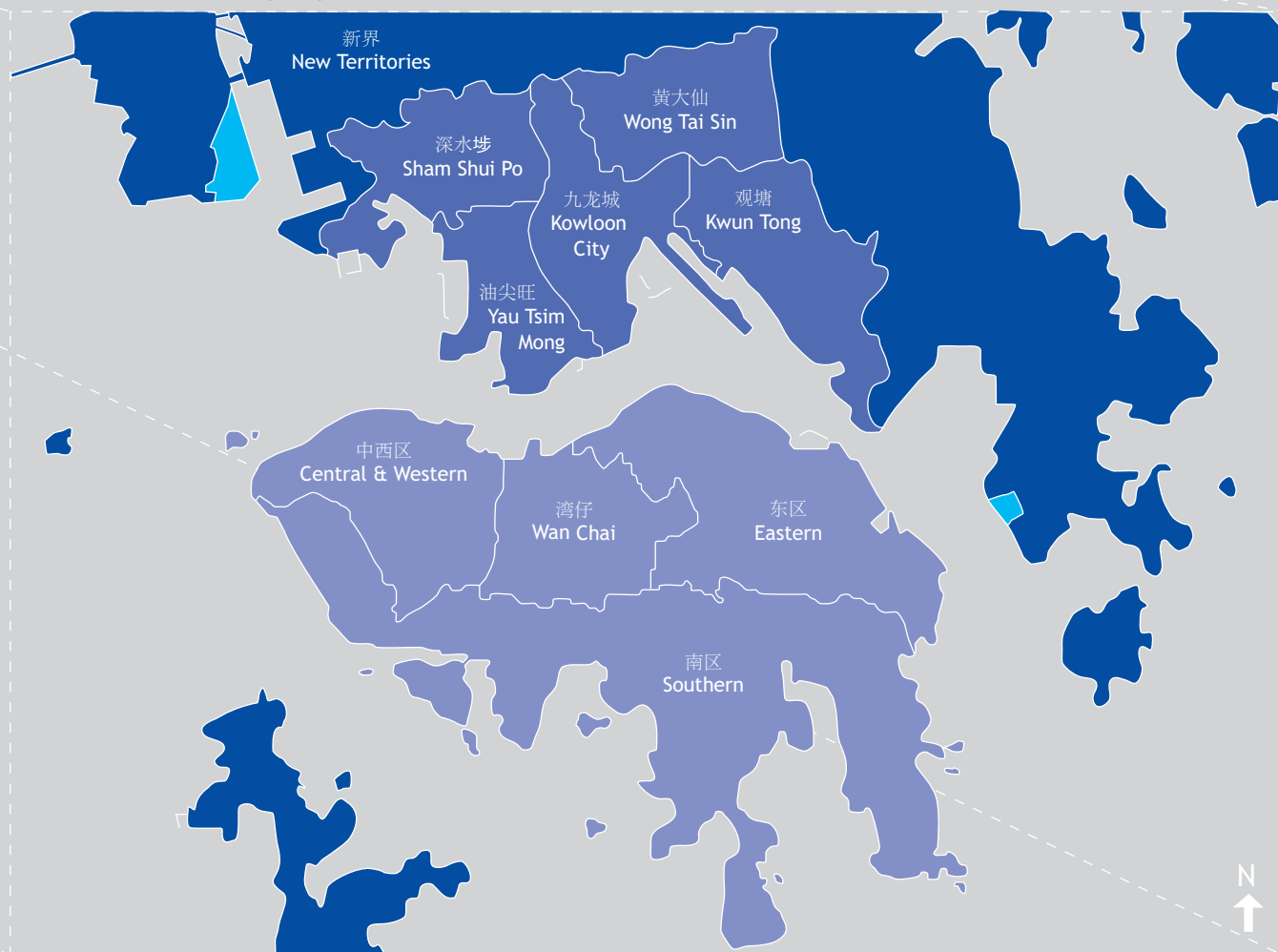
(p) = part 部分

新界地区 New Territories Districts





港岛及九龙地区 Hong Kong and Kowloon Districts





## 差餉物業估價署

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互联网网页	: <a href="http://www.info.gov.hk/rzd">http://www.info.gov.hk/rzd</a>	Homepage	: <a href="http://www.info.gov.hk/rzd">http://www.info.gov.hk/rzd</a>

