



2006-2007

差餉物業估價署年報

Rating and Valuation Department Annual Summary



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
2006 - 2007



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署长序言

Commissioner's Overview

差餉物業估價署署長 老興忠
H.C. LO, J.P.
FHKIS, FRICS
Commissioner of Rating and Valuation

- 挑戰和成績
- 機遇與展望

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2006-2007年度对差餉物业估价署来说，依然是收获丰富的一年。有赖本署员工上下一心，努力不懈，本署在年内进行重估应课差餉租值工作所需的时间与去年相若，但完成的工作量则高于往年。同时，本署在各个服务范畴的表现均超越或达到所订立的目标。

展望未来，本署将贯彻以客为本的服务，并继续在三大主要范畴加以拓展及提高服务质素。这三大范畴包括综合发单及缴款服务、网上物业资讯系统，以及电子表格和通知书，并继续筹划以电子方式发出征收差餉及地租通知书。

挑战 and 成绩

2007-2008年度的全面重估差餉工作顺利如期完成，本署重新评估了228万个物业的应课差餉租值。由于本港整体物业市道持续畅旺，应课差餉租值更是连续第三年录得整体升幅，平均升幅达7%。

为支持环保，本署不再印制估价册及地租登记册，改而把电子版本上载本署网站（网址：<http://www.rvd.gov.hk>），让市民在2007年3月19日至5月31日期间，可登上网站查阅最新的应课差餉租值。

2006-2007 was another fruitful year for the Rating and Valuation Department. Thanks to the dedicated efforts of our staff, the annual revaluation was completed in a timeframe similar to last year but with further improved productivity. We were also successful in achieving or exceeding our performance targets in all service areas.

Looking ahead, we will continue to enhance and expand our customised services to the public, especially in the three main areas of Consolidated Billing and Payment Service, online Property Information System and electronic forms and notices, including progress towards the issuing of electronic demands for rates and Government rent.

Challenges and Achievements

The annual revaluation of 2.28 million assessments for 2007-2008 was successfully completed as scheduled. With the property market gathering momentum across the board, the revaluation exercise registered an average increase of 7% in rateable values. This was the third consecutive year in which a general increase in values has been recorded.

In support of a green environment, the Department no longer prints a hard copy of the Valuation List and Government Rent Roll. The alternative electronic version was uploaded to our website (<http://www.rvd.gov.hk>) for public inspection of the new rateable values during the proposal period from 19 March to 31 May 2007.

终审法院就发展用地的地租评估一案作出裁决后，土地审裁处亦就评估方法分别在2006年第四季和2007年3月聆讯一宗测试个案，裁决有待公布。至于发展商就撤销地租缓缴令而提出司法复核的申请，高等法院已于2006年10月作出裁决，裁定政府得直。

为纪念香港开征差餉160周年，本署特别举办了一次巡回展览，介绍差餉税制的历史和最新发展。巡回展览先后于19个不同地点展出，包括政府大楼、文化中心、公共图书馆和各大院校等，并于2006年12月圆满结束。

又趁着这次周年纪念，本署特别编制了《香港差餉税制－评估、征收及管理》一书，希望借此能让业界更加了解香港差餉税制的理论和实务。读者对象包括专业人士、业内人士及学者等。除英文版外，该书还备有繁、简字体中文版，迎合不同读者的需要。

在2007年公务员优质服务奖励计划中，本署凭着「综合电话查询中心」成为「部门合作奖」其中一个得奖部门。获奖项目由效率促进组统筹，共有16个参与部门，它展现各部门协作，以及透过高成本效益方式为市民提供优质服务。

Following the Court of Final Appeal's decision on Government rent assessment of development sites, a test case on the method of valuation was heard before the Lands Tribunal in the fourth quarter of 2006 and March 2007 and the judgement was awaited. In October 2006, the High Court held in favour of Government in the judicial review filed by developers on the withdrawal of the holding over orders for Government rent payments.

To commemorate the 160th anniversary of rates in Hong Kong, the Department staged a series of exhibitions capturing the history of rates and the latest developments. The roadshow finished in December 2006, having toured 19 venues including Government buildings, cultural centres, public libraries and universities.

The anniversary provided an opportunity for the Department to compile and publish the book entitled "Property Rates in Hong Kong – Assessment, Collection and Administration" in a bid to promote better understanding of the principles and practice of the rating system in Hong Kong. Target readers include professionals, practitioners and academics. The traditional and simplified Chinese versions were also published alongside the English edition to cater for different readers.

The Department was one of the winners of the Partnership Award for the "Integrated Call Centre" in the Civil Service Outstanding Service Award Scheme 2007. Co-ordinated by the Efficiency Unit with 16 participating departments, the project demonstrates inter-departmental collaboration in providing quality public services and achievements in cost-effectiveness.

机遇与展望

在应付新挑战以及提升顾客服务迎合市民日益严格的有关要求这环节上，资讯科技起着举足轻重的作用。而本署也落实电子政府的大方向政策，在过去一年分别拓展及筹划多项电子政府服务，其中包括：

- 本署正密锣紧鼓筹备快将在2008年推出的网上「物业资讯系统」，为拟设立的「物业资讯通」迈出第一步，而该项服务最终将会以「公营部门与私营机构合作」的模式发展。新服务让市民可以透过电子途径循同一地址取得本署和土地注册处储存的物业资料。
- 本署正积极研究扩大电子表格服务范畴的可行性，包括以电子方式发出征收差饷及地租通知书和物业详情申报表等。
- 本署将继续推广就缴纳差饷和地租而推出的「综合发单及缴款」服务，并会不断提高质素。
- 本署设立的「综合物业资料库」，网罗详尽的物业资讯，图文并茂，有助简化估价程序，亦方便本署与其他政府部门交换数据。该资料库已投入服务，而本署也透过采用「地理讯息估价系统」模式提升资料库的功能。

Opportunities and Prospects

Information technology plays an important role in meeting new challenges and enhancing customer service to cope with diverse demands and escalating public expectations. To conform with e-government policy, a number of initiatives have been expanded or are being pursued during the year:

- The Department is actively developing an online Property Information System to be launched in 2008. This will be the first stage of the proposed "Property Information Hub" which will eventually involve a Public Private Partnership model. The new service will provide the public with electronic access to property information held by the Department and the Land Registry based on a common address table.
- The feasibility of extending our electronic forms service to include electronic demand notes and electronic requisition forms is being actively pursued.
- The consolidated Billing and Payment Service for rates and Government rent will continue to be promoted and upgraded.
- "Integrated Property Data Base", a comprehensive textual and graphic repository of property information which can streamline the valuation process and facilitate data exchange with other Government departments, is now in operation. Its functionalities have been further enhanced by the incorporation of Geographic Information System (GIS) Valuation Modules.

- 本署就未来五年部门资讯科技计划（2006-2011年）而制定的建议，全面检视了本署的资讯科技运作需要，现已进入实施阶段。在面对来自部门内部和外间的挑战和机遇，该计划将有助本署能与时俱进，重新定位，改善服务，从而更能迎合顾客的需要。

本署自2006年7月1日起参与政府五天工作周计划，将每天的办公时间延长45分钟，由上午8时15分至下午6时为市民提供服务，并在星期六设置投递箱方便市民。电话查询热线及多项网上服务仍然继续全日24小时运作，从而确保本署对市民的服务不会受到影响。

我谨借此机会衷心感谢本署全体员工，在过去一年尽心尽力，努力不懈服务市民，使到本署能够超越或达到所定下的目标。我深信本署所有员工仍会继续追求卓越，为市民提供以客为本和物有所值的优质顾客服务。

差餉物業估價署署長
老興忠太平紳士
2007年10月

- The recommendations of the 5-year Departmental IT Plan (2006 to 2011), which comprehensively reviewed our IT operational needs, are now in the implementation stage. The plan will help the Department to update and re-position itself in the face of internal and external challenges and opportunities, and facilitate service transformation to meet customer needs.

The Government's initiative of a 5-day week in the civil service has been successfully implemented in the Department starting from 1 July 2006. The operating hours on each weekday have been extended by 45 minutes to run from 8:15 am to 6:00 pm. Drop-in box facilities are available on Saturdays and the Telephone Enquiry Hotline and many web-enabled services continue to operate on a 24-hour basis to ensure that our service to the public is maintained.

I would like to express my sincere thanks to all staff for their dedication and continuing support over the past year in meeting and exceeding our service targets. I am confident that all colleagues remain committed to striving for service excellence and delivering customer-focused and value for money service to the community.

H. C. Lo, J.P.
Commissioner of Rating and Valuation
October 2007



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

差餉物業估價署的主要职能计有：

- 评估差餉及地租；
- 管理差餉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咨询及调解服务。

评估差餉

「差餉」是对房地产征收的税项，并根据应课差餉租值乘以一个指定百分率征收。

物业的「应课差餉租值」是根据物业在指定日期于公开市场上所取得的全年租金估值。

根据《差餉条例》（第116章），差餉物業估價署署长负责编制估价册，载列全港已评估差餉的物业资料。

估价册

估价册载录所有已评估差餉的物业及其应课差餉租值。

截至2007年4月1日，估价册共载有2 284 830个差餉估价项目，应课差餉租值总值达3 406亿元。有关详情请参阅表1至表8。

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.

Rating

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

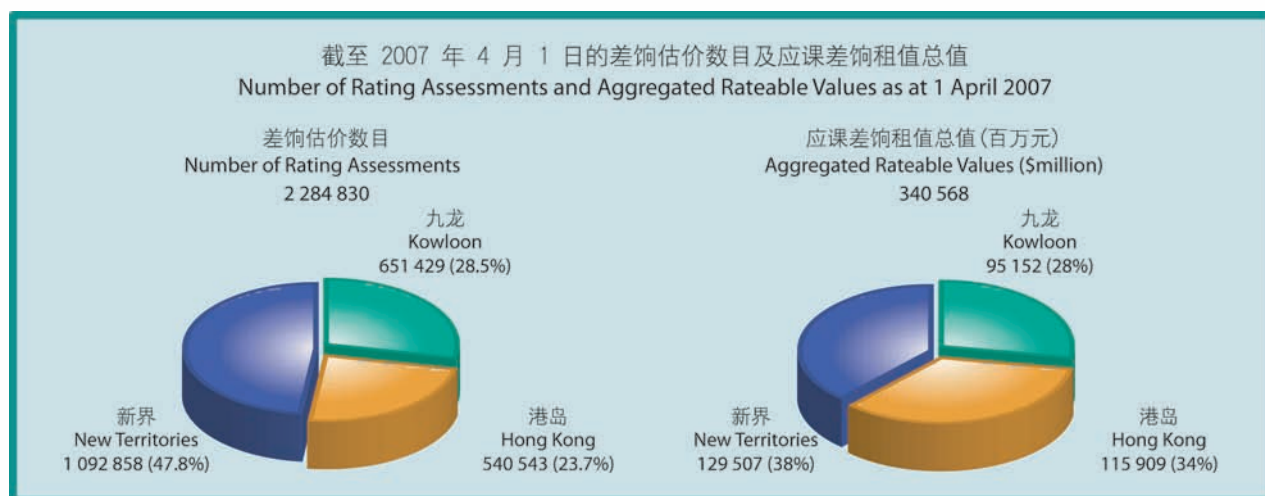
The rateable value of a property is an estimate of its annual market rental value as at a designated date.

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).

The Valuation List

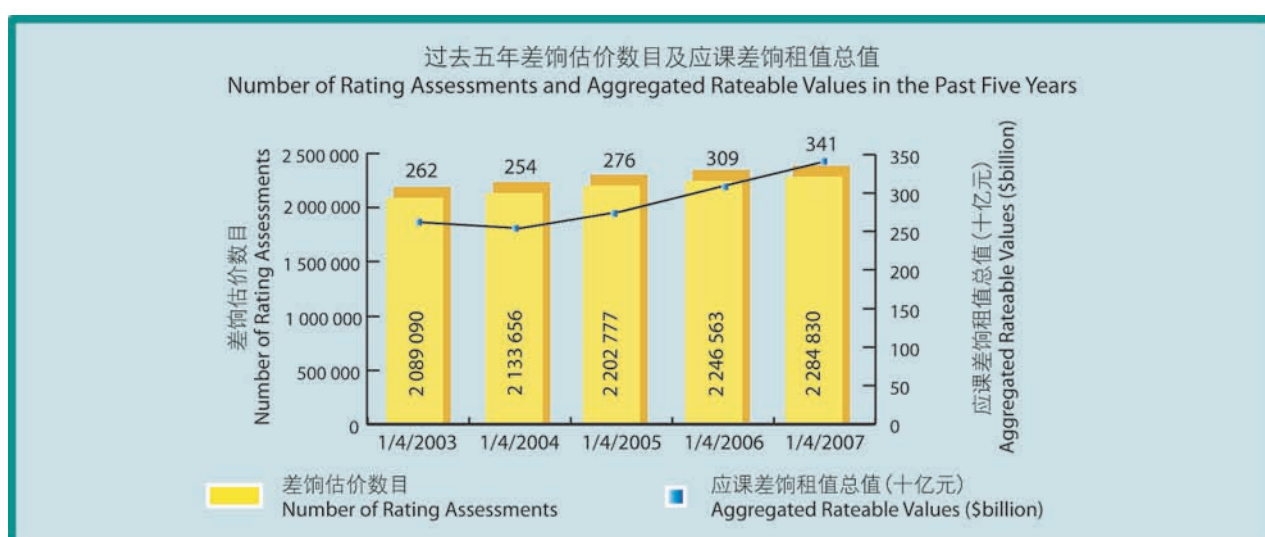
The Valuation List is a record of all properties assessed to rates with their corresponding rateable values.

The Valuation List as at 1 April 2007 contained 2 284 830 rating assessments with total rateable values of \$340.6 billion. Further details are shown in Tables 1 - 8.



下图显示过去五年差餉估价数目及其应课差餉租值总值：

The following graph shows the number of rating assessments and the aggregated rateable values in the past five 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」。

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.

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

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

- (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

差餉物業估價署署長負責評估和征收第515章所涵蓋的地租，並編制地租登記冊，該冊載列所有根據此條例評估地租的物業的應課差餉租值。截至2007年4月1日，地租登記冊載有1 728 617個估價項目，應課差餉租值總值約為1 796億元。有關詳情請參閱表9。

第515章所指的地租的數額，為物業應課差餉租值的3%，並會跟隨應課差餉租值的改變而調整。依據第515章須繳納地租的物業，包括根據下列適用租契持有的物業：

- (a) 原沒有續期權利，但自《中英聯合聲明》在1985年5月27日生效後獲准延期或續期的契約；以及
- (b) 自1985年5月27日起新批出的契約，包括交回後重批的租契。

唯一獲豁免的物業是由鄉郊原居村民（或其父系合法繼承人）或祖／堂自1984年6月30日以來便一直持有的旧批約地段、鄉村地段、小型屋宇或相若的鄉郊土地。持有此類鄉郊土地的原居村民或祖／堂，只須繼續繳納先前須繳的象徵式地租。

對於大部分須繳納第515章所指地租的物業而言，用作計算地租的應課差餉租值與用作計算差餉的應課差餉租值並無分別。如物業獲豁免評估差餉，或物業只有部分須繳納地租（例如：物業所處土地一部分是根據適用租契而持有，另一部分則根據其他類別的租契而持有），本署會分別厘定兩項應課差餉租值。

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

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 1 728 617 assessments as at 1 April 2007 with an aggregated rateable value of \$179.6 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

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餉租值的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餉租值的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，以及答复市民有关的查询。

帐目及发单

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

由1997年6月28日起，本署根据《地租（评估及征收）条例》（第515章）负责发单征收地租。

差餉及地租均须每季预缴。倘若物业须同时缴纳差餉及地租，差餉缴纳人便会收到合并征收通知书。

Government Rent Assessed under Government Leases Ordinance (Cap. 40)

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.

Accounting and Billing

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 (Cap. 515).

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

印花税

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。

遗产税

虽然遗产税已于2005年7月被取消，但本署仍须处理在此日期以前的个案，向遗产税署署长提供物业估价，以厘定遗产税。

Property Valuation Services

Stamp Duty

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.

Estate Duty

Following the abolition of Estate Duty in July 2005, the Department was no longer required to provide valuation advice to the Estate Duty Commissioner on the appropriate value of property for Estate Duty purposes though past cases would continue to be referred to the Department for advice.



为其他政府部门提供估价服务

本署亦经常为政府其他部门及半政府机构提供估价服务。

Valuations for Other Government Departments

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

物业资讯服务

物业市场资料

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，本署编制的《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》（第511章）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。

编配门牌号数

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。

Property Information Services

Property Market Information

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 two 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 (Cap. 511), 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.

Building Numbering

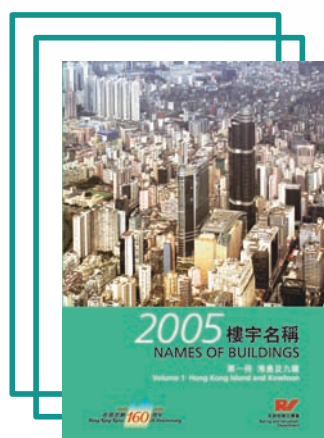
Under the Buildings Ordinance (Cap. 123), the Commissioner of Rating and Valuation is the authority for building numbering in the territory. This work is undertaken in the course of normal rating work, with numbers allocated in advance of the completion of new buildings.

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

楼宇名称

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。

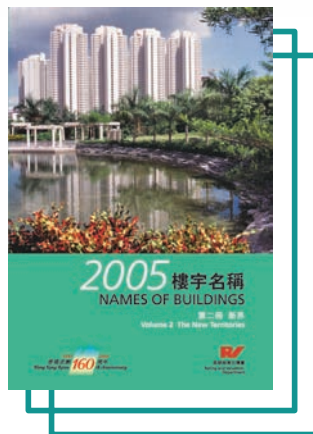
该书有助市民、紧急服务人员、邮政署及其他政府部门迅速找出楼宇的地址。



Names of Buildings

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

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。

Landlord and Tenant Services

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.

諮詢及調解服務

本署人員免費為市民提供全面的住宅租務諮詢服務，包括定期前往多個民政事務處，以及每天到土地審裁處當值，提供服務。

市民亦可透過本署24小時自動電話資訊服務，或從本署網站取得有關租務的一般資訊。

監察收樓令

如業主以自住或重建理由獲土地審裁處頒發收回處所管有令（收樓令），本署會定期監察有關物業，以執行該條例及收樓令的規定。

新租出或重訂協議通知書

本署為住宅物業業主批署新租出或重訂協議通知書（表格CR109）。該通知書為採取追收租金法律行動的必需文件。

Advisory and Mediatory Services

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.

Monitoring of Possession Orders

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.

Notice of New Letting or Renewal Agreement

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



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

评估差餉及地租

保存及更新估价册及 地租登记册

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餉及／或地租的物业、删除已拆卸楼宇及无须继续评估差餉及／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。

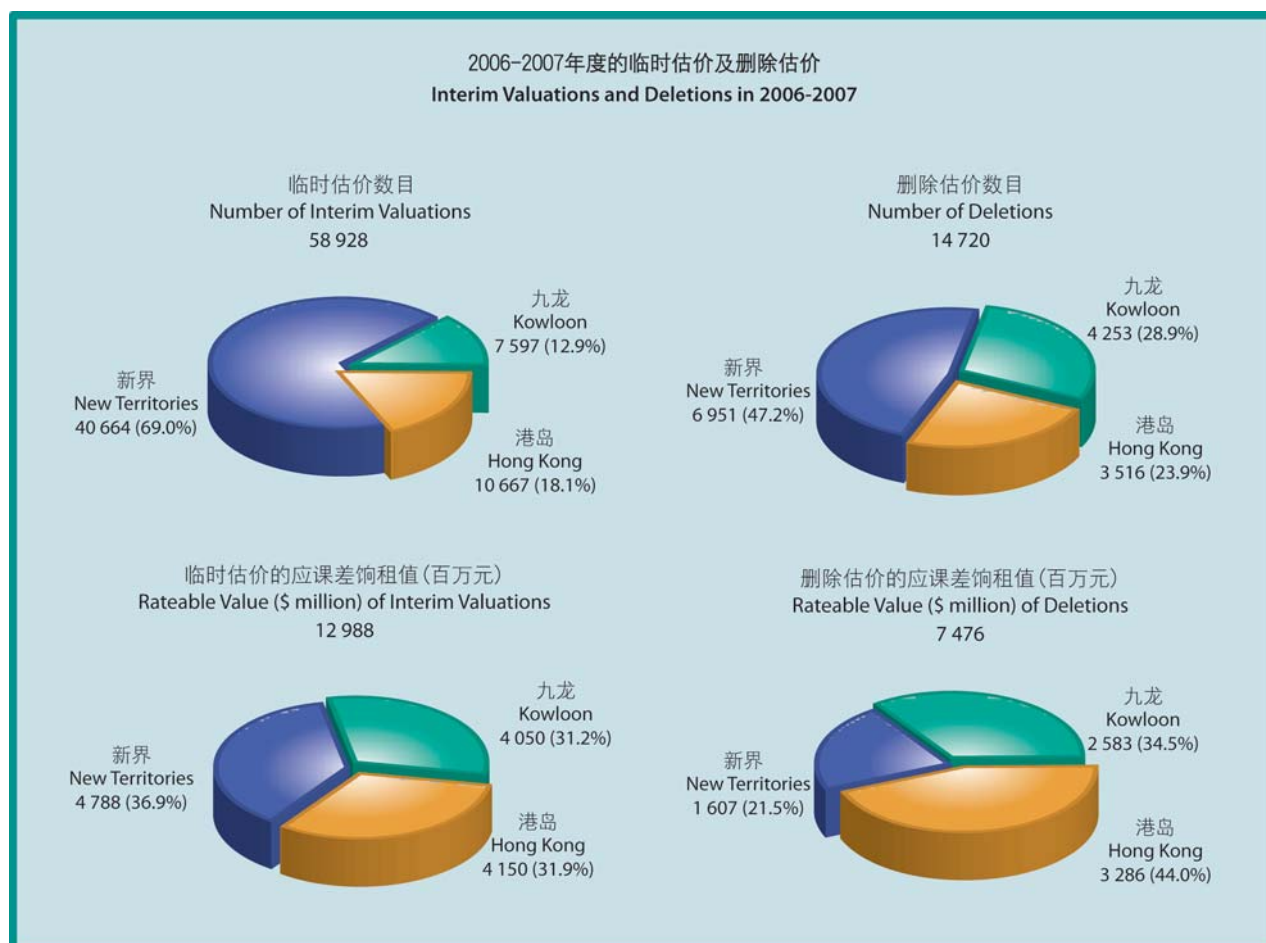
表10显示2006-2007年度临时估价及删除估价的数目。下列图表显示按区域划分估价册及地租登记册内临时估价和删除估价的数目，以及有关的应课差餉租值：

Rating and Government Rent

Maintenance of the Valuation List and Government Rent Roll

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 number of interim valuations and deletions carried out in 2006-2007 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:



每年重估应课差餉租值

不同类别及在不同地区的物业，其租金水平会随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餉租值，以便根据物业最新的公开市值租金评定物业的差餉租值，以此基础公平地重新分配缴纳差餉和地租的责任。

在全面重估2007-2008年度的应课差餉租值的过程中，本署重新评估载于估价册内约228万个物业的应课差餉租值，以及载于地租登记册内约173万个物业的应课差餉租值。

新应课差餉租值的生效日期是2007年4月1日，估价依据日期为2006年10月1日。

重估完成后，应课差餉租值平均上调7%。其中75.6%物业的应课差餉租值有平均10%的升幅，另有19.1%物业的应课差餉租值维持不变。余下5.3%物业的应课差餉租值则有平均约5%的跌幅。

表11详列全面重估应课差餉租值后，主要类别物业的差餉及地租的变动。

Annual General Revaluations

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 2.28 million assessments in the Valuation List and 1.73 million assessments in the Government Rent Roll were reviewed in the revaluation for 2007-2008.

The new rateable values which took effect on 1 April 2007 were based on market rents as at the valuation reference date of 1 October 2006.

The exercise had resulted in an average increase of 7% in rateable values. For 75.6% of the properties, the rateable values were increased by 10% on average. 19.1% had no change in rateable values. The remaining 5.3% of the properties had their rateable values reduced by about 5% 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

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未曾达成修改协议，署长便会发出「决定通知书」。

缴纳人接获「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餉租值提出支持的陈词和论据，并会以专家证人的身分代表差餉物业估价署署长出席土地审裁处的聆讯。

表12详列过去两年所处理过的建议书、反对书及上诉个案数目。

Proposals, Objections and Appeals

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 two years are shown in Table 12.

差饷征收率

差饷是根据应课差饷租值乘以一个百分率而征收的。在2006-2007财政年度，差饷征收率为5%。这个征收率自1999-2000年度起便一直维持不变。

现时所有差饷收入都拨归政府一般收入帐目。

Rates Charges

Rates are payable at a percentage of rateable value. For the financial year 2006-2007, this percentage was 5%. The rates percentage charge has remained unchanged at 5% since 1999-2000.

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

按供水情况扣减差饷

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2007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：

Water Concessions

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 number and aggregated rateable values of assessments with water concessions as at 1 April 2007 are summarised in the table below:

按供水情况扣减差饷的物业 Properties with Water Concessions				
应缴差饷获扣减7.5% Rates payable reduced by 7.5%			应缴差饷获扣减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	22	30 368
九龙 Kowloon	-	-	-	-
新界 New Territories	39	712	665	31 198
总数 Overall	40	743	687	61 567

根据《地租（评估及征收）条例》 （第515章）征收地租

截至2007年4月1日，地租登记册载有1 728 617个估价。

在2006-2007年度，本署为征收地租而进行的临时估价有51 429个，被删除的估价则有8 435个。详情见表10。

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。这宗案件已经审结，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、重新发展用地及农地均须缴纳地租。

尽管此事的法律争议已经解决，但针对发展用地估价事宜的上诉仍有待审理。土地审裁处先后于2006年10月至12月期间及2007年3月就一宗测试个案进行聆讯，暂时未有裁决结果。

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

The number of assessments in the Government Rent Roll on 1 April 2007 was 1 728 617.

The number of interim valuations and deletions carried out in 2006-2007 for Government rent purposes were 51 429 and 8 435 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 on the assessability have been settled, the appeals against the valuation of development sites are still outstanding. A test case on valuation issues was heard before the Lands Tribunal from October to December 2006 and in March 2007. The judgement is awaited.



根据《政府租契条例》（第40章） 为可续期土地契约征收地租

截至2007年3月31日，约有208 000个物业须根据《政府租契条例》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。

下表显示过去五年本署处理的个案数目和评估的应课差餉租值总数：

Government Rent for Renewable Land Leases under the Government Leases Ordinance (Cap. 40)

There were approximately 208 000 properties paying rent assessed under this Ordinance as at 31 March 2007. As more renewable leases are renewed and more land held under renewed renewable leases is redeveloped, more properties will become liable to this rent.

The number of cases handled by the Department and the total rateable values assessed over the past five years are detailed in the table below:

过去五年处理的地租(第40章)个案 Government Rent (Cap. 40) Cases Handled in the Past Five Years				
年度 Year	续期 Renewal		重新发展 Redevelopment	
	已估价物业数目 No. of Assessments	应课差餉租值总值(百万元) Total Rateable Value (\$million)	已估价物业数目 No. of Assessments	应课差餉租值总值(百万元) Total Rateable Value (\$million)
2002-2003	744	79	946	191
2003-2004	4 933	644	1 441	348
2004-2005	5 711	714	618	75
2005-2006	10 049	923	698	187
2006-2007	13 173	1 235	10	9

帐目及发单

差餉收入

2006-2007年度的差餉收入为154.67亿元。

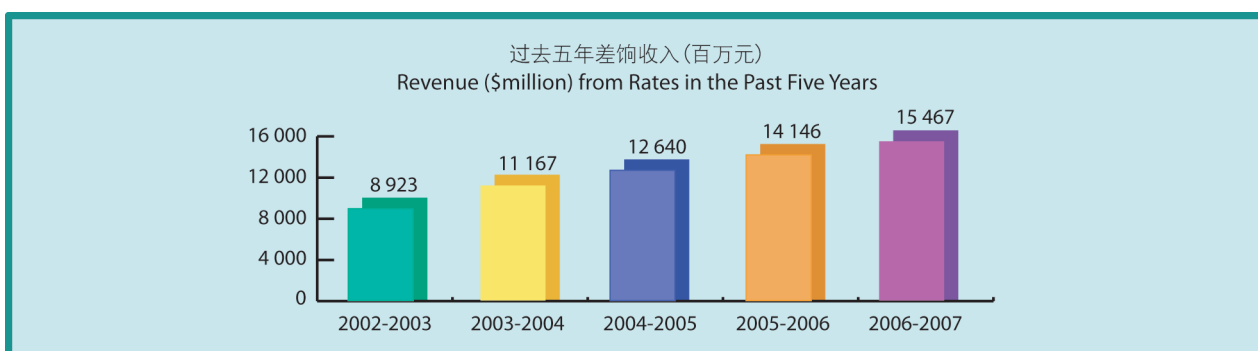
下图显示过去五年的差餉收入：

Accounting and Billing

Revenue from Rates

The revenue from rates in 2006-2007 was \$15 467 million.

The following chart shows the total revenue from rates in the past five years:



差饷退款

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。2006-2007年度退还的款额微不足道。

Refund of Rates

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 2006-2007.

差饷欠款

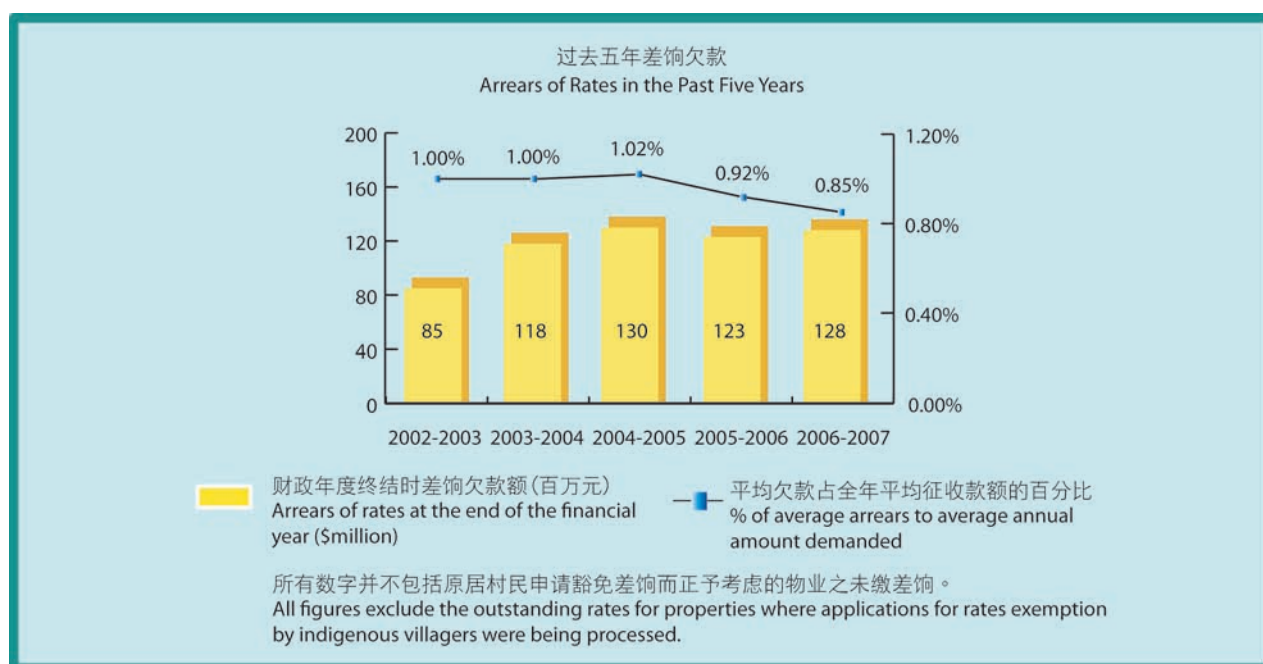
2006-2007年度内，本署向欠交差饷的业主追讨欠款，涉及的个案约为58 700个。

Arrears of Rates

In 2006-2007, the Department took recovery action in respect of arrears outstanding for about 58 700 cases.

在该财政年度终结时，约有41 300个帐目尚未清缴欠款。此数目并不包括现正办理原居村民提交的豁免差饷申请。截至2007年3月31日，录得的拖欠差饷为1.28亿元。下图显示过去五年的差饷欠款情况：

Some 41 300 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 2007, \$128 million of rates arrears were recorded. The chart below shows arrears of rates in the past five years:



地租收入及欠款

2006-2007年度的地租收入为57.44亿元，当中8.56亿元属于早前因法庭颁令等待发展商司法复核申请结案而获得暂缓缴纳的发展用地地租。

Revenue from Government Rents and Arrears

The revenue from Government rents in 2006-2007 was \$5 744 million, including some \$856 million in respect of development sites that had previously been stayed by order of the court pending the hearing of the developers' judicial review applications.

截至2007年3月31日，拖欠地租的帐目约有31 500个，未收的款项约为6 300万元，平均欠款占全年平均征收地租额1.3%。欠款帐目并未包括原居村民因申请租金优惠而暂缓缴纳的地租，以及发展用地因高等法院颁令地租缓缴令继续生效而未收回的款项（约为4.33亿元）。

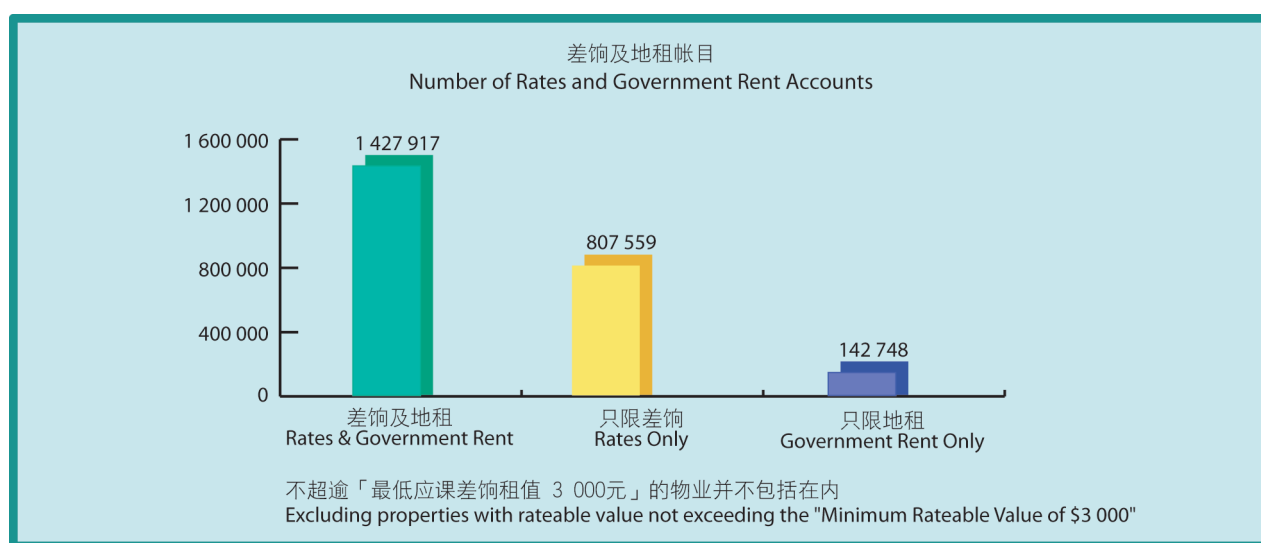
Some 31 500 accounts had rent arrears as at 31 March 2007, comprising about \$63 million. The percentage of average arrears to average annual Government rent demanded was 1.3%. This amount excluded the outstanding Government rent for properties owned by indigenous villagers where applications for rent concession were being processed. Also excluded were the held-over amounts (approximately \$433 million) for development sites where holding-over orders were still in force as a result of an order by the High Court.

差饷及地租帐目

截至2007年4月1日，差饷及地租帐目逾230万个。下图显示各种帐目的数量：

Rates and Government Rent Accounts

Over 2.3 million rates and Government rent accounts were maintained by the Department as at 1 April 2007. These accounts are set out in the chart below:



宣传准时缴款

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。

Announcement on Prompt Payment

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

印花税

在 2006-2007 年度内，共有 135 562 宗个案须审查及估价。本署共提供了 11 509 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。

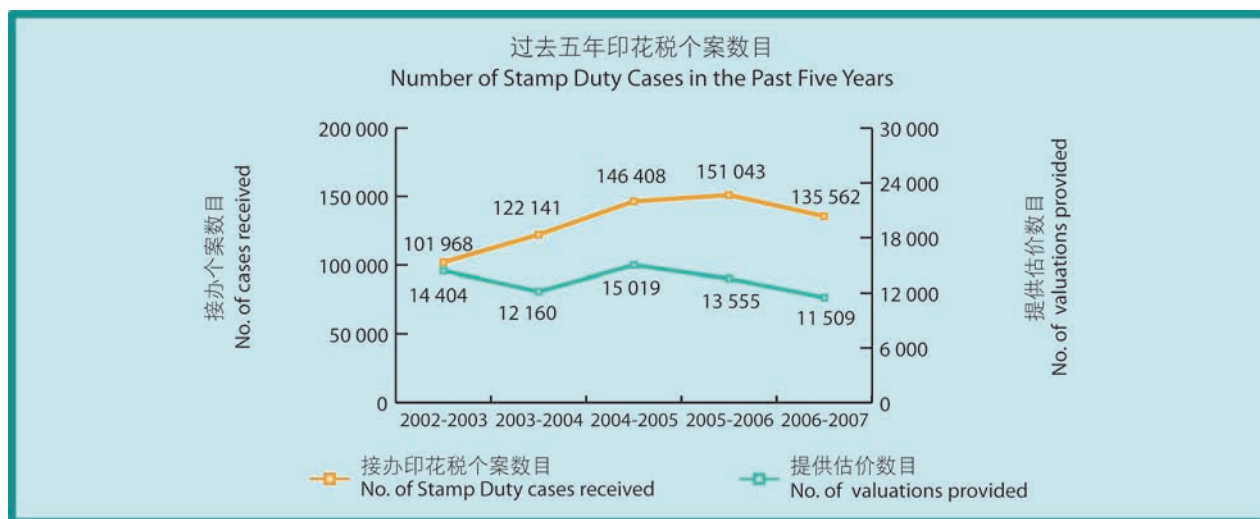
下图显示过去五年这方面的工作量：

Valuation and Property Information Services

Stamp Duty

In 2006-2007, the number of cases received for examination and valuation was 135 562. The Department provided 11 509 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 five years:

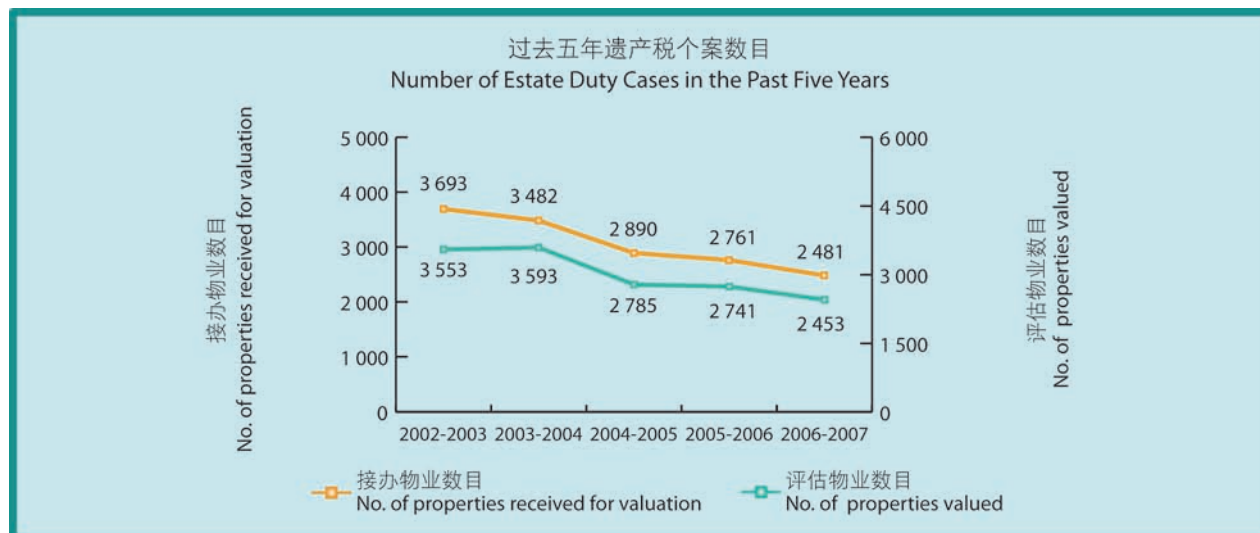


遗产税

年内，共有 665 宗个案交由本署评定物业价值，涉及的物业达 2 481 个。下图显示过去五年的遗产税工作量：

Estate Duty

During the year, 665 cases involving 2 481 properties were forwarded to the Department for valuation. The graph below shows the volume of Estate Duty work in the past five years:



虽然这税项已于2005年7月取消，但本署仍须处理在此日期以前的个案，不过，相信日后此等个案的数目会减少。

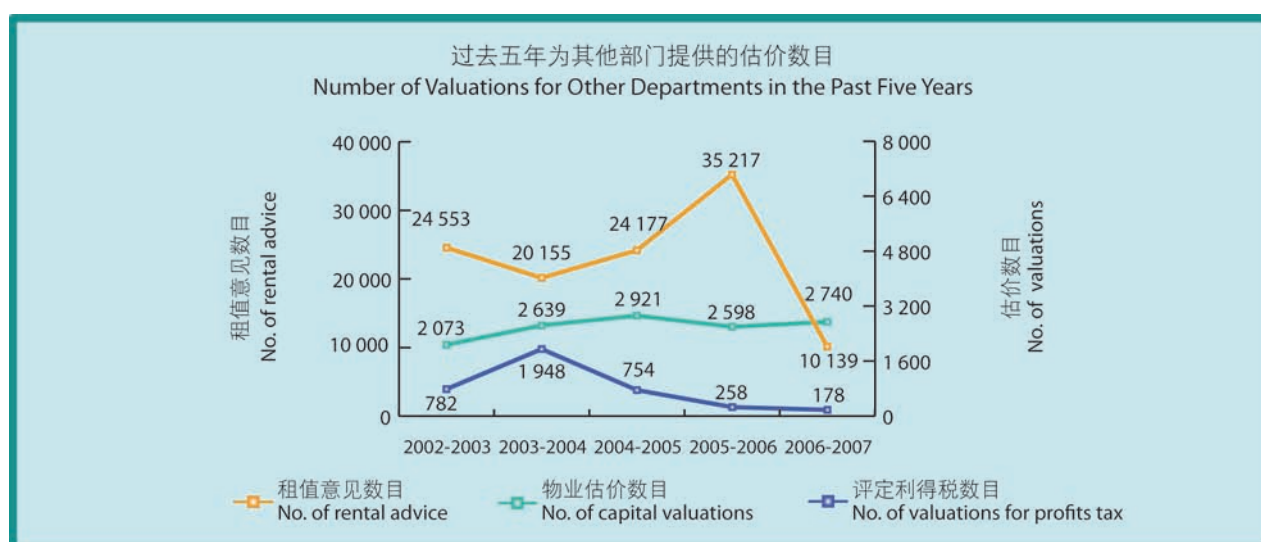
Despite abolition of this tax in July 2005, past cases would continue to be received. It is expected however that the number will decline in the coming years.

为其他政府部门和 半政府机构提供估价服务

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10 139宗个案提供租值意见、评估2 740项物业售价及178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：

Valuations for Other Government Departments and Quasi-government Bodies

Other valuations, including 10 139 rental advice, 2 740 capital valuations and 178 profits tax cases were provided to other Government departments and quasi-government bodies in the past year. These valuation services given in the past five years are summarised in the graph below:



提供物业资讯服务

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，本署也悉力向当时的房屋及规划地政局（现时运输及房屋局）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》2007年版回顾2006年物业市场的情况，并预测2007及2008年的楼宇落成量。该份报告的印行本已公开发售，市民也可登入本署网站免费浏览。

至于该刊物的每月补充资料《香港物业报告－每月补编》，市民同样可登入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，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。

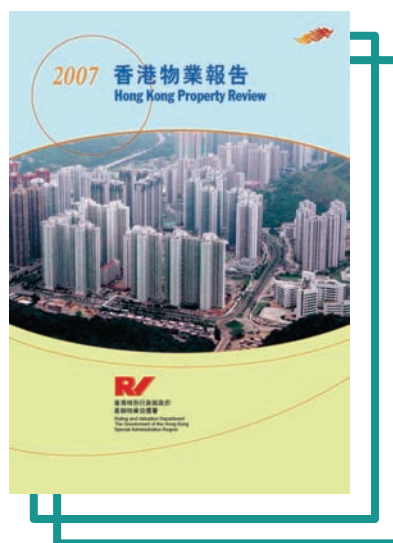
Property Information Services

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 then Housing, Planning and Lands Bureau (now Transport and Housing Bureau) on housing production and the property market to facilitate gauging of territory-wide housing development and market activities.

The 2007 edition of the "Hong Kong Property Review" gives a review of the property market in 2006 and provides forecasts of completions in 2007 to 2008. 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

在2006-2007年度内获编配门牌号数的楼宇，在港岛和九龙共有64幢，而在新界有1 262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，上一次宣传活动已于2006年年底举行。

Building Numbering

During 2006-2007, building numbers were allocated to 64 buildings in Hong Kong and Kowloon and 1 262 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 last one held at the end of 2006.



《楼宇名称》

2005年版《楼宇名称》的印行本已公开发售。市民亦可登入本署网站免费浏览书中资料。该书的印行本会每三年修订一次，而网上版则会每六个月更新一次。

“Names of Buildings” Book

The 2005 edition of the “Names of Buildings” Book is available for sale and the entries in the book can be viewed free of charge at the Department’s website. While the printed version will be revised at 3-year intervals, the internet version is updated every six months.

业主与租客服务

《业主与租客（综合）条例》

《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日前已生效的所有住宅租赁，在租赁期届满后，业主须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。

谘询及调解服务

在2006-2007年度内，本署处理约173 500宗查询，其中38 500宗经由本署每天派往土地审裁处当值的人员处理，另有13 500宗经由每星期指定时间派往民政事务处当值的人员处理。

Landlord and Tenant Services

Landlord and Tenant (Consolidation) Ordinance

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.

Advisory and Mediatory Services

In 2006-2007, some 173 500 enquiries were handled, with 38 500 and 13 500 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

在2006-2007年度内，本署共批署了34 700份新租出或重订协议通知书。

Notice of New Letting and Renewal Agreement

A total of 34 700 Notices of New Letting or Renewal Agreement were processed in 2006-2007.

服务表现及目标

服务承诺

2006-2007年度服务承诺所载列的九项工作，全部已达到或超越所定的服务水平或目标。

2007-2008年度的服务承诺单张，载录了新定的服务水平及目标。



Performance and Service Targets

Performance Pledge

For all the nine work items listed in the 2006-2007 Performance Pledge, the set service levels or targets were either exceeded or achieved.

The new service levels and targets are published in the 2007-2008 Performance Pledge pamphlet.



24小时自动电话资讯服务

本署的24小时自动电话资讯服务，可以让市民透过预录声带，查询有关差餉、地租及租务事宜，以及差餉／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，本署也会借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。

综合电话查询中心

除了上述的24小时自动电话资讯服务之外，市民也可致电2152 0111，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。

24-hour Automated Telephone Enquiry Service

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.

Integrated Call Centre

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.



新增及更佳服务

New and Improved Services



- 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
 - 全新的网上物业资讯系统
 - 通过电子方式发出征收差饷 / 地租通知书及物业详情申报表
- Electronic Submission of Forms and Notices
 - Consolidated Billing and Payment Service
 - Rates and Government Rent Demand Notes in Chinese Language
 - New Online Property Information System
 - Electronic Issue of Rates / Government Rent Demands and Requisition Forms

电子方式递交表格及通知书

随着《2004年电子交易（修订）条例》的生效，本署开拓了电子表格服务，让市民可以利用电子方式递交法定表格及通知书，为他们提供以邮寄或亲身递交方式以外的另一选择。这项服务自2005年1月推出以来，使用率一直稳步增长。本署会不时听取市民的意见及建议以改善这项服务，并会继续研究将之扩展至其他范畴。有关电子表格服务的详情，可浏览本署网站（网址：<http://www.rvd.gov.hk>）或致电综合电话查询中心（电话：2152 0111）查询。

Electronic Submission of Forms and Notices

Following the enactment of the Electronic Transactions (Amendment) Ordinance 2004, the Department has developed e-form services to facilitate the public to submit statutory forms and notices by electronic means as an alternative to the conventional mode of service by post or in person. Since its launch in January 2005, there has been steady growth in usage of this service. Ongoing improvements are made upon receiving feedback and suggestions from the public. The Department will continue to look at ways to further expand the service. More information about the e-form service can be obtained from the Department's website (<http://www.rvd.gov.hk>) or by calling the Integrated Call Centre at 2152 0111.



综合发单及缴款服务

「综合发单及缴款服务」于2004年推出，最初是以持有大量物业的业主为服务对象。拥有多个物业的缴纳人可向本署申请综合通知书，上面一并载列所有物业的应缴差饷及地租金额，简化了他们逐一处理个别物业缴费单的手续。这项服务最终将会推广至所有持有多个物业的缴纳人。本署会继续推广这项便于使用的服务，它令季度缴费单的处理、入帐及缴纳更形方便，因而大受欢迎，现时惠及约1 600个综合帐户的缴纳人，涉及个别帐户达145 000个。

Consolidated Billing and Payment Service

Launched in 2004, this initiative was initially targeted at major owners with large property portfolios. Payers with multiple properties could apply to the Department for a consolidated bill listing out the rates and Government rent payable for all their properties, instead of handling large numbers of separate demands for their individual properties. The service will eventually be opened up to all payers with multiple properties. We will continue to promote this customer-friendly service, which simplifies the processing, accounting and payment of quarterly demands and has been very well received. Currently, it benefits payers of about 1 600 consolidated accounts which cover some 145 000 individual accounts.

中文征收差餉／ 地租通知书

现时，征收差餉及地租通知书同时以中、英文显示评估物业的资料，包括详细地址及楼宇名称等。缴纳人亦可选择收取单独以中文显示物业地址、缴纳人姓名及通讯地址的通知书。目前已有逾28 000个帐户持有人选择收取中文季度征收通知书。

Rates and Government Rent Demand Notes in Chinese Language

Demand notes for rates and Government rent now provide bilingual descriptions of the properties assessed, including full addresses and building names if available. Payers can choose to receive demand notes with the property address, payer's name and correspondence address printed in Chinese language only and some 28 000 account holders have already opted for Chinese quarterly demands.

全新的网上物业资讯系统

本署计划在2008年为市民提供全新的网上物业资讯系统。这项新服务是「物业资讯通」的前期项目，目的是为市民提供本署的物业资料及相配的土地注册处「物业注册编号」，方便市民进行查册及订购相关的土地文件。政府会在适当时候引入私营机构提供有关政府物业资料的增值服务，以达致建立「物业资讯通」这个最终目标。

New Online Property Information System

The Department is planning to launch a new online Property Information System in 2008. This new service forms the early stage of the Property Information Hub project, and will enable the public to gain access to property information held by the Department together with the matching Property Registration Number of Land Registry's records to facilitate the search of land register and the order of corresponding land documents. A Property Information Hub will eventually be established by inviting private sector participation at a suitable time to provide value-added services based on the government property data.

通过电子方式发出征收差餉／ 地租通知书及物业详情申报表

为了提升服务水平及效率，并减少用纸以保护环境，本署已就有关通过电子方式向缴纳人发出征收差餉及地租通知书事宜进行可行性研究，现阶段正考虑多个落实该计划的方案。本署日后亦会推出更多其他电子服务，包括以电子方式发出物业详情申报表。

Electronic Issue of Rates / Government Rent Demands and Requisition Forms

In a bid to enhance service delivery and efficiency together with the objective of reducing paper consumption to promote a green environment, the Department has undertaken a feasibility study on issuing rates and Government rent demand notes to payers through electronic means and is considering the options available in taking this initiative forward. More electronic services will be considered, including electronic issue of requisition forms for property information.



迎接挑战

Challenges Ahead





- 每年全面重估应课差饷租值
- 评估地租
- 外判工作
- 推行部门资讯科技计划
- Annual General Revaluations
- Government Rent Assessment
- Outsourcing Opportunities
- Implementation of Departmental Information Technology Plan

每年全面重估应课差餉租值

要在短时间内全面重估逾228万个差餉估价及173万个地租估价，可说是一项极具挑战性的工作。估价册及地租登记册上的物业数目亦因为物业市道复苏而不断增加，这对资源已形紧绌的本署来说，带来一定压力。故本署将会继续复检作业程序以及使用具创意的方法来提高工作效率。本署会进一步研究增加办公室自动化及广泛应用电脑集成估价技术，并配合足够及有效的员工培训，以收相得益彰之效。



评估地租

土地审裁处已先后于2006年10月至12月期间及2007年3月，就有关评估发展用地的方法及相关事宜的测试个案进行聆讯，暂时未有裁决结果。至于涉及本署署长撤销上诉中发展用地的地租缓缴令的司法复核申请，高等法院已于2006年10月裁定政府在大部分案件中胜诉。司法复核申请遭驳回的发展商已就法院的裁决提出上诉。至于几宗司法复核申请获接纳的个案，本署署长亦已提出上诉。这些上诉个案已排期于2008年2月在上诉法庭一并进行聆讯。

Annual General Revaluations

To review some 2.28 million rating assessments and 1.73 million Government rent assessments within a short period of time remains a challenging task. While the number of properties in the Valuation List and Government Rent Roll keeps growing on the back of a revived property market, it puts a strain on already stretched resources and presents a challenge to the Department. We will continue to review our business processes and take innovative measures to improve efficiency. Opportunity for wider application of office automation and computer-assisted mass appraisal techniques will be further explored in tandem with the provision of adequate and effective staff training.

Government Rent Assessment

A test case on the method of valuation in assessing development sites and other related issues was heard before the Lands Tribunal from October to December 2006 and in March 2007. The Tribunal has yet to deliver the judgement. With regard to the applications for judicial review of the Commissioner's decision to withdraw the holding over orders of Government rent payments for development sites under appeal, the High Court ruled in October 2006 in favour of Government for the majority of cases. While the developers losing the judicial review applications have filed an appeal against the court's ruling, the Commissioner has also appealed in respect of the few cases for which judicial review applications were allowed. These appeals will be heard together before the Court of Appeal in February 2008.

外判工作

本署由2006年7月起，将征收差餉及地租通知书的印刷及置入信封的工作外判，成效理想。为了增加成本效益，本署现正筹备将估价工作的部分工序外判，并会继续研究外判其他工作的可行性，务求善用市场上既有的技术及资源来提供服务。

Outsourcing Opportunities

The contract for printing and enveloping of rates and Government rent demand notes commenced in July 2006 with good results. In order to enhance cost-effectiveness, outsourcing some elements of valuation work to the private sector is in the pipeline. The Department will continue to explore and identify outsourcing opportunities in other activities where appropriate to tap the skills and resources available in private sector.

推行部门资讯科技计划

本署现正分阶段推行一项为期五年的部门资讯科技计划，这个策略性蓝图于2006年制定，目的是重整本署的电子服务，以配合新的电子政府环境，并会应用资讯科技来引入更多以客为本的策略及服务，提升业务运作。

Implementation of Departmental Information Technology Plan (DITP)

The Department is implementing by phases the initiatives identified in the DITP. This 5-year strategic blueprint, developed in 2006, will align the Department with the new e-government environment and will utilise information technology to introduce customer-centric strategies and services as well as enhancing business operations.





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 Waste
 - Way Forward

本署主要负责评估物业的差餉及地租、修订有关帐目及发出征收通知书。此外，本署向政府决策局及部门提供物业估价服务、编制物业市场统计数字，以及就租务事宜向业主及租客提供咨询及调解服务。

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：差餉物业估价署遵循「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10%，并与长沙湾政府合署其他用户合作，减少耗电量6%。

环保内务管理方法

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
- 借着康乐社筹办的活动，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 is primarily responsible for the assessment of properties to rates and Government rent, maintaining accounts and issuing demand notes for their collection. We provide property valuation advice to Government bureaux and departments and compile property market statistics. We also provide advisory and mediatory services on landlord and tenant matters.

While the departmental operations do not have a significant impact on the environment, the Department has formulated its environmental policy, objectives and targets 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 waste reduction.

Target : To meet the service-wide objective of reducing photocopying paper use by 10% and electricity consumption by 6% in conjunction with other users in Cheung Sha Wan Government Offices.

Green Housekeeping Measures

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

为了节省能源，本署致力推行节省能源的措施，并鼓励员工在日常工作中身体力行，这些措施计有：

- 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；
- 于车辆等候时停车熄火，以节省能源及减少废气排放；
- 鼓励共用部门车队以减少汽油消耗量；
- 穿着轻便而合适的衣物，并响应当时的环境运输及工务局（现时环境局）和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；
- 避免使用非必要的照明设备，以及拆除过多的光管，把同事一般不会在该处阅读文件的地方的照明度调低。自2006年8月以来，已共有142支光管被拆除；以及
- 谘询相关的系统承办商后，把电脑设备室的室温调升摄氏1度至2度。

Energy Conservation

The Department has strived to implement and 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;
- switching off vehicle engines while waiting to save energy and reduce vehicle emissions;
- encouraging sharing of pool cars to reduce fuel consumption;
- dressing light, casual and smart, and maintaining the indoor office temperature at 25.5°C, giving full support to the energy saving measures issued by the then Environment, Transport and Works Bureau (now Environment Bureau) and the Government Property Agency;
- avoiding unnecessary lighting and adjusting down the illumination level in areas where colleagues do not normally have to read written materials by removing excessive fluorescent tubes. Since August 2006, a total number of 142 fluorescent tubes have been removed; and
- adjusting upwards the air-conditioning temperature of the computer equipment rooms by 1°C to 2°C after consultation with relevant system contractors.



善用纸张和信封

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用作草稿纸；
- 尽量使用可供重复使用的钉孔信封来传递非机密文件；
- 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科别资料库；
- 在本署的电子布告板及网页上载部门刊物、员工通讯等；以及
- 使用再造纸代替原木浆纸。

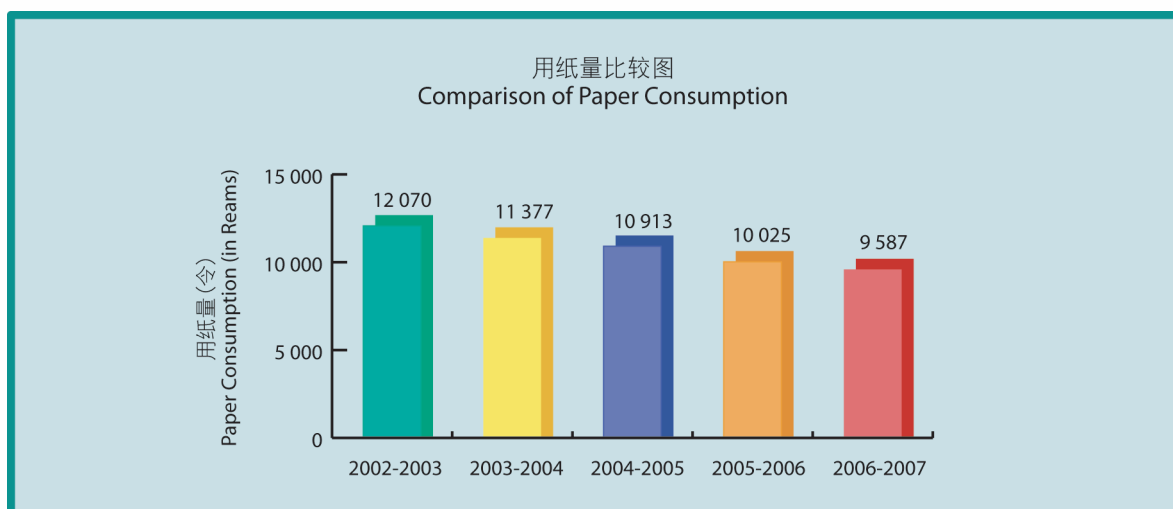
在本署员工通力合作下，2006-2007年度A3和A4纸的耗用量合共为9 587令，较2005-2006年度的10 025令减少4.4%，亦较2002-2003年度的12 070令减少20.6%。政府部门的节约用纸目标是：在2002-2003年度至2006-2007年度期间每年减少用纸2.5%（即四年合共减少10%），本署在过去四年减少用纸的幅度是政府所定的10%节约目标的两倍多，成绩令人鼓舞（见右图）。此外，本署亦响应当时的环境运输及工务局有关使用再造纸的呼吁（即在2006-2007年度的用纸量当中，有30%为再造纸），去年度本署的用纸量当中，有32.5%为再造纸。

Economy in the Use of Paper and Envelopes

The Department has continued to remind staff to adopt the following measures to economise in 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;
- releasing the Department's paper publications, staff newsletter etc. by uploading the e-copy on the Department's electronic bulletin board and homepage; and
- using recycled paper instead of virgin paper.

With concerted staff efforts, the consumption of A3 and A4 paper in 2006-2007 was 9 587 reams, indicating a decrease of 4.4% against 10 025 reams in 2005-2006 and 20.6% against 12 070 reams in 2002-2003. With regard to the service-wide paper reduction target of 2.5% each year between 2002-2003 and 2006-2007 (i.e. 10% reduction over four years), the Department has over-performed by achieving a reduction rate of more than double the service-wide green target of 10% (see the chart on the right). Besides, in support of the then Environment, Transport and Works Bureau's appeal for meeting 30% of paper demand by using recycled paper in 2006-2007, the Department has succeeded in having 32.5% of its paper requirement being met by recycled paper.



	2002-2003 (基准年 Base Year)	2003-2004	2004-2005	2005-2006	2006-2007
用纸量 (令) Paper Consumption (Reams)	12 070	11 377	10 913	10 025	9 587
环保目标 Green Target	—	-2.5%	-5%	-7.5%	-10%
本署减幅 Reduction Rate	—	-5.7%	-9.6%	-16.9%	-20.6%

本署于2004年1月推出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，亦令本署得以进一步减少纸张和信封的耗用量。在2006-2007年度最后一季，约有145 000个个别帐目整合成约1 600个综合帐目。此举除有助节省纸张及其他资源外，亦令信封的耗用量分别在2005-2006年度和2006-2007年度进一步减少15.6%和4.8%（从2004-2005年度的1 209 340个减至2005-2006年度的1 021 322个和2006-2007年度的971 910个）。本署会继续鼓励拥有多项物业的差饷缴纳人采用这种既能方便他们又能节省成本的服务。

Our consumption of paper and envelopes has been reduced further since the launch in January 2004 of the Consolidated Billing and Payment Service which allows payers with multiple properties the option of receiving a consolidated demand. As at the end of 2006-2007, about 145 000 individual accounts have been replaced by around 1 600 consolidated accounts. Other than achieving savings in paper and other resources, this Service has contributed to a reduction in the consumption of envelopes by 15.6% in 2005-2006 and 4.8% in 2006-2007 (from 1 209 340 numbers in 2004-2005 to 1 021 322 in 2005-2006, and 971 910 numbers in 2006-2007). The Department will continue to invite payers with multiple properties to use this customer-friendly and cost-effective service.

废物管理

本署继续积极减少并回收废物。在2006-2007年度，本署共回收了45 276公斤废纸，较2005-2006年度的43 756公斤增加3.5%。此外，在2006-2007年度，本署共收集了609个用完的碳粉盒／喷墨盒，交予政府物流服务署作公开拍卖。

本署增加使用数码相机，以取代传统的菲林相机，从而减少菲林／幻灯片的耗用量和冲晒照片的数量。在2006-2007年度，本署共使用了558卷菲林，较2005-2006年度的580卷减少了3.8%。2006-2007年度冲晒照片的数量为29 040张，比2005-2006年度的38 886张减少25.3%。

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。

本署在采购物资时，会尽量考虑节约能源和循环再造等环保因素，亦已购买循环再造的碳粉盒／喷墨盒、环保／充电电池等有助保护环境的产品。

Management of Waste

The Department has continued its efforts to reduce and recycle waste. In 2006-2007, 45 276 kilograms of waste paper were collected for recycling, increased by 3.5% over the 43 756 kilograms in 2005-2006. Besides, in 2006-2007, 609 numbers of empty toner/inkjet cartridges were collected for sale by public auctions arranged by the Government Logistics Department.

With the increasing use of digital cameras to replace conventional film cameras, the Department has successfully reduced the number of films, negatives and photo prints. In 2006-2007, a total of 558 rolls of films were consumed, representing a decrease of 3.8% when compared with the total consumption of 580 rolls in 2005-2006. Moreover, only 29 040 photos were printed in 2006-2007, which indicated a reduction of 25.3% from 38 886 photos in 2005-2006.

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. CD-R (Compact Disc – Recordable) should only be used for those records which need to be kept on file or for long term retention.

In conducting procurement, we have taken into account environmental factors such as energy efficiency and recyclability as far as possible. We have also purchased green products such as recycled toner/inkjet cartridges and environment-friendly/rechargeable batteries.



前瞻

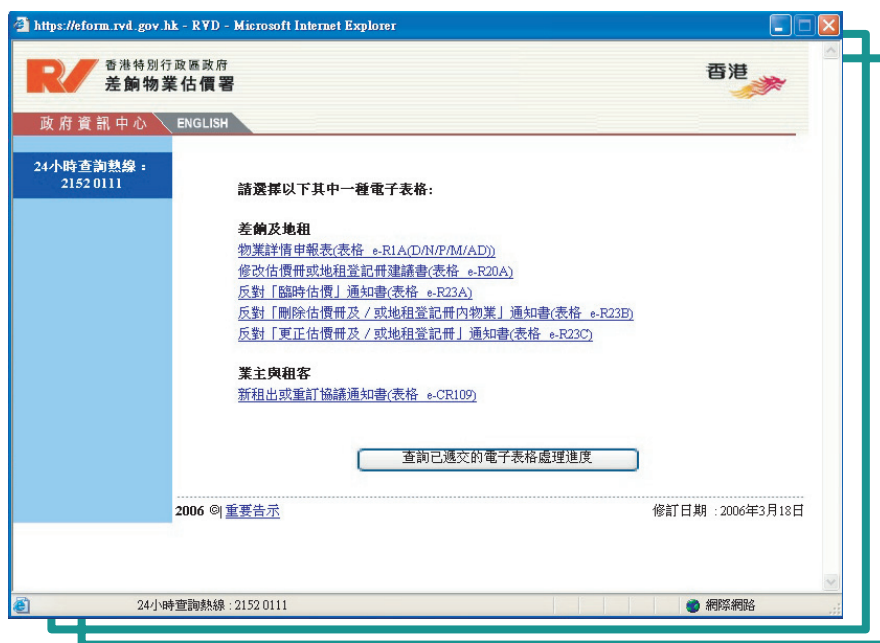
为响应政府节约能源和节用纸张的运动，并配合政府部门在2007-2008财政年度以至将来的节约目标，本署会继续致力节用纸张和节省用电。本署各科别会继续认真检讨和密切留意本身的用纸和用电模式，务求令办公室的运作更具环保效益。

本署透过推出以电子方式递交法定表格的服务，与市民携手合作，一同节用纸张，提倡绿化环境。

Way Forward

To support the Government's drive to economise in the use of energy and paper, and having regard to service-wide reduction targets for the financial year 2007-2008 and beyond, the Department will sustain its momentum in saving paper and electricity. All divisions will continue 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.





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助理署长
(行政及职员培训)

Mr Jack CHENG
Assistant
Commissioner
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邓炳光先生
助理署长
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Commissioner
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曾梅芬女士
副署长

Mrs Mimi BROWN
Deputy
Commissioner

老兴忠先生
差餉物业估价署署长

Mr H. C. LO
Commissioner of
Rating and Valuation

严惠敏小姐
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Miss Christina YIM
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邓励先生
差餉估值顾问

Mr M. S. TANNER
Rating Adviser

人力资源

Human Resources

部门架构 (2007年4月1日)
Organisation Structure (1 April 2007)

差餉物业估价署署长
老兴忠先生

Commissioner of
Rating and Valuation
Mr H. C. LO, JP
FHKIS, FRICS

副署长
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邓励先生

Rating Adviser
Mr M. S. TANNER
FHKIS, AAPI

差餉估价
事务科

Rating
Division

市区
事务科

Urban
Division

新界区
事务科

New
Territories
Division

乡郊物业
及租务科

Rural Properties &
Tenancy Services
Division

支援服务科

Support
Services
Division

行政科

Administration
Division

帐目及发单科

Accounting and
Billing Division

电脑科

Computer
Division

特殊物业科

Special
Properties
Division

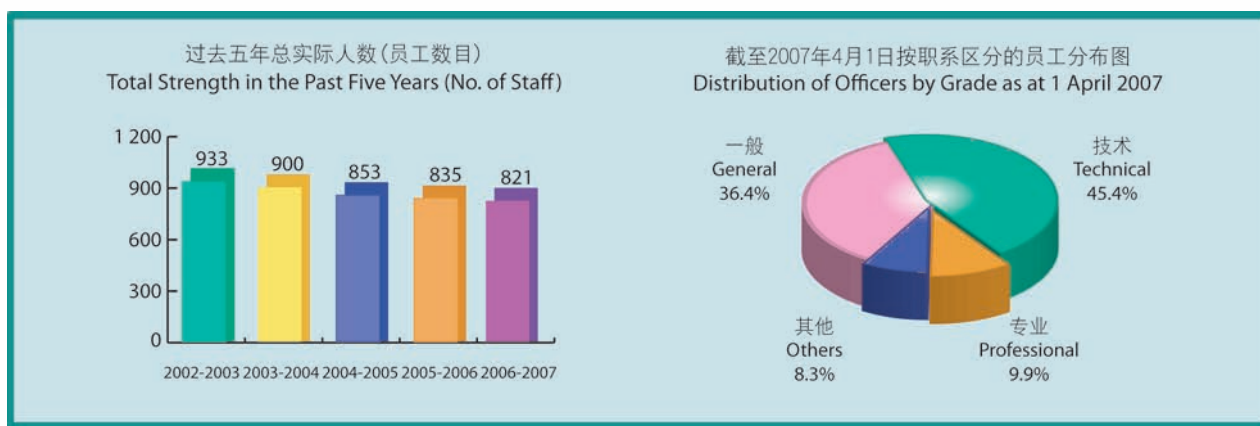
物业资讯组

Property
Information
Team

人手编制

截至2007年4月1日，本署实际总人数为821人，其中专业职系人员占81名、技术职系人员占373名、一般职系人员占299名、其他职系人员占68名。

以下图表显示过去五年的实际总人数，以及截至2007年4月1日按职系区分的员工比例：



附录A列出本署在2006年4月1日及2007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担任若干跨部门或外间委员会的成员，该等委员会名称载于附录B。

本署于2006-2007年度的个人薪酬（不计长俸、旅费、宿舍等开支）及部门开支达3.474亿元，上一年度则为3.48亿元。

培训与发展计划

本署2006-2007年度培训与发展计划已顺利推行。年内，每名部门职系人员平均受训3.4天。面对环境转变、与日俱增的工作量、愈趋复杂的工作，以及市民更高的要求，令我们的工作变得更富挑战性。署方深明员工所面对的种种挑战，特别安排多方面的培训和发展课程，内容既针对署方提供服务的需要，也照顾到员工的事业发展和个人抱负。

Staffing

As at 1 April 2007, the Department had a total strength of 821 officers including 81 professional officers, 373 technical officers, 299 general grade officers and 68 officers of other grades.

The following figures show the total strength of staff in the past five years and the distribution of officers by grade as at 1 April 2007:

Annex A sets out a comparison of the establishment and strength as at 1 April 2006 and 1 April 2007. 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 \$347.4 million in 2006-2007, compared with \$348 million in the preceding year.

Training and Development Plan

The Departmental Training and Development Plan for 2006-2007 was implemented successfully. During the year, departmental grade staff received training for 3.4 days on average. The Department is fully aware of challenges faced by staff due to the changing environment, increase in workload, complexity of issues and higher public expectations. Apart from addressing the Department's needs in its service delivery, the various training and development programmes contribute to meeting the career development needs and personal aspirations of staff.

专业职系人员培训

为配合专业职系人员的事业发展，以及掌握最新的海外实务情况，本署于2006年7月安排一名高级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。

本署两名首席物业估价测量师分别于2006年6月及10月前赴北京的国家行政学院，参加为期两周的进阶中国事务研习课程；另外，一名首席物业估价测量师及一名高级物业估价测量师则分别参加了在北京大学及清华大学举行、为期两周的国情研习课程。

在管理技巧方面，本署一名高级物业估价测量师参加了为期三周的「公共行政领袖实践课程」，该课程由公务员事务局公务员培训处举办。

2006年9月，本署为32名首长级及高级专业职系人员举办了一个为期半天有关知识管理的讲座，简介这种在现今社会知识型经济中不可或缺的工具。为了推广知识分享文化，本署随后为部分首长级及专业职系人员举行了一系列特设的知识管理工作坊。

为提升专业职系人员的写作技巧，本署特别为27名物业估价测量师及一名助理物业估价测量师安排了一个为期两天的进阶实用英文写作技巧工作坊。

一如往年，英国专家学院在香港举办了一个为期两天的「专家证人培训课程」，本署共有八名物业估价测量师参与。

在持续专业发展方面，年内本署为专业职系人员及见习人员举办了六个涉及不同专业范畴的内部研讨会。

为估价测量见习生及初级物业估价测量师／助理物业估价测量师而设的师友制计划分别于2003年年初及2004年9月推出。两个计划均大受欢迎。在去年的计划中，六名物业估价测量师／助理物业估价测量师及十名估价测量见习生获安排接受一名首席物业估价测量师及十名高级物业估价测量师的指导。

Professional Staff Training

For career development and updating practices overseas, one Senior Valuation Surveyor was attached to the Valuation Office Agency (VOA) of the United Kingdom for six months from July 2006.

Two Principal Valuation Surveyors attended a 2-week Advanced National Studies Programme at the National School of Administration in Beijing in June and October 2006 respectively. One Principal Valuation Surveyor and one Senior Valuation Surveyor attended a 2-week National Studies Course at the Peking University and the Tsinghua University respectively.

On the management front, one Senior Valuation Surveyor has attended a 3-week Leadership in Action Programme organised by the Civil Service Training and Development Institute (CSTDI) of Civil Service Bureau (CSB).

With a view to giving an overview of Knowledge Management (KM) as a survival tool in the current knowledge-based economy, a half-day seminar was organised in September 2006 for 32 directorate and senior professional officers. To further promote knowledge sharing in the Department, a series of customised KM workshops were held for selected directorate and professional officers.

To polish the writing skills of our professional staff, a 2-day customised workshop on "Advanced Effective English Writing Skill" was arranged for 27 Valuation Surveyors and one Assistant Valuation Surveyor.

As in previous years, a 2-day expert witness course run by the Academy of Experts, United Kingdom, was held for eight Valuation Surveyors.

For continuing professional development, six in-house seminars on different professional topics were held for professional staff and trainees of the Department during the year.

The mentoring schemes for Valuation Surveying Graduates and Junior Valuation Surveyor/Assistant Valuation Surveyor have been in place since early 2003 and September 2004 respectively. Both schemes have been well received. Under the mentoring schemes, six Valuation Surveyor/Assistant Valuation Surveyor and 10 Valuation Surveying Graduates were placed under the mentorship of one Principal Valuation Surveyor and 10 Senior Valuation Surveyors.

专业讲座／ 与内地和海外同业交流

为了掌握估价专业的最新发展，包括海外的估价实务，本署经常与内地及海外同业保持联系。

本署去年一共接待了九个内地访问团，成员包括国家税务总局的高级官员及多个省市政府的官员；亦曾与广东省房地产估价师与房地产经纪学会，以及澳门房地产评估业协会的代表进行专业交流。此外，本署亦与英国物业估价局处长和加拿大国际物业税学会主席等多位国际业界翘楚紧密联系，定期交流估价心得。

年内，本署与英国物业估价局及国际物业税务学会合作，安排了多次讲座和交流活动，让本署专业职系人员得以在物业课税实务及其他专业层面扩阔国际视野。2006年5月，本署代表前赴北京出席中国物业税改革研讨会，该研讨会由国务院发展研究中心与美国林肯土地政策研究院合办。

这些研讨会／访问活动不仅能促进学术及专业层面的交流，亦让彼此有机会分享工作心得。

专业资格

本署六名人员通过了香港测量师学会主办的2006-2007年度专业能力最终评审，继而成为香港测量师学会专业会员。

Professional Talks/Exchanges with Mainland and Overseas Counterparts

It is important to keep abreast of developments on the professional front, including the latest practices overseas. In this regard, the Department maintains regular contacts with our Mainland and overseas counterparts.

With regard to liaison with the Mainland, there were nine visits to the Department from senior officials of the State Administration of Taxation and officials of Mainland provincial authorities. During the year, we also had professional exchanges with delegates from the Institute of Real Estate Appraisers and Agents of Guangdong Province and the Macau Property Evaluation Association. We have also maintained close ties with professionals worldwide through regular exchanges, including Directors of the Valuation Office Agency (VOA) of the United Kingdom and the President of the International Property Tax Institute (IPTI), Canada.

Seminars were also organised for delegates from VOA and IPTI to give our professional staff international perspectives on property taxation practices and other professional issues. In May 2006, our representatives attended a workshop in Beijing on China's property tax reform jointly organised by the Development Research Centre of the State Council of the PRC and the Lincoln Institute of Land Policy of USA.

These talks/visits not only fostered exchange of views at an academic and professional level but also enabled sharing of experience on work related issues.

Professional Membership

A total of six officers have passed the Assessment of Professional Competence (APC) conducted by the Hong Kong Institute of Surveyors (HKIS) in 2006-2007 and they were then elected to professional membership.

内部训练课程

本署职员培训组负责举办内部职业训练课程及经验分享会，内容涵盖不同的主题和范畴，包括部门电脑系统运作、估价实务及工作程序。去年，该组举办了合共15班的课程／研讨会，涵盖九个不同课题，出席人数达520人次。

本署于2006年3月至4月期间，与公务员培训处合办了一系列工作表现管理讲座，目的是让物业估价测量师、物业估价主任及租务主任职系的人员复修有关技巧，强调维持公平及如实反映表现的评核制度的重要性。本署在4月内共安排了426名人员分批参加八场讲座。

为了提升物业估价主任职系的客户服务技巧，本署于2006年初先后安排了十个为期一天的顾客服务工作坊，并于2006年9月为其余73名技术职系人员安排三个工作坊。此外，本署亦安排135名文书职系人员分批参加五个为期一天的「前线服务人员卓越服务」工作坊。

此外，职员培训组还为52名新入职人员安排了七个入职讲座。

其他训练课程

本署职员对电脑及资讯科技应用课程的反应十分理想。年内，本署共有146人次参加由政府大型承办商提供的各类电脑课程，另有六名技术职系人员获挑选参加由私人承办商举办的「统计分析系统」课程。

2006年5月，两名租务主任职系人员获推荐参与由律政司举办、为期一个月的「部门检控人员培训课程」。

此外，本署职员共有498人次参加由公务员培训处举办的各类课程。

In-house Training Courses

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 the Development, valuation practices and work procedures. A total of 15 classes covering nine courses/seminars were held for a total of 520 trainees.

To refresh the performance management skills of managers in the Valuation Surveyor, Valuation Officer and Rent Officer grades and to heighten the significance of maintaining a fair and honest performance management system, the Department has joined hands with CSTD to conduct a series of briefings on "Performance Management" in March and April 2006. In April, eight sessions were held for 426 officers.

With a view to enhancing the customer service skills of the Valuation Officer Grade staff, 10 classes of 1-day customised refresher training workshop, "Excel in Customer Service", were arranged in early 2006. Three classes were held in September 2006 for the remaining 73 technical staff. Besides, five classes of a customised 1-day workshop on "Achieving Service Excellence for Frontline Staff" were attended by 135 clerical grade officers.

A total of seven induction seminars were held for 52 new recruits.

Other Training Courses

Responses of staff on computer training and IT applications were good. A total of 146 trainees attended a variety of computer courses run by the Government bulk contractors. Furthermore, six selected technical officers have attended an SAS training course run by a private contractor.

Two Rent Officer Grade officers were nominated to attend a 1-month "Departmental Prosecutors Training Course" run by the Department of Justice in May 2006.

For other wide-ranging CSTD courses, a total attendance of 498 was recorded.

职 员 关 系 和 参 与

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，并就会上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借着定期会议，加强管方与一般职系人员的沟通和合作。

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，并向部分同事给予奖励，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，简报本署当前事务和未来挑战。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。

本署亦每半年一度为员工编印一份名为《估艺集》的杂志，内容多姿多采，包括部门花絮和不同题材的文章等，全部文稿均由本署员工提供。

Staff Relations and Participation

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

康 乐 社

年内，本署康乐社筹办了多项体育比赛和康乐活动，例如插花班、太极班、瑜伽班等。

本署义工队一向热心公益，年内参与的义务工作计有「香港世界宣明会儿童饥谨」、「赛马会历奇计划－我有动力做得到」、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、入会费，以及各项活动的报名费。

慈 善 活 动

本署曾参与公益金及其他慈善机构举办的活动，筹得善款超过18 000元。



Social and Recreation

Recreation Club

The Department's Recreation Club organised a variety of sport competitions and recreational activities during the year, including floral arrangement, Tai Chi and Yoga classes.

The RVD Volunteer Service Team participated in a wide variety of volunteer activities, such as the World Vision Hong Kong "Children Famine", the Hong Kong Jockey Club "We Can Do It" adventure programme, Flag Days 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.

Charity

The Department raised a total of over \$18 000 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2007年4月1日各地区的已估价物业
VALUATION LIST - ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2007

地区	District	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区	Central and Western	150 646	47 451 046
湾仔	Wan Chai	98 765	26 283 753
东区	Eastern	204 870	26 524 834
南区	Southern	86 262	15 649 572
港岛	Hong Kong	540 543	115 909 205
油尖旺	Yau Tsim Mong	174 648	35 844 690
深水埗	Sham Shui Po	114 319	14 563 369
九龙城	Kowloon City	138 438	17 163 297
黄大仙	Wong Tai Sin	86 953	9 349 419
观塘	Kwun Tong	137 071	18 231 418
九龙	Kowloon	651 429	95 152 193
葵青	Kwai Tsing	106 631	30 775 409
荃湾	Tsuen Wan	115 160	13 005 843
屯门	Tuen Mun	161 707	12 913 765
元朗	Yuen Long	143 730	10 106 838
北区	North	94 264	5 862 268
大埔	Tai Po	98 820	7 490 901
沙田	Sha Tin	199 134	19 205 272
西贡	Sai Kung	125 117	11 668 857
离岛	Islands	48 295	18 477 518
新界	New Territories	1 092 858	129 506 672
总数	OVERALL	2 284 830	340 568 070

表 Table 2

估价册 - 截至2007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 2007

地区 District	A 及 B 类 CLASSES A & B		C 类 CLASS C		D 及 E 类 CLASSES D & E		杂类物业 MISCELLANEOUS		总数 TOTAL	
	数量 Number	应课差餉租值 Rateable Value (千元 '\$000)	数量 Number	应课差餉租值 Rateable Value (千元 '\$000)	数量 Number	应课差餉租值 Rateable Value (千元 '\$000)	数量 Number	应课差餉租值 Rateable Value (千元 '\$000)	数量 Number	应课差餉租值 Rateable Value (千元 '\$000)
中西区 Central and Western	70 963	5 603 789	9 343	2 238 965	13 320	7 613 602	219	49 498	93 845	15 505 854
湾仔 Wan Chai	42 876	3 691 492	7 146	1 417 323	10 886	5 157 412	199	29 446	61 107	10 295 673
东区 Eastern	137 943	11 010 181	17 746	3 243 571	5 697	1 702 138	161	55 735	161 547	16 011 625
南区 Southern	43 413	3 168 448	3 552	711 596	10 559	7 411 491	54	81 308	57 578	11 372 844
港岛 Hong Kong	295 195	23 473 911	37 787	7 611 455	40 462	21 884 643	633	215 987	374 077	53 185 996
油尖旺 Yau Tsim Mong	93 411	5 876 466	12 398	2 143 059	3 506	1 166 770	420	27 306	109 735	9 213 601
深水埗 Sham Shui Po	69 239	4 137 007	6 509	786 420	2 694	732 147	358	89 069	78 800	5 744 642
九龙城 Kowloon City	76 137	5 032 888	17 442	2 616 389	9 760	2 913 359	202	144 909	103 541	10 707 545
黄大仙 Wong Tai Sin	64 822	3 838 248	269	30 567	64	10 748	141	7 627	65 296	3 887 191
观塘 Kwun Tong	86 775	5 177 289	661	58 130	121	12 000	193	25 149	87 750	5 272 569
九龙 Kowloon	390 384	24 061 899	37 279	5 634 565	16 145	4 835 025	1 314	294 060	445 122	34 825 548
葵青 Kwai Tsing	62 493	3 494 626	3 068	402 751	604	113 315	332	28 836	66 497	4 039 528
荃湾 Tsuen Wan	67 886	4 026 755	6 088	619 754	1 072	169 170	405	33 492	75 451	4 849 170
屯门 Tuen Mun	106 306	4 034 909	3 881	284 771	2 313	343 406	223	27 861	112 723	4 690 946
元朗 Yuen Long	95 862	3 396 749	10 555	815 574	5 273	531 878	766	18 092	112 456	4 762 293
北区 North	66 769	2 655 050	3 181	189 329	2 523	237 585	782	17 245	73 255	3 099 209
大埔 Tai Po	65 675	3 027 288	4 778	451 764	5 382	1 263 819	302	22 403	76 137	4 765 274
沙田 Sha Tin	126 277	7 442 101	11 298	1 485 784	4 310	990 420	167	51 462	142 052	9 969 766
西贡 Sai Kung	96 900	6 161 530	2 904	370 171	3 984	1 460 513	108	37 933	103 896	8 030 147
离岛 Islands	31 977	1 300 437	6 987	637 688	2 877	807 967	162	4 627	42 003	2 750 719
新界 New Territories	720 145	35 539 443	52 740	5 257 585	28 338	5 918 073	3 247	241 952	804 470	46 957 053
总数 OVERALL	1 405 724	83 075 253	127 806	18 503 605	84 945	32 637 740	5 194	751 999	1 623 669	134 968 597

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2007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 2007

地区	District	房屋委员会 HOUSING AUTHORITY				房屋协会及 香港平民屋宇有限公司 [#] HOUSING SOCIETY & HONG KONG SETTLERS HOUSING CORPORATION LIMITED [#]			
		租者置其屋计划下 已售出的前租住公屋单位 Former Rental Housing Units sold under TPS*		租住公屋 Rental Housing		租住公屋 Rental Housing		租住公屋 Rental Housing	
		租者置其屋计划下 仍未售出的单位 Units unsold under TPS*		非租者置其屋计划 Non TPS*		非租者置其屋计划 Non TPS*		租住公屋 Rental Housing	
		数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区	Central and Western	-	-	-	-	5	21 997	6	41 283
湾仔	Wan Chai	-	-	-	-	-	-	-	-
东区	Eastern	2 487	110 850	1 139	40 920	67	1 382 189	452	281 849
南区	Southern	6 701	277 338	3 825	124 897	43	752 234	5	28 702
港岛	Hong Kong	9 188	388 189	4 964	165 817	115	2 156 420	463	351 834
油尖旺	Yau Tsim Mong	-	-	-	-	4	141 909	673	32 920
深水埗	Sham Shui Po	4 256	169 390	2 474	80 064	121	1 735 203	8	45 205
九龙城	Kowloon City	-	-	-	-	29	614 065	18	226 304
黄大仙	Wong Tai Sin	15 456	720 523	7 953	292 338	128	2 648 126	-	-
观塘	Kwun Tong	9 406	388 571	6 638	202 204	151	3 344 201	342	191 951
九龙	Kowloon	29 118	1 278 484	17 065	574 606	433	8 483 505	1 041	496 379
葵青	Kwai Tsing	10 230	367 946	4 390	121 825	150	3 160 119	482	111 239
荃湾	Tsuen Wan	-	-	-	-	39	642 786	175	62 215
屯门	Tuen Mun	9 149	236 338	12 197	232 041	59	886 188	-	-
元朗	Yuen Long	2 351	56 560	6 132	136 359	102	1 151 593	-	-
北区	North	11 108	313 318	6 475	154 867	13	272 920	18	17 685
大埔	Tai Po	12 745	470 906	8 057	228 277	15	300 823	-	-
沙田	Sha Tin	19 899	727 488	6 608	203 424	69	1 371 184	16	123 348
西贡	Sai Kung	8 994	337 634	6 207	188 636	31	881 855	249	58 563
离岛	Islands	-	-	-	-	60	437 595	-	-
新界	New Territories	74 476	2 510 189	50 066	1 265 429	538	9 105 063	940	373 050
总数	OVERALL	112 782	4 176 862	72 095	2 005 853	1 086	19 744 988	2 444	1 221 263

包括房屋协会长者安居乐计划下兴建的单位。

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。

* TPS: Tenants Purchase Scheme

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

The above figures exclude parking spaces which are separately assessed.

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.

表 Table 4

估价册 - 截至2007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 2007

地区	District	铺位 Shop		其他商业楼宇 Other Commercial	
		数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区	Central and Western	9 383	4 101 154	2 605	2 432 751
湾仔	Wan Chai	7 583	5 027 896	1 976	1 778 875
东区	Eastern	8 744	2 374 138	1 067	557 265
南区	Southern	2 171	652 805	270	134 253
港岛	Hong Kong	27 881	12 155 994	5 918	4 903 143
油尖旺	Yau Tsim Mong	20 561	10 577 496	3 810	3 227 367
深水埗	Sham Shui Po	9 390	2 757 299	1 386	352 218
九龙城	Kowloon City	8 028	1 713 492	897	375 974
黄大仙	Wong Tai Sin	2 934	794 319	152	110 788
观塘	Kwun Tong	5 108	1 894 914	288	259 809
九龙	Kowloon	46 021	17 737 520	6 533	4 326 155
葵青	Kwai Tsing	3 553	1 151 047	168	120 877
荃湾	Tsuen Wan	4 761	1 540 784	217	227 979
屯门	Tuen Mun	5 016	1 327 864	152	201 995
元朗	Yuen Long	6 525	1 464 514	371	197 598
北区	North	2 779	816 096	57	39 363
大埔	Tai Po	2 537	744 306	143	104 283
沙田	Sha Tin	4 257	2 284 980	70	187 139
西贡	Sai Kung	2 864	839 948	24	59 729
离岛	Islands	2 292	1 386 359	64	23 665
新界	New Territories	34 584	11 555 897	1 266	1 162 627
总数	OVERALL	108 486	41 449 411	13 717	10 391 925

表 Table 5

估价册 – 截至2007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 2007

地区 District	写字楼 Office		工贸大厦 Industrial/Office	
	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区 Central and Western	24 505	15 600 188	-	-
湾仔 Wan Chai	13 343	6 104 186	-	-
东区 Eastern	4 751	2 308 079	178	63 141
南区 Southern	1 198	224 822	24	3 806
港岛 Hong Kong	43 797	24 237 276	202	66 947
油尖旺 Yau Tsim Mong	23 400	6 629 926	79	12 524
深水埗 Sham Shui Po	1 546	425 283	1 021	298 215
九龙城 Kowloon City	1 326	338 837	18	3 265
黄大仙 Wong Tai Sin	77	31 275	351	38 900
观塘 Kwun Tong	1 644	1 217 703	1 269	376 795
九龙 Kowloon	27 993	8 643 024	2 738	729 699
葵青 Kwai Tsing	654	270 350	377	166 886
荃湾 Tsuen Wan	1 428	174 653	467	23 119
屯门 Tuen Mun	498	41 382	-	-
元朗 Yuen Long	560	59 731	-	-
北区 North	230	63 004	62	5 062
大埔 Tai Po	61	8 687	-	-
沙田 Sha Tin	661	385 854	201	55 796
西贡 Sai Kung	5	10 824	-	-
离岛 Islands	279	319 412	-	-
新界 New Territories	4 376	1 333 897	1 107	250 862
总数 OVERALL	76 166	34 214 196	4 047	1 047 509

估价册 – 截至2007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 2007

地区	District	工厂大厦 Factory		货仓 Storage	
		数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区	Central and Western	460	58 823	1	378
湾仔	Wan Chai	-	-	-	-
东区	Eastern	6 252	1 303 986	25	71 337
南区	Southern	4 480	517 621	11	17 103
港岛	Hong Kong	11 192	1 880 429	37	88 818
油尖旺	Yau Tsim Mong	2 015	230 951	2	281
深水埗	Sham Shui Po	4 744	1 107 708	53	82 363
九龙城	Kowloon City	3 006	730 137	123	79 528
黄大仙	Wong Tai Sin	3 324	480 534	-	-
观塘	Kwun Tong	19 667	2 760 083	150	154 750
九龙	Kowloon	32 756	5 309 413	328	316 922
葵青	Kwai Tsing	16 650	1 754 347	733	1 281 331
荃湾	Tsuen Wan	10 841	1 311 941	438	300 218
屯门	Tuen Mun	6 966	525 609	272	50 252
元朗	Yuen Long	1 181	368 716	101	47 337
北区	North	2 273	236 458	41	58 058
大埔	Tai Po	346	417 775	-	-
沙田	Sha Tin	10 475	1 038 079	297	359 504
西贡	Sai Kung	36	187 284	5	3 870
离岛	Islands	25	74 723	112	161 676
新界	New Territories	48 793	5 914 932	1 999	2 262 247
总数	OVERALL	92 741	13 104 775	2 364	2 667 987

表 Table 7

估价册 – 截至2007年4月1日各类物业的估价及应课差餉租值

VALUATION LIST - DISTRIBUTION OF ASSESSMENTS AND RATEABLE VALUES BY CATEGORY AS AT 1 APRIL 2007

类别	Category	数量 Number	%	应课差餉租值 Rateable Value (千元 \$'000)	%
住宅	Domestic Premises	1 699 294	74.4	157 940 701	46.4
铺位及其他商业楼宇	Shops and Other Commercial Premises	122 203	5.3	51 841 337	15.2
写字楼	Offices	76 166	3.3	34 214 196	10.0
工贸大厦	Industrial/Office Premises	4 047	0.2	1 047 509	0.3
工厂大厦	Factories	92 741	4.1	13 104 775	3.8
货仓	Storage Premises	2 364	0.1	2 667 987	0.8
停车位 *	Parking Spaces *	238 716	10.4	7 927 245	2.3
其他物业	Others	49 299	2.2	71 824 321	21.1
总数	OVERALL	2 284 830	100.0	340 568 070	100.0

* 包括住宅及非住宅停车位。

* Include both domestic and non-domestic parking spaces.

表 Table 8

估价册 – 截至2007年4月1日按应课差餉租值划分的已估价物业
VALUATION LIST - ANALYSIS OF ASSESSMENTS BY RATEABLE VALUE RANGE AS AT 1 APRIL 2007

应课差餉租值(元) Rateable Value Range (\$)		港岛 Hong Kong	九龙 Kowloon	新界 New Territories	总数 Total	%	累积 % [^] Cumulative % [^]
3 001 -	9 999	2 962	8 665	41 207	52 834	2.3	2.3
10 000 -	19 999	25 783	34 396	116 513	176 692	7.7	10.0
20 000 -	29 999	36 193	39 323	114 835	190 351	8.3	18.4
30 000 -	39 999	25 144	74 624	186 245	286 013	12.5	30.9
40 000 -	49 999	47 992	105 842	192 399	346 233	15.2	46.0
50 000 -	59 999	57 907	81 655	124 712	264 274	11.6	57.6
60 000 -	69 999	51 224	54 485	92 302	198 011	8.7	66.3
70 000 -	79 999	41 602	44 847	56 764	143 213	6.3	72.5
80 000 -	89 999	30 729	30 646	35 346	96 721	4.2	76.8
90 000 -	99 999	27 435	22 527	25 728	75 690	3.3	80.1
100 000 -	119 999	36 014	32 651	28 708	97 373	4.3	84.4
120 000 -	139 999	23 995	22 432	16 532	62 959	2.8	87.1
140 000 -	159 999	16 254	14 692	11 240	42 186	1.8	89.0
160 000 -	179 999	12 280	10 562	7 572	30 414	1.3	90.3
180 000 -	199 999	11 331	10 214	5 722	27 267	1.2	91.5
200 000 -	249 999	18 776	18 121	7 879	44 776	2.0	93.4
250 000 -	299 999	15 073	9 506	4 910	29 489	1.3	94.7
300 000 -	349 999	10 484	7 275	4 081	21 840	1.0	95.7
350 000 -	399 999	7 222	4 498	2 585	14 305	0.6	96.3
400 000 -	449 999	6 015	3 157	1 916	11 088	0.5	96.8
450 000 -	499 999	4 661	2 556	1 890	9 107	0.4	97.2
500 000 -	599 999	6 039	3 632	2 612	12 283	0.5	97.7
600 000 -	749 999	6 704	3 428	2 504	12 636	0.6	98.3
750 000 -	999 999	6 251	2 987	2 261	11 499	0.5	98.8
1 000 000 -	1 499 999	4 978	2 982	2 025	9 985	0.4	99.2
1 500 000 -	1 999 999	2 293	1 633	997	4 923	0.2	99.4
2 000 000 -	2 999 999	1 887	1 532	1 091	4 510	0.2	99.6
3 000 000 -	9 999 999	2 700	1 892	1 597	6 189	0.3	99.9
10 000 000 -	99 999 999	589	660	662	1 911	0.1	100.0
100 000 000 -	999 999 999	24	9	15	48	*	100.0
1 000 000 000 -	99 999 999 999	2	-	8	10	*	100.0
总数 OVERALL		540 543	651 429	1 092 858	2 284 830	100.0	-

* 低于 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。

* Percentage below 0.05%.

[^] 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2007年4月1日各地区的已估价物业
GOVERNMENT RENT ROLL - ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2007

地区	District	不超逾最低应课差餉租值*	超逾最低应课差餉租值	
		Not Exceeding Minimum Rateable Value*	Number	Above Minimum Rateable Value
		数量 Number	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区	Central and Western	24	13 873	12 596 822
湾仔	Wan Chai	1	8 267	3 352 228
东区	Eastern	98	45 242	5 160 488
南区	Southern	8	43 492	5 508 507
港岛	Hong Kong	131	110 874	26 618 045
油尖旺	Yau Tsim Mong	32	40 865	10 626 167
深水埗	Sham Shui Po	339	112 601	12 580 584
九龙城	Kowloon City	12	42 833	7 294 910
黄大仙	Wong Tai Sin	15	84 671	6 356 956
观塘	Kwun Tong	34	135 697	14 204 101
九龙	Kowloon	432	416 667	51 062 717
葵青	Kwai Tsing	355	104 557	22 325 096
荃湾	Tsuen Wan	2 750	115 377	10 583 818
屯门	Tuen Mun	4 647	158 356	8 297 883
元朗	Yuen Long	30 239	141 374	8 112 906
北区	North	33 915	86 066	5 272 357
大埔	Tai Po	32 145	93 254	6 831 261
沙田	Sha Tin	4 960	193 286	16 898 844
西贡	Sai Kung	15 590	120 007	10 651 577
离岛	Islands	18 838	44 797	12 908 661
新界	New Territories	143 439	1 057 074	101 882 401
总数	OVERALL	144 002	1 584 615	179 563 163

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

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

表 Table 10

2006-2007 年度临时估价及删除估价*
INTERIM VALUATIONS AND DELETIONS IN 2006-2007*

区域 Area		差餉及地租 Rates and Government Rent		只计差餉 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	6 087	312	2 966	3 185	1 614	19
	应课差餉租值 Rateable Value (千元 \$'000)	1 699 223	612 439	1 878 440	2 079 925	571 701	593 387
九龙 Kowloon	数量 Number	5 672	1 411	1 530	2 712	395	130
	应课差餉租值 Rateable Value (千元 \$'000)	2 167 162	1 295 016	1 398 820	962 273	484 180	325 445
新界 New Territories	数量 Number	28 919	1 970	3 003	388	8 742	4 593
	应课差餉租值 Rateable Value (千元 \$'000)	2 251 219	972 010	936 883	240 145	1 600 118	395 527
总数 OVERALL	数量 Number	40 678	3 693	7 499	6 285	10 751	4 742
	应课差餉租值 Rateable Value (千元 \$'000)	6 117 603	2 879 465	4 214 144	3 282 343	2 655 999	1 314 359

* 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

2007-2008年度重估应课差餉租值 - 对主要类别物业的影响⁽¹⁾
 2007-2008 GENERAL REVALUATION - EFFECT ON MAIN PROPERTY TYPES⁽¹⁾

物业类别 Property Type	差餉 Rates			地租 Government Rent		
	应课差餉租值 平均加幅 Average Increase in Rateable Value %	平均每月 差餉 (元) Average Rates Payment \$p.m.	平均每月 差餉加幅 (元) Average Increase in Rates \$p.m.	应课差餉租值 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	246	12	4	139	6
中型私人住宅物业 ⁽²⁾ Private Medium Domestic Premises ⁽²⁾	6	603	34	5	335	15
大型私人住宅物业 ⁽²⁾ Private Large Domestic Premises ⁽²⁾	9	1 597	127	6	753	42
私人住宅物业 Private Domestic Premises	6	345	19	5	176	8
公屋住宅物业 ⁽³⁾ Public Domestic Premises ⁽³⁾	5	138	6	5	79	4
所有住宅物业⁽⁴⁾ All Domestic Premises⁽⁴⁾	6	267	14	4	152	7
铺位及其他商业楼宇 Shops and Other Commercial Premises	5	1 703	77	4	945	37
写字楼 Offices	30	1 873	432	39	2 159	603
工业楼宇 ⁽⁵⁾ Industrial Premises ⁽⁵⁾	9	665	56	8	407	32
所有非住宅物业⁽⁶⁾ All Non-domestic Premises⁽⁶⁾	9	1 833	152	8	997	74
所有类别物业 All Types of Properties	7	477	32	6	258	15

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 number of units for Domestic Premises, and the number of assessments for Non-domestic Premises.

(2) Domestic units are classified by relation to saleable area 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.

2005-2006及2006-2007年度的估价建议书、反对书及上诉个案
PROPOSALS, OBJECTIONS AND APPEALS IN THE YEARS OF 2005-2006 AND 2006-2007

	差饷 Rating		地租 Government Rent	
	2005-2006	2006-2007 ⁽¹⁾	2005-2006	2006-2007 ⁽¹⁾
建议书 Proposals				
接办及完成个案 Cases received and completed	53 808	62 059	261	218
复核结果 Status on review :				
- 估价作实 assessment confirmed	46 819	51 016	225	190
- 削减应课差饷租值 rateable value reduced	4 320	4 551	16	19
- 其他 miscellaneous ⁽²⁾	2 669	6 492	20	9
反对书 Objections				
年初所余 Outstanding at beginning of year	5 335	975	158	71
接办个案 Cases received	21 665	7 937	126	76
完成个案 Cases completed	26 025	8 027	213	127
复核结果 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	23 986	6 434	170	111
- 削减应课差饷租值 rateable value reduced	833	928	10	4
- 其他 miscellaneous ⁽²⁾	1 206	665	33	12
上诉 Appeals				
年初所余 Outstanding at beginning of year	1 665	1 582	1 778	1 951
接办个案 Cases received	521	198	198	148
完成个案 Cases completed	604	988	25	11
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)	-	-	-	-
- 同意令 consent orders	522	283	-	9
- 撤销 / 驳回 / 失效 withdrawn/dismissed/lapsed	82	705	25	2

注：

(1) 重估应课差饷租值于2006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乎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 2006.

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



附录

Annexures

A 本署的编制及实际人数

B 在外间委员会担任成员的高级首长级人员

C 技术附注

D 刊物

E 各区域及地区

F 地图

A Establishment and Strength of the Department

B Senior Directorate Staff Serving on Inter-departmental and External Committees

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E Areas and Districts

F Plans

附录 Annex A

本署的编制及实际人数

Establishment and Strength of the Department

* EST. = Establishment SG. = Strength

	1.4.2006		1.4.2007		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	-	-
差餉估值顾问 Rating Adviser	1	-	1	-	-	-
首席物业估价测量师 Principal Valuation Surveyor	8	6	8	6	-	-
高级物业估价测量师 Senior Valuation Surveyor	23	21	23	20	-	-1
物业估价测量师 Valuation Surveyor	58	50	58	47	-	-3
助理物业估价测量师 Assistant Valuation Surveyor	5	4	5	1	-	-3
首席物业估价主任 Principal Valuation Officer	15	15	15	13	-	-2
高级物业估价主任 Senior Valuation Officer	76	75	76	68	-	-7
物业估价主任 / 见习物业估价主任 Valuation Officer/Valuation Officer Trainee	263	260	258	257	-5	-3
一级 / 二级物业估价助理 Valuation Assistant I/II	4	4	4	4	-	-
高级租务主任 Senior Rent Officer	4	4	4	4	-	-
一级租务主任 Rent Officer I	12	12	11	11	-1	-1
二级租务主任 Rent Officer II	7	7	7	7	-	-
物业调查员 Valuation Referencer	4	4	4	4	-	-
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

	1.4.2006		1.4.2007		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	1	-	-1
技术主任 / 见习技术主任 Technical Officer/Technical Officer Trainee	4	4	4	4	-	-
总行政主任 Chief Executive Officer	1	1	1	1	-	-
高级行政主任 Senior Executive Officer	1	-	1	-	-	-
一级行政主任 Executive Officer I	3	4	3	4	-	-
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	1	1	-	-
一级私人秘书 Personal Secretary I	5	5	5	4	-	-1
二级私人秘书 Personal Secretary II	7	7	7	7	-	-
机密档案室助理 Confidential Assistant	1	1	1	1	-	-
高级文书主任 Senior Clerical Officer	17	16	16	13	-1	-3
文书主任 Clerical Officer	37	36	37	36	-	-
助理文书主任 Assistant Clerical Officer	111	107	108	106	-3	-1
文书助理 Clerical Assistant	103	106	103	106	-	-
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	-	-

* EST. = Establishment SG. = Strength

	1.4.2006		1.4.2007		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	4	4	4	4	-	-
执达主任助理 Bailiff's Assistant	2	2	2	2	-	-
电话接线生 Telephone Operator	1	1	1	1	-	-
司机 Motor Driver	10	7	7	7	-3	-
办公室助理 Office Assistant	16	15	15	15	-1	-
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	7	7	7	7	-	-
高级系统经理 Senior Systems Manager	1	-	1	1	-	+1
系统经理 Systems Manager	2	2	2	1	-	-1
一级系统分析 / 程序编制主任 Analyst/Programmer I	5	6	5	6	-	-
二级系统分析 / 程序编制主任 Analyst/Programmer II	3	3	3	3	-	-
小计 Sub-total	861	835	847	809	-14	-26

* EST. = Establishment SG. = Strength

	1.4.2006		1.4.2007		增加 / 减少 Increase/Decrease	
	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *
额外人员 Supernumerary Staff						
署长 Commissioner	-	-	1	1	+1	+1
助理署长 Assistant Commissioner	-	-	2	1	+2	+1
首席物业估价测量师 Principal Valuation Surveyor	-	-	-	1	-	+1
首席物业估价主任 Principal Valuation Officer	-	-	-	1	-	+1
高级物业估价主任 Senior Valuation Officer	-	-	-	4	-	+4
一级私人秘书 Personal Secretary I	-	-	1	1	+1	+1
高级文书主任 Senior Clerical Officer	-	-	-	1	-	+1
文书主任 Clerical Officer	-	-	-	1	-	+1
助理文书主任 Assistant Clerical Officer	-	-	-	1	-	+1
小计 Sub-total	-	-	4	12	+4	+12
总数 Total	861	835	851	821	-10	-14

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

技术附注 Technical Notes

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指以「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。居者有其屋计划、私人机构参建居屋计划、市区改善计划、住宅发售计划和夹心阶层住屋计划的住宅单位，均属这一类别。租者置其屋计划下售出的单位亦属这一类别。

住宅单位可按楼面面积分类如下：

- 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) 其他物业 - 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，将港元与美元挂钩，采用大约7.8港元兑1美元的联系汇率。

(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 rate of around 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

香港物业报告

楼宇名称

香港差饷税收历史（英文版及中文版）

香港差饷税制
- 评估、征收及管理（英文版及中文版）

On Sale to the Public

Hong Kong Property Review

Names of Buildings

The History of Rates in Hong Kong (English and Chinese versions)

Property Rates in Hong Kong
- Assessment, Collection and Administration (English and Chinese versions)

其他供公众阅览的刊物

年报

差饷及地租简介

差饷物业估价署服务承诺

差饷物业估价署历年发展（英文版）

香港物业报告 - 每月补编

《业主与租客（综合）条例》指引概要

宣传标示门牌号数的资料单张

物业资讯服务的资料单张

Other Unrestricted Publications

Annual Summary

Your Rates and Government Rent

Performance Pledge for the Rating and Valuation Department

Rating and Valuation Department - A Chronology

Hong Kong Property Review - Monthly Supplement

A Summary Guide on the Landlord and Tenant (Consolidation)
Ordinance

Explanatory Leaflet for Display of Building Numbers

Explanatory Leaflet for Property Info-Hotline Service

各区域及地区
Areas and Districts

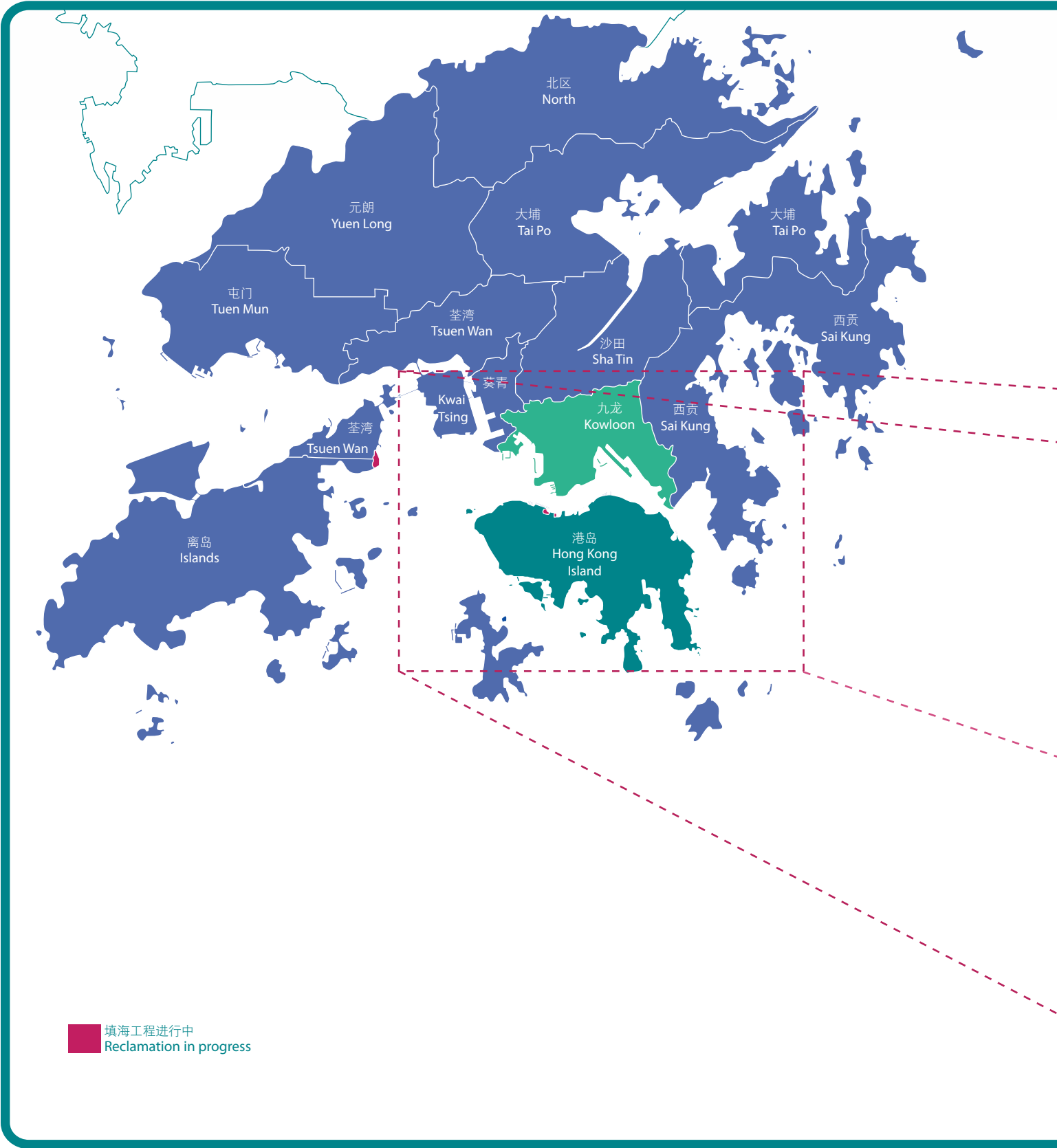
地区 District	地区内的分区名称 Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units	
区域：港岛 Area : Hong Kong Island			
中西区 Central and Western	坚尼地城、石塘咀、 西营盘、上环、 中环、金钟、 半山区、山顶	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111(p), 112, 113, 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、鰂鱼涌、 西湾河、筲箕湾、 柴湾、小西湾	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	147(p), 148(p), 151(p), 152, 153, 154, 155, 156, 157, 158(p), 161, 162, 163, 164, 165, 166, 167, 194(p)
南区 Southern	薄扶林、香港仔、 鸭洲、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
区域：九龙 Area : Kowloon			
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

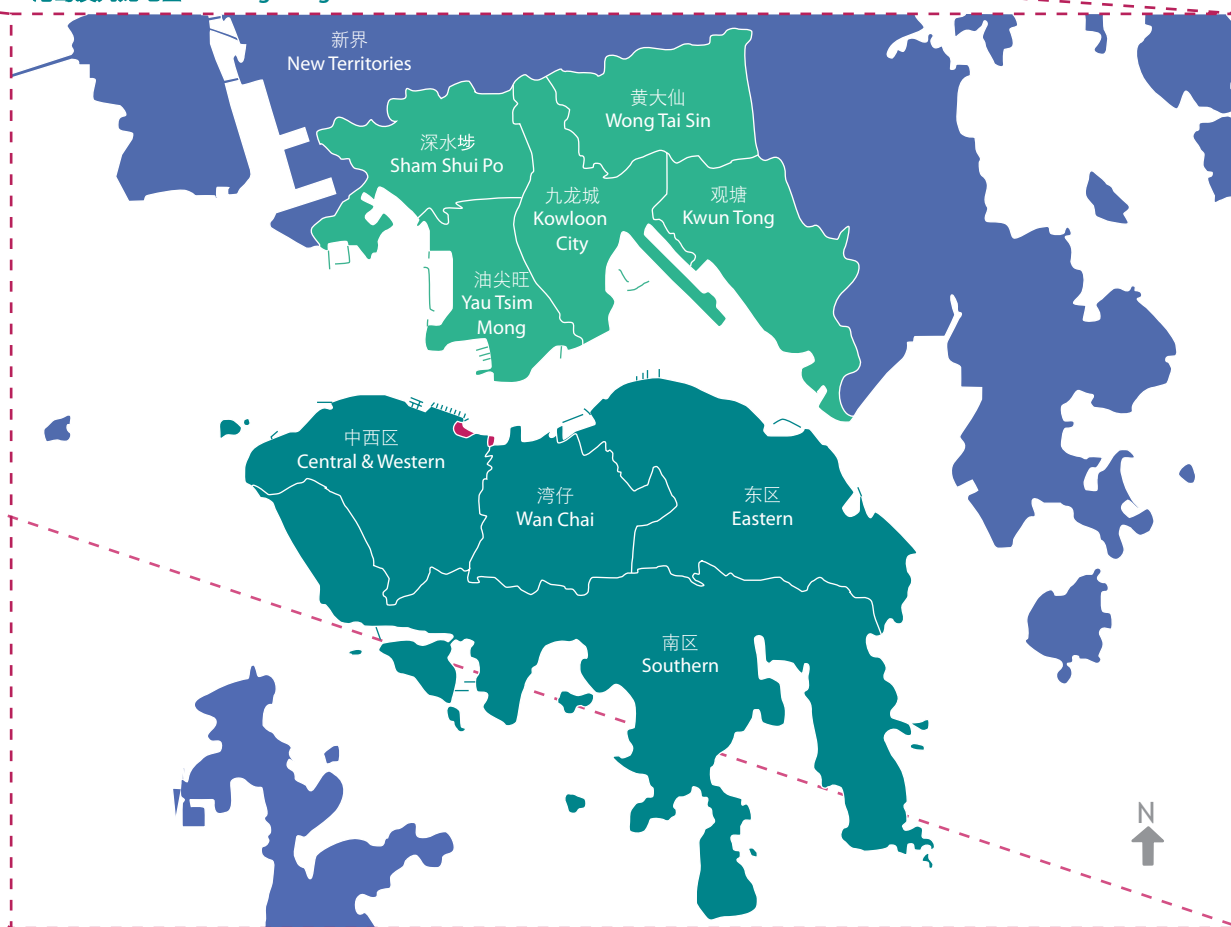
地区 District	地区内的分区名称 Names of Sub-districts within District Boundaries		规划统计小区 Tertiary Planning Units
区域：新界 Area : New Territories			
葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	269(p), 310(p), 320(p), 321(p), 326, 327(p), 328, 329, 350, 351
荃湾 Tsuen Wan	荃湾、梨木树、 汀九、深井、 青龙头、马湾、 阴澳	Tsuen Wan, Lei Muk Shue, 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、 落马洲、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



港岛及九龙地区 Hong Kong Island and Kowloon Districts



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