

差餉物業估價署年報

*Rating and Valuation Department
Annual Summary*

2004-2005



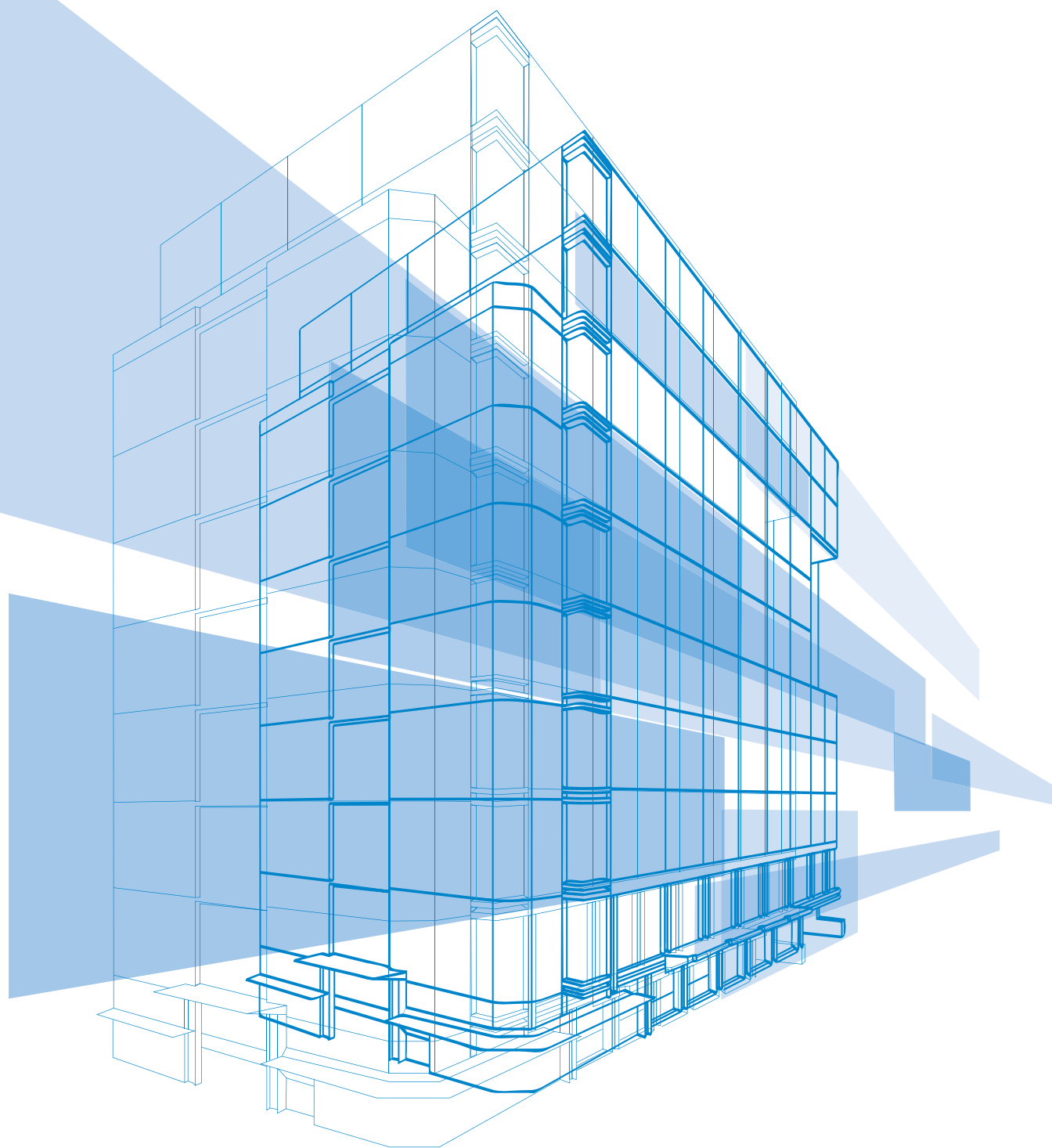
香港特別行政區政府
差餉物業估價署

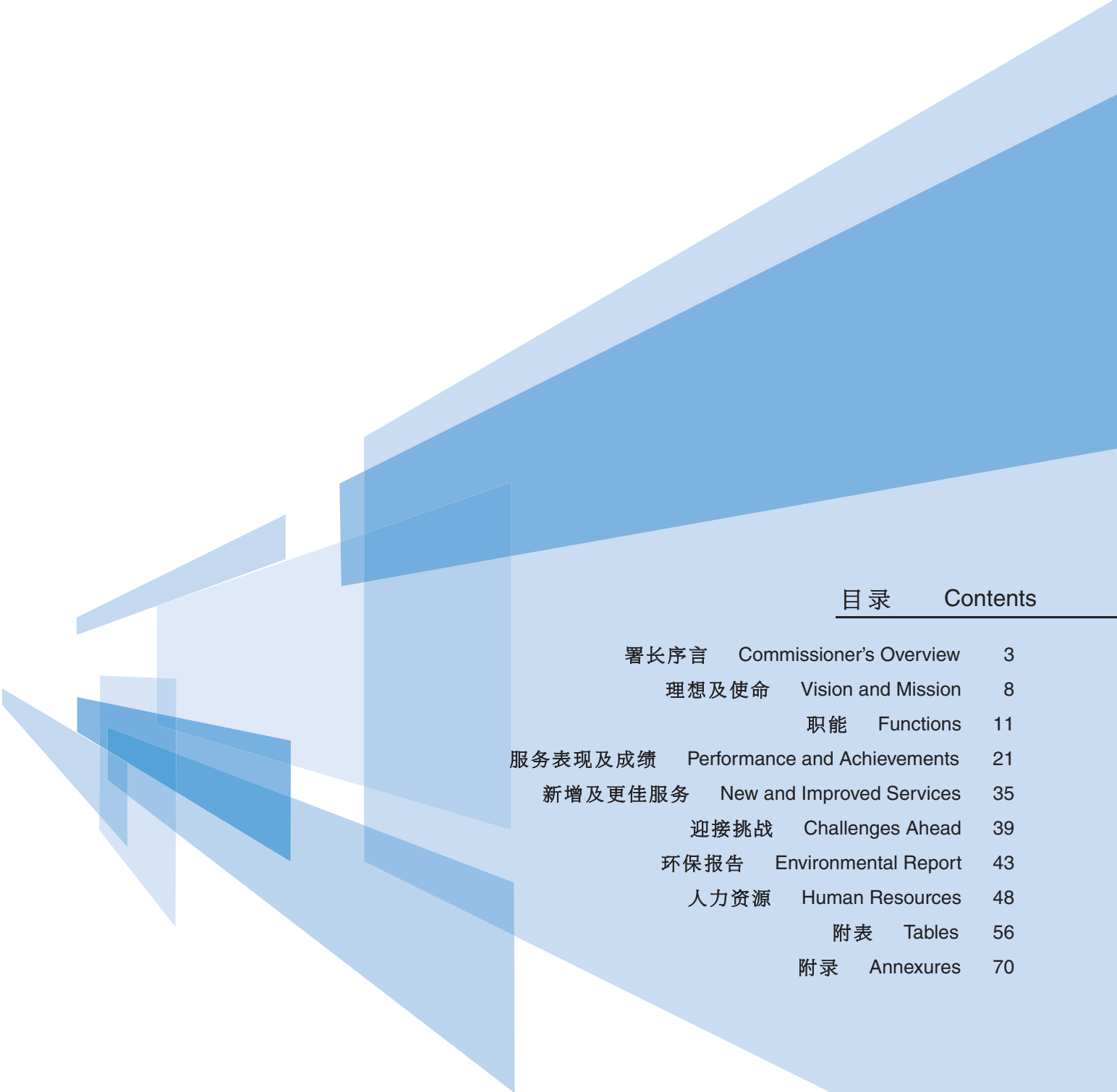
Rating and Valuation Department
The Government of the Hong Kong
Special Administrative Region

年报

ANNUAL SUMMARY

2004 - 2005





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差餉物業估價署署長 彭贊榮

Kenneth T. W. PANG, J.P.

FKIS, FRICS, RPS(GP), MPA(Harvard)

Commissioner of Rating and Valuation


署长序言

Commissioner's Overview

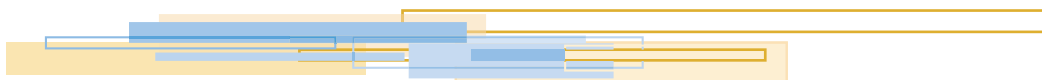


COMMISSIONER'S OVERVIEW

- 挑战与成绩
- 机遇与展望
- Challenges and Achievements
- Opportunities and Prospects



2005年是香港差饷的160周年。差饷的历史可追溯至1845年，当时为了要支付差役（警察）粮饷所需，因而首次征收这个名为「差饷」的税项。经过了160年来的蜕变和发展，这项简单公平，税基广阔的差饷税项一直为政府的公共开支提供稳定可靠的收入来源。



挑战与成绩

2005-2006年度的全面重估差饷工作已于2005年3月顺利完成，本署进一步提升效率重新评估了220万个物业的应课差饷租值。应课差饷租值在过去曾连续六年下跌，这次是自1999年每年重估差饷以来首次录得平均7%的升幅。

为配合政府的环保政策，本署今年推出网上「无纸化」差饷估价册及地租登记册供市民查阅，而不再提供印行本。市民可在2005年3月19日至5月31日递交建议书的限期内登入本署网站查阅最新的应课差饷租值。今年的估价册和地租登记册均以中、英文显示各个估价物业的地址。

综合发单及缴款服务早于2004年1月推出，深受拥有多项物业的缴纳人欢迎。他们可以选择收取一张综合征收通知书，全部帐目，一目了然。这项方便快捷的服务目前惠及1 400个综合帐户的缴纳人，涉及的估价物业约为120 000个。

自2005年1月起，本署陆续推出「递交表格电子化」的新服务。以往相关法例规定必须亲身或以邮递方式送达的大部分法定表格，市民现可选择以电子方式送达，既方便又快捷。


本署于2005年6月1日推出新网站，采用各政府部门统一的「外观与风格」设计，让市民浏览政府部门网站时倍感方便易用。本署的综合电话查询中心继续提供全日24小时服务，有接线生解答市民查询。

至于业主与租客服务方面，本署全力协助房屋规划及地政局制订在2004年7月生效的《业主与租客(综合)(修订)条例》。该条例撤销住宅租赁的租住权保障及终止非住宅租赁的最短通知期限。自该条例生效后，本署职员处理很多有关租务的谘询和调解工作。

机遇与展望

面对接踵而来的挑战和机遇，广泛利用创新的资讯科技将起著举足轻重的作用。善用资讯科技，再配合重整工序，将能大大提升本署的服务承诺。年内，有多项电子政府服务措施已经推出或正在筹划中，其中包括：

- 自2004年4月起，征收差饷及地租通知书均附有中、英文物业地址和大厦名称。而自2005年1月开始，缴纳人亦可选择收取中文征收通知书。
- 为简化缴款和收费手续，本署为拥有十个物业或以上的差饷／地租缴纳人提供「综合发单及缴款服务」。此项广受欢迎的服务将继续扩展。
- 以电子方式递交法定表格和通知书的计划自2005年1月起分阶段推行，现时已有四种表格可以此方式递交。
- 本署正研究以电子方式大批发出征收差饷／地租通知书和申报表的可行性。
- 本署已设立一个完备的「综合物业资料库」，网罗关于物业资讯的文字记录与图象资料。这个资料库有助简化估价程序，以及方便本署与其他政府部门交换数据。该资料库已开始运作，其功能将透过发展地理讯息系统估价模式继续提升。
- 设立一个以「公营部门与私营机构合作」模式运作的「物业资讯通」的可行性研究工作正在积极进行中。这个「一站式」供市民检索各政府部门储存的物业资料的电子化「物业资讯通」，更可提供增值服务。




过去一年，经济复苏，物业交投再度活跃，对于物业资讯及估价服务的需求亦与日俱增，随之而来的，是市民期望政府提供更快捷更优质的服务。

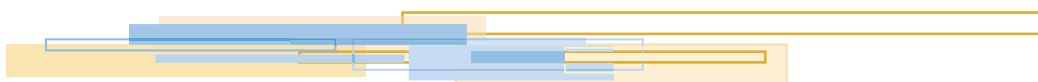
本署一直坚持要不断提升应用资讯科技的水平，在评估、征收及管理差饷和地租，以至提供物业资讯方面，都力求达致更高的专业服务。

我谨藉此向本署全体员工致谢，感谢他们在过去一年团结齐心，努力不懈，超越了多项订下的工作目标。我深信我们将继续致力为市民提供优质和专业的服务。

差饷物业估价署署长
彭赞荣太平绅士
2005年9月



The year 2005 commemorates the 160th anniversary of rates in Hong Kong. Property rates dated back to 1845 when the first “Police Rate” was levied to finance the police force, hence the Chinese name “差餉”. Having undergone significant changes and developments over the past 160 years, this simple, equitable and broad-based tax on properties continues to provide a secure and steady source of Government revenue to finance public expenditure.



Challenges and Achievements

The annual revaluation for 2005-2006 covering 2.2 million assessments was completed in March 2005 on time and with higher productivity. This revaluation exercise registered for the first time an average increase of 7% in rateable values, following successive reductions recorded in the last 6 annual revaluations.

Pursuing Government’s “green” policy, the Department compiled a “paperless” electronic Valuation List and Government Rent Roll for public inspection this year, dispensing with the printed copies. Online access to the new rateable values was available from the Department’s website during the proposal period from 19 March to 31 May 2005. The Valuation List and Government Rent Roll are in bilingual format, displaying both English and Chinese address descriptions.

The Consolidated Billing and Payment Service launched in January 2004 has been well received by multi-property payers who choose to receive a single demand note to cover all their properties. This efficient and cost-effective service now benefits 1 400 consolidated account payers covering some 120 000 properties.

A new service in accepting electronic submission of forms has been implemented in phases, starting from January 2005. The public can now enjoy the convenience of this electronic mode of service for most of the statutory forms previously required to be served in person or by post.

A revamped departmental website was launched on 1 June 2005, adopting a “Common Look and Feel Design” to provide a consistent and user-friendly experience to web surfers visiting Government websites. As regards public telephone enquiries, the Integrated Call Centre continues to offer 24-hour operator answering service.

On the landlord and tenant service front, the Department offered extensive assistance to the Housing, Planning and Lands Bureau in the enactment of the Landlord and Tenant (Consolidation) (Amendment) Ordinance in July 2004. The Ordinance removed security of tenure restrictions for domestic tenancies and the minimum notice requirement for terminating non-domestic tenancies. Staff have since been heavily engaged in handling public enquiries and the related advisory and mediatory work.

Opportunities and Prospects

Innovative and extensive use of Information Technology plays a key role in meeting the ever-increasing challenges and opportunities. Appropriate IT applications together with business process re-engineering can significantly enhance performance targets and customer services. During the year, a number of e-government initiatives have been launched or are under planning.

- Rates and Government rent demand notes with bilingual property addresses and building names have been introduced since April 2004. Commencing from January 2005, payers can choose to receive monolingual demand notes in Chinese language if they so prefer.
- Consolidated Billing and Payment Service for rates and Government rent payers of multiple properties to facilitate payment and collection has been extended to payers with 10 or more properties. This popular service will continue to be expanded.
- Electronic submission of statutory forms and notices has been implemented in phases since January 2005, and 4 types of forms are now e-enabled.
- The feasibility of introducing bulk issue of electronic demand notes and electronic requisition forms is being studied.
- "Integrated Property Data Base", a comprehensive textual and graphic repository of property information which will streamline the valuation process and facilitate data exchange with other Government departments, is now in operation. Its functionalities will be further upgraded by incorporating thereto the Geographic Information System (GIS) Valuation Modules.
- The feasibility of establishing a "Property Information Hub" under a Public Private Partnership (PPP) model to provide the public with a "one-stop" electronic access to property information held by various Government bodies with value-added services is under active consideration.

Following strong economic recovery and the revival of the property market over the past year, the level of demand for property information and valuation services is on the rise, coupled with higher expectations for quicker and better public service delivery.

The Department has an on-going commitment to enhance and upgrade its IT capabilities and professional standards in the assessment, collection and administration of rates and Government rent, as well as in the delivery of property information services.

I wish to take this opportunity to thank all the staff of the Department for their remarkable teamwork and accomplishments over the past year in meeting and exceeding many service targets. I am confident that all colleagues remain committed to serving the community with dedication and professionalism.

Kenneth T W Pang, JP
Commissioner of Rating and Valuation
September 2005



理想及使命

Vision and Mission

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,

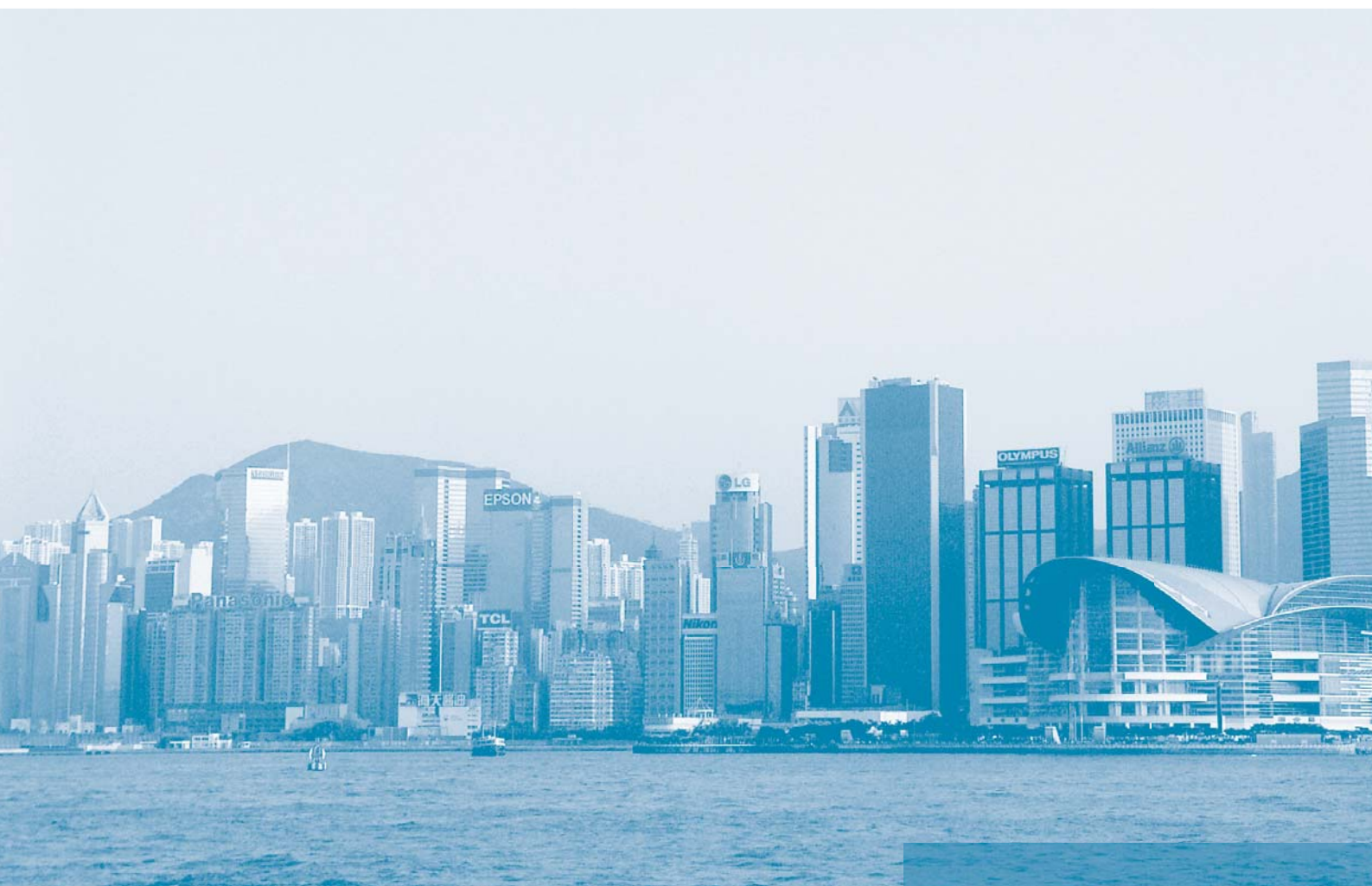
and respond to these in a timely and creative way.

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.



职能 Functions



- 评估差饷
- 评估地租
- 帐目及发单
- 物业估价服务
- 物业资讯服务
- 业主与租客服务
- Rating
- Government Rent
- Accounting and Billing
- Property Valuation Services
- Property Information Services
- Landlord and Tenant Services

差饷物业估价署的主要职能计有：

- 评估差饷及地租；
- 管理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；以及
- 执行《业主与租客(综合)条例》(第7章)，包括就住宅租务向业主及租客提供谘询及调解服务。

The principal functions of the Rating and Valuation Department are:

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

评估差饷 Rating

「差饷」是对房地产征收的税项，并根据应课差饷租值乘以一个指定百分率征收。

物业的「应课差饷租值」是根据物业在指定日期于公开市场所取得的全年租金估值。

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。

Rates are a tax on landed properties and are levied at a specified percentage of their rateable values.

The rateable value of a property is an estimate of its annual market rental value as at a designated date.

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

估价册

The Valuation List

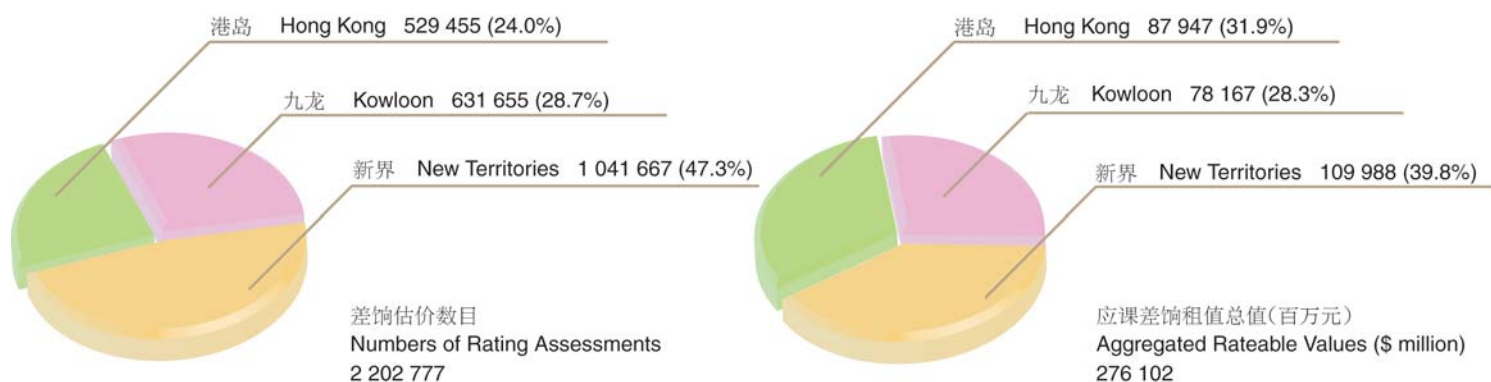
估价册载录所有已评估差饷的物业及其应课差饷租值。

截至2005年4月1日，估价册共载有2 202 777个差饷估价项目，应课差饷租值总值达2 761亿元。有关详情请参阅表一至表八。

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

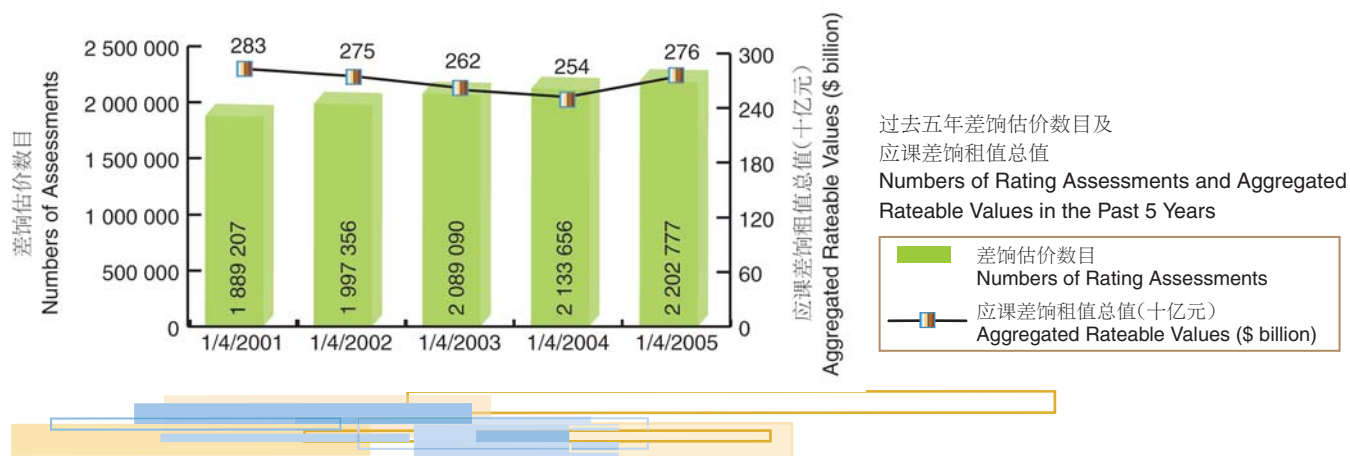
The Valuation List as at 1 April 2005 contained 2 202 777 rating assessments with total rateable values of \$276.1 billion. Further details are shown in Tables 1 - 8.

截至 2005 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 2005



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

香港的土地一般由政府以批地形式，即以政府租契租出。承租人须为此缴纳「地租」。

本署负责评定两类地租，根据物业的应课差饷租值计算地租应缴额。该两类地租分别根据下列条例缴纳：

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

Land in Hong Kong is normally held from the Government by way of a land grant known as Government lease under which Government rent is payable.

The Department is responsible for the assessment of two types of Government rent which are determined by reference to the rateable value of the property concerned under the following ordinances:

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

根据《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2005年4月1日，地租登记册载有1 647 453个估价项目，应课差饷租值总值约为1 462亿元。有关详情请参阅表九。

第515章所指的地租的数额，为物业应课差饷租值的3%，并会跟随应课差饷租值的改变而调整。依据第515章须缴纳地租的物业，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日生效后获准延期或续期的契约；以及
- (b) 自1985年5月27日起新批出的契约，包括交回后重批的租契。

唯一获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，只须继续缴纳先前须缴的象征式地租。

对于大部分须缴纳第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 1 647 453 assessments as at 1 April 2005 with an aggregated rateable value of \$146.2 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 Government 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的地租评估和征收，受到《政府租契条例》（第40章）所规管。根据该条例的规定，有关地租为物业在租契续期日应课差饷租值的3%。这类地租有别于第515章所指的地租，其数额在续期后会维持不变，直至该土地已作重新发展。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 until the land leased is redeveloped, whereupon the rent will be revised to 3% of the rateable value of the new building.

The Department's involvement under Cap. 40 includes initiating 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。倘若物业须同时缴纳差饷及地租，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值。

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，本署会收集到大量的物业资料，从而能为政府在物业市场方面提供专业意见。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，进行专题研究和分析。

本署每年出版的《香港物业报告》，回顾过往一年物业市场的情况，并预测未来两年的楼宇落成量。报告内亦载有主要物业类别的总存量及空置量。

另外，本署印制的《香港物业报告-每月补编》定期更新物业售价、租金统计、市场回报率、落成量、买卖宗数及成交总值的资料。

为配合《地产代理条例》的实施，本署设有资讯热线，市民可以透过此项收费服务，利用图文传真机索取住宅物业楼龄、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 2 years. This Review also gives an account of the stock and vacancy of major property types.

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

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》（第123章），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，同时执行这项工作，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活动，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 (Cap. 123), the Commissioner of Rating and Valuation is the authority for building numbering in the territory. This work is undertaken in the course of normal rating work, with numbers allocated in advance of the completion of new buildings.

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

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。

该书有助市民、紧急服务人员、邮政署及其他政府部门迅速找出楼宇的地址。

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.



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)。该条例对业主与租客双方的权利与义务均有所规定。本署亦会因应租务市场的变化，定期检讨该条例的运作。

The Department administers the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) which deals with matters relating to the rights and obligations of landlords and tenants. The Ordinance is kept under regular review having regard to the changing circumstances of the rental market.

谘询及调解服务 Advisory and Mediatory Services

本署人员免费为市民提供全面的住宅租务谘询服务，包括定期前往多个民政事务处，以及每天到土地审裁处当值，提供服务。

市民亦可透过本署24小时自动电话资讯服务，或从本署网站取得有关租务的一般资讯。

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 stationed at the Lands Tribunal.

General information on landlord and tenant matters can be obtained through the Department's 24-hour automated telephone enquiry service or from our website.



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.

新租出或重订协议通知书 Notice of New Letting or Renewal Agreement

本署为业主批署新租出或重订协议通知书(表格CR109)。该通知书为采取追收租金法律行动的必需文件。

The Department endorses Notices of New Letting or Renewal Agreement (Form CR109) submitted by landlords. The Notices are required in legal proceedings for recovery of rent.

New Law Provides Equal Rights for Landlords and Tenants

Introduction
The new law provides equal rights for landlords and tenants. It is a landmark legislation that will ensure that both parties are treated fairly and equitably in the rental market.

Landlord Responsibilities
Landlords must ensure that the property is safe and habitable. They must also provide necessary repairs and maintenance in a timely manner.

Tenant Responsibilities
Tenants must pay rent on time and keep the property in good condition. They must also follow the rules and regulations of the tenancy agreement.

Dispute Resolution
If there is a dispute between a landlord and a tenant, they should first try to resolve it through negotiation. If this fails, they can seek mediation or go to court.

Enforcement of the Law
The law will be enforced by the relevant authorities. They will ensure that landlords and tenants are aware of their rights and responsibilities.

Conclusion
The new law is a positive step towards creating a fair and balanced rental market. It will protect the interests of both landlords and tenants and ensure that the rental sector operates smoothly.

續約與否有自由—租務新例要遵守

引言
新法例賦予業主和租客平等的權利，確保雙方在租賃市場中得到公平和合理的對待。

業主責任
業主必須確保物業安全及適合居住，並及時提供必要的維修和保養。

租客責任
租客必須按時繳付租金，並保持物業的良好狀況。他們還必須遵守租賃協議中的規則和條例。

爭議解決
如果業主和租客之間出現爭議，他們應首先嘗試通過談判解決。如果談判失敗，他們可以尋求調解或向法院起訴。

法律執行
法律將由有關當局執行。他們將確保業主和租客了解他們的權利和責任。

結論
新法例是建立公平和平衡的租賃市場邁出的積極一步。它將保護業主和租客的利益，並確保租賃行業的正常運作。





服务表现及成绩 Performance and Achievements

- 评估差饷及地租
 - 帐目及发单
 - 估价及物业资讯服务
 - 业主与租客服务
 - 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

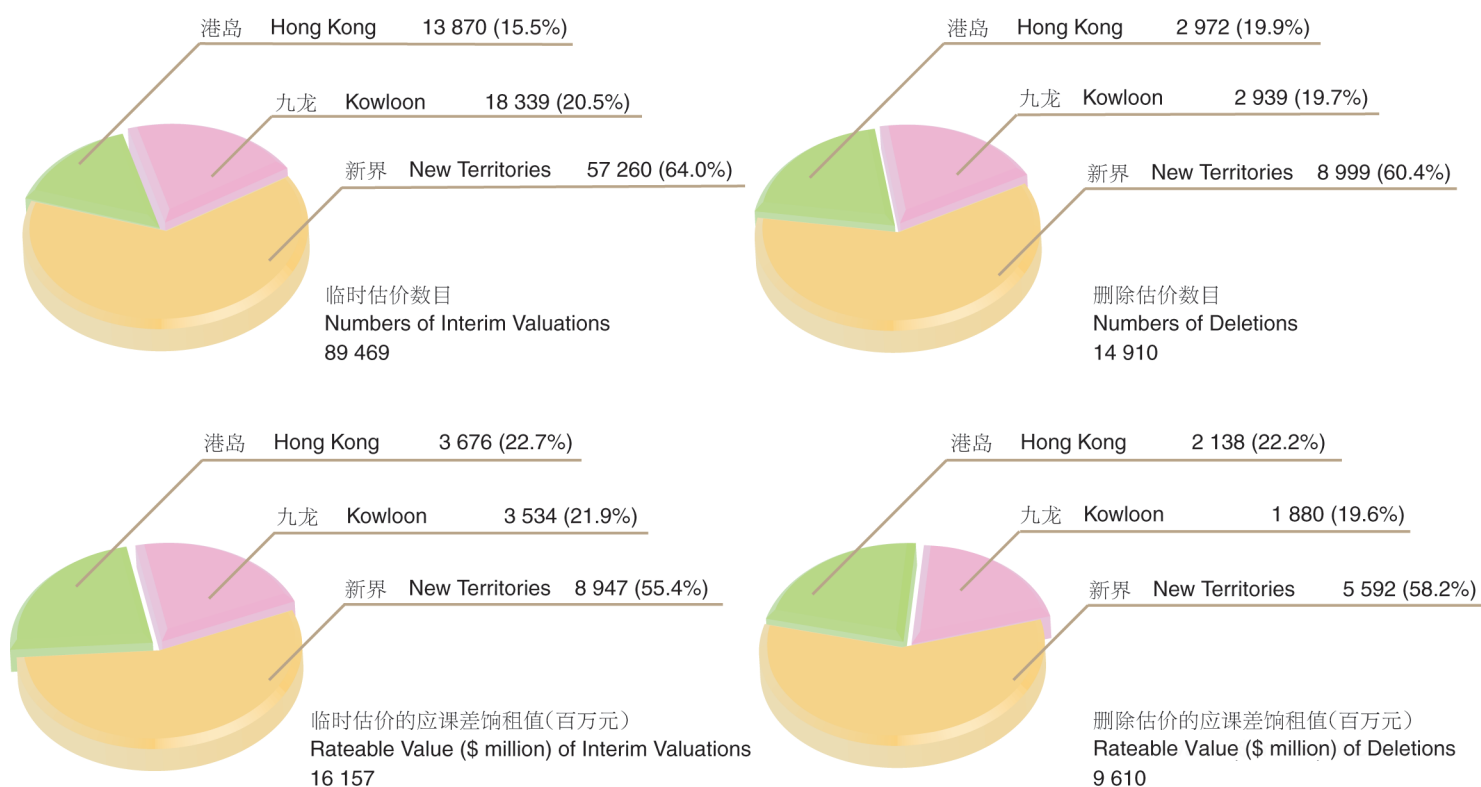
本署不时更新和修订估价册及地租登记册内的资料，有关工作包括加入新建楼宇及须缴纳差饷及／或地租的物业、删除已拆卸楼宇及无须继续评估差饷及／或地租的物业，以及将曾更改结构的物业的原有估价删除，然后加入重新评定的估价。「临时估价」及「删除估价」是修订估价册及地租登记册的常用方法。

表十显示2004-2005年度临时估价及删除估价的数目。下列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，以及有关的应课差饷租值：

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 2004-2005 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:

2004 - 2005 年度的临时估价及删除估价
Interim Valuations and Deletions in 2004-2005



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

不同类别及在不同地区的物业，其租金水平会随著时间转变而有不同幅度的变动。自1999年开始，本署每年进行全面重估应课差饷租值，以便根据物业最新的公开市值租金评定物业的差饷租值，以此基础公平地重新分配缴纳差饷和地租的责任。

在全面重估2005-2006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220万个物业的应课差饷租值，以及载于地租登记册内165万个物业的应课差饷租值。

新应课差饷租值的生效日期是2005年4月1日，估价依据日期为2004年10月1日。

重估完成后，应课差饷租值平均上调7%。其中64.6%物业的应课差饷租值有平均10%的升幅，另有29.5%物业的应课差饷租值维持不变。余下5.9%物业的应课差饷租值则有平均约7%的跌幅。

表十一详列全面重估应课差饷租值后，主要类别物业的差饷及地租的变动。

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

Approximately 2.2 million assessments in the Valuation List and 1.65 million assessments in the Government Rent Roll were reviewed in the revaluation for 2005-2006.

The new rateable values which took effect on 1 April 2005 were based on market rents as at the valuation reference date of 1 October 2004.

The exercise had resulted in an average increase of 7% in rateable values. For 64.6% of the properties, the rateable values were increased by 10% on average. 29.5% had no change in rateable values. The remaining 5.9% of the properties had their rateable values reduced by about 7% on average.

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



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月和5月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，署长便会发出「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。

在上述情况下，本署的专业人员会就估价册及地租登记册内所载的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。

表十二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2005-2006财政年度，差饷征收率为5%。这5%的差饷征收率自1999-2000年度起便一直维持不变。

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 2005-2006, this percentage is 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，每年缴纳的差饷额可获扣减7.5%。

如没有淡水供应，则每年缴纳的差饷额可获扣减15%。

下表概括列出截至2005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 2005 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	31	28 223
九龙 Kowloon	-	-	-	-
新界 New Territories	98	1 531	1 278	173 931
总数 Overall	99	1 562	1 309	202 153

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2005年4月1日，地租登记册载有1 647 453个估价。

在2004-2005年度，本署为征收地租而进行的临时估价有77 415个，被删除的估价则有9 875个。详情见表十。

发展用地、重新发展用地及农地应否评估地租一事，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，确认本署的法律观点，认为根据地租条例／规例的规定，发展用地、重建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 2005 was 1 647 453.

The numbers of interim valuations and deletions carried out in 2004-2005 for Government rent purposes were 77 415 and 9 875 respectively. See details in Table 10.

The assessability of development sites, redevelopment sites and agricultural lots 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2005年3月31日，约有184 000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 184 000 properties paying rent assessed under this Ordinance as at 31 March 2005. 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)
2000-2001	2 809	591	781	98
2001-2002	2 645	257	1 252	268
2002-2003	744	79	946	191
2003-2004	4 933	644	1 441	348
2004-2005	5 711	714	618	75

帐目及发单 Accounting and Billing

差饷收入

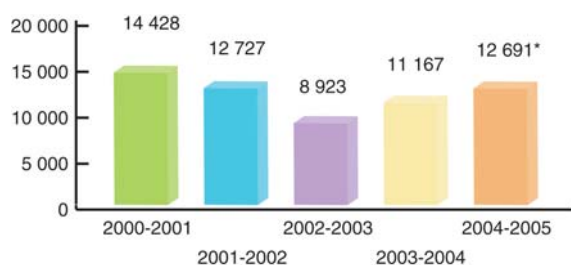
Revenue from Rates

2004-2005年度的差饷收入为126.91亿元。

下图显示过去五年的差饷收入：

The provisional revenue from rates in 2004-2005 was \$12 691 million.

The following chart 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。2004-2005年度退还的款额微不足道。

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 2004-2005.

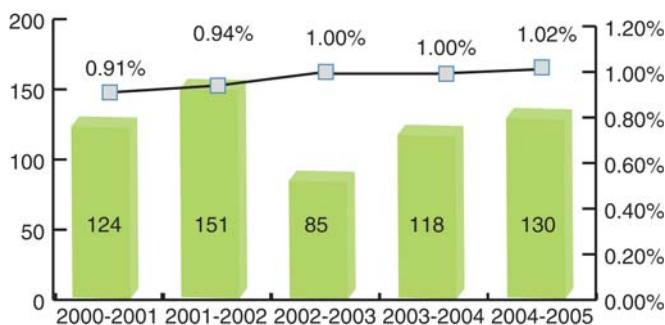
差饷欠款 Arrears of Rates

2004-2005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77 615个。

在该财政年度终结时，共有57 860个帐目尚未清缴欠款。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2005年3月31日，录得的拖欠差饷为1.3亿元。下图显示过去五年的差饷欠款情况。

In 2004-2005, the Department took recovery action in respect of arrears outstanding for 77 615 cases.

57 860 accounts had outstanding rates at the end of the financial year. The number of accounts with outstanding rates excluded the properties for which applications for rates exemption by indigenous villagers were being processed. By 31 March 2005, \$130 million of rates arrears were recorded. The chart below shows arrears of rates in the past 5 years.



过去五年差饷欠款
Arrears of Rates in the Past 5 years

百万元
\$ million
占全年平均征收款额的百分比
% of average annual amount demanded

所有数字并不包括原居村民申请豁免差饷而正予考虑的物业之未缴差饷。
All figures exclude the outstanding rates for properties where applications for rates exemption by indigenous villagers were being processed.

地租收入及欠款

Revenue from Government Rents and Arrears

2004-2005年度的预算地租收入为38.88亿元。

截至2005年3月31日，拖欠地租的帐目约有37 371个，未收的款项约为7 300万元，占全年平均应收地租额1.6%。至于原居村民因申请租金优惠而暂缓缴纳的地租，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 2004-2005 was \$3 888 million.

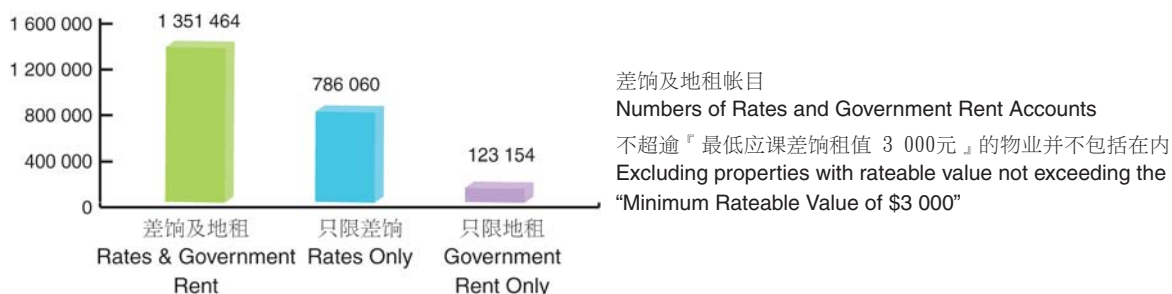
Some 37 371 accounts had rent arrears as at 31 March 2005, comprising about \$73 million or 1.6% of average annual Government rent demanded. This amount excluded the outstanding Government rent for properties owned by indigenous villagers where applications for rent concession were being processed. Also 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2005年4月1日，差饷及地租帐目逾220万个。下图显示各种不同类别帐目的数量。

Over 2.2 million rates and Government rent accounts were maintained by the Department as at 1 April 2005. The numbers of different types of accounts are set out in the chart below.



宣传准时缴款

Announcement on Prompt Payment

为提醒缴纳人准时缴纳差饷及地租，本署在每季到期缴纳差饷及地租的月份，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

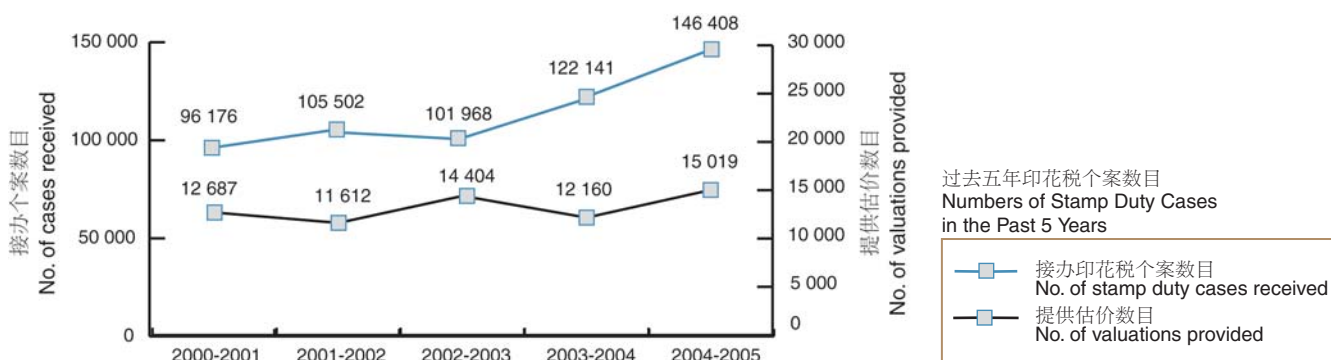
印花税 Stamp Duty

在2004-2005年度内，共有146 408宗个案须审查及估价。本署共提供了15 019项估价，涉及的物业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 2004-2005, the number of cases received for examination and valuation was 146 408. The Department provided 15 019 valuations where the stated consideration was considered inadequate and for properties transferred without stated consideration.

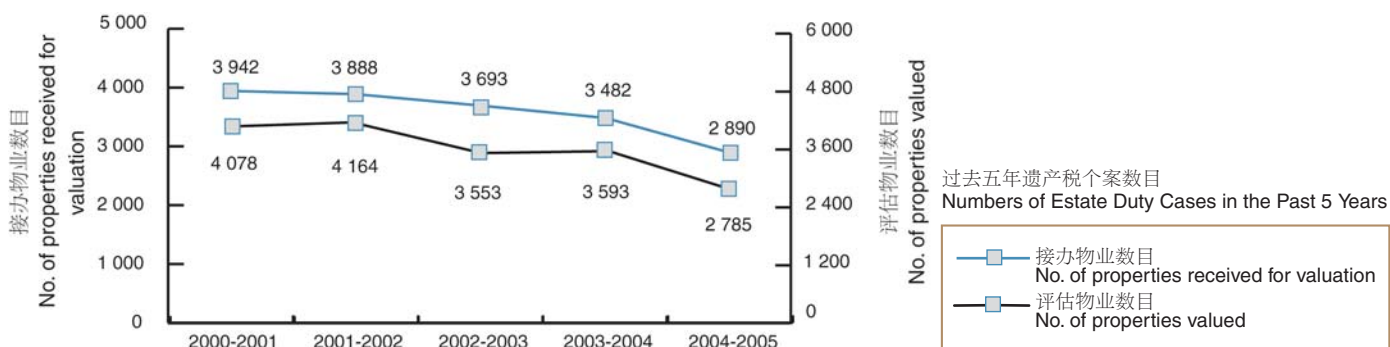
The graph below shows the volume of this type of work in the past 5 years.



遗产税 Estate Duty

年内，共有1 473宗个案交由本署评定物业价值，涉及的物业达2 890个。下图显示过去五年的遗产税工作量。

During the year, 1 473 cases involving 2 890 properties were forwarded to the Department for valuation. The graph below shows the volume of Estate Duty work in the past 5 years.

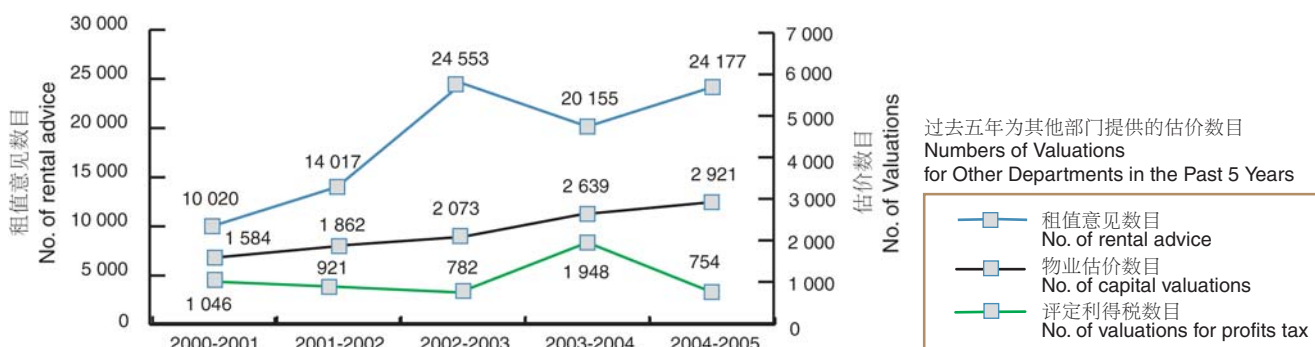


为其他政府部门和半政府机构提供估价服务

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24 177宗个案提供租值意见、评估2 921项物业售价及754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 24 177 rental advice, 2 921 capital valuations and 754 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，本署也悉力向房屋及规划地政局提供物业市场的资料。这些资料包括房屋产量及物业市况，以便当局能准确掌握全港的房屋发展方向及市场动态。

《香港物业报告》2005年版主要是回顾2004年物业市场的情况，并预测2005至2006年的楼宇落成量。该份报告印行本已公开发售，市民也可到本署网站免费浏览。

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站免费浏览或下载有关物业租金、售价及落成量的最新统计资料。市民亦可使用本署的24小时自动电话资讯服务（电话：2152 2152），经图文传真机索取这些资料。

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

The 2005 edition of the "Hong Kong Property Review" gives a review of the property market in 2004 and provides forecasts of completions in 2005 to 2006. 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 website.

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

编配门牌号数 Building Numbering

在2004-2005年度内获编配门牌号数的楼宇，在港岛和九龙共有54幢，而在新界有2 363幢（包括先前获编配门牌号数的确认个案）。

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，最近一次的宣传活动在2003年底举行。

During 2004-2005, building numbers were allocated to 54 buildings in Hong Kong and Kowloon and 2 363 buildings (including confirmation cases for previously allotted building numbers) in the New Territories.

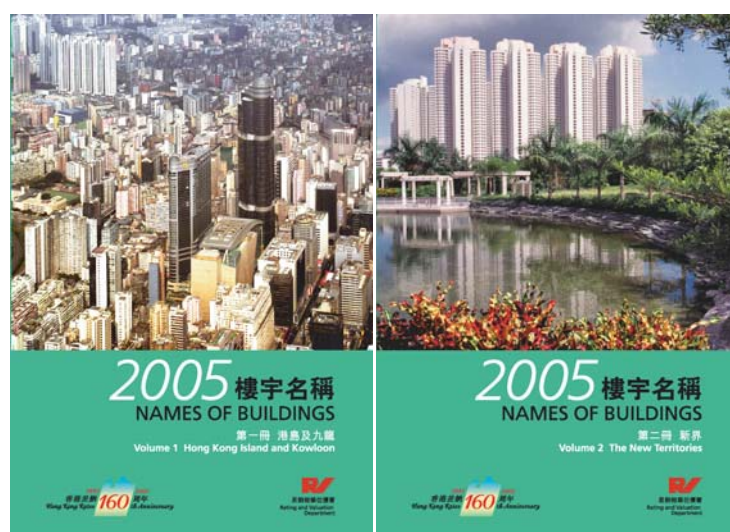
In addition to routinely assigning building numbers to new buildings within areas with established numbering systems, the Department is systematically establishing official numbering systems in rural areas in the New Territories where previously there were none.

To promote correct display of building numbers, publicity campaigns are regularly conducted with the latest one held at the end of 2003.

《楼宇名称》 “Names of Buildings” Book

2003年版的《楼宇名称》于2003年10月出版，有印行本公开发售以供市民购阅。市民亦可登入本署网站免费浏览书中资料，而网上版的资料每六个月更新一次。本署将于今年底出版此刊物的2005年版。

The 2003 edition of the “Names of Buildings” Book was published in October 2003. Printed copies are available for sale. Entries in the book can be viewed free of charge at the Department’s website. This internet version is updated by the Department every 6 months. The Department will publish the 2005 edition of this publication in late 2005.



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

《2004年业主与租客(综合)(修订)条例》于2004年7月9日起生效，撤销主体条例第IV部分所载的住宅租赁的租住权保障，以及条例第V部分所载的终止非住宅租赁的最短通知期规定。

为了让业主与租客充分适应法例上的转变，修订条例亦有一个过渡性的安排，于2004年7月9日前已存在的所有住宅租赁，在租赁期届满后，业主在拟终止租赁日期前至少12个月向租客送达过渡性终止通知书，而租客则须在拟终止租约前至少一个月向业主送达过渡性终止通知书。

The Landlord and Tenant (Consolidation) (Amendment) Ordinance 2004 took effect from 9 July 2004. It removed the security of tenure restrictions for domestic tenancies under Part IV and the minimum notice requirement for terminating non-domestic tenancies under Part V of the principal Ordinance.

To help landlords and tenants adapt to the legislative changes, all domestic tenancies in existence before 9 July 2004 may only be terminated by a transitional termination notice served either by the landlord on the tenant not less than 12 months, or by a tenant on the landlord not less than one month, before the intended termination date. Such notice must be served on or after the expiry date of the existing tenancy.

谘询及调解服务 Advisory and Mediatory Services

在2004-2005年度内，本署处理约176 000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13 000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 2004-2005, some 176 000 enquiries were handled, with 49 000 and 13 000 of these being dealt with by officers during their daily and weekly visits to the Lands Tribunal and District Offices respectively.

新租出及重订协议通知书 Notice of New Letting and Renewal Agreement

在2004-2005年度内，本署共处理了27 580份新租出或重订协议通知书。

A total of 27 580 Notices of New Letting or Renewal Agreement were processed in 2004-2005.



服务表现及目标 Performance and Service Targets

服务承诺 Performance Pledge

2004-2005年度服务承诺所载列的11项工作，全部已达到或超越所定的服务水平或目标。

2005-2006年度的服务承诺单张，载录了新定的服务范畴及目标。

For all the 11 work items listed in the 2004-2005 Performance Pledge, the set service levels or targets were either exceeded or achieved.

The new service levels and targets are published in the 2005-2006 Performance Pledge pamphlet.

24小时自动电话资讯服务 24-hour Automated Telephone Enquiry Service

本署的24小时自动电话资讯服务，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，索取如物业市场统计数字等资料。

对市民有影响的政策和程序如有任何修改，本署也会藉此项服务让市民得知。市民只须致电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

除了上述的24小时电话资讯服务之外，市民也可选择使用24小时由接线生接听的综合电话查询中心服务。此服务涵盖本署所处理的一切事宜。市民只须致电2152 0111便可使用这项服务。

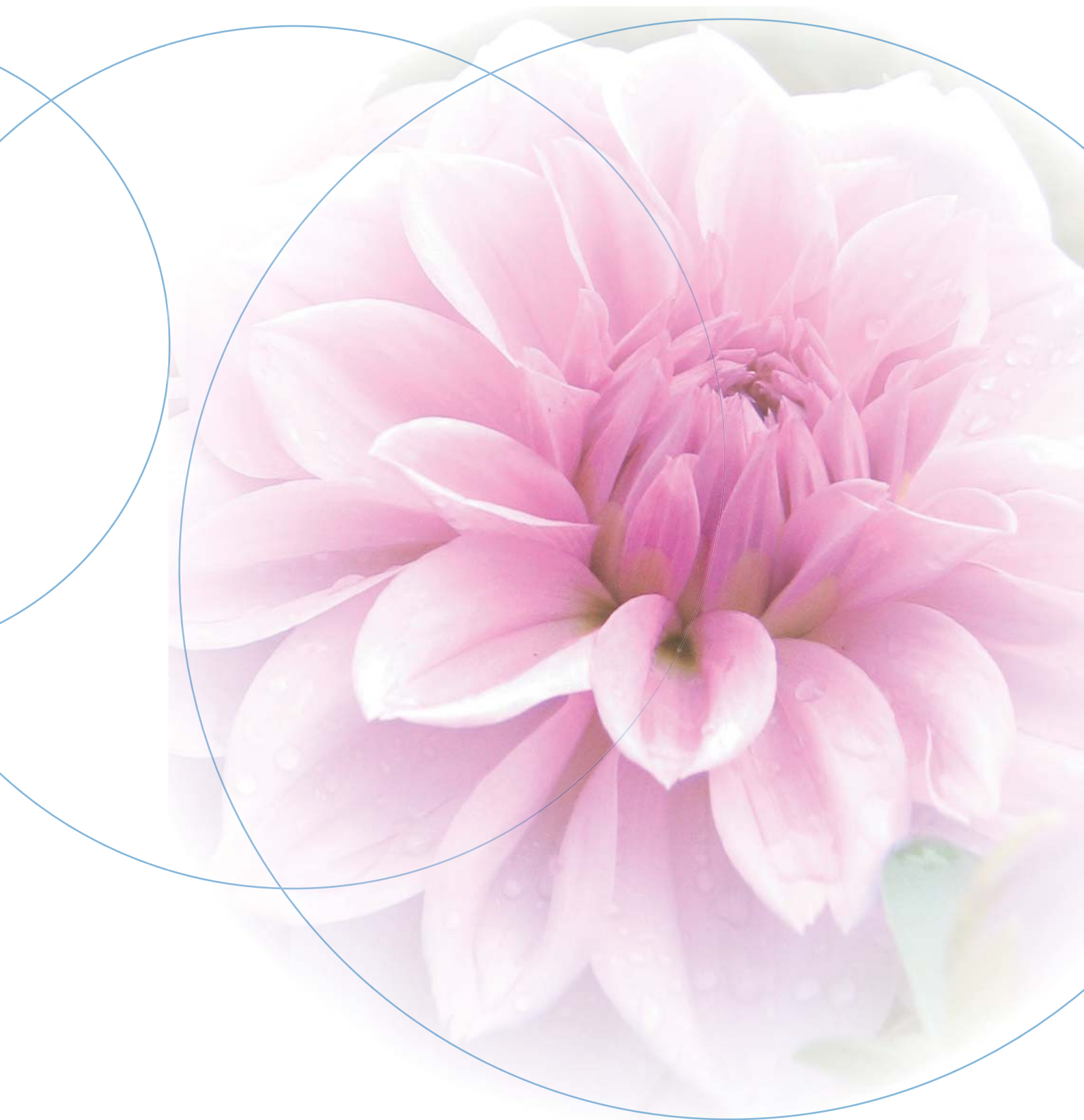
In addition to the automated telephone enquiry service, a 24-hour operator answering service is available through the Integrated Call Centre, covering all matters handled by the Department. The public may access the service by dialling 2152 0111.



- 电子方式递交表格及通知书
- 综合发单及缴款服务
- 中文征收差饷/地租通知书
- 物业资讯通

- Electronic Submission of Forms and Notices
- Consolidated Billing and Payment Service
- Rates and Government Rent Demand Notes in Chinese Language
- Property Information Hub

新增及更佳服务
New and Improved Services



电子方式递交表格及通知书 Electronic Submission of Forms and Notices

随著《2004年电子交易(修订)条例》的生效,本署推出以电子方式递交法定表格和通知书的新服务。这项电子传递方式既富效率又方便易用,提供了传统以邮寄或亲身递交方法以外的另一选择。

自第一阶段的服务于2005年1月推出后,以往根据《差饷条例》、《地租(评估及征收)条例》及《业主与租客(综合)条例》规定须亲身递交或以邮寄方式送达的法定表格和通知书,现可以电子方式递交。详情可浏览本署网站(网址:<http://www.rvd.gov.hk>)或致电政府综合电话查询中心(电话:2152 0111)查询。

Following the enactment of the Electronic Transactions (Amendment) Ordinance 2004, the Department has launched a new service to facilitate the electronic submission of statutory forms and notices. Providing an efficient, convenient and user-friendly means of lodgement, this electronic mode of service is an easy alternative to the conventional method of submitting a form by post or in person.

Following the launch of the first phase of this new service in January 2005, many statutory forms and notices previously required to be submitted in person or by post under the Rating Ordinance, Government Rent (Assessment and Collection) Ordinance and the Landlord and Tenant (Consolidation) Ordinance can now be served by electronic means. More detailed information can be obtained from the Department's website at <http://www.rvd.gov.hk> or by calling the Government Integrated Call Centre at 2152 0111.

综合发单及缴款服务 Consolidated Billing and Payment Service

崭新的「综合发单及缴款服务」于2004年1月首次推出,使差饷与地租的发单、缴款及征收更方便快捷。拥有多个物业的差饷及地租缴纳人可向本署申请综合通知书,当中会一并载列他们所有物业的应缴差饷及地租金额,无须逐一处理个别物业的通知书。

这项既便捷又具有成本效益的服务现时惠及约1 400个综合帐户的缴纳人,涉及的估价物业达120 000个,并会继续加以扩展和不断改良。

This new initiative was first launched in January 2004 to facilitate billing, payment and collection of rates and Government rent. Payers with multiple properties may apply to the Department for a consolidated bill listing out the rates and Government rent payable for all their properties, instead of having to handle separate demand notes for individual properties.

Payers of about 1 400 consolidated accounts covering some 120 000 properties benefit from this customer-friendly and cost-effective service which will be further expanded and enhanced.

2004 年 10 - 12 月季综合缴收差饷/地租通知书
October to December Quarter 2004 CONSOLIDATED DEMAND FOR RATES and/or GOVERNMENT RENT

综合缴收人/综合缴收人姓名: 090-90001-0001-0-12
综合缴收日期: 31/10/2004
综合缴收金额: HK\$36,452.00

综合缴收人/综合缴收人姓名: HONG KONG PROPERTY COMPANY
(PROPERTY MANAGEMENT SECTION)
九龍 深水埗 長沙灣
觀塘商業中心 第一座
7樓 701室
REP: FAR EAST

此通知書綜合了11個個別物業帳目
This demand note covers 11 individual tenement accounts.

本通知書是特別為繳款而設。對表中載列的物業是以個別物業評估而繳付/或地租。
THIS DEMAND NOTE IS FOR BULK PAYMENT PURPOSES ONLY. DETAILS REGARDING EACH INDIVIDUAL TENEMENT, WHICH IS SEPARATELY ASSESSED TO RATES AND/OR GOVERNMENT RENT, ARE SHOWN ON THE ATTACHED LIST. PLEASE PAY THE TOTAL AMOUNT DUE IN FULL ON OR BEFORE THE LAST DAY FOR PAYMENT.

綜合繳收單號: 090-90001-0001-0-C
發出日期: 25/09/2004
付款截止日期: 20/09/2004
1. 全額支付 Last Payment: HK\$36,452.00

繳款日期: 01/10/2004 31/12/2004
繳款金額: 22,400.00

中文征收差饷／地租通知书 Rates and Government Rent Demand Notes in Chinese Language

由2004年4月开始，每季差饷及地租通知书同时以中、英文显示评估物业的资料，包括物业的详细地址和楼宇名称等。由2005年1月开始，缴纳人可选择收取以中文显示物业地址、缴纳人姓名及通讯地址的通知书。

As from April 2004, quarterly demand notes for rates and Government rent provide bilingual descriptions of the properties assessed, including full addresses and building names if available. Starting from January 2005, payers can choose the Chinese language to be used in the demand notes covering property addresses, payers' names and correspondence addresses.



物业资讯通 Property Information Hub

设立「物业资讯通」的可行性研究工作现正进行中，目的是方便市民以「一站式」的电子方式查阅各个政府部门储存的物业资料。这项方便市民取得物业资讯的服务，既有助简化物业成交程序，并能提高物业市场的透明度。

由于本署储存各类物业资料，因此在这项计划中担当重要角色，现正与有关的决策局和部门研究引入「公营部门与私营机构合作」模式，探索是否可利用私营机构的创意和技术来提供这项增值服务。

The feasibility of establishing a Property Information Hub is being examined with the objective of providing a "one-stop" electronic access to integrated property data which are sourced from various Government bodies. The easy availability of property information to the public will facilitate property transactions and improve the transparency of the property market.

This Department which maintains a variety of property data is a key player in this join-up Government initiative and is collaborating with the relevant Government bureaux and departments in this project. The possibility of adopting a Public Private Partnership approach in harnessing the creativity and skills of the private sector in order to provide value-added services is being explored.

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- 每年全面重估应课差饷租值
 - 评估地租
 - 外判工作
 - 政府服务电子化策略
 - 综合物业资料库

 - Annual General Revaluations
 - Government Rent Assessment
 - Outsourcing Opportunities
 - E-Government Strategy
 - Integrated Property Data Base

迎接挑战
Challenges Ahead



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

本署每年须修订更新220万个差饷估价和165万个地租估价，而须估价的新楼宇数量亦不断增加，为这项工作带来不少挑战。由于资源有限，同时要兼顾其他方面的工作，本署须经常检讨作业工序及研究如何节省成本。虽然更广泛地使用电脑集成估价技术可加快速度及提高生产力，但在应用日新月异的电脑技术的同时，亦要为员工提供足够培训，方能互相配合，相得益彰。

Coupled with the continuing growth in the number of new buildings requiring assessment, the annual updates of 2.2 million rating assessments and 1.65 million Government rent assessments present many challenges to the Department. Competing with other activities for tight resources, there is a constant need to review the business processes and introduce cost-saving measures. Although wider application of computer-assisted mass appraisal techniques can improve speed and productivity, the adoption of more sophisticated computer technologies has to be reinforced by adequate staff training and development.



评估地租 Government Rent Assessment

本署依法有权评估及征收发展用地、重建用地与农地的地租。终审法院的裁决，已经确立了法理依据。不过，有关发展用地租值的评估方法及其他相关事宜的争议将会交由土地审裁处审理。

The legal basis for assessment of Government rent in respect of development and redevelopment sites, and agricultural lots has been upheld by the Court of Final Appeal. However, the method of valuation to be used in assessing development sites and other related issues are under dispute and will be argued before the Lands Tribunal.

外判工作 Outsourcing Opportunities

新界乡郊物业估价外判工作已于2004年10月完结，本署共批出六份合约，成功清理了有关范畴积压的工作。在其他工作方面，本署会继续研究尽量利用市场上既有的技术和资源来提供服务。

The outsourcing of the assessment of rural properties in the New Territories was concluded in October 2004. A total of 6 contracts had been successfully completed in clearing the backlog of work. The Department will continue to explore outsourcing opportunities in other activities to make use of available skills and resources in the marketplace.



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，以应付日后的服务需求。本署将于未来五年推行多项资讯科技计划，进一步提高效率、成本效益及客户服务质素。现正进行的其中一项计划，是设立一个有数码地图功能的全港性物业地址及资料库，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. A number of IT projects will be implemented over the next 5 years with a view to further enhancing efficiency, cost-effectiveness and quality of service to customers. One of the current projects is the setting up of a territory-wide address and property database linked to digital maps and overall infrastructure support to facilitate the implementation of various e-government initiatives.



综合物业资料库 Integrated Property Data Base

本署设有一个完备及以文本为主的全港物业资料库，供评定差饷和进行估价之用。为使到该物业资料库更精益求精，本署再推出综合物业资料库，以网罗物业资讯的综合文字记录与图象资料，并引入数码地图及文件管理功能。综合物业资料库功能将透过发展地理讯息系统估价模式而得以继续提升，以进一步提高估价工作及物业资讯服务的效率。

The Department maintains a comprehensive, territory-wide, property database for rating and valuation purposes, which is primarily text-based. To enhance its value, an Integrated Property Data Base (IPDB) has been established to provide a consolidated textual and graphic repository of property information. Digital mapping and document management functions have also been introduced. The IPDB functionalities will continue to be upgraded by developing the Geographic Information System (GIS) Valuation Modules to further enhance the efficiency of valuation work and property information services.



环保报告 Environmental Report

- 环保内务管理方法
- 节省能源
- 善用纸张和信封
- 废物管理
- 前瞻

- Green Housekeeping Measures
- Energy Conservation
- Economy in the Use of Paper and Envelopes
- Management of Wastes
- Way Forward

虽然本署的工作不会对环境造成重大影响，但仍须制定适用于办公室的环保政策，并订下宗旨和目标，详情如下：

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。

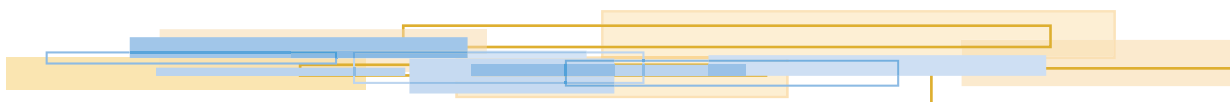
目标：达至政府为各部门所订下的目标，将影印纸的使用量减少5%，并与长沙湾政府合署其他用户合作，减少耗电量3%。

While the departmental operations do not have significant impacts on the environment, the Department has formulated its environmental policy, objective and target for an office environment as follows:

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 meet the service-wide objective of reducing photocopying paper use by 5% and electricity consumption by 3% in conjunction with other users in Cheung Sha Wan Government Offices.



环保内务管理方法 Green Housekeeping Measures

在日常运作上推行各项环保措施，一向是本署的要务。为此，本署委任了内务秘书为「环保经理」，负责监察及检讨部门环保措施的推行。为了提高员工的环保意识，以及争取他们的支持，本署已：

- 定期在内联网上发布各种环保内务管理措施和最新的环保计划；
- 鼓励员工参加本署公务员建议书计划，提出环保建议；以及
- 藉著康乐社筹办的活动，将环保观念从办公室推展至日常生活中。例如：在本署的电子布告板设立「交换角」，让员工刊登交换二手物品的电子广告。

The Department has always accorded high priority in implementing various green housekeeping measures in its daily operations. In this regard, the Departmental Secretary is appointed as "Green Manager" to oversee and 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 system various departmental green housekeeping measures and up-to-date green initiatives;
- encouraged staff to put forward green suggestions through the RVD Staff Suggestions Scheme; and
- extended the green concepts from office to daily life through activities organised by the Recreation Club, e.g. exchange goods among colleagues by posting e-advertisements on "Exchange Corner" in the Department's electronic bulletin board.

节省能源 Energy Conservation

为了节省能源，本署继续鼓励员工在日常工作中遵行节省能源的措施，包括：

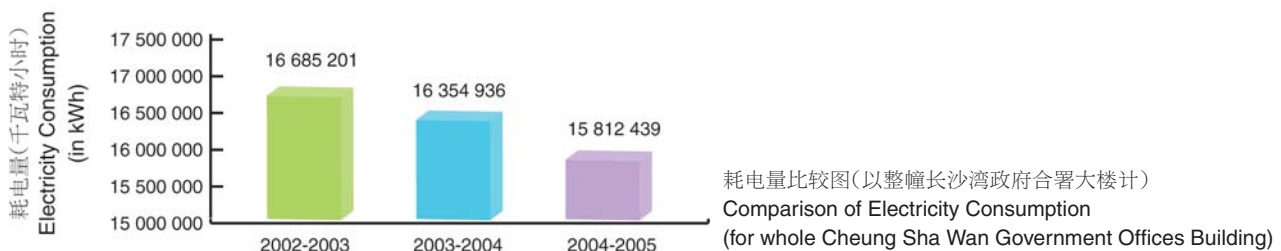
- 当阳光直射室内时，将百叶窗帘放下；
- 在没有人使用办公室时，将所有供电系统关掉；
- 鼓励共用部门车队以减少汽油消耗量；以及
- 穿著轻便衣物，并响应政府产业署的节省能源措施，把办公室的室温保持在摄氏25.5度。

作为长沙湾政府合署的主要用户，本署协助将本大楼的耗电量减少3.3%（由2003-2004年度的16 354 936千瓦特小时减至2004-2005年度的15 812 439千瓦特小时）。而与2002-2003年度16 685 201千瓦特小时的耗电量相比，总减幅更达5.2%，超出政府为各部门订立的3%节约目标（见下图）。在各部门的通力合作下，大厦管理委员会更在2004年机电工程署举办的「能源效益及节能奖（政府机构）」比赛中夺得「办公大楼节能铜奖」。

The Department continues to encourage staff to adopt daily energy saving measures, including:

- lowering venetian blinds when direct sunlight is penetrating a window;
- switching off electricity supplies when offices are left vacant;
- encouraging sharing of pool cars to reduce fuel consumption; and
- dressing light and maintaining the indoor office temperature at 25.5°C, giving full support to the energy saving measure issued by the Government Property Agency.

Being the major user in Cheung Sha Wan Government Offices, the Department has helped reduce electricity consumption by 3.3%, from 16 354 936 kWh in 2003-2004 to 15 812 439 kWh in 2004-2005. This had exceeded the service-wide green target (3%) by achieving a total reduction of 5.2% when compared with the consumption of 16 685 201 kWh in 2002-2003 (see Chart below). With the concerted efforts of all user departments, the Building Management Office won the "Office Building Saver Bronze Award" in the "Hong Kong Awards for Energy Efficiency and Conservation in Government" competition organised by the Electrical and Mechanical Services Department in 2004.



善用纸张和信封 Economy in the Use of Paper and Envelopes

本署一直提醒员工采取下列措施，以善用纸张和信封：

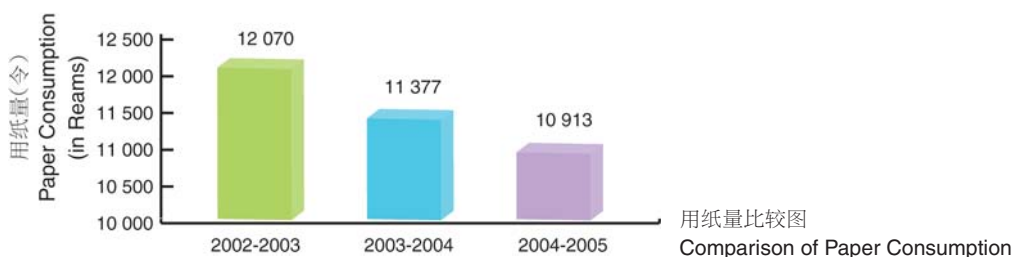
- 充分利用每张纸的正反两面，并尽量把多页资料印在同一张纸上；
- 把不再使用的表格的空白一面作草稿纸；
- 尽量使用可供重复使用的钉孔信封来传递不属机密类别的文件；
- 尽量缩短文件的分发名单；
- 减少指引和守则印文本的数目，并广泛使用内联网及分区资料库；以及
- 在本署的电子布告板及网站上载部门刊物。

在本署员工通力合作下，2004-2005年度A3及A4纸的消耗量为10 913令，较2003-2004年度的11 377令减少4.1%，亦较2002-2003年度的12 070令减少9.6%。此减幅较政府部门的5%节约目标多出近一倍，成绩实在令人鼓舞（见下图）。同时，为响应「再用」纸张的原则，本署亦增加使用环保再造纸，增幅达82.4%（由2003-2004年度的595令增加至2004-05年度的1 085令）。

The Department has all along reminded staff to adopt the following measures to economise the use of paper and envelopes:

- using both sides of the paper and printing multiple pages on one sheet;
- using obsolete forms with one clean side as drafting paper;
- using transit envelopes for unclassified documents;
- keeping documents distribution list to minimal level;
- reducing the number of hardcopy manuals and regulations, and maximising the use of the intranet system and Divisional Information Centre; and
- releasing the Department's paper publications by uploading the e-copy on the Department's electronic bulletin board and website.

With concerted staff efforts, the consumption of A3 and A4 paper in 2004-2005 was 10 913 reams, indicating a decrease of 4.1% against 11 377 reams in 2003-2004 and 9.6% against 12 070 reams in 2002-2003. The reduction rate, which almost doubled the service-wide green target of 5%, was very encouraging (see Chart below). To show our support to the principle of "Reuse", the Department has also increased its use of recycled paper by 82.4%, from 595 reams in 2003-2004 to 1 085 reams in 2004-2005.



自从本署于2004年1月推出的综合发单及缴款服务，让拥有多项物业的缴纳人可选择收取一张综合征收通知书，本署进一步减低了纸张和信封的使用量。直至2005年第一季止，已有约112 000个个别帐户整合为1 300个综合帐户，此举除有助节省纸张及其他资源外，亦令信封的使用量进一步减少11.7%（从2003-2004年度的1 368 872个减至2004-2005年度的1 209 340个）。本署会继续鼓励拥有多个物业的差饷缴纳人采用这种既能方便他们又能节省开支的服务。

Our consumption of paper and envelopes is reduced further following the launch in January 2004 of the new Consolidated Billing and Payment Service which allows payers with multiple properties the option of receiving a consolidated demand. Up to the 1st Quarter in 2005, about 112 000 individual accounts have already been replaced by around 1 300 consolidated accounts. Other than achieving savings in paper and other resources, this Service has contributed to a reduction in the consumption of envelopes by 11.7% (from 1 368 872 numbers in 2003-2004 to 1 209 340 in 2004-2005). The Department will continue to invite multi-property ratepayers to use this customer-friendly and cost-effective service.

废物管理 Management of Wastes

本署亦继续积极减少并回收废物。在2004-2005年度，本署共回收废纸43 588公斤，较2003-2004年度的36 044公斤增加20.9%，这是由于去年本署进行大规模的办公室大扫除计划，以腾出更多办公空间，为员工提供更整洁的工作环境。

本署增加使用数码相机，以取代传统的菲林相机，这有助本署减少菲林、幻灯片和冲晒照片的数量。在2004-2005年度，本署使用了1 807卷菲林，较2003-2004年度的使用量减少30.0%。同年，冲晒照片的数量为54 265张，比2003-2004年度的95 817张减少达43.4%。

鉴于使用唯读光碟储存记录的方法日渐普及，本署已提醒员工尽量采用可重写光碟(CD-RW)作为储存媒介，只有用作档案保存或长期保存的记录才以可录光碟(CD-R)储存。

The Department has continued its efforts to reduce and recycle wastes. In 2004-2005, 43 588 kilograms of waste paper were collected, representing an increase of 20.9% against 36 044 kilograms in 2003-2004. This was because the Department had carried out an extensive house cleaning campaign last year with a view to releasing more office spaces and providing a tidier and cleaner working environment for staff.

With the increasing use of digital cameras to replace conventional film cameras, the Department successfully reduced the number of films, negatives and photo prints. In 2004-2005, a total of 1 807 rolls of films were consumed, representing a decrease of 30.0% when compared with the total consumption in 2003-2004. Moreover, only 54 265 photos were printed last year, which indicated a reduction of 43.4% from 95 817 photos in 2003-2004.

With the extensive use of CD-ROM for record storage, staff have been reminded to use CD-RW (Compact Disc – Rewritable) as far as possible to allow re-use of the storage media. Only records which needed to be kept on file or for long term should use CD-R (Compact Disc – Recordable).

前瞻 Way Forward

为支持政府节约能源和用纸的目标，本署力求在2005-2006财政年度节省7.5%用纸量和4.5%能源消耗量。本署订立这个目标时，已参考了2002-2003财政年度的消耗水平。各科别须仔细检讨和密切留意本身的用纸和用电模式，务求令办公室的运作更具环保效益。

本署会继续推行以电子方式递交法定表格的方法，与市民携手合作，一同节用纸张及提倡绿化环境。

To support the Government's drive to economise use of energy and paper, and having regard to the consumption levels achieved in the financial year 2002-2003, the Department will strive towards a further 7.5% and 4.5% reduction in paper and energy consumption respectively in the financial year 2005-2006. All divisions will be required to critically review and closely monitor their paper and energy consumption patterns with a view to achieving a greener office.

By providing an e-option for submission of statutory forms, the Department works hand-in-hand with the general public in reducing paper consumption and in promoting a green environment.



彭赞荣先生
差饷物业估价署署长

Mr Kenneth T.W. PANG
Commissioner of
Rating and Valuation

老兴忠先生
副署长

Mr H. C. LO
Deputy
Commissioner

曾梅芬女士
助理署长
(差饷及物业估价事务)

Mrs Mimi BROWN
Assistant Commissioner
(Rating and Valuation)

萧权生先生
助理署长
(专责事务)

Mr K.S. SIU
Assistant
Commissioner
(Special Duties)

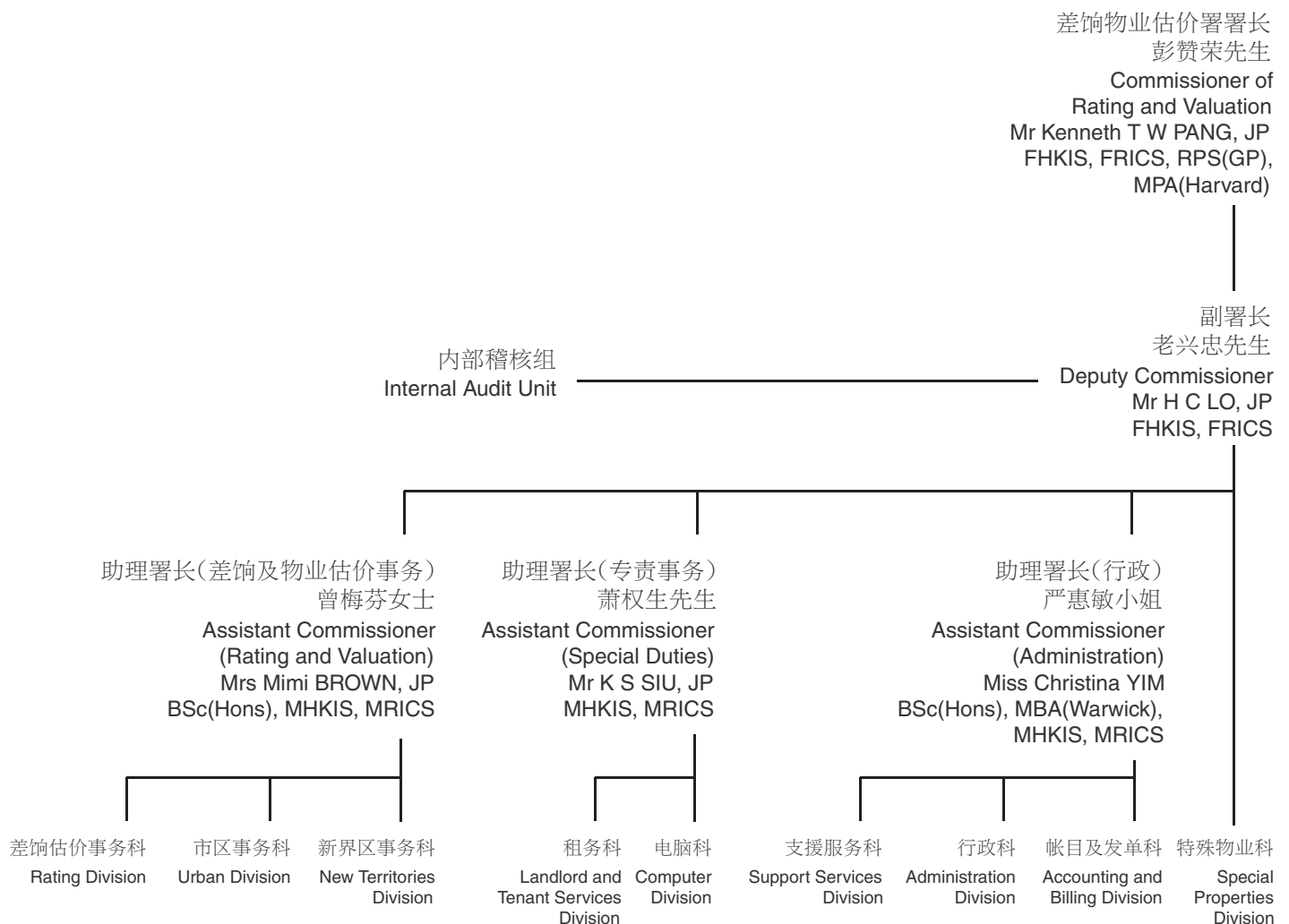
严惠敏小姐
助理署长
(行政)

Miss Christina YIM
Assistant
Commissioner
(Administration)

人力资源

Human Resources

部门架构(2005年4月1日) Organisation Structure (1 April 2005)



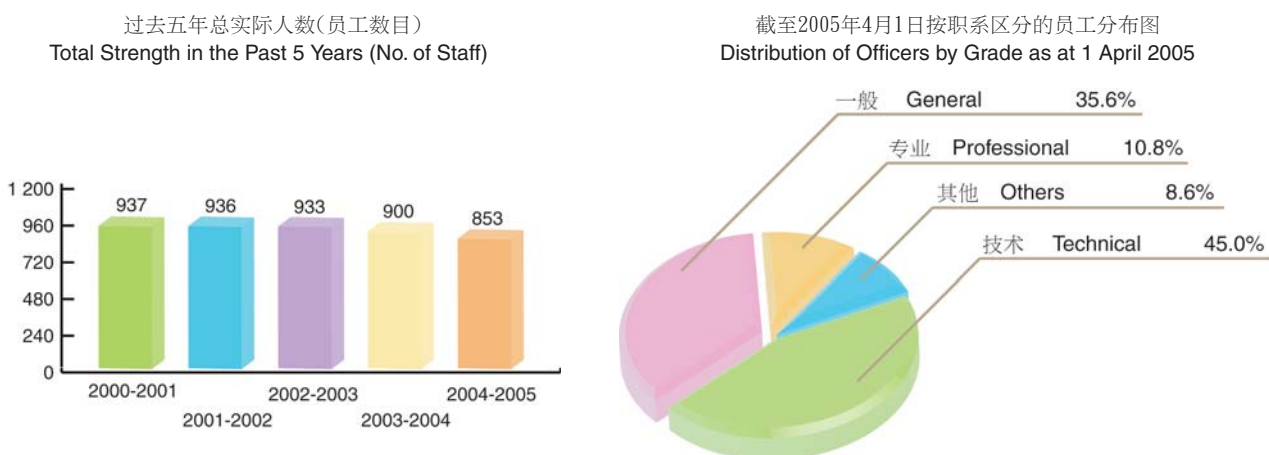
人手编制 Staffing

截至2005年4月1日，本署实际总人数为853人，其中专业职系人员占92名、技术职系人员占384名、一般职系人员占304名、其他职系人员占73名。

以下图表显示过去五年的实际总人数，以及截至2005年4月1日按职系区分的员工比例：

As at 1 April 2005, the Department had a total strength of 853 officers including 92 professional officers, 384 technical officers, 304 general grade officers and 73 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 2005:



附录A列出本署在2004年4月1日及2005年4月1日的编制及实际人数比较。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2004-2005年度的个人薪酬(不计长俸、旅费、宿舍等开支)及部门开支达3.758亿元，上一年度则为3.978亿元。

Annex A sets out a comparison of the establishment and strength as at 1 April 2004 and 1 April 2005. 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 \$375.8 million in 2004-2005, compared with \$397.8 million in the preceding year.

培训与发展计划 Training and Development Plan

本署2004-2005年度培训与发展计划已顺利推行。年内，每名员工平均受训日数为三天。面对环境转变、与日俱增的工作量、愈趋复杂的工作，以及市民对我们有更高的要求，我们的工作变得更富挑战性。署方深明培训的重要性，因此为员工安排多方面的培训和发展课程，内容既针对署方的运作需要，也照顾到员工的事业发展和个人抱负。

The Departmental Training and Development Plan for 2004-2005 was successfully implemented. During the year, staff received training for 3 days on average. Fully aware of challenges faced by staff due to the changing environment, increase in workload, complexity of issues and higher public expectations, the Department's training and development programmes are targeted at meeting the operational requirements, career development needs and personal aspirations of staff.

专业职系人员培训 Professional Staff Training

本署于2004年5月安排一名物业估价测量师前赴英国物业估价局，进行为期六个月的实习，以配合其职业前途发展，并增进其专业知识。

在管理技巧方面，本署有一名高级物业估价测量师及一名高级库务会计师参加了由公务员培训处举办、为期三周的「公共行政领袖实践课程」。两名首席物业估价测量师及一名高级物业估价测量师参加了由耶鲁大学耶鲁管理学院举办、为期三天的「领导才能及团队效率」行政人员课程。

2004年5月，本署一名高级库务会计师参加了首届由北京大学主办、为期两周的国情研习课程；另有一名高级物业估价测量师在同年10月参加另一期同类课程。

为提升专业职系人员重整作业工序的管理技巧，本署在2005年3月安排了一个为期1.5天的「重整作业工序的简介和实践」特设课程，共有59名专业职系人员参加，包括两名首席物业估价测量师、15名高级物业估价测量师、36名物业估价测量师和六名助理物业估价测量师。

本署亦为48名物业估价测量师安排两个为期一天的「如何透过创新意念及革新提升表现」课程。

为提升本署专业职系人员的英文写作技巧，本署安排了两个特设内部课程，主题是「专业人士有效写作技巧」和「报告及写作技巧」，共有73名专业职系人员参加，包括高级物业估价测量师、物业估价测量师及助理物业估价测量师。

本署亦为十名署长级人员和七名高级物业估价测量师安排为期一天的「顾客服务发展策略」特设课程，以提升本署的顾客服务文化。

八名专业职系人员参加了由英国专家学院举办、为期两天的「专家证人培训课程」。

在持续专业发展方面，本署为专业职系人员及见习人员举办了六个与专业范畴有关的内部研讨会。

为助理物业估价测量师而设的师友制计划于2004年9月推出，至于为估价测量见习生而设的师友制计划早于2003年已开始推行。在这两个计划中，六名助理物业估价测量师及十名估价测量见习生被安排接受12名高级物业估价测量师的指导。

For career and professional development, 1 Valuation Surveyor was attached to the Valuation Office Agency of the United Kingdom for 6 months from May 2004.


On the management front, 1 Senior Valuation Surveyor and 1 Senior Treasury Accountant attended the 3-week "Leadership in Action Programme" organised by the Civil Service Training and Development Institute (CSTDI). 2 Principal Valuation Surveyors and 1 Senior Valuation Surveyor attended a 3-day executive programme "Leadership and Team Effectiveness" conducted by the Yale School of Management, Yale University.

In May 2004, 1 Senior Treasury Accountant attended the first 2-week National Studies Course at the Peking University. 1 Senior Valuation Surveyor attended another class in October.

To improve professional staff's skills in business process re-engineering, a customised 1.5-day course "Introducing and Practising Business Process Re-engineering" was arranged in March 2005 for 59 professional officers, including 2 Principal Valuation Surveyors, 15 Senior Valuation Surveyors, 36 Valuation Surveyors and 6 Assistant Valuation Surveyors.

2 classes of 1-day course on "Enhancing Performance through Innovation and Creativity" were also arranged for 48 Valuation Surveyors.

To enhance the English writing skills of our professional staff, 2 customised courses "Effective Writing Skills for Professionals" and "Reporting and Writing Course" were organised. The courses were well attended by a total of 73 professional officers, including Senior Valuation Surveyors, Valuation Surveyors and Assistant Valuation Surveyors.



To enhance the customer service culture of the Department, a 1-day customised course on “Developing Customer Service Strategies” was arranged for 10 directorate grade officers and 7 Senior Valuation Surveyors.

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

For continuing professional development, 6 in-house seminars on various professional topics were held for professional staff and trainees of the Department.

A mentoring scheme for Assistant Valuation Surveyors was put in place in September 2004 following a similar scheme for Valuation Surveying Graduates introduced since 2003. 6 Assistant Valuation Surveyors and 10 Valuation Surveying Graduates were placed under the mentorship of 12 Senior Valuation Surveyors.



专业资格 Professional Membership

本署四名人员通过了香港测量师学会主办的专业能力最终评审，并于2005年初成为香港测量师学会专业会员。

4 officers have passed the Final Assessment of Professional Competence (APC) conducted by the Hong Kong Institute of Surveyors (HKIS). They were elected to professional membership in early 2005.



内部训练课程 In-house Training Courses

年内，本署职员培训组为990名同事举办了20个内部职业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。

为了提高员工在集成估价方面的技巧，职员培训组就「统计分析系统模型编制操作」这个课题安排了一次内部研讨会，共有50名专业及技术职系人员参加。

公务员培训处为本署320名人员举办了13个网上学习简介暨示范会。本署已于电脑训练室内设立三个电子学习间。

此外，培训组还为33名新入职人员安排四个入职讲座。

The Department's Staff Development Section has organised a wide variety of in-house job-specific training courses and experience sharing sessions on different subjects including computer systems in RVD, Government Rent issues, valuation practices and work procedures. A total of 20 seminars/courses were held for a total of 990 colleagues.

To sharpen our skills in mass appraisal, an in-house seminar on “SAS Model Building Operation” was organised for 50 professional and technical officers.

CSTDl has conducted 13 briefing-cum-demonstration sessions on e-learning for 320 interested officers. Three e-learning booths have been set up in the computer training room.

A total of 4 induction seminars have been held for 33 new recruits.

其他训练课程 Other Training Courses

为提高物业估价测量师、物业估价主任及租务主任的工作表现管理技巧，本署安排了99名职员分批参加四个由公务员培训处举办、为期两天的「工作表现管理工作坊」。

本署职员对电脑及资讯科技应用课程的反应非常踊跃。年内，由政府大型承办商提供的各类电脑课程，参加者多达238人次。另外，共有25名专业及技术职系人员获挑选参加由私人承办商举办的六个「统计分析系统」课程。

此外，本署职员共有452人次参加由公务员培训处举办的其他各项课程。

To enhance the performance management skills of managers in the Valuation Surveyor, Valuation Officer and Rent Officer grades, 4 classes of a 2-day CSTD I workshop on "Performance Management" were arranged for 99 staff members.

The response of staff on computer training and IT applications was encouraging. A total of 238 attendances were registered for a variety of computer courses run by the Government bulk contractors. Furthermore, 25 selected professional and technical officers attended 6 SAS training courses run by private contractors.

For other CSTD I courses on a variety of subjects, a total of 452 attendances were recorded.

内地机关／海外机构到访本署 Visits from Mainland Authorities/Overseas Organisations

年内共有六批内地机关的官员及海外机构的成员曾到访本署，在学术和专业范畴上交换意见，同时分享工作经验。

During the year, there were 6 visits to the Department from officials of the Mainland authorities and members of overseas organisations. These visits fostered exchange of views at an academic and professional level as well as sharing of experiences on work related issues.



职员关系和参与 Staff Relations and Participation

本署一向致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。

一般职系协商委员会的主要职能是藉著定期会议，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而提交的建议。年内，该委员会收到多项建议，并对部分同事给予奖励，以嘉许其创意及进取精神。

本署署长每月均透过内联网向全体员工发送一份名为《电子快讯》的部门通讯，简报本署当前事务及即将面临的挑战。为进一步改善部门的内部沟通，署方亦定期举办工余茶聚，让管职双方在轻松的气氛下聚首一堂。

本署亦每年两度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 to foster good staff relations.

The Departmental Consultative Committee, comprising representatives of the staff side, 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.

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.



社交及康乐活动 Social and Recreation

康乐社 Recreation Club

年内，本署的康乐社筹办了多项体育比赛，以及插花班、太极班、舞蹈班、远足、参观和胜景一日游等康乐活动。

本署义工队一向热心公益，年内参与的义务工作计有全球青年服务日、香港伤健青年协会竞技日、多个慈善机构的卖旗日和节日探访等等。

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, Tai Chi and dancing classes, walks, visits and day trips to scenic places.

The RVD Volunteer Service Team participated in a wide variety of volunteer activities, such as the Global Youth Service Day, Hong Kong Federation of Handicapped Youth Game Day, Flag Days for and Festival Visits to various charitable organisations, etc.

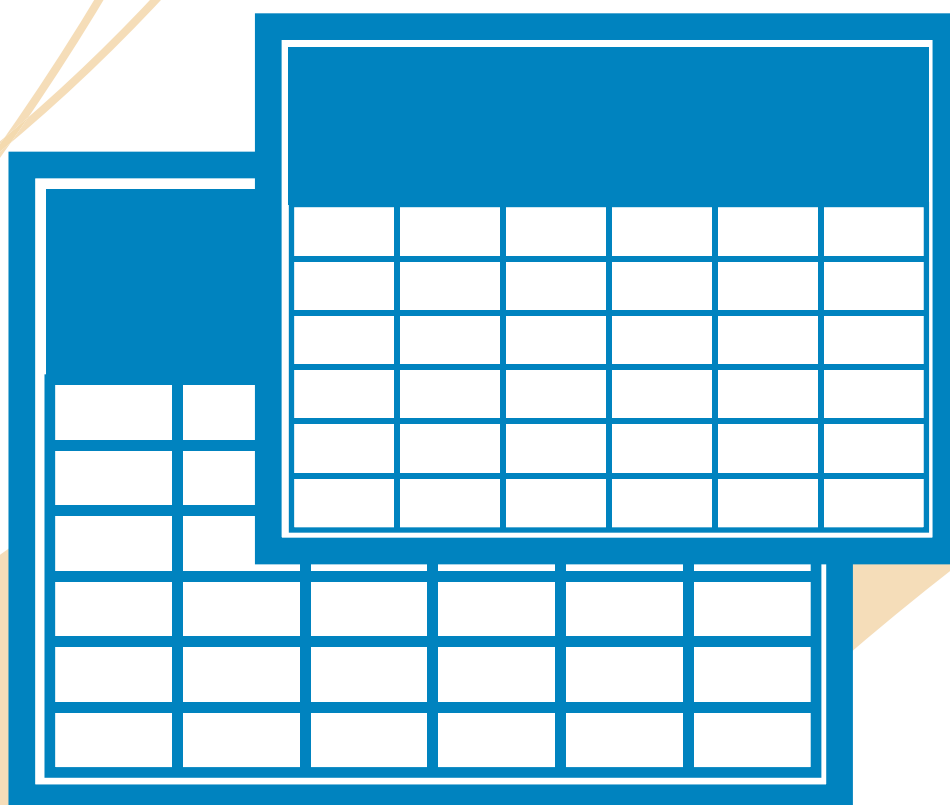
Sources of funds for the Club include the Staff Welfare Fund, subscriptions from members and participation fees for various activities.

慈善活动 Charity

本署参与公益金及其他慈善机构举办的多项慈善活动，筹得的善款超过31 000元。

The Department raised a total of over \$31 000 for various charity events organised by the Community Chest and other charitable organisations.





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表 TABLE 1

估价册 - 截至 2005 年 4 月 1 日各地区的已估价物业

VALUATION LIST - ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2005

地区	District	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	148 568	33 694 938
湾仔	Wan Chai	98 267	19 980 144
东区	Eastern	202 205	21 845 106
南区	Southern	80 415	12 426 525
港岛	HONG KONG	529 455	87 946 713
油尖旺	Yau Tsim Mong	169 008	28 054 629
深水埗	Sham Shui Po	106 012	11 850 748
九龙城	Kowloon City	135 807	14 978 670
黄大仙	Wong Tai Sin	84 497	8 236 448
观塘	Kwun Tong	136 331	15 047 192
九龙	KOWLOON	631 655	78 167 687
葵青	Kwai Tsing	103 694	24 898 109
荃湾	Tsuen Wan	105 135	11 133 548
屯门	Tuen Mun	160 278	11 265 359
元朗	Yuen Long	130 847	9 011 775
北区	North	91 203	5 097 441
大埔	Tai Po	91 996	6 743 581
沙田	Sha Tin	197 835	16 714 328
西贡	Sai Kung	116 210	9 753 813
离岛	Islands	44 469	15 369 764
新界	NEW TERRITORIES	1 041 667	109 987 718
总数	OVERALL	2 202 777	276 102 118

估价册 - 截至2005 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 2005

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	应课差饷租值 Rateable Value (千元 \$'000)	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)	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	69 375	4 520 408	9 114	1 784 186	13 291	6 250 716	231	45 361	92 011	12 600 671
湾仔 Wan Chai	43 314	3 137 466	7 107	1 180 347	10 839	4 166 360	204	25 036	61 464	8 509 209
东区 Eastern	135 943	9 198 734	17 738	2 759 527	5 571	1 371 500	169	36 359	159 421	13 366 120
南区 Southern	38 044	2 478 796	3 466	577 310	8 845	5 468 472	55	73 278	50 410	8 597 856
港岛 HONG KONG	286 676	19 335 404	37 425	6 301 370	38 546	17 257 048	659	180 034	363 306	43 073 855
油尖旺 Yau Tsim Mong	91 397	5 137 692	11 624	1 676 803	3 169	884 487	463	26 830	106 653	7 725 813
深水埗 Sham Shui Po	63 212	3 320 642	6 541	690 147	2 649	614 463	406	50 752	72 808	4 676 005
九龙城 Kowloon City	73 629	4 312 240	17 436	2 295 476	9 776	2 571 467	242	129 936	101 083	9 309 119
黄大仙 Wong Tai Sin	62 683	3 331 774	270	27 282	65	9 814	149	7 344	63 167	3 376 213
观塘 Kwun Tong	86 384	4 505 474	659	52 309	121	11 100	198	29 380	87 362	4 598 263
九龙 KOWLOON	377 305	20 607 822	36 530	4 742 017	15 780	4 091 331	1 458	244 243	431 073	29 685 413
葵青 Kwai Tsing	61 333	3 100 112	3 070	358 928	603	103 293	345	26 236	65 351	3 588 569
荃湾 Tsuen Wan	62 995	3 372 667	4 120	349 725	908	126 817	425	31 205	68 448	3 880 414
屯门 Tuen Mun	103 399	3 580 928	3 845	254 505	2 282	304 394	219	25 259	109 745	4 165 085
元朗 Yuen Long	90 916	3 049 814	10 326	734 465	4 872	469 668	739	16 878	106 853	4 270 826
北区 North	63 545	2 309 048	2 985	160 410	2 217	155 966	788	17 446	69 535	2 642 870
大埔 Tai Po	61 668	2 632 911	4 725	397 653	5 625	1 174 765	273	19 739	72 291	4 225 067
沙田 Sha Tin	125 934	6 555 486	11 243	1 270 162	4 301	856 838	168	42 356	141 646	8 724 841
西贡 Sai Kung	89 617	5 017 089	2 505	252 978	3 838	1 136 806	98	28 084	96 058	6 434 957
离岛 Islands	29 870	1 106 347	6 052	508 587	2 823	658 860	160	4 535	38 905	2 278 329
新界 NEW TERRITORIES	689 277	30 724 402	48 871	4 287 412	27 469	4 987 408	3 215	211 737	768 832	40 210 959
总数 OVERALL	1 353 258	70 667 628	122 826	15 330 799	81 795	26 335 787	5 332	636 014	1 563 211	112 970 227

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.

表 TABLE 3

估价册 - 截至 2005 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 2005

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		非租者置其屋计划 Non TPS*		租住公屋 Rental Housing	
		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 (千元 \$'000)	Number	Rateable Value (千元 \$'000)	Number	Rateable Value (千元 \$'000)	Number	Rateable Value (千元 \$'000)
中西区	Central and Western	-	-	-	-	5	19 603	6	36 743
湾仔	Wan Chai	-	-	-	-	-	-	-	-
东区	Eastern	2 483	102 921	1 143	38 227	66	1 249 607	452	246 259
南区	Southern	2 678	107 947	7 848	253 702	43	684 134	5	26 037
港岛	HONG KONG	5 161	210 868	8 991	291 929	114	1 953 344	463	309 038
油尖旺	Yau Tsim Mong	-	-	-	-	3	90 045	668	29 453
深水埗	Sham Shui Po	3 200	119 883	1 626	46 465	117	1 375 303	8	43 453
九龙城	Kowloon City	-	-	-	-	29	551 463	18	203 540
黄大仙	Wong Tai Sin	15 331	654 219	8 078	273 006	127	2 396 700	-	-
观塘	Kwun Tong	9 329	349 298	6 715	185 911	156	2 888 932	9	157 860
九龙	KOWLOON	27 860	1 123 400	16 419	505 382	432	7 302 443	703	434 306
葵青	Kwai Tsing	9 087	298 210	2 992	78 068	139	2 478 595	482	99 520
荃湾	Tsuen Wan	-	-	-	-	34	448 308	175	56 939
屯门	Tuen Mun	8 107	198 023	13 232	234 734	59	819 050	-	-
元朗	Yuen Long	-	-	-	-	108	1 218 409	-	-
北区	North	10 032	257 096	7 551	161 857	13	242 917	18	16 851
大埔	Tai Po	10 046	345 621	5 250	138 991	21	428 069	-	-
沙田	Sha Tin	19 787	639 269	6 719	182 972	69	1 232 734	16	111 919
西贡	Sai Kung	4 485	152 484	5 784	159 920	40	908 242	249	50 982
离岛	Islands	-	-	-	-	51	283 795	-	-
新界	NEW TERRITORIES	61 544	1 890 702	41 528	956 542	534	8 060 119	940	336 211
总数	OVERALL	94 565	3 224 969	66 938	1 753 853	1 080	17 315 906	2 106	1 079 555

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多以大厦为单位，但经租者置其屋计划已售出或仍未售出的单位普遍会以个别单位数目显示。

[#] 包括房屋协会长者安居乐计划下兴建的单位。

The above figures exclude parking spaces which are separately assessed.

* TPS: Tenants Purchase Scheme

Number denotes units of assessments which are mostly on a building basis, but units sold and unsold under TPS generally indicate number of individual flats.

[#] Include units developed under the Senior Citizen Residence Scheme of Housing Society.

估价册 - 截至 2005 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 2005

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	9 534	3 489 591	2 602	1 763 806
湾仔	Wan Chai	7 282	3 946 529	1 989	1 485 963
东区	Eastern	8 688	2 069 231	1 076	488 309
南区	Southern	2 168	574 357	273	114 889
港岛	HONG KONG	27 672	10 079 709	5 940	3 852 967
油尖旺	Yau Tsim Mong	19 722	8 515 024	3 765	2 666 071
深水埗	Sham Shui Po	8 853	2 405 431	1 380	320 439
九龙城	Kowloon City	7 956	1 515 501	915	340 645
黄大仙	Wong Tai Sin	2 912	693 921	150	99 309
观塘	Kwun Tong	5 189	1 581 252	295	255 974
九龙	KOWLOON	44 632	14 711 129	6 505	3 682 437
葵青	Kwai Tsing	3 394	988 894	169	115 112
荃湾	Tsuen Wan	4 555	1 367 357	217	229 270
屯门	Tuen Mun	5 023	1 114 179	155	179 140
元朗	Yuen Long	6 144	1 274 259	381	176 722
北区	North	2 785	718 812	56	34 913
大埔	Tai Po	2 534	658 136	142	102 398
沙田	Sha Tin	4 250	1 956 918	70	176 279
西贡	Sai Kung	2 731	732 924	24	52 997
离岛	Islands	2 279	1 123 679	60	25 493
新界	NEW TERRITORIES	33 695	9 935 160	1 274	1 092 324
总数	OVERALL	105 999	34 725 997	13 719	8 627 728

表 TABLE 5

估价册 - 截至 2005 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 2005

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	24 641	7 589 769	-	-
湾仔	Wan Chai	13 236	3 516 335	-	-
东区	Eastern	4 820	1 379 025	178	52 378
南区	Southern	1 198	207 711	24	4 233
港岛	HONG KONG	43 895	12 692 839	202	56 611
油尖旺	Yau Tsim Mong	23 305	4 200 002	79	9 844
深水埗	Sham Shui Po	1 449	292 506	1 007	218 133
九龙城	Kowloon City	1 315	264 999	18	3 434
黄大仙	Wong Tai Sin	74	25 009	351	34 322
观塘	Kwun Tong	1 480	615 674	1 254	267 780
九龙	KOWLOON	27 623	5 398 189	2 709	533 513
葵青	Kwai Tsing	631	173 993	359	136 870
荃湾	Tsuen Wan	1 410	131 490	467	20 019
屯门	Tuen Mun	523	33 824	-	-
元朗	Yuen Long	557	52 140	-	-
北区	North	238	40 412	61	3 863
大埔	Tai Po	60	8 624	-	-
沙田	Sha Tin	563	237 575	201	40 495
西贡	Sai Kung	5	8 220	-	-
离岛	Islands	292	401 115	-	-
新界	NEW TERRITORIES	4 279	1 087 393	1 088	201 246
总数	OVERALL	75 797	19 178 422	3 999	791 370

估价册 - 截至 2005 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 2005

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	514	49 354	1	360
湾仔	Wan Chai	-	-	-	-
东区	Eastern	6 258	989 069	24	55 092
南区	Southern	4 476	436 254	11	15 030
港岛	HONG KONG	11 248	1 474 677	36	70 482
油尖旺	Yau Tsim Mong	2 043	200 713	2	167
深水埗	Sham Shui Po	5 571	879 897	56	79 365
九龙城	Kowloon City	2 995	567 904	118	68 669
黄大仙	Wong Tai Sin	3 320	393 834	-	-
观塘	Kwun Tong	19 693	2 159 266	152	123 969
九龙	KOWLOON	33 622	4 201 614	328	272 170
葵青	Kwai Tsing	16 693	1 442 092	720	1 064 843
荃湾	Tsuen Wan	10 828	1 054 055	461	241 660
屯门	Tuen Mun	6 957	455 121	272	45 251
元朗	Yuen Long	1 195	344 231	101	41 495
北区	North	2 265	196 904	41	44 213
大埔	Tai Po	343	352 289	-	-
沙田	Sha Tin	10 441	852 286	295	294 673
西贡	Sai Kung	36	173 483	5	3 318
离岛	Islands	25	57 822	113	121 464
新界	NEW TERRITORIES	48 783	4 928 282	2 008	1 856 916
总数	OVERALL	93 653	10 604 573	2 372	2 199 567

表 TABLE 7

估价册 - 截至 2005 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 2005

类别	Category	数量 Number	%	应课差饷租值 Rateable Value (千元 \$'000)	%
住宅	Domestic Premises	1 633 335	74.1	133 119 540	48.2
铺位及其他商业楼宇	Shops and Other Commercial Premises	119 718	5.4	43 353 726	15.7
写字楼	Offices	75 797	3.4	19 178 422	6.9
工贸大厦	Industrial/Office Premises	3 999	0.2	791 370	0.3
工厂大厦	Factories	93 653	4.3	10 604 573	3.8
货仓	Storage Premises	2 372	0.1	2 199 567	0.8
停车位*	Parking Spaces *	227 077	10.3	7 473 052	2.7
其他物业	Others	46 826	2.1	59 381 869	21.5
总数	Overall	2 202 777	100.0	276 102 118	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 2005 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 2005

应课差饷租值(元)		港岛	九龙	新界	总数		累积 % [^]
Rateable Value Range (\$)		Hong Kong	Kowloon	New Territories	Total	%	Cumulative % [^]
3 001 -	9 999	2 499	8 758	34 759	46 016	2.1	2.1
10 000 -	19 999	28 516	31 304	120 732	180 552	8.2	10.3
20 000 -	29 999	34 949	46 806	135 509	217 264	9.9	20.1
30 000 -	39 999	45 578	99 026	219 523	364 127	16.5	36.7
40 000 -	49 999	66 708	121 566	180 926	369 200	16.8	53.4
50 000 -	59 999	62 574	70 647	113 904	247 125	11.2	64.7
60 000 -	69 999	50 911	55 619	72 169	178 699	8.1	72.8
70 000 -	79 999	36 009	35 195	38 020	109 224	5.0	77.7
80 000 -	89 999	30 065	23 886	26 757	80 708	3.7	81.4
90 000 -	99 999	21 184	19 168	17 251	57 603	2.6	84.0
100 000 -	119 999	25 995	23 103	20 265	69 363	3.1	87.2
120 000 -	139 999	17 811	17 601	13 236	48 648	2.2	89.4
140 000 -	159 999	14 532	12 548	8 323	35 403	1.6	91.0
160 000 -	179 999	10 378	10 336	5 412	26 126	1.2	92.2
180 000 -	199 999	8 036	8 514	3 688	20 238	0.9	93.1
200 000 -	249 999	17 679	13 199	6 982	37 860	1.7	94.8
250 000 -	299 999	12 010	7 469	4 461	23 940	1.1	95.9
300 000 -	349 999	7 663	5 293	3 125	16 081	0.7	96.6
350 000 -	399 999	5 388	3 099	2 059	10 546	0.5	97.1
400 000 -	449 999	4 693	2 414	1 912	9 019	0.4	97.5
450 000 -	499 999	3 046	2 104	1 489	6 639	0.3	97.8
500 000 -	599 999	5 376	2 581	1 993	9 950	0.5	98.3
600 000 -	749 999	4 878	2 286	2 094	9 258	0.4	98.7
750 000 -	999 999	4 465	2 280	1 687	8 432	0.4	99.1
1 000 000 -	1 499 999	3 513	2 439	1 691	7 643	0.3	99.4
1 500 000 -	1 999 999	1 656	1 325	796	3 777	0.2	99.6
2 000 000 -	2 999 999	1 459	1 195	928	3 582	0.2	99.7
3 000 000 -	9 999 999	1 551	1 341	1 357	4 249	0.2	99.9
10 000 000 -	99 999 999	322	549	597	1 468	0.1	100.0
100 000 000 -	999 999 999	9	4	15	28	*	100.0
1 000 000 000 -	99 999 999 999	2	-	7	9	*	100.0
总数 Overall		529 455	631 655	1 041 667	2 202 777	100.0	-

* 低于 0.05%。

* Percentage below 0.05%.

[^] 在“%”及“累积 %”二栏内之数字是独立计算得来，由于四舍五入关系，最后一栏的数字，表面上看来可能出现误差。

[^] 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.

表 TABLE 9

地租登记册 - 截至 2005 年 4 月 1 日各地区的已估价物业

GOVERNMENT RENT ROLL - ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2005

地区	District	不超過最低应课差餉租值*	超過最低应课差餉租值	应课差餉租值 Rateable Value (千元 \$'000)
		Not Exceeding Minimum Rateable Value*	Above Minimum Rateable Value	
		数量 Number	数量 Number	
中西区	Central and Western	25	12 389	7 535 116
湾仔	Wan Chai	1	8 034	2 511 762
东区	Eastern	84	42 901	4 042 757
南区	Southern	13	36 248	3 665 107
港岛	HONG KONG	123	99 572	17 754 743
油尖旺	Yau Tsim Mong	32	35 732	7 876 707
深水埗	Sham Shui Po	321	103 367	10 392 400
九龙城	Kowloon City	31	42 263	6 276 067
黄大仙	Wong Tai Sin	10	82 253	5 498 571
观塘	Kwun Tong	31	134 134	11 527 382
九龙	KOWLOON	425	397 749	41 571 127
葵青	Kwai Tsing	351	101 433	19 059 825
荃湾	Tsuen Wan	2 565	105 599	8 980 948
屯门	Tuen Mun	4 643	156 839	7 364 588
元朗	Yuen Long	30 015	130 484	6 985 612
北区	North	33 271	83 571	4 363 436
大埔	Tai Po	31 382	87 061	5 901 830
沙田	Sha Tin	4 936	192 060	14 429 087
西贡	Sai Kung	14 204	111 155	8 859 650
离岛	Islands	18 734	41 281	10 899 774
新界	NEW TERRITORIES	140 101	1 009 483	86 844 751
总数	OVERALL	140 649	1 506 804	146 170 621

* 凡物业的应课差餉租值不超過最低应课差餉租值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.

2004-2005 年度临时估价及删除估价*
INTERIM VALUATIONS AND DELETIONS IN 2004-2005*

区域 Area		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
港岛 Hong Kong	数量 Number	8 730	180	4 910	2 766	230	26
	应课差饷租值 Rateable Value (千元 \$'000)	1 566 682	339 336	1 832 901	1 509 761	276 117	289 015
九龙 Kowloon	数量 Number	15 084	1 186	3 139	1 517	116	236
	应课差饷租值 Rateable Value (千元 \$'000)	1 981 226	310 235	1 151 213	776 146	401 509	792 972
新界 New Territories	数量 Number	42 408	2 683	4 005	752	10 847	5 564
	应课差饷租值 Rateable Value (千元 \$'000)	7 224 251	4 056 256	921 007	823 878	801 886	712 175
总数 Overall	数量 Number	66 222	4 049	12 054	5 035	11 193	5 826
	应课差饷租值 Rateable Value (千元 \$'000)	10 772 159	4 705 827	3 905 122	3 109 785	1 479 512	1 794 162

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.

表 TABLE 11

2005-2006 年度重估应课差饷租值 - 对主要类别物业的影响⁽¹⁾
 2005-2006 GENERAL REVALUATION - EFFECT ON MAIN PROPERTY TYPES⁽¹⁾

物业类别 Property Type	差饷 Rates			地租 Government Rent		
	应课差饷租值 平均加幅 Average Increase in Rateable Value %	平均每月 差饷 (元) Average Rates Payment \$p.m.	平均每月 差饷加幅(元) Average Increase in Rates \$p.m.	应课差饷租值 平均加幅 Average Increase in Rateable Value %	平均每月 地租 (元) Average Govt. Rent Payment \$p.m.	平均每月 地租加幅(元) Average Increase in Govt. Rent \$p.m.
小型私人住宅物业 ⁽²⁾ Private Small Domestic Premises ⁽²⁾	5	218	11	5	124	6
中型私人住宅物业 ⁽²⁾ Private Medium Domestic Premises ⁽²⁾	9	520	43	10	290	25
大型私人住宅物业 ⁽²⁾ Private Large Domestic Premises ⁽²⁾	9	1 341	106	8	631	48
私人住宅物业 Private Domestic Premises	6	301	18	6	154	9
公屋住宅物业 ⁽³⁾ Public Domestic Premises ⁽³⁾	4	122	4	4	71	3
所有住宅物业 ⁽⁴⁾ All Domestic Premises ⁽⁴⁾	6	234	13	6	135	8
铺位及其他商业楼宇 Shops and Other Commercial Premises	8	1 470	110	5	814	39
写字楼 Offices	11	1 052	103	10	1 117	106
工业楼宇 ⁽⁵⁾ Industrial Premises ⁽⁵⁾	8	541	39	8	335	26
所有非住宅物业 ⁽⁶⁾ All Non-domestic Premises ⁽⁶⁾	8	1 490	104	7	830	52
所有类别物业 All Types of Properties	7	405	25	6	224	13

注:

(1) 住宅物业的计算主要是反映物业数目，而非住宅物业则反映估价数目。

(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 mainly reflect the numbers of units for Domestic Premises, and the numbers of assessments for Non-domestic Premises.

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

Small domestic -- up to 69.9 m²

Medium domestic -- 70 m² to 99.9 m²

Large domestic -- 100 m² or over

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

(4) Include car parking spaces.

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

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

2003-2004 及 2004-2005 年度的估价建议书、反对书及上诉个案
PROPOSALS, OBJECTIONS AND APPEALS IN THE YEARS OF 2003-2004 AND 2004-2005

	差饷 Rating		地租 Government Rent	
	2003-2004	2004-2005 ⁽¹⁾	2003-2004	2004-2005 ⁽¹⁾
建议书 Proposals				
接办及完成个案 Cases received and completed	76 596	48 665	468	430
覆核结果 Status on review :				
- 估价作实 assessment confirmed	63 588	40 786	409	363
- 削减应课差饷租值 rateable value reduced	10 500	6 369	37	34
- 其他 miscellaneous ⁽²⁾	2 508	1 510	22	33
反对书 Objections				
年初所餘 Outstanding at beginning of year	3 038	4 694	94	78
接办个案 Cases received	19 998	16 597	403	516
完成个案 Cases completed	18 342	15 956	419	436
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	15 021	13 968	313	373
- 削减应课差饷租值 rateable value reduced	2 199	934	25	12
- 其他 miscellaneous ⁽²⁾	1 122	1 054	81	51
上诉 Appeals				
年初所餘 Outstanding at beginning of year	695	1 410	1 157	1 504
接办个案 Cases received	904	742	493	308
完成个案 Cases completed	189	487	146	34
个案完成结果 Status of completed cases :				
- 估价作实 assessment confirmed	-	-	-	-
- 削减应课差饷租值(全面聆讯) rateable value reduced (full hearing)	2	-	-	-
- 同意令 consent orders	126	426	5	19
- 撤销 / 驳回 / 失效 withdrawn/dismissed/lapsed	61	61	141	15

注：

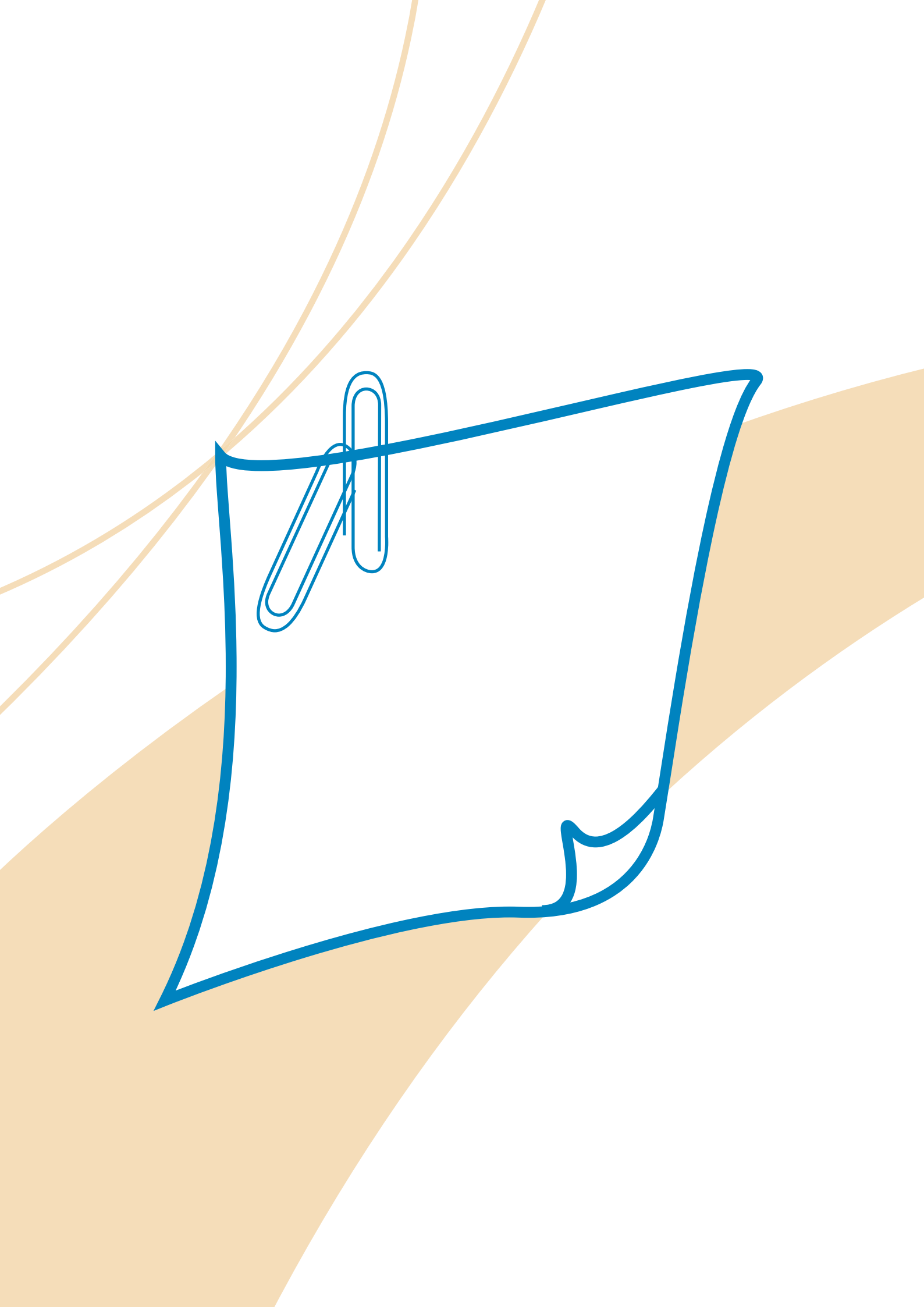
(1) 重估应课差饷租值于2004年4月1日生效。

(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 2004.

(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.



ANNEXURES

附录

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
Publications

各区域及地区 E
Areas and Districts

地图 F
Plans

	1.4.2004		1.4.2005		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	8	6	8	7	-	1
高级物业估价测量师 Senior Valuation Surveyor	27	27	23	22	-4	-5
物业估价测量师 Valuation Surveyor	59	58	58	53	-1	-5
助理物业估价测量师 Assistant Valuation Surveyor	5	6	5	5	-	-1
首席物业估价主任 Principal Valuation Officer	16	16	15	15	-1	-1
高级物业估价主任 Senior Valuation Officer	81	81	76	76	-5	-5
物业估价主任 / 见习物业估价主任 Valuation Officer/Valuation Officer Trainee	271	271	263	261	-8	-10
一级 / 二级物业估价助理 Valuation Assistant I/II	6	6	5	5	-1	-1
高级租务主任 Senior Rent Officer	4	4	4	4	-	-
一级租务主任 Rent Officer I	13	13	12	12	-1	-1
二级租务主任 Rent Officer II	7	7	7	7	-	-
物业调查员 Valuation Referencer	6	6	4	4	-2	-2
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	3	3	3	3	-	-

* EST. = Establishment

SG. = Strength

	1.4.2004		1.4.2005		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	2	2	2	2	-	-
技术主任 / 见习技术主任 Technical Officer/Technical Officer Trainee	7	7	4	4	-3	-3
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	-	-
一级法定语文主任 Official Language Officer I	1	1	1	1	-	-
二级法定语文主任 Official 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	8	8	7	7	-1	-1
机密档案室助理 Confidential Assistant	1	1	1	1	-	-
高级文书主任 Senior Clerical Officer	17	17	17	17	-	-
文书主任 Clerical Officer	40	35	37	36	-3	1
助理文书主任 Assistant Clerical Officer	123	121	112	110	-11	-11
文书助理 Clerical Assistant	103	106	103	106	-	-

	1.4.2004		1.4.2005		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	-	-
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	3	3	4	4	1	1
二级会计主任 Accounting Officer II	1	1	-	-	-1	-1
执达主任助理 Bailiff's Assistant	3	2	2	2	-1	-
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	18	17	17	15	-1	-2
二级工人 Workman II	9	9	9	9	-	-
高级电脑操作员 Senior Computer Operator	1	1	1	1	-	-
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 II/Student Computer Operator	8	8	7	7	-1	-1

* EST. = Establishment

SG. = Strength

	1.4.2004		1.4.2005		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.*
高级系统经理 Senior Systems Manager	1	-	1	-	-	-
系统经理 Systems Manager	2	3	2	2	-	-1
一级系统分析 / 程序编制主任 Analyst/Programmer I	5	5	5	6	-	1
二级系统分析 / 程序编制主任 Analyst/Programmer II	3	3	3	3	-	-
小计 Sub-total	908	899	864	851	-44	-48
<u>额外人员</u>						
额外人员 Supernumerary Staff						
副署长 Deputy Commissioner	-	-	1	1	1	1
物业估价测量师 Valuation Surveyor	2	-	-	-	-2	-
高级统计主任 Senior Statistical Officer	-	-	1	1	1	1
文书助理 Clerical Assistant	1	1	-	-	-1	-1
小计 Sub-total	3	1	2	2	-1	1
总数 Total	911	900	866	853	-45	-47

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 建筑及房地产系顾问委员会 Hong Kong Polytechnic University Advisory Committee on Building and Real Estate	主席 Chairman
副署长 Deputy Commissioner	房屋需求研究工作小组 Working Group on Housing Demand	委员 Member
助理署长(专责事务) Assistant Commissioner (Special Duties)	资讯科技用户经理小组 Information Technology User-managers Group	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是以「实用面积」来计算。「实用面积」是指单位独占的楼面面积，包括露台及外廊，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间点起计。窗台、天井、花园、庭院、平台、车位等地方则不包括在内。

非住宅楼宇的面积是以「内部楼面面积」来计算，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类别。

住宅单位可按楼面面积分类如下：

- 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、天台建筑物等。

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. A domestic unit is measured on the basis of 'saleable area' which is defined as the floor area exclusively allocated to the unit including balconies and 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.

Non-domestic accommodation is measured on the basis of 'internal floor area' which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

(2) Property Types

Domestic:

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

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

- Class A - Saleable area less than 40 m²
- Class B - Saleable area of 40 m² to 69.9 m²
- Class C - Saleable area of 70 m² to 99.9 m²
- Class D - Saleable area of 100 m² to 159.9 m²
- Class E - Saleable area of 160 m² 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物业。

(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其他供公众阅览的刊物
Other Unrestricted Publications香港物业报告
Hong Kong Property Review年报
Annual Summary楼宇名称
Names of Buildings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(英文版)
Rating and Valuation Department - A Chronology香港差饷的历史(英文版)
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》指引概要
A Summary Guide on the Landlord and Tenant
(Consolidation) Ordinance宣传标示门牌号数的资料单张
Explanatory Leaflet for Display of Building Numbers物业资讯服务的资料单张
Explanatory Leaflet for Property Info-Hotline Service

各区域及地区
Areas and Districts

区域：港岛
Area : Hong Kong

地区 District	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	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、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	天后、宝马山、 北角、鲗鱼涌、 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	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

区域：九龙
Area : Kowloon

地区 District	地区内的分区名称 Names of Sub-districts within District Boundaries		规划统计小区 Tertiary Planning Units
油尖旺 Yau Tsim Mong	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	美孚、荔枝角、 长沙湾、深水埗、 石硖尾、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	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	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	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)

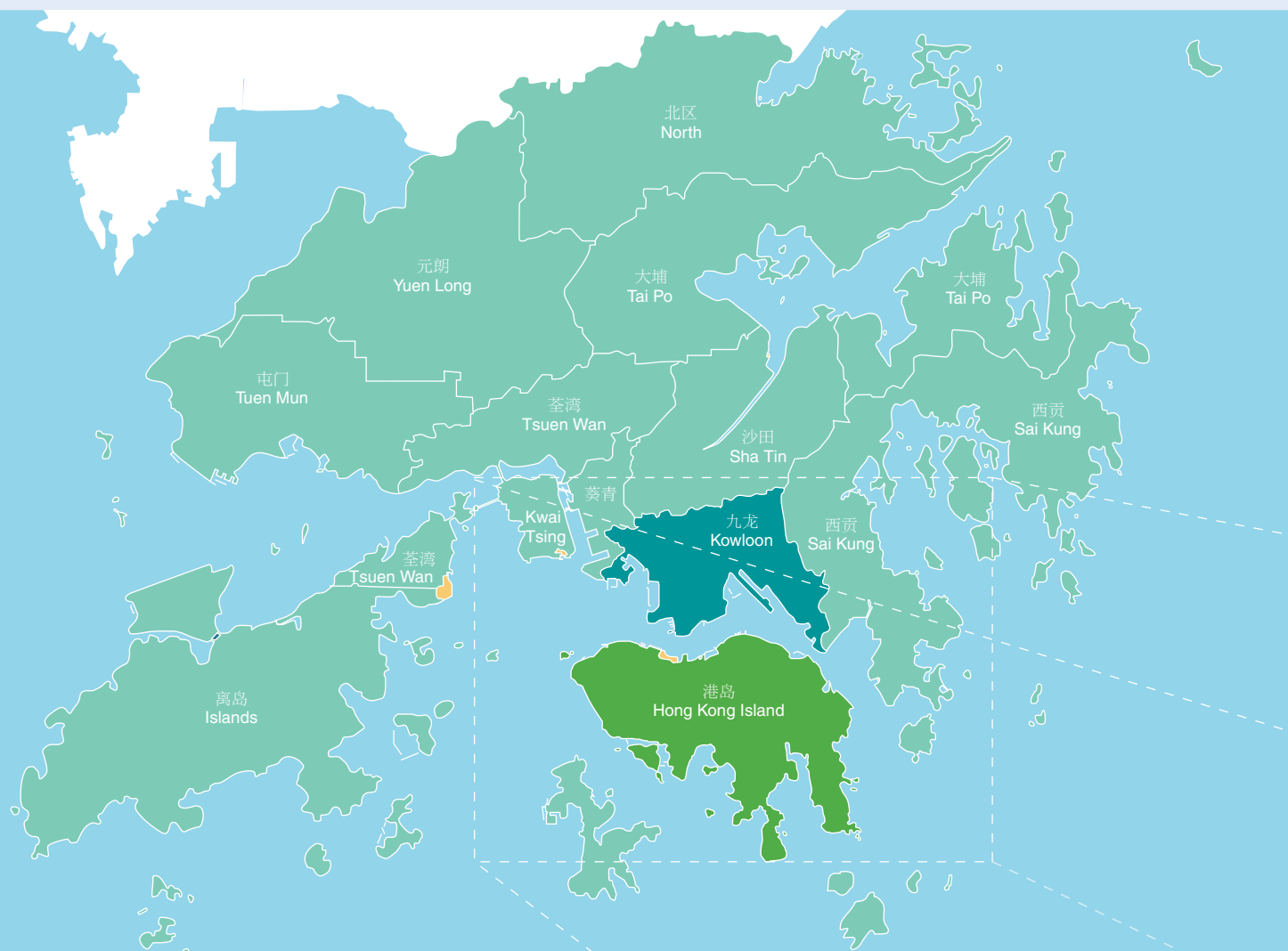
(p) = part 部分

区域：新界
Area : New Territories

地区 District	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	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、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	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	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	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	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	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	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



填海工程进行中
Reclamation in progress



差饷物业估价署

RATING AND VALUATION DEPARTMENT

港岛及九龙地区 Hong Kong and Kowloon Districts





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