

差餉物業估價署年報
Rating and Valuation Department Annual Summary
2007-2008



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





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差饷物业估价署署长 曾梅芬太平绅士

Mrs Mimi BROWN, JP
Commissioner of Rating and Valuation

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在香港经济持续增长,物业市场兴旺下,2007-2008年度对差饷物业估价署来说,不但职责繁重,工作亦充满挑战。有赖本署全体人员共同努力,使我们尽力实现服务表现方面所订定的目标,并且以高于往年的效率顺利完成全面重估应课差饷租值的工作。

随著财政状况有所改善,政府于年内实施差饷宽减措施,宽免所有差饷缴纳人首两季和第四季的差饷,上限为每户每季5000元。约有97%的缴纳人因而无须缴纳差饷,而其余3%的缴纳人,则获扣减全数5000元的差饷宽减额。

Amidst sustained economic growth and a buoyant property market, 2007-2008 was a busy and challenging year for the Rating and Valuation Department. With full commitment from all colleagues, we continued the efforts in meeting our performance targets and completed the annual revaluation with increased productivity.

As a result of the improvement of the Government's financial position, rates concession was given to all ratepayers to offset the rates payable for the first, second and fourth quarters of financial year 2007-2008, subject to a ceiling of \$5 000 per quarter for each rateable tenement. About 97% of ratepayers were not required to pay any rates and the remaining 3% had their rates bills reduced by the full concession amount of \$5 000.

挑战和成就

2008-2009年度的全面重估差饷工作顺利如期完成,本署重新评估了231万个物业的应课差饷租值,数字略高于去年。整体物业市场依然畅旺,应课差饷租值继前一年录得7%的升幅后,今年再录得8%平均升幅。

新一年度的估价册和地租登记册于2008年3月12日公布,其电子版本亦上载至本署网站(网址:http://www.rvd.gov.hk),市民在2008年3月17日至5月31日期间,可登入网站查阅最新应课差饷租值。其后,本署共接获约38000份反对最新应课差饷租值的建议书,较去年减少4%。

Challenges and Achievements

The revaluation for 2008-2009 was completed on schedule and covered 2.31 million assessments, grown fractionally from last year's records. On the back of a strengthened property market, the revaluation brought about an average increase of 8% in rateable values after a 7% rise in the previous annual exercise.

The new Valuation List and Government Rent Roll were declared on 12 March 2008. We uploaded the electronic version of the Valuation List and Government Rent Roll to our website (http://www.rvd.gov.hk) for public inspection during the proposal period from 17 March to 31 May 2008. We have received a total of some 38 000 objections against the new rateable values, representing a 4% reduction from the year before.

本署的估价工作,有赖准确的租金资料。本署年内成功检控一些没有交回物业详情申报表的业主。我们希望这些案例能够起阻吓作用,及加强市民准时递交物业详情申报表的意识,从而使到本署的物业租金资料库得以充实。

经过接近一年的仔细考虑,土地审裁处终于在2008年2月就评估发展用地以征收地租的估价方法测试个案作出裁决。土地审裁处赞同政府所采用的主要估价方法,并判给政府讼费。而上诉人已就裁决提出上诉,聆讯日期有待决定。

至于因本署决定撤销发展用地的地租缓缴令而须进行的司法复核,上诉法庭亦裁定本署就原讼法庭裁决而提出的上诉得直。本署除可向发展商征收欠缴地租外,还可根据政府的计算方法,追讨因欠缴地租而应付的利息。

Accurate and timely rental information is vital to our valuation work. During the year, we have successfully prosecuted a number of property owners for failing to return requisition forms. We hope these court rulings would provide a deterrent effect and help enhance the public's awareness in returning requisition forms on time, thus enriching our rental database.

After almost a year's deliberation, the Lands Tribunal in February 2008 handed down the judgment of the test case on the method of valuation in assessing development sites for Government rent purposes. The Tribunal endorsed the Government's primary valuation approach and awarded costs to the Government. The Appellant has lodged an appeal against the decision and the hearing date has yet to be fixed.

On the judicial review of the decision to withdraw the holding over orders of Government rent payments for development sites, we also won the case with the Court of Appeal allowing our appeal against the decision of the Court of First Instance. Apart from the outstanding Government rent, we have been able to recover interest on rent from the developers, based on Government's calculation basis.

机遇与展望

为配合电子政府政策的大方向,以及满足市民对顾客服务日益严格的要求,本署一向积极投放额外资源拓展电子服务,日后,也会继续朝著这个方向发展:

- 网上物业资讯系统的筹备工作现已进行得如火如荼,并已取得相当的进展。待新服务推出后,市民将可以上网搜寻本署与土地注册处的共通地址表,以查阅物业资料。首阶段服务将于2008年年底推出。
- 崭新的网上估价册和地租登记册,现 正进行系统程式编写的工作,首阶段 的新服务预计于2009年3月份推出。
- 本署现时的电子表格服务功能将再加以提升,日后将可以发出电子差饷及 /或地租征收通知书,以及更多的电 子表格等。
- · 就缴纳差饷及/或地租而推出的「综合发单及缴款服务」将再加以扩大, 以切合拥有多个物业的差饷缴纳人的需要。

Opportunities and Prospects

In support of e-government initiative and to cope with the ever-increasing public expectation in customer service, the Department was, and would continue, investing additional resources in electronic service delivery:

- The development work of the online Property Information System was proceeding in full swing and making significant progress. The new service would provide the public with electronic access to property information held by the Department and the Land Registry based on a common address table. The first phase was scheduled to be launched towards the end of 2008.
- The programming work of a new online Valuation List and Government Rent Roll was under way and the first phase of the new service would be available in March 2009.
- The existing scope of our electronic forms service would be enhanced and extended to include electronic demand notes and more electronic requisition forms.
- The consolidated Billing and Payment Service for rates and Government rent would be expanded to meet the needs of payers with multiple properties.

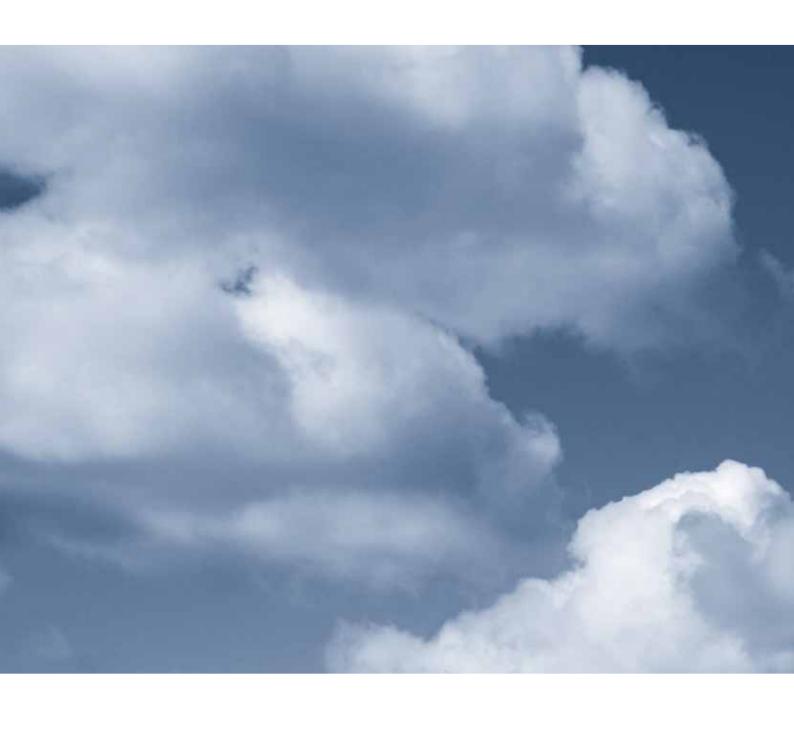
- 在一项为期五年的部门资讯科技计划下,本署将推行十大策略项目。这些项目将会协助本署在迎接新挑战和新机遇时更占优势,同时,透过改革业务运作模式,提升服务质素。
- Under the Department's 5-year Departmental IT Plan, 10 Strategic Programmes will be taken forward. The Programmes would help the Department respond to new challenges and opportunities, and improve service delivery through transformation of business operations.

借此机会,我要感谢本署全体员工在过去一年尽心尽力的投入工作。我深信在未来一年,大家定能再创佳绩。

I would like to thank all staff for their hard work and dedication. I am confident that I can count on them for another successful year.

差 饷 物 业 估 价 署 署 长 曾 梅 芬 太 平 绅 士 2 0 0 8 年 1 0 月

Mrs Mimi Brown, JP Commissioner of Rating and Valuation October 2008



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。

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

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

11	评估差饷 Rating
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14	帐目及发单 Accounting and Billing
15	物业估价服务 Property Valuation Services
16	物业资讯服务 Property Information Services
17	业主与租客服务 Landlord and Tenant Services

差饷物业估价署的主要职能计有:

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

The principal functions of the Rating and Valuation Department are:

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

评估差饷

「差饷」是对房地产征收的税项,并根据应课差饷租值乘以一个指定百分率征收。

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

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

估价册

估价 册 载 录 所 有 已 评 估 差 饷 的 物 业 及 其 应 课 差 饷 租 值。

截至2008年4月1日,估价册共载有2309837个差饷估价项目,应课差饷租值总值达3758亿元。有关详情请参阅表1至表8。

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 2008 contained 2 309 837 rating assessments with total rateable values of \$375.8 billion. Further details are shown in Tables 1 - 8.

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下图显示过去五年差饷估价数目及其应课差饷租值总值:

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



评估地租

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

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

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

Government Rent

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

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

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

根据《地租(评估及征收)条例》(第515章) 而评估的地租

差饷物业估价署署长负责评估和征收第515章所涵盖的地租,并编制地租登记册,该册载列所有根据此条例评估地租的物业的应课差饷租值。截至2008年4月1日,地租登记册载有1756760个估价项目,应课差饷租值总值约为2018亿元。有关详情请参阅表9。

第515章所指的地租的数额,为物业应课差的租值的3%,并会跟随应课差的租值的改变而调整。依据第515章须缴纳地租的物业,包括根据下列适用租契持有的物业:

- (a) 原没有续期权利,但自《中英联合声明》 在1985年5月27日生效后获准延期或续 期的契约;以及
- (b) 自1985年5月27日起新批出的契约, 包括交回后重批的租契。

唯一获豁免的物业是由乡郊原居村民(或其父系合法继承人)或祖/堂自1984年6月30日以来便一直持有的旧批约地段、乡村地段、小型屋宇或相若的乡郊土地。持有此类乡郊土地的原居村民或祖/堂,只须继续缴纳先前须缴的象征式地租。

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

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 1 756 760 assessments as at 1 April 2008 with an aggregated rateable value of \$201.8 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

可续期租契于续期后的地租评估和征收,受 到《政府租契条例》(第40章)所规管。根 据该条例的规定,有关地租为物业在租契续 期日应课差饷租值的3%。这类地租有别于 第515章所指的地租,其数额在续期后会维 持不变,直至该土地已作重新发展。当重建 完成后, 地租便会修订为新建筑物应课差饷 租值的3%。

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

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.

帐目及发单

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

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

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

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,本署设有物业资讯热线,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 Property 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。

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.

谘询及调解服务

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

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

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.

监察收楼令

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

Monitoring of Possession Orders

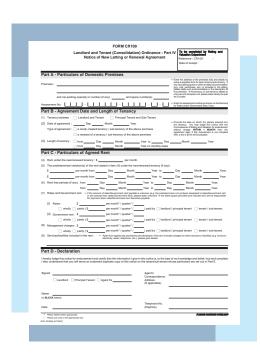
The Department regularly monitors premises where landlords are granted orders for possession by the Lands Tribunal on self-occupation or redevelopment grounds. The objective is to enforce the requirements of the orders as well as the Ordinance.

新租出或重订协议通知书

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

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.







21	评估差饷及地租 Rating and Government Rent
26	帐目及发单 Accounting and Billing
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评估差饷及地租

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饷及/或地租的物业、删除已拆卸楼宇及无须继续评估差饷及/或地租的物业,及将曾更改结构的物业的原有估价删除价,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。

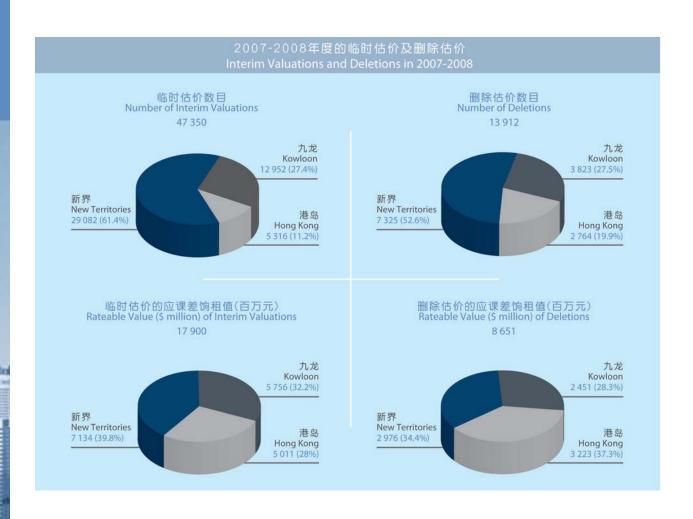
表10显示2007-2008年度临时估价及删除估价的数目。下列图表显示按区域划分估价册及地租登记册内临时估价和删除估价的数目,以及有关的应课差饷租值:

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 2007-2008 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:



每年重估应课差饷租值

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

在全面重估2008-2009年度的应课差饷租值的过程中,本署重新评估载于估价册内约231万个物业的应课差饷租值,以及载于地租登记册内约176万个物业的应课差饷租值。

新应课差饷租值的生效日期是2008年4月1日,估价依据日期为2007年10月1日。

重估完成后,应课差饷租值平均上调8%。其中80.4%物业的应课差饷租值有平均10%的升幅,另有18.2%物业的应课差饷租值维持不变。余下1.4%物业的应课差饷租值则有平均约5%的跌幅。

表 1 1 详列全面重估应课差饷租值后,主要类别物业的差饷及地租的变动。

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 2.31 million assessments in the Valuation List and 1.76 million assessments in the Government Rent Roll were reviewed in the revaluation for 2008-2009.

The new rateable values which took effect on 1 April 2008 were based on market rents as at the valuation reference date of 1 October 2007.

The exercise had resulted in an average increase of 8% in rateable values. For 80.4% of the properties, the rateable values were increased by 10% on average. 18.2% had no change in rateable values. The remaining 1.4% of the properties had their rateable values reduced by 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不曾达成修改协议,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饷租值提出支持的 陈词和论据,并会以专家证人的身分代表差饷 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2007-2008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 2007-2008, 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2008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 2008 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	19	24 052			
九龙 Kowloon	2	-	2	i i			
新界 New Territories	38	699	676	32 341			
总数 Overall	39	730	695	56 393			

根据《地租(评估及征收)条例》(第515章) 征收地租

截至2008年4月1日, 地租登记册载有 1756760个估价。

在2007-2008年度,本署为征收地租而进行的临时估价有36 869个,被删除的估价则有8 584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。

土地审裁处又就一宗发展用地估价方法的测试个案进行聆讯,并于2008年2月作出裁决,认同本署所采用的估价方法。但发展商反对审裁处的裁决,并就法律观点问题,向上诉法庭提出上诉。此案的聆讯日期未定。

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

The number of assessments in the Government Rent Roll on 1 April 2008 was 1 756 760.

The number of interim valuations and deletions carried out in 2007-2008 for Government rent purposes were 36 869 and 8 584 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.

A test case on valuation issues of development sites was also heard before the Lands Tribunal, which handed down the judgement in February 2008. The Tribunal endorsed the Department's valuation approach but the developers filed an appeal to the Court of Appeal on a point of law against the Tribunal's decision. The date of hearing has yet to be fixed.



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2008年3月31日,约有216000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饷租值总数:

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

There were approximately 216 000 properties paying rent assessed under this Ordinance as at 31 March 2008. 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:

	Governme	过去五年处理的地租(第4 nt Rent (Cap. 40) Cases Handle		ears
年度 Year	续期 Renewal		重新发展 Redevelopment	
	已估价物业数目 No. of Assessments	应课差饷租值总值(百万元) Total Rateable Value (\$ million)	已估价物业数目 No. of Assessments	应课差饷租值总值(百万元 Total Rateable Value (\$ million
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
2007-2008	6 968	839	616	56

帐目及发单

差饷收入

2007-2008年度的差饷收入为94.95亿元。这款项已反映年内因差饷宽减措施而少收的78.39亿元。

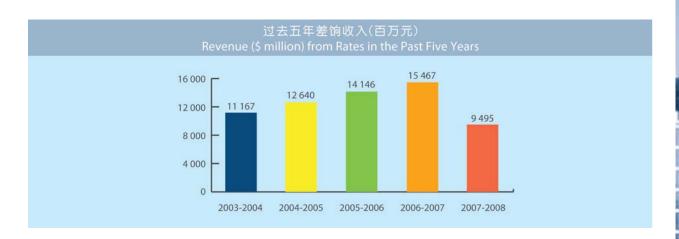
下图显示过去五年的差饷收入:

Accounting and Billing

Revenue from Rates

The revenue from rates in 2007-2008 was \$9 495 million, reflecting the loss in revenue of \$7 839 million due to rates concession granted in the year.

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。2007-2008年度退还的款额微不足道。

差饷欠款

2007-2008年度内,本署向欠交差饷的业主追讨欠款,涉及的个案约为46500个。

在该财政年度终结时,约有39 500个帐目尚未清缴欠款。此数目并不包括现正办理由原居村民提交的豁免差饷申请。截至2008年3月31日,录得的拖欠差饷为1亿元。下图显示过去五年的差饷欠款情况:

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 2007-2008.

Arrears of Rates

In 2007-2008, the Department took recovery action in respect of arrears outstanding for about 46 500 cases.

Some 39 500 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 2008, \$100 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

2007-2008年度的地租收入为58.11亿元,当中3.24亿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 2007-2008 was \$5 811 million, including some \$324 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2008年3月31日,拖欠地租的帐目约有27700个,未收的款项约为6100万元,平均欠款占全年平均征收地租额1.2%。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。

Some 27 700 accounts had rent arrears as at 31 March 2008, comprising about \$61 million. The percentage of average arrears to average annual Government rent demanded was 1.2%. This amount excluded the outstanding Government rent for properties owned by indigenous villagers where applications for rent concession were being processed.

差饷及地租帐目

截至2008年4月1日,差饷及地租帐目逾240万个。下图显示各种帐目的数量:

Rates and Government Rent Accounts

Over 2.4 million rates and Government rent accounts were maintained by the Department as at 1 April 2008. 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2007-2008年度内,共有205 942宗个案须审查及估价。本署共提供了11 540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 2007-2008, the number of cases received for examination and valuation was 205 942. The Department provided 11 540 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

年內,共有395宗个案交由本署评定物业价值,涉及的物业达7062个。下图显示过去五年的遗产税工作量:

Estate Duty

During the year, 395 cases involving 7 062 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20 283宗个案提供租值意见、评估2 906项物业售价及201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 20 283 rental advice, 2 906 capital valuations and 201 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(现时的运输及房屋局)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2008》回顾2007年物业市场的情况,并预测2008及2009年度的楼宇落成量。该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。

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 2008 edition of the "Hong Kong Property Review" gives a review of the property market in 2007 and provides forecasts of completions in 2008 to 2009. 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.



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。

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2007-2008年度内获编配门牌号数的楼宇,在港岛和九龙共有103幢,而在新界则有1555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。

为提醒市民正确标示门牌号数,本署定期举办宣传活动。上一次宣传活动于2006年年底举行。

《楼宇名称》

2008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。该书的印行本每三年修订一次,而网上版则每六个月更新一次。

Building Numbering

During 2007-2008, building numbers were allocated to 103 buildings in Hong Kong and Kowloon and 1 555 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.

"Names of Buildings" Book

The 2008 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。

在本署的协助下,业主与租客已逐渐明白该修订条例的运作,并已适应了有关法例上的转变。

谘询及调解服务

在2007-2008年度内,本署大约处理了175 000宗查询,其中39 000宗经由本署每天派往土地审裁处当值的人员处理,另有14 000宗经由本署于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.

With the assistance rendered by the Department, landlords and tenants have gradually gained an understanding of the effect of the Amendment Ordinance and have adapted to the legislative changes.

Advisory and Mediatory Services

In 2007-2008, some 175 000 enquiries were handled, with 39 000 and 14 000 of these being dealt with by officers during their daily and weekly visits to the Lands Tribunal and District Offices respectively.



新租出及重订协议通知书

在2007-2008年度内,本署共处理了37 500份新租出或重订协议通知书。

Notice of New Letting and Renewal Agreement

A total of 37 500 Notices of New Letting or Renewal Agreement were processed in 2007-2008.

服务表现及目标

服务承诺

2007-2008年度服务承诺所载列的九项工作,其中八项已达到或超越所定的服务水平或目标,只有一项工作因有关服务的需求突增而未能达标。

2008-2009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

Of the nine work items listed in the 2007-2008 Performance Pledge, the set service levels or targets set for eight work items were either achieved or exceeded. The performance of one item was below our expectation due to unexpected increase in demand for the service.

The new service levels and targets are published in the 2008-2009 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,可让市民透过预录声带,查询有关差饷、地租及租务事宜,以及差饷/地租发单和征收的最新资料。

使用这项服务的人士亦可选择以图文传真机 , 索取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

除了上述的自动电话资讯服务之外,市民亦可致电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.







37	电子方式递交表格及通知书 Electronic Submission of Forms and Notices
37	综合发单及缴款服务 Consolidated Billing and Payment Service
37	中文征收差饷 / 地租通知书 Rates and Government Rent Demand Notes in Chinese Language
38	全新的网上物业资讯服务 New Online Property Information System
38	以电子方式发出征收差饷 / 地租 通知书及物业详情申报表 Electronic Issue of Rates / Government Rent Demands and Requisition Forms

电子方式递交表格及通知书

综合发单及缴款服务

「综合发单及缴款服务」自2004年推出以来,一直大受欢迎,现时惠及约1700个综合帐户的缴纳人,涉及的个别帐户逾149000个。目前,这项服务的主要对象是持有大量物业的业主,日后,希望这项服务能最终推广至所有持有多个物业的缴纳人。

中文征收差饷/地租通知书

为配合政府的语文政策,现时征收差饷及/或地租通知书同时以中、英文显示评估物业的资料。缴纳人亦可选择收取单独以中文显示相关资料的通知书。选用这项服务的人数按年递增,目前已有逾33000个帐户持有人选择收取中文季度征收通知书。

Electronic Submission of Forms and Notices

Following the enactment of the Electronic Transactions (Amendment) Ordinance 2004, the Department has developed e-form service to enable 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 the launch of the service, there has been increasing number of forms and notices submitted online. The Department will continue to explore ways to further enhance and expand the functionalities to meet customer needs. The public can visit the Department's website (http://www.rvd.gov.hk) or call the Integrated Call Centre at 2152 0111 for information about the e-form service.

Consolidated Billing and Payment Service

Since its launch in 2004, this new service has been gaining in popularity and benefits payers of about 1700 consolidated accounts covering some 149 000 individual accounts. Currently targeting at major owners with large property portfolios, we aim to extend this customer-focused service ultimately to all payers having multiple properties.

Rates and Government Rent Demand Notes in Chinese Language

To tie in with the Government's language policy, we provided bilingual descriptions of the properties assessed on the demand notes for rates and Government rent. Payers could alternatively choose to receive demand notes printed in Chinese language only. The number of payers opting for this service increased year on year with some 33 000 account holders now receiving the Chinese quarterly demands.

全新的网上物业资讯服务

New Online Property Information System

The Department made significant progress in 2008 in the development of the new online Property Information System. The first phase of this new Internet service will be launched towards the end of 2008. The public will be able to gain access to property information held by the Department using a newly developed bilingual searching facility. Moreover, most of the matching address records of Land Registry will also be made available for public search through the new service. This new service represents the preliminary stage towards the implementation of a Property Information Hub (PIH) in the long run. In the intervening period, the Department will continue to explore the possibility of expanding the System to accommodate more e-service items.

以电子方式发出征收差饷/地租通知 书及物业详情申报表

为响应政府向市民提供更多电子服务的政策,并减少用纸以保护环境,本署现正积极开发电子发单服务所需的基础设施,并计划在2011年年初提供以电子方式发出征收通知书服务。

Electronic Issue of Rates / Government Rent Demands and Requisition Forms

In support of the Government initiatives in providing more electronic services to the public together with the objective of reducing paper consumption to promote a green environment, we are developing the necessary infrastructure for issuing electronic demand notes to payers in early 2011.



迎接挑战 | Challenges Ahead

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每年全面重估应课差饷租值

Annual General Revaluations

There is plenty of work in maintaining the Valuation List as new properties are built and existing ones altered. Yet completing the annual revaluation remains a priority in our programme of work and through revaluation the liability for rates and Government rent could be distributed fairly among payers according to the up-to-date rental values of their properties. To complete the enormous exercise with shrinking resources and to handle the large number of objections received after revaluation are demanding tasks. Therefore, there is a need to explore efficiency improvement measures, as we have in the past, and develop automated valuation application making reference to overseas experience. These will also go hand in hand with effective staff training and development.



评估地租

土地审裁处已就有关评估发展用地以征收地租的估价方法测试个案进行聆讯,并裁定政府胜诉。虽然土地审裁处认同本署的估价方法,但有关地租的争议仍未解决,因为上诉人已就法律观点问题向上诉法院提出上诉,反对该裁决。本署正与律政司紧密联系,为往后的诉讼作好准备。

Government Rent Assessment

The test case on the method of valuation in assessing development sites was heard before the Lands Tribunal, which also handed down the judgment in Government's favour. Although the Tribunal confirmed our valuation approach, the dispute on Government rent has not yet been settled as the Appellant filed an appeal to the Court of Appeal against the Tribunal's decision on a point of law. We have been liaising with the Department of Justice closely on the preparatory work for the litigation.

外判工作

本署就征收差饷及地租通知书的印刷及置入 信封的工作,汲取了首次招标工作的经验后 ,已成功批出了第二份合约,将有关工作外 判。此外,本署已把某些估价工作外判予私 营机构,务求善用市场上既有的资源来提供 服务;本署并会继续研究外判其他工作的可 行性,以提高服务水平及灵活性。

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,这个策略性蓝图的目的是在推 行本署的电子服务时,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,提升业务运作成效。

Outsourcing Opportunities

Building on the experience gained in the first tender exercise, we awarded the second contract for printing and enveloping of rates and Government rent demand notes successfully. We have also outsourced some valuation work to draw on resources available in the private sector. The Department will continue to identify other outsourcing opportunities to further improve service levels and increase the flexibility in service delivery.

Implementation of Departmental Information Technology Plan (DITP)

The Department is implementing by phases the initiatives identified in the DITP. This 5-year strategic blueprint aligns 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.







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本署主要负责评估物业的差饷及地租、修订有关帐目和发出征收通知书。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,并就租务事宜为业主和租客提供谘询与调解服务。

环保政策和目标

差 饷 物 业 估 价 署 致 力 确 保 在 营 运 过 程 中 , 履 行 环 保 的 责 任 及 《 清 新 空 气 约 章 》 的 承 诺 。

为推广环境保护和减少废气排放,本署使用资源时,会以节约资源和减少废物为宗旨,并遵循「减用、再用和再造」这三大原则。

环保内务管理方法

本署已将对环境负责的部门文化融合在各个运作层面内,而在日常运作中,亦以推行各项环保措施为要务。为此,本署委任了内务秘书为「环保经理」,负责监察和检讨部门环保措施的推行情况。

为了提高员工的环保意识,鼓励他们持续参与环保工作,提倡节约能源和提高能源效益,以及争取他们对环境保护的支持,本署已:

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

The Department 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.

Environmental Policy and Objectives

The Department is committed to ensuring that our operations are conducted in an environmentally responsible manner and meeting the commitments of the Clean Air Charter.

To help promote environmental protection and reduce air emissions, the Department will adhere to the principles of Reduce, Reuse and Recycle in the consumption of resources with the objective of saving resources and reducing waste.

Green Housekeeping Measures

The Department has integrated an environmentally responsible culture in all aspects of its operations and has accorded a high priority in implementing various green housekeeping measures in its daily operations. To this end, our Departmental Secretary is appointed as Green Manager to oversee and review the Department's green measures.

To promote environmental awareness and participation among staff in the continuous improvement of environmental protection and enhancing energy conservation and efficiency 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.

节约能源

本署在日常工作中所推行的节约能源措施, 包括:

办公室

- 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;
- 在办公时间内将办公室器材设定至省电模 式;
- 在当眼处张贴节能标贴,提醒员工节约能 源;
- 避免使用非必要的照明设备,并拆除过多的 光管,把员工一般不会在该处阅读文件的地 方的照明度调低;
- 把电脑设备室的室温调升摄氏1度至2度; 以及
- 提醒员工穿著轻便而合适的衣服,并把办公 室的室温保持在摄氏25.5度。

Energy Conservation

The Department has implemented various daily energy saving measures, including:

Office

- lowering the venetian blinds when direct sunlight is penetrating a window;
- switching off electricity supplies when offices are left vacant;
- setting office equipment to energy saving mode during office hours;
- display of energy saving stickers at conspicuous places to enhance staff awareness on energy conservation;
- avoid unnecessary lighting and reducing the illumination level of areas where colleagues do not normally have to read written materials by removing excessive fluorescent tubes:
- adjusting upwards the air-conditioning temperature of the computer equipment rooms by 1°C to 2°C; and
- dressing light, casual and smart, and maintaining the indoor office temperature at 25.5°C.



汽车

- 鼓励共用部门车队以减少汽油消耗量;
- 事先计划路线,以缩短行车距离和时间,避开 塞车的地区;
- 做好出车或搭顺风车计划,避免独自一人用车出外;
- 于车辆等候时停车熄匙,以节省能源和减少废气排放;
- 加紧留意汽车保养,确保车辆不会排出大量废 气;以及
- 加紧留意汽车耗油量。

善用纸张和信封

本署已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,并把多页资料印在同一张纸上;
- 把过时表格的空白一面用作草稿纸;
- 以可供重复使用的钉孔信封来传递非机密文件;
- 已发送的传真文件,无须再将文件正本以邮递方式寄出;
- 尽量缩短文件的分发名单;
- 减少指引和守则印文本的数目,并广泛使用内联网及分区资料库;
- 在本署的电子布告板和网页上载部门刊物 、员工通讯等;以及
- 使用再造纸代替原木浆纸。

Vehicles

- encourage sharing of pool cars to reduce fuel consumption;
- plan routes to minimise the journey distance and time, and to avoid congested areas;
- plan travel or carpool to avoid single-passenger car trips;
- switching off vehicle engines while waiting to save energy and reduce vehicle emissions;
- close monitoring of vehicle maintenance to ensure low emissions; and
- close monitoring of vehicle fuel consumption.

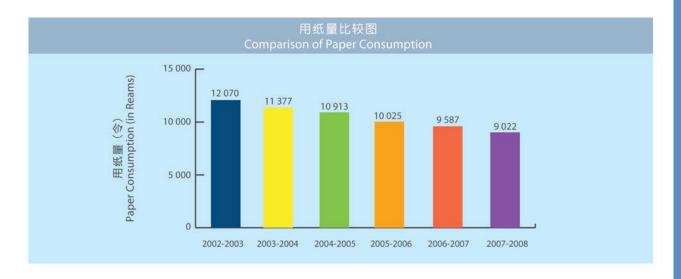
Paper and Envelopes Saving Measures

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

- use both sides of the paper and print multiple pages on one sheet;
- use obsolete forms with one clean side as drafting paper;
- · use transit envelopes for unclassified documents;
- avoid sending original documents after they have been sent by fax;
- keep documents distribution list to minimal level;
- reduce the number of hardcopy manuals and regulations, and maximise the use of the intranet system and Divisional Information Centre;
- release the Department's paper publications, staff newsletter etc. by uploading the e-copy on the Department's electronic bulletin board and homepage; and
- use recycled paper instead of virgin paper.

在本署员工通力合作下,2007-2008年 度A3和A4纸的耗用量合共为9 022令,较 2006-2007年度的9 587令减少5.9%,亦 较2002-2003年度的12 070令减少25.3%(见下图)。此外,去年度本署的用纸量当中, 有34.4%为再造纸。

With concerted staff efforts, the consumption of A3 and A4 paper in 2007-2008 was 9 022 reams, indicating a decrease of 5.9% against 9 587 reams in 2006-2007 and a decrease of 25.3% against 12 070 reams in 2002-2003 (see chart below). Besides, 34.4% of the paper requirement were met by recycled paper.



	2002-2003 (基准年 Base Year)	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
用纸量(令) Paper Consumption (Reams)	12 070	11 377	10 913	10 025	9 587	9 022
环保目标 Green Target	-	-2.5%	-5%	-7.5%	-10%	2
本署减幅 Reduction Rate	-	-5.7%	-9.6%	-16.9%	-20.6%	-25.3%

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2007-2008年 度最后一季,约有149000个个别帐目整 合成约1700个综合帐目,此举除有助节省 纸张和其他资源外,亦令信封的耗用量减少 13.9%(从2004-2005年度的1 209 340 个减至2007-2008年度的1 041 188个) 。 本署会继续鼓励拥有多项物业的差饷缴纳 人采用这种以客为本又符合环保原则的服务。

Our consumption of paper and envelopes has been reduced further since the launching of the Consolidated Billing and Payment Service in January 2004, which allows payers with multiple properties the option of receiving a consolidated demand. As at the end of 2007-2008, about 149 000 individual accounts have been replaced by around 1 700 consolidated accounts. Other than achieving savings in paper and other resources, this Service has contributed to a reduction in the consumption of envelopes by 13.9% (from 1 209 340 numbers in 2004-2005 to 1 041 188 in 2007-2008). The Department will continue to invite multi-property ratepayers to use this customer-focus and environmental friendly service.

废物管理

本署继续积极减少并回收废物。在2007-2008年度,本署共回收了31 615公斤废纸,亦收集了515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2007-2008年度,本署共使用了70卷菲林,较2006-2007年度的558卷减少了87.5%。2007-2008年度冲晒照片的数量为2855张,比2006-2007年度的29040张减少90.2%。

采购环保产品

本署在采购办公室器材(例如影印机、雷射打印机)时,会尽量考虑节约能源和循环再造等环保因素,并会购买循环再造的碳粉盒/喷墨盒、环保/充电电池等环保产品。

《清新空气约章》

为配合《清新空气约章》的承诺,本署会实施以下有助改善空气质素的环保标准/做法,并会提醒员工留意这些规定:

- · 遵守所有适用于汽车操作的条例和规则;
- 每年为部门车辆安排全面检查,以确保车辆操作正常;
- 定期监测室内空气质素;以及
- 采取各种办公室和车辆操作的节能措施。

Management of Wastes

The Department has continued its efforts to reduce and recycle wastes. In 2007-2008, 31 615 kilograms of waste paper were collected for recycling; and 515 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 successfully reduced the number of films, negatives and photo prints. In 2007-2008, a total of 70 rolls of films were consumed, representing a decrease of 87.5% when compared with the total consumption of 558 rolls in 2006-2007. Moreover, only 2 855 photos were printed in 2007-2008, which indicated a reduction of 90.2% from 29 040 photos in 2006-2007.

Procurement of Green Products

In conducting procurement of office equipment, including photocopier, laser printer, etc, we took into account environmental factors such as energy efficiency and recyclability as far as applicable. We also purchased green products like recycled toner/inkjet cartridges and environmental-friendly/rechargeable batteries.

Clean Air Charter

In line with the commitments of the Clean Air Charter, the Department will maintain and remind staff to observe environmental standards/practices in improving air quality:

- comply with all the applicable ordinance and regulations related to vehicle operation;
- arrange annual maintenance to ensure proper function of the Department's vehicle;
- conduct indoor air-quality monitoring regularly;
 and
- adopt a number of energy saving measures in the office and for vehicle operation.

前瞻

为响应政府节省能源和纸张的运动,本署 会继续致力节用纸张和节约用电。本署各 科别会认真检讨并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。

此外,本署亦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。

本署会继续在所有工作环节采取节能措施 ,以恪守《清新空气约章》的承诺,为改 善本港的空气质素出一分力。

The Way Forward

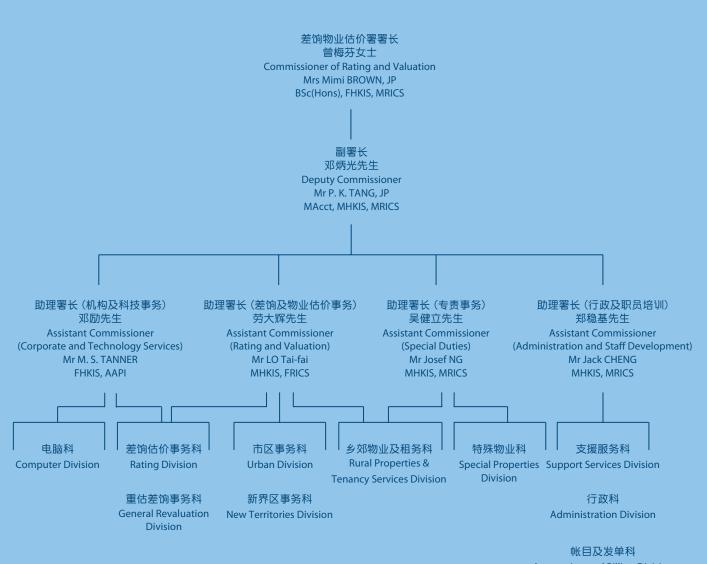
To support the Government's drive to economise use of energy and paper, the Department will sustain its effort in saving paper and electricity with best endeavour. All divisions will continue to critically review and closely monitor their paper and energy consumption patterns with a view to achieving a greener office.

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

The Department will continue to adopt energy-efficient measures in all its practices in an effort to improve Hong Kong's air quality in compliance with the commitments of the Clean Air Charter.



部门架构(2008年4月1日) Organisation Structure (1 April 2008)



Accounting and Billing Division

人力资源

Human Resources



劳大辉先生 助理署长(差饷及物业估价事务) Mr LO Tai-fai Assistant Commissioner (Rating and Valuation)

曾梅芬女士 差饷物业估价署署长 Mrs Mimi BROWN Commissioner of Rating and Valuation 郑稳基先生 助理署长(行政及职员培训) Mr Jack CHENG Assistant Commissioner (Administration and

邓炳光先生 副署长 Mr P. K. TANG Deputy Commissioner

Staff Development)

吴健立先生 助理署长(专责事务) Mr Josef NG Assistant Commissioner (Special Duties)

邓励先生 助理署长(机构及科技事务) Mr M. S. TANNER Assistant Commissioner (Corporate and Technology Services)

人手编制

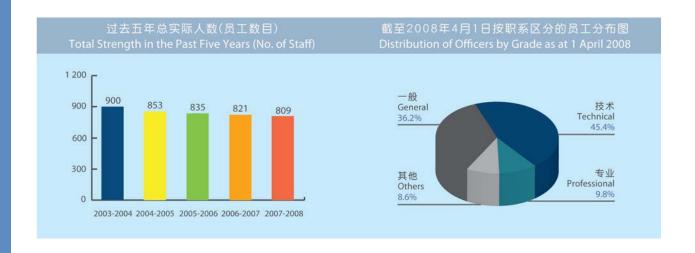
截至2008年4月1日,本署实际总人数为809人,其中专业职系人员占79名,技术职系人员占367名,一般职系人员占293名,其他职系人员占70名。

以下图表显示过去五年的实际总人数,以及截至2008年4月1日按职系区分的员工比例:

Staffing

As at 1 April 2008, the Department had a total strength of 809 officers including 79 professional officers, 367 technical officers, 293 general grade officers and 70 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 2008:



附录A列出本署在2007年4月1日及2008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2007-2008年度的个人薪酬(不计长俸、旅费、宿舍等开支)及部门开支达3.586亿元,上一年度则为3.474亿元。

Annex A sets out a comparison of the establishment and strength as at 1 April 2007 and 1 April 2008. 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 \$358.6 million in 2007-2008, compared with \$347.4 million in the preceding year.

培训与发展计划

本署2007-2008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3.9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。

Training and Development Plan

The Departmental Training and Development Plan for 2007-2008 was implemented successfully. During the year, departmental grade staff received training for about 3.9 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 最新的海外估价实务,本署于2007年4月安 排了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。

为配合员工的事业发展,去年本署安排一 名首席物业估价测量师借调到商务及经济 发展局辖下的旅遊事务署,为期八个月; 另有两名高级物业估价测量师先后借调到 发展局,为期六个月。这些派驻到其他政 府决策局/部门的安排,不仅可增加本署 员工的工作经验,亦有助扩阔他们在政府 架构内的视野。

本署一名助理署长及一名首席物业估价测量 师先后于2007年6月及10月,参加由清华大 学举办、为期两周的国情研习课程;同年10 月另一名高级物业估价测量师参加由北京大 学举办的同类课程。

在管理技巧培训方面,本署一名首席物业估 价测量师于2007年5月参加了一个为期三周 的「公共行政领袖实践课程」,该课程由公 务员事务局辖下的公务员培训处举办。

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」,本署有 - 名 高 级 物 业 估 价 测 量 师 及 七 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四个涉及不同专业范 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,六名初 级物业估价测量师及11名估价测量见习生, 分别获安排接受两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 learning the latest practices overseas, one Senior Valuation Surveyor was attached to the Valuation Office Agency (VOA) of the United Kingdom for six months from April 2007.

For career development purposes, one Principal Valuation Surveyor was seconded to the Tourism Commission of the Commerce and Economic Development Bureau for eight months while two Senior Valuation Surveyors were seconded to the Development Bureau consecutively for six months each. These attachments to Government bureaux/departments provide colleagues with valuable working experience as well as opportunities to broaden their horizons within the Government environment.

One Assistant Commissioner and one Principal Valuation Surveyor attended a 2-week National Studies Course at the Tsinghua University in June and October 2007 respectively. Another Senior Valuation Surveyor attended a 2-week National Studies Course at the Peking University in October 2007.

On the management front, one Principal Valuation Surveyor attended a 3-week Leadership in Action Programme organised by the Civil Service Training and Development Institute (CSTDI) of Civil Service Bureau (CSB) in May 2007.

As in previous years, a 2-day expert witness course run by the Academy of Experts, United Kingdom, was held for our professional staff including one Senior Valuation Surveyor and seven Valuation Surveyors.

For continuing professional development, four 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 junior Valuation Surveyors and 11 Valuation Surveying Graduates were placed under the mentorship of two Principal Valuation Surveyors 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八个内地访问团,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。这些讲座/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

本署五名人员通过了由香港测量师学会主办 的2007-2008年度专业能力最终评审,继而 成为该学会的专业会员。

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 程序等。去年,该组共举办了27班的课程/ 研讨会,涵盖18个不同课题,出席人数达 1 183人次。

为了提升本署专业职系人员的顾客服务技巧 及理念,职员培训组于2008年2月至3月期 间先后安排了四班为期一天的顾客服务工作 坊,共有114位专业职系人员及高级技术职 系人员参与。

此外,职员培训组亦为30名新入职人员安排 了三个入职讲座。

Professional Talks/Exchanges with Mainland and **Overseas Counterparts**

It is important to keep abreast of the development 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 eight visits to the Department from senior officials of the State Administration of Taxation and officials of Mainland provincial authorities. 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 five officers have passed the Assessment of Professional Competence (APC) conducted by the Hong Kong Institute of Surveyors (HKIS) in 2007-2008 and they were then elected to professional membership.

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 RVD, valuation practices and work procedures. A total of 27 classes covering 18 courses/seminars were held for a total of 1 183 trainees.

With a view to enhancing the customer service skills and concepts of our professional staff, four classes of 1-day customised customer service training workshop were arranged in February and March 2008. A total of 114 professional and senior technical officers from the Valuation Surveyor, Valuation Officer, Rent Officer, Treasury Accountant and Accounting Officer Grades have attended the workshops.

A total of three induction seminars were held for 30 new recruits.

其他训练课程

为了推广署内知识分享的文化,本署分别在 2008年3月及4月初,以「工作检讨 — 每 年重估差饷时间表」为题,举办了一个为期 一天的知识管理工作坊及一个为期半天的跟 进学习工作坊,共有33名来自管理阶层及技 术职系的员工参与。

本署员工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149人次参加由 政府大型承办商提供的各类电脑课程,另有 五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。

此外,本署员工共有350人次参加由公务员 培训处举办的各类课程。

估价署网上学习系统

为了向全体员工提供更佳的网上学习机会, 本署开发了一个网上学习系统。员工可以随 时利用桌面电脑,透过内联网使用该系统。

该系统不仅方便员工善用网上学习资源,亦 为他们提供一个反映培训需要的平台。自该 系统于2007年8月启用以来,共录得约 3 500次点击率,并有55位学员完成多个网 上课程。

本署就部门网上资源的设计谘询过公务员培 训处的意见后,已制作了两个专为职业训练 而设的网上课程。

Other Training Courses

With a view to developing a knowledge-sharing culture in the Department, a one-day customised Knowledge Management workshop on "After Action Review -Timetable for Annual General Revaluation Exercise" together with a half-day follow-up session were organised in March and early April 2008 respectively for a total of 33 managerial and technical staff.

Responses of staff on computer training and IT applications were good. A total of 149 attendance was recorded for a variety of computer courses run by the Government bulk contractors. In addition, five selected technical officers have attended a SAS training course run by a private contractor.

For other wide-ranging CSTDI courses, a total of 350 attendance was recorded.

RVD e-Learning System

To provide better e-learning opportunities for our staff, the Department has developed the RVD e-Learning System (the System) for use via our intranet. Staff can easily access the System using their desktop computer.

The System not only provides our staff with user-friendly access to learning resources but also serves as a convenient platform for staff to give feedback. Since its implementation in August 2007, about 3 500 hits to the System were recorded with 55 trainees completed various web-courses.

In consultation with CSTDI on the design of departmental e-learning resources, we have produced two customised e-learning packages for vocational training.



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,以促进良好的管职关系。

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。 委员会每季开会一次,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敍,让管职双方在轻松的气氛下聚首一堂。

本署每半年一度编印一份名为《估艺集》的 部门杂志,内容多姿多采,包括部门花絮和 不同题材的文章,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,以 及不同类型的康乐活动,包括插花班、太极 班、瑜伽班和参观凤园蝴蝶保育区等。

本署义工队一向热心公益,年内曾参与多项 义务工作,例如在节日探访长者及伤残人士 ,带领低收入家庭的儿童及新来港人士遊览 香港湿地公园,参与植树活动及多个慈善机 构的卖旗日等等。除了上述的义工服务外, 本署义工队亦有与不同的非牟利慈善团体合 作(包括循道卫理杨震社会服务处、香港青年 协会及母亲的抉择等),向社会上不同阶层的 有需要人士施以援手。

康乐社的经费来自员工福利基金、入会费及 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22 000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, and visit to the Fung Yuen Butterfly Reserve.

The RVD Volunteer Service Team participated in a wide variety of volunteer activities, such as paying home visits to the elderly and the handicapped on festive occasions, leading children of the low-income families and new arrivals to the Hong Kong Wetland Park, tree-planting and selling flags, etc. Apart from the above volunteer activities, the RVD Volunteer Service Team worked together with different non-profit making organisations, such as the Yang Memorial Methodist Social Service, The Hong Kong Federation of Youth Groups and the Mother's Choice to serve the needy from all walks of life.

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 \$22 000 for various charity events organised by the Community Chest and other charitable organisations.







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地区	District	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	152 217	56 378 101
湾仔	Wan Chai	98 965	29 442 257
东区	Eastern	205 060	29 396 555
南区	Southern	86 458	17 671 602
港岛	Hong Kong	542 700	132 888 516
油尖旺	Yau Tsim Mong	178 198	39 389 603
深水埗	Sham Shui Po	117 466	15 833 531
九龙城	Kowloon City	140 453	18 475 597
黄大仙	Wong Tai Sin	87 238	9 948 027
观塘	Kwun Tong	137 447	19 735 802
九龙	Kowloon	660 802	103 382 561
葵青	Kwai Tsing	105 947	31 850 061
荃湾	Tsuen Wan	116 079	14 346 207
屯门	Tuen Mun	163 244	13 356 863
元朗	Yuen Long	146 066	11 062 027
北区	North	94 274	6 251 788
大埔	Tai Po	100 192	8 204 620
沙田	Sha Tin	201 743	20 725 831
西贡	Sai Kung	128 923	12 977 098
喜 岛	Islands	49 867	20 719 504
新界	New Territories	1 106 335	139 493 998
总数	OVERALL	2 309 837	375 765 074

		及B类 SSES A&B	(C类 CLASS C		及E类 SSES D & E		类物业 ELLANEOUS		总数 TOTAL
地区 District	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)								
中西区 Central and Western	71 795	6 559 198	9 667	2 591 278	13 366	8 676 431	219	70 225	95 047	17 897 132
湾仔 Wan Chai	42 810	4 104 216	7 076	1 606 431	10 855	5 857 088	195	30 509	60 936	11 598 244
东区 Eastern	137 922	12 275 316	17 746	3 647 767	5 766	1 880 628	157	57 387	161 591	17 861 098
南区 Southern	43 461	3 565 541	3 554	806 171	10 576	8 441 008	53	84 779	57 644	12 897 499
港岛 Hong Kong	295 988	26 504 271	38 043	8 651 648	40 563	24 855 155	624	242 900	375 218	60 253 974
油尖旺 Yau Tsim Mong	95 270	6 468 236	13 431	2 620 725	3 872	1 421 939	416	27 451	112 989	10 538 351
深水埗 Sham Shui Po	70 504	4 591 103	6 857	925 890	3 139	1 027 375	348	110 818	80 848	6 655 187
九龙城 Kowloon City	77 717	5 538 439	17 667	2 834 145	9 840	3 148 596	196	145 688	105 420	11 666 868
黄大仙 Wong Tai Sin	64 936	4 070 911	269	31 883	64	11 247	140	7 926	65 409	4 121 967
观塘 Kwun Tong	87 069	5 583 587	661	61 517	120	12 765	192	26 209	88 042	5 684 079
九龙 Kowloon	395 496	26 252 277	38 885	6 474 161	17 035	5 621 922	1 292	318 093	452 708	38 666 453
葵青 Kwai Tsing	62 098	3 739 315	2 893	414 393	604	124 862	303	28 154	65 898	4 306 724
荃湾 Tsuen Wan	68 941	4 403 710	6 140	690 838	1 081	187 187	391	34 380	76 553	5 316 115
屯门 Tuen Mun	108 112	4 407 631	3 885	301 499	2 301	364 601	223	28 337	114 521	5 102 067
元朗 Yuen Long	97 968	3 673 517	10 747	893 994	5 624	709 612	804	19 714	115 143	5 296 837
北区 North	67 613	2 802 819	3 258	198 260	2 603	284 113	821	18 150	74 295	3 303 342
大埔 Tai Po	66 470	3 255 475	4 813	485 342	5 876	1 548 692	320	24 052	77 479	5 313 561
沙田 Sha Tin	128 057	8 074 275	11 525	1 655 426	4 397	1 095 513	167	53 920	144 146	10 879 134
西贡 Sai Kung	100 290	6 841 086	3 215	447 219	4 030	1 682 946	107	39 684	107 642	9 010 934
离岛 Islands	32 689	1 454 794	7 610	790 344	2 962	909 364	161	4 711	43 422	3 159 213
新界 New Territories	732 238	38 652 622	54 086	5 877 314	29 478	6 906 889	3 297	251 101	819 099	51 687 926
总数 OVERALL	1 423 722	91 409 170	131 014	21 003 123	87 076	37 383 966	5 213	812 094	1 647 025	150 608 353

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.

		已售出的 Former R	置其屋计划下 的前租住公屋单位 lental Housing Unit ld under TPS*	HOUSIN	Rental	:公屋 Housing		香港平民 HOUSIN HONG KONG S	E协会及 屋宇有限公司 [#] IG SOCIETY & SETTLERS HOUSING ATION LIMITED [#]
地区	District	SO	ia unaer 175"	仍未'	【其屋计划下 售出的单位 sold under TPS*		置其屋计划 on TPS*		住公屋 al Housing
		数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$′000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
由而区	Central and Wester	n -	_	_	_	5	24 216	6	45 425
湾仔	Wan Chai	-	-	_	-	-	-	-	-
东区	Eastern	2 502	122 703	1 124	44 299	67	1 529 245	452	305 550
南区	Southern	6 747	307 165	3 779	135 420	47	958 728	5	31 592
港岛	Hong Kong	9 249	429 868	4 903	179 719	119	2 512 189	463	382 566
油尖旺	Yau Tsim Mong	-	-	-	-	4	149 032	673	34 742
深水埗	Sham Shui Po	4 304	181 439	2 426	82 971	106	1 791 349	8	45 205
九龙城	Kowloon City	-	-	-	-	29	644 914	18	238 400
黄大仙	Wong Tai Sin	15 570	768 889	7 839	304 745	128	2 806 307	-	-
观塘	Kwun Tong	9 492	415 281	6 552	210 898	151	3 544 861	342	203 977
九龙	Kowloon	29 366	1 365 609	16 817	598 614	418	8 936 462	1 041	522 324
葵青	Kwai Tsing	10 326	396 974	4 294	127 040	150	3 365 725	482	118 697
荃湾	Tsuen Wan	-	-	-	-	39	687 917	175	67 195
屯门	Tuen Mun	9 222	255 474	12 124	248 299	59	929 697	-	-
元朗	Yuen Long	3 476	89 496	5 007	118 741	102	1 221 749	-	-
北区	North	11 227	326 096	6 356	156 240	16	367 597	18	17 685
大埔	Tai Po	12 858	498 215	7 944	235 499	15	321 912	-	-
沙田	Sha Tin	20 030	768 489	6 477	208 944	74	1 626 470	16	131 920
西贡	Sai Kung Islands	9 407	369 095	5 794	183 536	31 63	943 288 507 744	249	61 557
再项	isianus	-	-	-	-	03	307 744	-	-
新界	New Territories	76 546	2 703 840	47 996	1 278 299	549	9 972 100	940	397 054
总数	OVERALL	115 161	4 499 317	69 716	2 056 632	1 086	21 420 752	2 444	1 301 944

[#] 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。

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.

^{*} TPS: Tenants Purchase Scheme

 $[\]hbox{\# Include units developed under the Senior Citizen Residence Scheme of Housing Society}.$

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		写字	Z楼 Office	工贸大厦 Ir	ndustrial/Office
地区	District	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	24 631	20 535 984	-	-
湾仔	Wan Chai	13 275	7 141 359	-	-
东区	Eastern	4 772	2 649 704	178	70 867
南区	Southern	1 232	257 340	24	4 200
港岛	Hong Kong	43 910	30 584 388	202	75 067
油尖旺	Yau Tsim Mong	23 041	7 129 229	79	12 160
深水埗	Sham Shui Po	1 539	480 390	1 041	304 526
九龙城	Kowloon City	1 321	384 171	18	3 265
黄大仙	Wong Tai Sin	78	35 640	351	43 372
观塘	Kwun Tong	1 665	1 293 381	1 277	404 869
九龙	Kowloon	27 644	9 322 811	2 766	768 192
葵青	Kwai Tsing	646	278 790	387	187 223
荃湾	Tsuen Wan	1 428	195 735	467	23 119
屯门	Tuen Mun	464	46 399	-	-
元朗	Yuen Long	564	66 904	-	-
北区	North	230	62 124	62	5 062
大埔	Tai Po	64	9 646	-	-
沙田	Sha Tin	679	427 900	203	69 893
西贡	Sai Kung	5	11 928	-	-
离岛	Islands	280	371 923	-	-
新界	New Territories	4 360	1 471 349	1 119	285 297
总数	OVERALL	75 914	41 378 548	4 087	1 128 555

8

类别	Category	数量 Number	%	应课差饷租值 Rateable Value (千元 \$'000)	%
住宅	Domestic Premises	1 720 271	74.5	175 387 681	46.7
铺位及其他商业楼宇	Shop and Other Commercial Premises	123 133	5.3	56 708 589	15.1
写字楼	Office	75 914	3.3	41 378 548	11.0
工贸大厦	Industrial/Office Premises	4 087	0.2	1 128 555	0.3
工厂大厦	Factory	92 626	4.0	14 659 215	3.9
货仓	Storage Premises	2 412	0.1	2 924 569	0.8
停车位 *	Parking Spaces*	240 633	10.4	8 083 792	2.2
其他物业	Others	50 761	2.2	75 494 126	20.1
总数	OVERALL	2 309 837	100.0	375 765 074	100.0

^{*}包括住宅及非住宅停车位。

^{*} Include both domestic and non-domestic parking spaces.

	差饷租值(元) Value Range (\$)	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	总数 s Total	%	累积 % [^] Cumulative % [^]
3 001 -	9 999	3 119	8 909	41 348	53 376	2.3	2.3
10 000 -	19 999	25 346	33 055	109 298	167 699	7.3	9.6
20 000 -	29 999	34 785	35 705	96 991	167 481	7.3	16.8
30 000 -	39 999	16 248	62 140	164 198	242 586	10.5	27.3
40 000 -	49 999	35 595	95 696	190 891	322 182	13.9	41.3
50 000 -	59 999	48 112	87 703	134 384	270 199	11.7	53.0
60 000 -	69 999	52 066	56 980	102 245	211 291	9.1	62.1
70 000 -	79 999	42 586	41 750	66 439	150 775	6.5	68.6
80 000 -	89 999	34 313	37 156	43 049	114 518	5.0	73.6
90 000 -	99 999	25 586	24 970	28 323	78 879	3.4	77.0
100 000 -	119 999	40 847	37 538	36 441	114 826	5.0	82.0
120 000 -	139 999	29 437	26 554	20 735	76 726	3.3	85.3
140 000 -	159 999	20 634	17 586	14 038	52 258	2.3	87.6
160 000 -	179 999	14 190	11 787	8 668	34 645	1.5	89.1
180 000 -	199 999	11 598	10 096	7 030	28 724	1.2	90.3
200 000 -	249 999	21 563	20 098	9 319	50 980	2.2	92.5
250 000 -	299 999	15 564	11 502	5 676	32 742	1.4	93.9
300 000 -	349 999	13 489	8 659	3 922	26 070	1.1	95.1
350 000 -	399 999	8 476	5 171	3 104	16 751	0.7	95.8
400 000 -	449 999	6 296	3 744	2 552	12 592	0.5	96.3
450 000 -	499 999	5 459	3 243	1 841	10 543	0.5	96.8
500 000 -	599 999	7 477	4 031	3 158	14 666	0.6	97.4
600 000 -	749 999	7 415	3 912	2 992	14 319	0.6	98.1
750 000 -	999 999	7 447	3 453	2 586	13 486	0.6	98.6
1 000 000 -	1 499 999	6 247	3 235	2 277	11 759	0.5	99.1
1 500 000 -	1 999 999	2 664	1 704	1 169	5 537	0.2	99.4
2 000 000 -	2 999 999	2 304	1 642	1 180	5 126	0.2	99.6
3 000 000 -	9 999 999	3 038	2 060	1 730	6 828	0.3	99.9
10 000 000 -	99 999 999	761	714	725	2 200	0.1	100.0
100 000 000 -	999 999 999	36	9	18	63	*	100.0
1 000 000 000 -	99 999 999 999	2	-	8	10	*	100.0
总数	牧 OVERALL	542 700	660 802	1 106 335	2 309 837	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.

		不超逾最低应课差饷租值* Not Exceeding Minimum Rateable Value*		低应课差饷租值 mum Rateable Value
地区	District	数量 Number	数量 Number	应课差饷租值 Rateable Value (千元 \$′000)
中西区	Central and Western	124	14 647	16 112 943
湾仔	Wan Chai	1	8 266	3 883 827
东区	Eastern	131	45 458	6 271 043
南区	Southern	7	43 546	6 222 013
港岛	Hong Kong	263	111 917	32 489 826
油尖旺	Yau Tsim Mong	10	45 189	12 172 715
深水埗	Sham Shui Po	274	115 826	14 025 564
九龙城	Kowloon City	14	42 862	7 736 839
黄大仙	Wong Tai Sin	45	84 911	7 480 920
观塘	Kwun Tong	217	136 298	16 404 394
九龙	Kowloon	560	425 086	57 820 433
葵青	Kwai Tsing	340	103 675	22 542 574
荃湾	Tsuen Wan	2 747	116 312	11 759 698
屯门	Tuen Mun	4 814	159 922	9 108 758
元朗	Yuen Long	31 296	143 476	9 107 700
北区	North	35 721	85 611	5 523 303
大埔	Tai Po	33 244	94 448	7 587 984
沙田	Sha Tin	5 467	196 003	18 853 709
西贡	Sai Kung	16 627	124 120	12 327 346
蜜岛	Islands	18 823	46 288	14 635 638
新界	New Territories	149 079	1 069 855	111 446 711
总数	OVERALL	149 902	1 606 858	201 756 969

^{*} 凡物业的应课差饷租值不超逾最低应课差饷租值3 000 元,用以计算地租的应课差饷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.

区域		差饷及 Rates and Gov	ら シ Vernment Rent		H差饷 es Only		-地租 nt Rent Only
Area		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	1 235	455	3 653	2 277	428	32
	应课差饷租值 Rateable Value (千元\$'000)	1 365 366	856 906	3 153 314	2 310 156	492 790	56 295
九龙 Kowloon	数量 Number	8 322	1 308	3 802	2319	828	196
	应课差饷租值 Rateable Value (千元\$'000)	1 889 041	645 670	1 519 296	1 148 415	2 347 180	657 132
新界 New Territories	数量 Number	15 348	3 304	3 026	732	10 708	3 289
	应课差饷租值 Rateable Value (千元 \$'000)	3 125 467	992 870	1 097 896	485 550	2 910 148	1 497 759
总数 OVERALL	数量 Number	24 905	5 067	10 481	5 328	11 964	3 517
	应课差饷租值 Rateable Value (千元 \$'000)	6 379 874	2 495 446	5 770 505	3 944 120	5 750 118	2 211 187

^{*}不包括在估价册/地租登记册直接载入和删除的估价。

 $^{* \ {\}sf Exclude} \ assessments \ directly \ inserted \ into \ and \ excluded \ from \ the \ {\sf Valuation} \ List \ / \ {\sf Government} \ {\sf Rent} \ {\sf Roll}.$

		差饷 Rates		地租	Government Re	nt
物业类别 Property Type	应课差饷租值 平均加幅 Average Increase in Rateable Value %	平均每月 差饷(元) Average Rates Payment \$p.m.	平均每月 差饷加幅(元) Average Increase in Rates \$p.m.	应课差饷租值 平均加幅 Average Increase in Rateable Value %	平均每月 地租(元) Average Govt. Rent Payment \$p.m.	平均每月 地租加幅(元) Average Increase in Govt. Rent \$p.m.
小型私人住宅物业 ⁽²⁾ Private Small Domestic Premises ⁽²⁾	7	265	18	7	150	10
中型私人住宅物业 ⁽²⁾ Private Medium Domestic Premises	(2) 9	661	52	8	372	28
大型私人住宅物业 ⁽²⁾ Private Large Domestic Premises ⁽²⁾	10	1 762	161	9	848	73
私人住宅物业 Private Domestic Premises	8	377	28	7	192	13
公屋住宅物业 ⁽³⁾ Public Domestic Premises ⁽³⁾	6	147	9	6	91	6
所有住宅物业 ⁽⁴⁾ All Domestic Premises ⁽⁴⁾	8	290	21	7	162	10
铺位及其他商业楼宇 Shop and Other Commercial Premises	5	1 838	88	4	1 003	40
写字楼 Office	19	2 249	364	24	2 670	525
工业楼宇 ⁽⁵⁾ Industrial Premises ⁽⁵⁾	10	748	69	10	451	39
所有非住宅物业 ⁽⁶⁾ All Non-domestic Premises ⁽⁶⁾	7	2 041	140	7	1 101	76
所有类别物业 All Types of Properties	8	523	37	7	275	19

- (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 factory, storage and industrial/office premises.
- (6) Include miscellaneous premises such as hotels, cinemas, petrol filling stations, schools and car parking spaces.

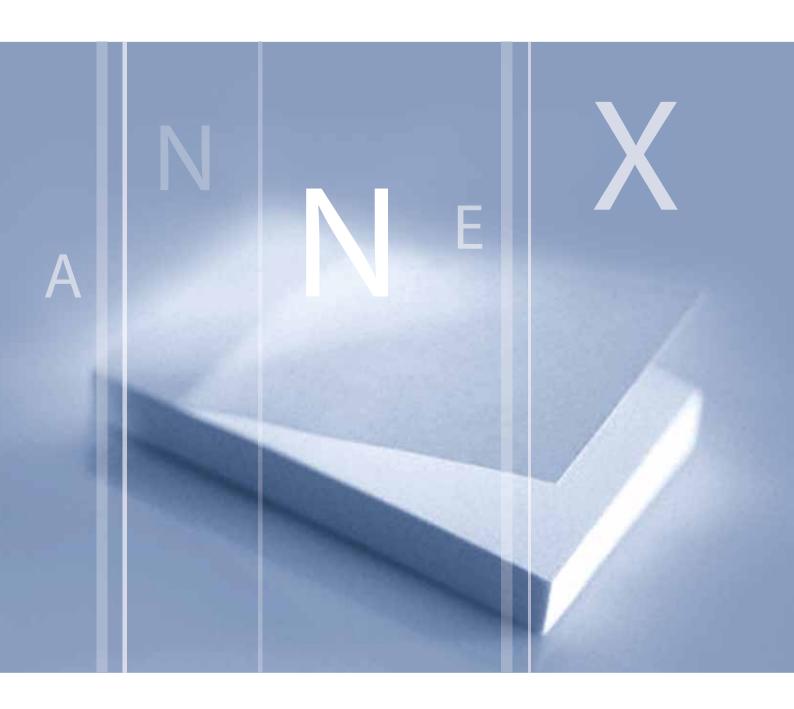
	差饷	Rating	地租 Gover	nment Rent
	2006-2007	2007-2008 ⁽¹⁾	2006-2007	2007-2008 ⁽¹⁾
742/11/47 0				
建议书 Proposals 接办及完成个案 Cases received and completed	62 059	40 357	218	144
复核结果 Status on review:	62 039	40 337	210	144
复核结束 Status on review: - 估价作实 assessment confirmed	51 016	34 749	190	124
- 削減应课差饷租值 rateable value reduced	4 551	2 274	190	5
- 其他 miscellaneous (2)	6 492	3 334	9	15
Jell miscendificati	V ./-		ŕ	.5
反对书 Objections ⁽³⁾				
年初所余 Outstanding at beginning of year	975	2 219	71	166
接办个案 Cases received	7 937	6 153	76	650
完成个案 Cases completed	8 027	7 193	127	562
复核结果 Status on review:				
- 建议临时估价、删除或更正估价作实	6 434	4 054	111	481
proposed interim valuation, deletion or correction confirmed				
- 削减应课差饷租值 rateable value reduced	928	521	4	38
- 其他 miscellaneous ⁽²⁾	665	2 618	12	43
上诉 Appeals				
年初所余 Outstanding at beginning of year	1 582	792	1 951	2 088
接办个案 Cases received	198	109	148	120
完成个案 Cases completed	988	118	11	19
个案完成结果 Status of completed cases :				
- 估价作实 (全面聆讯) assessment confirmed (full hearing)	-	1	-	-
- 削减应课差饷租值(全面聆讯) rateable value reduced (full hearing	g) -	-	-	-
- 同意令 consent orders	283	65	9	8
- 撤销 / 驳回 / 失效 withdrawn/dismissed/lapsed	705	52	2	11

注:

- (1) 重估应课差饷租值于2007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:修改物业单位名称及删除估价。
- (3) 2007-2008年度有关反对数字的统计方法与往年不同。现时的数字是反映共有多少个应课差饷租值被反对。

Notes:

- (1) Revaluation took effect on 1 April 2007.
- (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.
- (3) The method of compiling objection figures for 2007-2008 has changed. The figures represent the total number of rateable values being objected.



附录 Annexures

本署的编制及实际人数 Α Establishment and Strength of the Department В 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 技术附注 C **Technical Notes** D 刊物 **Publications** Ε 各区域及地区 Areas and Districts F 分区图 **Plans**

* EST. = Establishment SG. = Strength

	1.4.2007		1.4	1.4.2008		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	4	3	+1	+1	
差饷估值顾问 Rating Adviser	1	-	-	-	-1	-	
首席物业估价测量师 Principal Valuation Surveyor	8	6	8	5	-	-1	
高级物业估价测量师 Senior Valuation Surveyor	23	20	23	22	-	+2	
物业估价测量师 Valuation Surveyor	58	47	58	45	-	-2	
助理物业估价测量师 Assistant Valuation Surveyor	5	1	5	2	-	+1	
首席物业估价主任 Principal Valuation Officer	15	13	15	13	-	-	
高级物业估价主任 Senior Valuation Officer	76	68	76	67	-	-1	
物业估价主任 / 见习物业估价主任 Valuation Officer/Valuation Officer Trainee	258	257	257	254	-1	-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	3	-	-1	
一级租务主任 Rent Officer I	11	11	11	11	-	-	
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

	1.4.2007		1.4	.2008	增加 Increas	l / 减少 e/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	1	2	2	-	+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	1	-	+1
一级行政主任 Executive Officer I	3	4	3	2	-	-2
二级行政主任 Executive Officer II	-	-	-	1	-	+1
一级法定语文主任 Official Language Officer l	1	1	1	1	-	-
二级法定语文主任 Official Language Officer ll	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	4	5	4	-	-
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	16	13	16	13	-	-
文书主任 Clerical Officer	37	36	37	38	-	+2
助理文书主任 Assistant Clerical Officer	108	106	108	108	-	+2
文书助理 Clerical Assistant	103	106	103	99	-	-7
一级物料供应员 Supplies Supervisor l	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	.2007	1.4	.2008	增加 Increas	/ 减少 e/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 l	4	4	4	3	-	-1
二级会计主任 Accounting Officer II	-	-	-	1	-	+1
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	7	7	7	7	-	-
办公室助理 Office Assistant	15	15	15	15	-	-
二级工人 Workman II	9	9	9	8	-	-1
高级电脑操作员 Senior Computer Operator	1	1	1	1	-	-
一级电脑操作员 Computer Operator l	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	1	3	3	+1	+2
一级系统分析/程序编制主任 Analyst/Programmer l	5	6	8	5	+3	-1
二级系统分析/程序编制主任 Analyst/Programmer II	3	3	4	3	+1	-
小计 Sub-total	847	809	851	802	+4	-7

* EST. = Establishment SG. = Strength

	1.4	2007	1.4.	2008	增加 Increas	/ 减少 e/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	-	2	-	+1
高级物业估价主任 Senior Valuation Officer	-	4	-	-	-	-4
物业估价主任 Valuation Officer	-	-	1	1	+1	+1
高级租务主任 Senior Rent Officer	-	-	-	1	-	+1
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
二级物料供应员 Supplies Supervisors II	-	-	1	1	+1	+1
小计 Sub-total	4	12	2	7	-2	-5
总数 Total	851	821	853	809	+2	-12

职位	委员会名称	身分
Title	Committee	Capacity
署长	经济发展工作小组	委员
Commissioner	Working Group on Developments in the Economy	Member
	监察物业市场工作小组 Working Group to Monitor the Property Market	

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

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.

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,将港元与美元挂鈎,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) Shop 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 shop or office, e.g. department stores etc.
- (c) Office 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) Factory 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)

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

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)

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

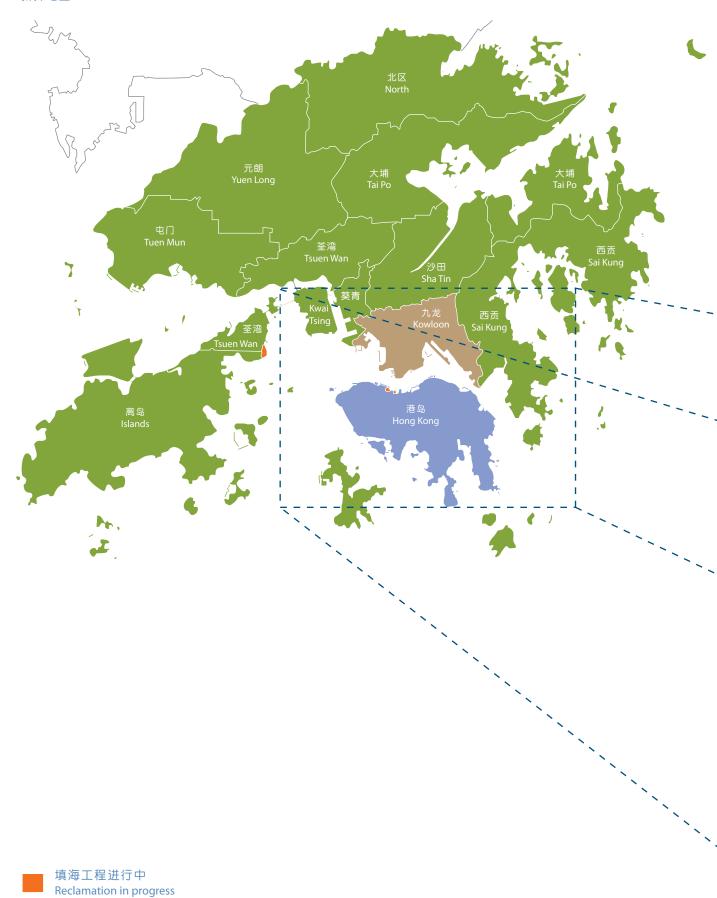
Explanatory Leaflet for Property Info-Hotline Service

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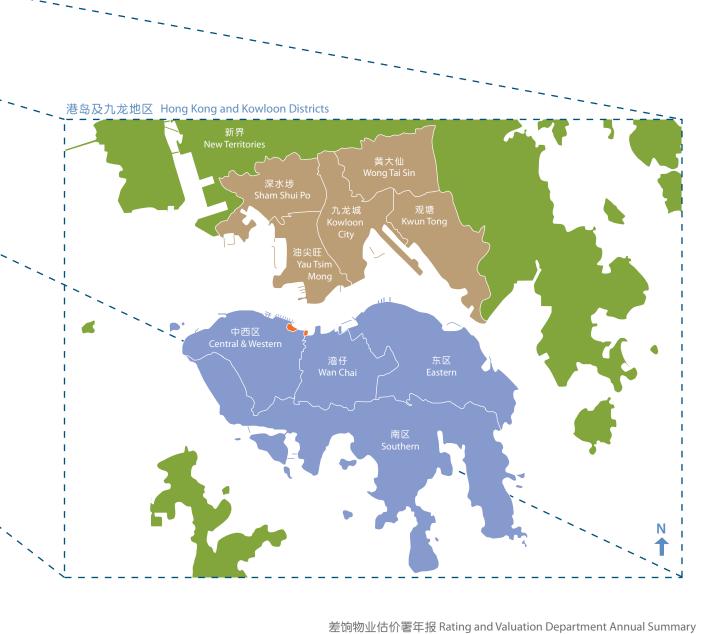
地区 District	地区 Names within D	规划统计小区 Tertiary Planning Units	
区域:港岛 Area : Hong Kong			
中西区 Central and Western	坚尼地城、石塘咀、 西营盘、上环、 中环、金钟、 半山区、山顶	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111(p), 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 141, 142, 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、鸭脷洲、黄竹坑、寿臣山、浅水湾、舂磡角、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、 京土柏、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(p), 216, 220, 221, 222(p), 225, 226(p), 227, 228, 229, 236(p), 251, 252, 253, 254
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	255, 260(p), 261, 262, 263, 264, 265, 266, 267, 268(p), 269(p), 271(p), 320(p), 328(p), 761(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), 215(p), 222(p), 226(p), 231, 232, 233, 234, 235, 236(p), 237, 241, 242, 243, 244, 245, 246, 247, 268(p), 271(p), 272, 282(p), 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	281, 282(p), 283(p), 284, 286(p), 287(p), 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	280, 286(p), 287(p), 290, 291, 292, 293(p), 294, 295, 297(p), 298(p), 831(p), 835(p)

地区 District	Names o	n的分区名称 of Sub-districts strict 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	260(p), 269(p), 310(p), 320(p), 326, 327(p), 328(p), 329, 350, 351, 733(p)
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, 322, 323, 324, 325, 327(p), 331, 332, 333(p), 334, 335, 336, 340(p), 413(p), 531(p), 731, 732(p), 733(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	333(p), 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, 522(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, 514, 515, 516, 517, 518, 519, 521, 522(p), 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533, 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 632(p), 724(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、 大埔湾、大尾等、 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), 631(p), 633(p), 634(p), 652(p), 711(p), 712(p), 720, 721, 722, 723, 724(p), 725, 726, 727, 728, 729(p), 732(p), 741(p), 742(p), 743, 744(p), 751, 757(p), 762(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	282(p), 310(p), 327(p), 724(p), 729(p), 732(p), 733(p), 744(p), 753, 754, 755, 756, 757(p), 758, 759, 761, 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	293(p), 296, 297(p), 298(p), 741(p), 742(p), 744(p), 762(p), 811, 812, 813, 814, 815, 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831(p), 832, 833, 834, 835(p), 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

新界地区 New Territories Districts



差饷物业估价署年报 Rating and Valuation Department Annual Summary





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