



差餉物業估價署年報

Rating and Valuation Department Annual Summary

2008-2009



香港特別行政區政府
差餉物業估價署

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

2008-2009

差餉物業估價署年報

Rating and Valuation Department
Annual Summary



目录 | Contents

1	署长序言 Commissioner's Overview
7	理想及使命 Vision and Mission
9	职能 Functions
19	服务表现及成就 Performance and Achievements
35	新增及优化服务 New and Improved Services
39	迎接挑战 Challenges Ahead
43	环保报告 Environmental Report
51	人力资源 Human Resources
59	附表 Tables
73	附录 Annexures



署长序言

Commissioner's
Overview





差餉物業估價署署長 曾梅芬太平紳士

Mrs Mimi BROWN, JP
Commissioner of Rating and Valuation

- 3 挑战和成就
Challenges and Achievements
- 5 机遇与展望
Opportunities and Prospects



差餉物業估價署在2008-2009年度，是有长足发展的一年。而对于不少人来说，这也是充满挑战的一年。原本欣欣向荣的经济，随着次按问题浮现而急转直下。尽管面对重大考验，本署在各项服务上仍力臻完善，一一履行本署订下的服务承诺，并依期完成全面重估差餉工作。

香港经济在过去数年蓬勃发展，带来了财政盈余，因此，政府在年内继续实施差餉宽减措施，宽免年内所有差餉缴纳人的差餉，上限为每户每季5 000元。约有99%的住宅物业和85%的非住宅物业因而无须缴纳差餉。

挑战和成就

9月爆发的金融风暴，令经济环境辄然逆转，社会各阶层人士莫不受到影响。金融市场动荡，引致租务市场也不稳定，这亦为重估差餉工作增添困难和带来前所未见的挑战。重估差餉的估价依据日期是2008年10月1日，虽然困难重重，重估全港物业应课差餉租值的工作仍如期完成，一共涉及估价册上233万个物业和地租登记册上178万个物业。

新一年度的估价册和地租登记册于2009年3月11日公布，电子版本亦上载至本署网站(网址：<http://www.rvdpi.gov.hk>)，让市民于3月16日至5月31日期间查阅。随着金融危机的深化而影响本地的经济，本署年内接获约51 000份反对最新应课差餉租值的建议书，高于前一年接获的38 000份。

2008-2009 was a year of solid achievement for the Department. It was also a challenging year to many people when the subprime crisis unfolded causing the flourishing economy to take a severe turn. Amid the challenging time, we strived to deliver our services to meet the performance targets and complete the annual revaluation.

In view of the fiscal surplus brought about by robust economic growth in previous years, Government continued to grant rates concession to all ratepayers to offset the rates payable for 2008-2009, subject to a ceiling of \$5 000 per quarter for each rateable tenement. As a result, about 99% of domestic properties and 85% of non-domestic properties were not required to pay rates in the year.

Challenges and Achievements

The outbreak of the global financial crisis in September has precipitated an adverse economic environment that has affected people from all walks of life. The financial turmoil also caused great uncertainties to the rental market, making the task of revaluation more difficult and challenging than ever. Notwithstanding, review of all rateable values in the territory with reference to rental levels as at 1 October 2008 was completed on schedule, involving 2.33 million assessments in the Valuation List and 1.78 million assessments in the Government Rent Roll.

The new Valuation List and Government Rent Roll were declared on 11 March 2009 and the public was able to view the electronic version of the Valuation List and Government Rent Roll on our website (<http://www.rvdpi.gov.hk>) during the proposal period from 16 March to 31 May 2009. While the impact of the financial crisis deepened and filtered through into the economy, we also saw an upsurge in the number of proposals and received some 51 000 objections against the new rateable values as compared to 38 000 cases in the previous year.

经过多年的努力耕耘，本署筹备的「物业资讯网」，在2月顺利推出首阶段服务，这标志着本署在拓展电子政府服务方面的一个里程碑，更为促进日后部门间提供公共服务的协作奠定基础。新网上系统全日运作，让市民经互联网取得物业资料。用户可利用这个收费网上系统，取得物业的实用面积、落成年份及住宅物业的核准用途等资料。新系统具备中英双语搜寻功能，搜寻途径多达五个。现时，市民亦可免费浏览逾220万个经本署和土地注册处配对的物业资料；到了2010年，物业数目更会增至257万个。本署将会继续寻找机会，在这个平台上增添其他增值服务。

在执行法例方面，本署首次检控一名业主在明知情况下作出失实陈述。被告承认控罪并被判罚款。本署欢迎法庭对此案的判决，希望今次成功地引用差饷条例检控违法人士，有助遏止业主作出这类违法行为。

为了保障置业人士的利益，本署与运输及房屋局一起合作，就「实用面积」厘订一个统一定义，借此进一步提高楼花销售说明的透明度和清晰度。统一的「实用面积」定义现已纳入地政总署「预售楼花同意方案」的规管范围内。今后，发展商在销售说明中必须采用统一的「实用面积」定义来表述物业面积。这将有助置业人士更全面地掌握物业的面积资料。

After years of hard work, we successfully launched the first phase of the Property Information Online in February. It was a milestone of the Department in the development of e-Government service and laid a foundation for further inter-departmental collaboration in delivering public services. The new system provides round-the-clock convenient service to the public for access to property information through Internet. Users can obtain information, at a fee, on saleable area, year of completion and permitted uses of residential properties through this online system, which features a bilingual search engine with five different searching paths. At present, the public can also browse more than 2.20 million aligned property address records of the Department and the Land Registry free of charge. The aligned records would ultimately grow to 2.57 million in 2010. We would continue to explore the possibility of expanding the online platform to implement other value-added services.

On prosecution front, we for the first time took a property owner to court for knowingly making a false statement. The defendant pleaded guilty and was fined. We welcome the court ruling and hope that the conviction under the Rating Ordinance would deter property owner from committing similar offence.

In a bid to strengthen the protection for interests of property buyers, we collaborated with the Transport and Housing Bureau to work out the standardised definition of "saleable area" to further enhance the transparency and clarity of information presented in the sales description for uncompleted residential properties. This standardised definition of "saleable area" has now become a requirement under the Lands Department Consent Scheme and developers must adopt the definition to present the floor area in their sales brochures. This would enable prospective purchasers to get hold of comprehensive and accurate information on the floor area of units.

机遇与展望

本署未来的发展方向，重点仍然是不断提升以客为本的顾客服务，以及利用新方法和新工具来革新业务流程。要有效回应各式各样的诉求和提高工作效率，资讯科技的应用将会是举足轻重，对于本署运作发展更是日益重要。因此，本署会继续投放资源发展多项电子政府措施：

- 「物业资讯网」下一阶段服务的筹备工作现正进行，当新阶段服务在今年较后时间推出后，市民在全年任何时间都可以上网查阅物业的应课差饷租值。
- 电子表格服务将会新增更多为顾客设想周到的服务，例如向登记用户发出电子征收通知书、电子催办函和电子收据等，当中的电子发单服务将于明年推出。
- 现行的综合发单及缴款服务将继续推广，希望有更多拥有多个物业的缴纳人采用。
- 本署会继续积极落实在「部门资讯科技计划」中所订定的十大策略项目。该等策略项目，将有助本署迎接挑战和把握机遇，以及透过革新服务来迎合顾客的需要。

Opportunities and Prospects

To enhance service delivery from the perspective of customers and transform the business operations with new methods and tools remain the focus of our future direction. To meet diverse demands and improve efficiency, information technology plays a key role and has become increasingly important in the development of our operations. In this regard, the Department would continue investing resources in a number of e-government initiatives:

- The development work of the next phase of the Property Information Online was progressing and when launched later this year, the public would be able to make online inquiry on rateable values of properties throughout the year.
- The scope of the electronic forms service would be expanded to include other customer-centric proposals such as electronic demand notes, e-reminders and e-receipts to registered users, with the electronic billing to be implemented next year.
- The existing consolidated Billing and Payment Service for rates and Government rent would continue to be promoted and extended to payers with multiple properties.
- We would continue to implement the 10 strategic programmes identified in our Departmental Information Technology Plan progressively, which would better position the Department to respond to challenges and opportunities in today's changing environment, and facilitate service transformation to meet customer needs.

面对挑战，行政长官在2008-2009年度的施政报告中制定了多项新猷作为对策。为此，本署审视了现行的服务承诺，希望能提升服务质素，满足市民需要。

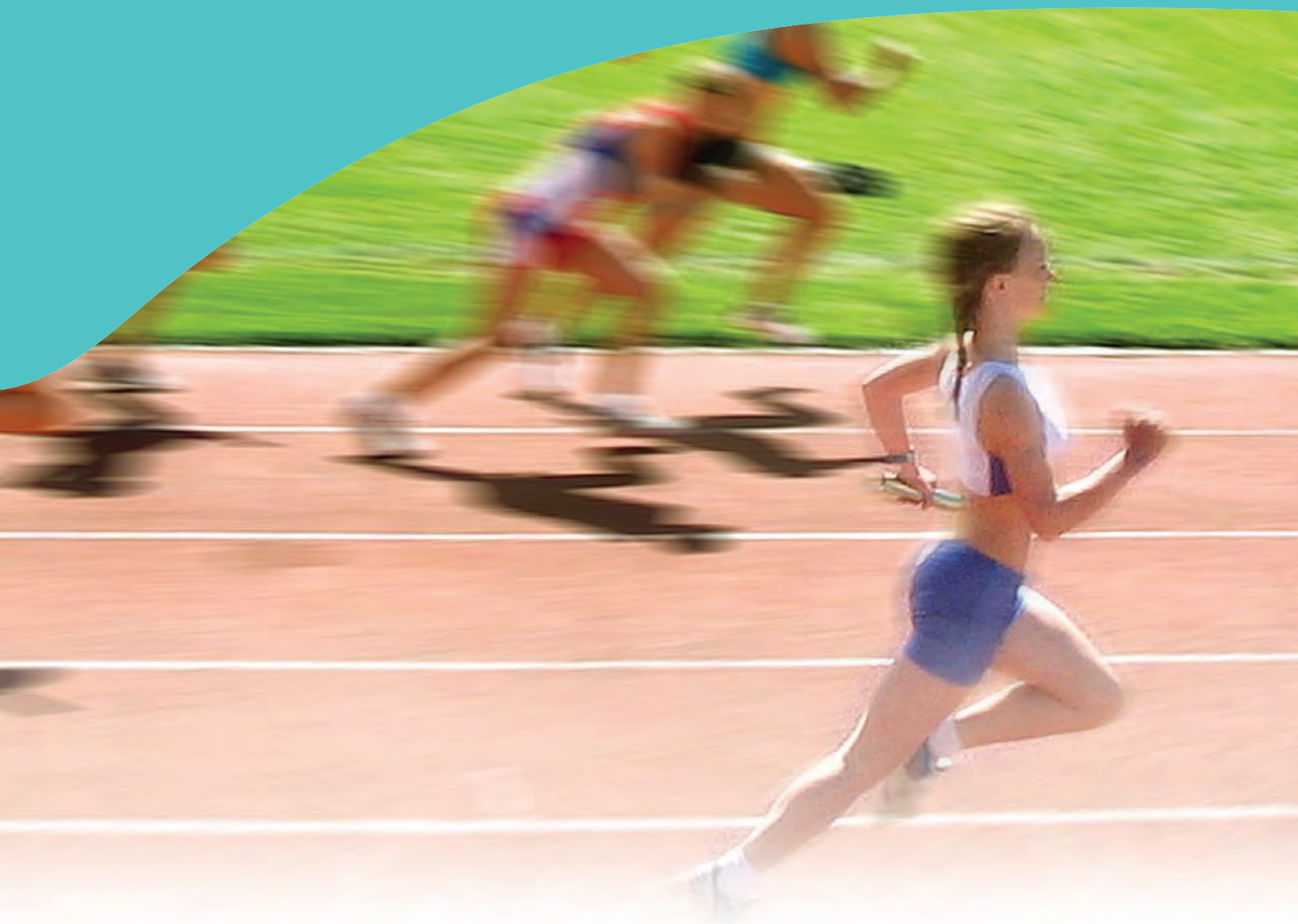
我谨借此机会感谢本署全体员工，一直以来专心致志，紧守岗位。本署今天取得的成绩，他们实在功不可没。

In his 2008-2009 Policy Address, the Chief Executive has set several new targets to address the challenges Hong Kong is facing. In response to that, we have reviewed our performance pledges with a view to enhancing the quality of public services to meet the needs of the community.

To all the staff of the Department, I would like to express my thanks for their unfailing support and dedication which have contributed to our progress and achievements.

差饷物业估价署署长
曾梅芬太平绅士
2009年10月

Mrs Mimi Brown, JP
Commissioner of Rating and Valuation
October 2009



理想及使命 | Vision and Mission



理想 使命

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。

提供公平合理的估价，迅速地征收差饷及地租。

提供优质的物业资讯和相关服务，配合社会的需要。

推广资讯和技术交流，提高物业市场透明度和效率。

扩展积极进取的部门文化和团队精神。

信念

称心服务

我们主动掌握顾客的需要，时刻提供称心满意的服务。

全力承担

我们就服务水平和表现，竭诚尽责。

专业精神

我们善用专业知识、技术和经验，并坚守至高的诚信。

创新求进

我们力求创新，积极进取，掌握机遇和勇于面对挑战。

以人为本

我们重视每一位同事、伙伴和顾客，以互重互信的精神，同心协力，开拓未来。

物有所值

我们善用资源，向顾客和伙伴提供最佳服务。

Vision

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

Mission

To provide equitable valuations for the efficient and timely collection of rates and government rent.

To deliver quality property information and related services tailored to the needs of the community.

To contribute to a transparent and efficient property market through information and technology sharing.

To develop a dynamic corporate culture and workforce in partnership with staff.

Values

Customer satisfaction

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

Accountability

We accept our accountability to the Government and community for our services 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
- 12 评估地租
Government Rent
- 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
- 18 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)，包括就住宅租务事宜向业主及租客提供咨询及调解服务。

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，并按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可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，当中载列全港已评估差饷的物业的资料。

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).

估价册

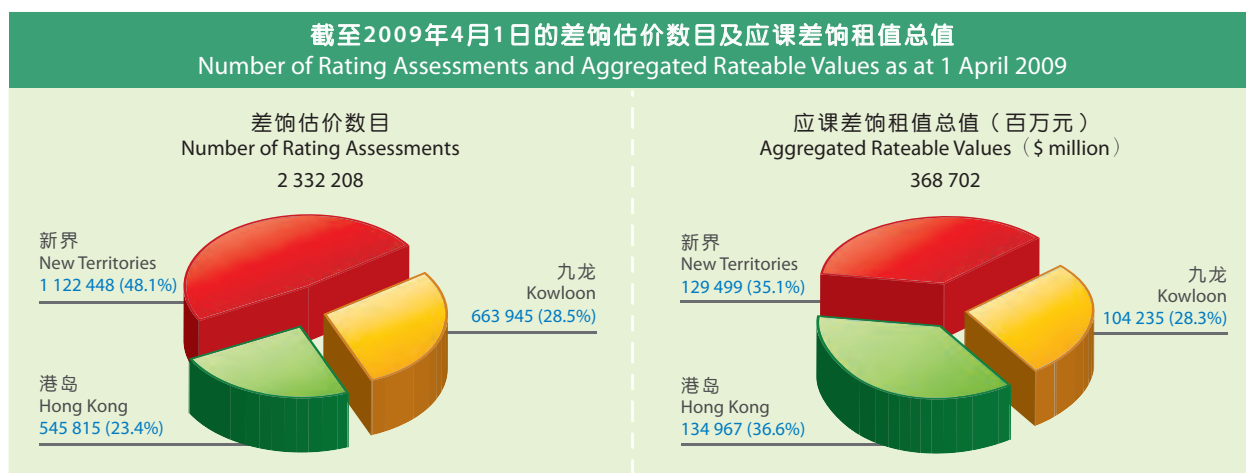
估价册载录所有已评估差饷的物业及其应课差饷租值。

截至2009年4月1日，估价册共载有2 332 208个差饷估价项目，应课差饷租值总值达3 687亿元。详情请参阅表1至表8。

The Valuation List

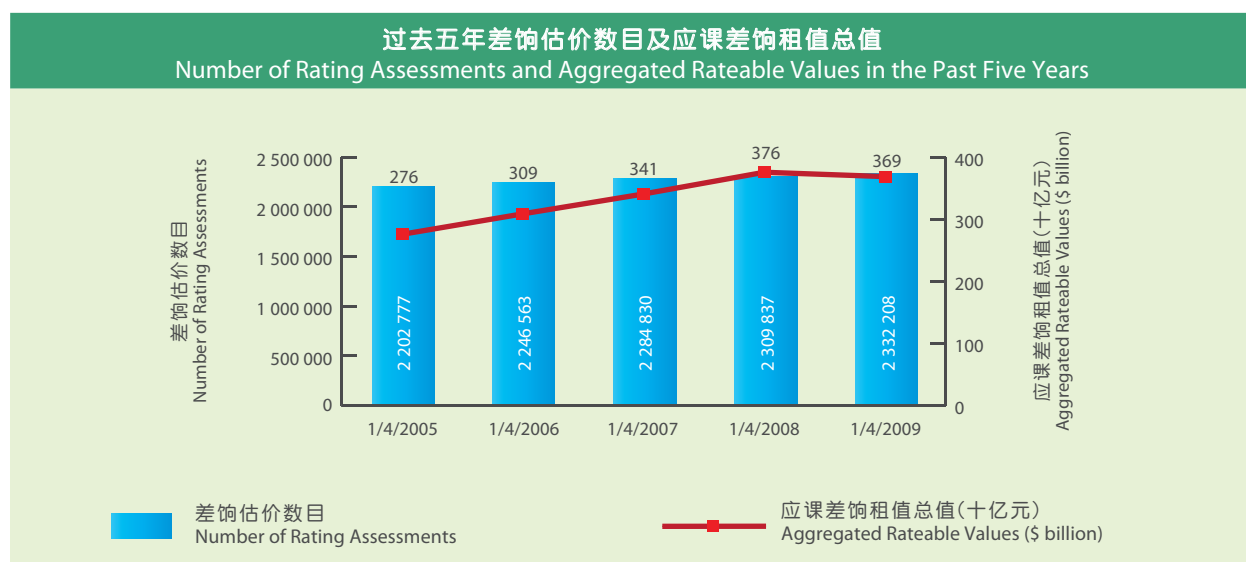
The Valuation List is a record of all properties assessed to rates with their corresponding rateable values.

The Valuation List as at 1 April 2009 contained 2 332 208 rating assessments with total rateable values of \$368.7 billion. Further details are shown in Tables 1 - 8.



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，按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法例缴纳：

- (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

差餉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，载列所有根据本条例评估地租的物业的应课差餉租值。截至2009年4月1日，地租登记册载有1 782 712个估价项目，应课差餉租值总值约为1 994亿元。详情请参阅表9。

第515章所指的地租，数额为物业应课差餉租值的3%，并会随应课差餉租值的改变而调整。按条例的规定，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。

对于大部分要按第515章缴纳地租的物业而言，用作计算地租的应课差餉租值等同于用作计算差餉的应课差餉租值。如物业获豁免评估差餉，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)，则本署会分别厘定两项应课差餉租值。

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

The Commissioner is responsible for assessing and collecting Cap. 515 Government rent and for the compilation of the Government Rent Roll containing the rateable values of all properties liable for assessment under this Ordinance. The Government Rent Roll contained 1 782 712 assessments as at 1 April 2009 with an aggregated rateable value of \$199.4 billion. Further details are shown in Table 9.

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

- (a) leases where the original leases contained no right of renewal and which have been extended or renewed since the coming into force of the Sino-British Joint Declaration on 27 May 1985; and
- (b) new leases granted, including those surrendered and regranted, since 27 May 1985.

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

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

根据《政府租契条例》(第40章)而评估的地租

可续期租契于续期后的地租评估和征收，受到《政府租契条例》(第40章)所规管。条例规定，有关地租为物业在租契续期日的应课差饷租值的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，直至该土地作重新发展为止。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%。

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

帐目及发单

由1995年7月1日起，差饷物业估价署署长接管差饷发单和帐目修订的职务，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。

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

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

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

Accounting and Billing

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

Effective 28 June 1997, the Department assumed responsibility for the charging of Government rent under the Government Rent (Assessment and Collection) Ordinance (Cap. 515).

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

物业估价服务

印花稅

本署审查物业的转让，向印花稅署署长(由稅务局局长兼任)提供估值方面的意见，以保障政府在印花稅方面的收入。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。

遺產稅

虽然遺產稅已于2005年7月被取消，但本署仍须处理在此日期以前的个案，向遺產稅署署长提供物业估价，以厘定遺產稅。

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，本署会收集大量的物业资料，因此本署能够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作参考。

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，本署又编制《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，本署于2009年2月推出“物业资讯网”。市民可利用此收费服务索取住宅物业楼龄、实用面积和物业许可用途的资料。

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, at a fee, information on the age, saleable area and permitted use of a residential property through the Department's Property Information Online service launched in February 2009.



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的编配事宜。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。

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。

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,包括定期到民政事务处会见市民,以及到土地审裁处当值,提供服务。

市民亦可透过本署24小时自动电话资讯服务或浏览本署网站,取得一般租务资讯。

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,以执行收楼令及有关条例的规定。

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)。该通知书是采取法律行动追收租金时必需的文件。

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.

Advisory and Mediatory Services

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

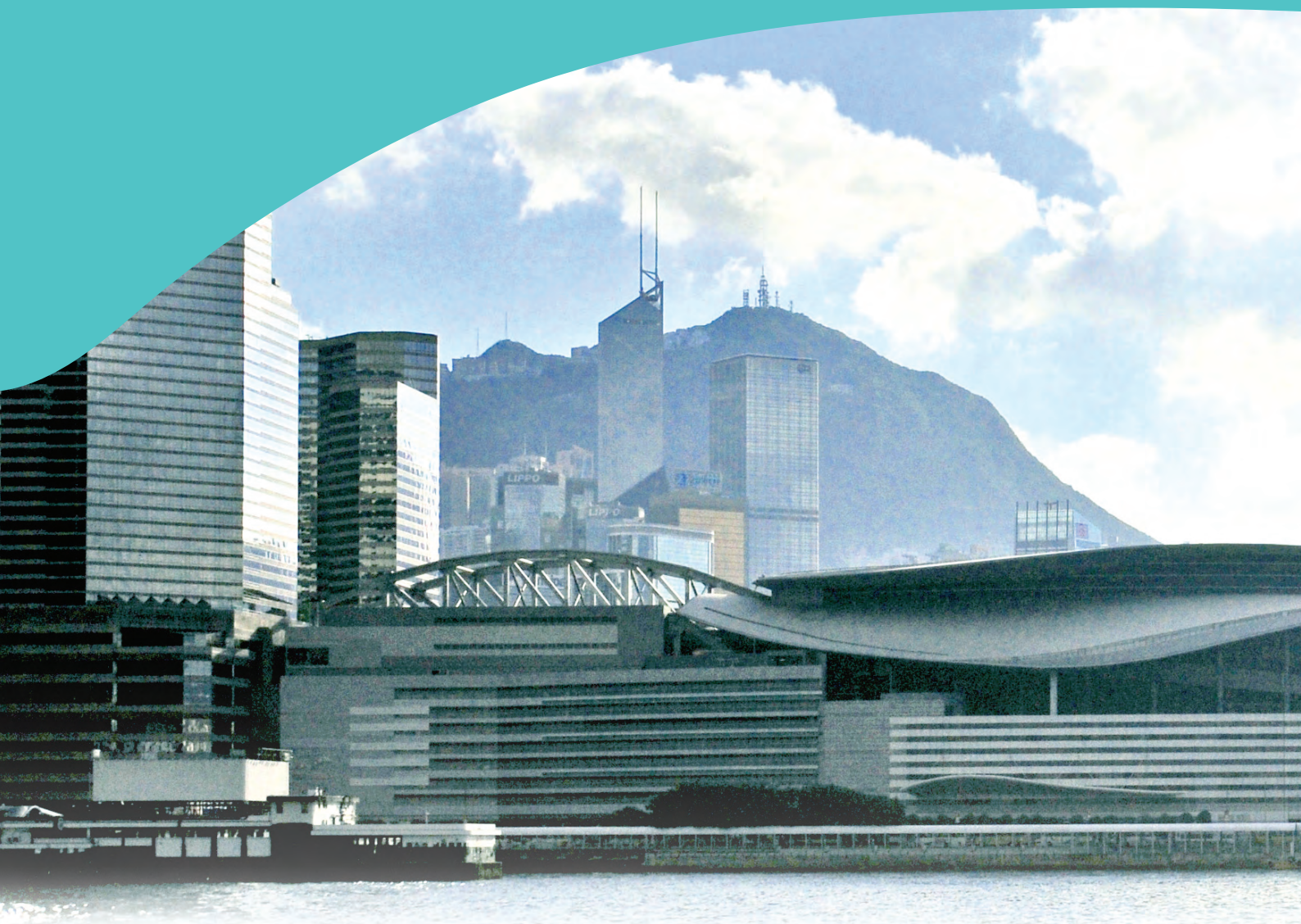
General information on landlord and tenant matters can be obtained through the Department's 24-hour automated telephone enquiry service or from our website.

Monitoring of Possession Orders

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

Notice of New Letting or Renewal Agreement

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



服务表现及成就

Performance and
Achievements





- 21 评估差饷及地租
Rating and Government Rent
- 26 帐目及发单
Accounting and Billing
- 29 估价及物业资讯服务
Valuation and Property Information Services
- 33 业主与租客服务
Landlord and Tenant Services
- 34 服务表现及目标
Performance and Service Targets



评估差饷及地租

修订和更新估价册及地租登记册

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

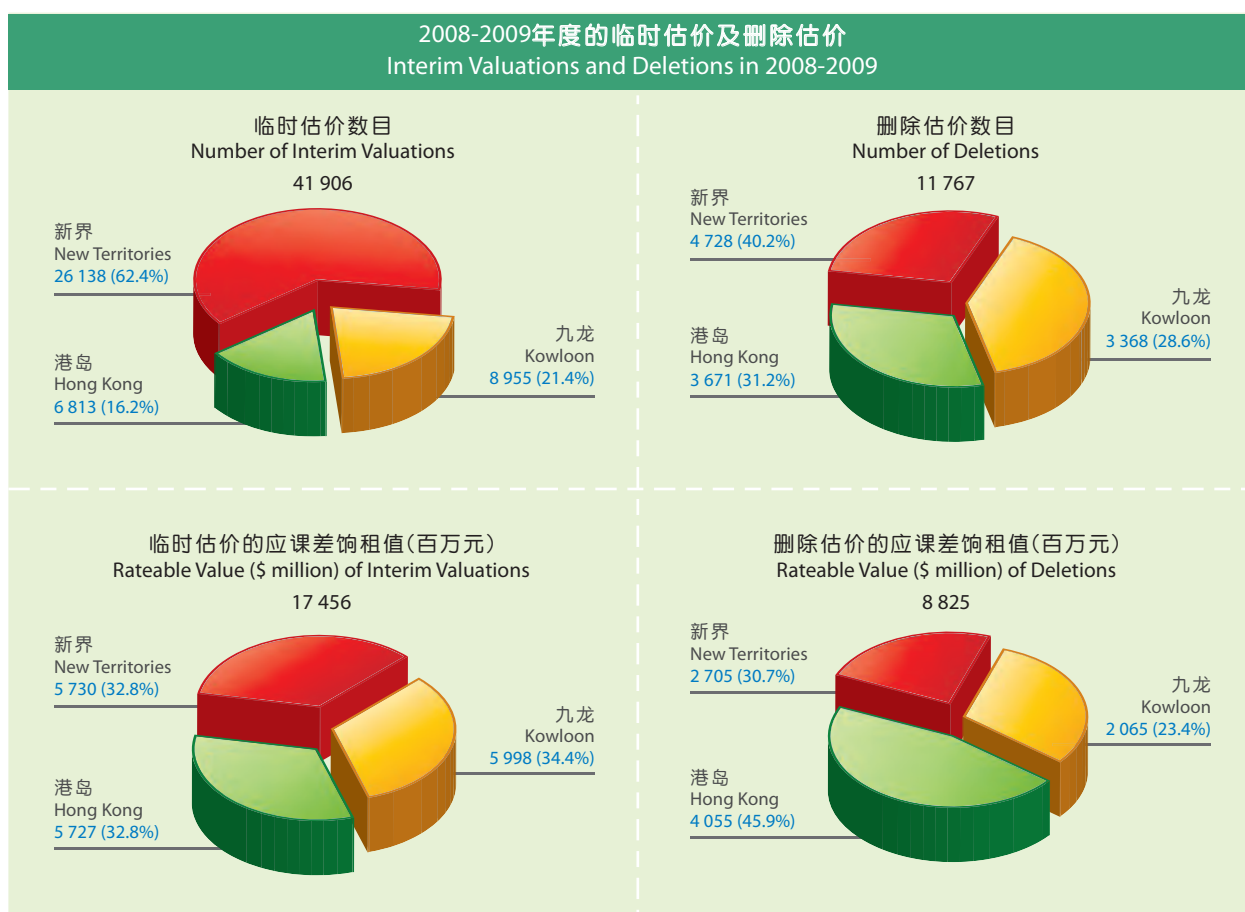
表10显示2008-2009年度临时估价及删除估价的数目。下列图表显示估价册及地租登记册内按区域划分的临时估价和删除估价的数目，以及有关的应课差饷租值：

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 2008-2009 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，以此为基础公平地重新分配缴纳差饷和地租的责任。

在全面重估2009-2010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233万个物业的应课差饷租值，以及载于地租登记册内约178万个物业的应课差饷租值。

新应课差饷租值的生效日期是2009年4月1日，估价依据日期为2008年10月1日。

重估完成后，应课差饷租值平均下调1%。其中45.1%物业的应课差饷租值平均下跌5.9%，另有47.2%物业的应课差饷租值维持不变，余下7.7%物业的应课差饷租值则有平均约6.1%的升幅。

表11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 2.33 million assessments in the Valuation List and 1.78 million assessments in the Government Rent Roll were reviewed in the revaluation for 2009-2010.

The new rateable values which took effect on 1 April 2009 were based on market rents as at the valuation reference date of 1 October 2008.

The exercise had resulted in an average decrease of 1% in rateable values. For 45.1% of the properties, the rateable values were decreased by 5.9% on average. 47.2% had no change in rateable values. The remaining 7.7% of the properties had their rateable values increased by 6.1% 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的资料有意见，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餉租值提出支持的陈词和论据，并会以专家证人的身分代表差餉物业估价署署长出席土地审裁处的聆讯。

表12详列本署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 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 Government Rent Roll 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 Government Rent Roll.

In the case of an interim valuation, deletion or correction to the Valuation List and Government Rent Roll, 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 Government Rent Roll 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2008-2009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。

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2009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：

Rates Charges

Rates are payable at a percentage of rateable value. For the financial year 2008-2009, 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.

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 2009 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	28 289
九龙 Kowloon	-	-	-	-
新界 New Territories	39	684	653	31 490
总数 Overall	40	715	672	59 779

根据《地租(评估及征收)条例》(第515章)征收地租

截至2009年4月1日，地租登记册载有1 782 712个估价项目。

在2008-2009年度，本署为征收地租而进行的临时估价有32 879个，被删除的估价则有6 883个。详情见表10。

终审法院在2001年3月就发展用地和农地应否评估地租一案作出裁决。法院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。

此外，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。但发展商不服审裁处的裁决，并就法律观点问题向上诉庭提出上诉。此案将于2010年年底进行聆讯。

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

The number of assessments in the Government Rent Roll on 1 April 2009 was 1 782 712.

The number of interim valuations and deletions carried out in 2008-2009 for Government rent purposes were 32 879 and 6 883 respectively. See details in Table 10.

The assessability of development sites and agricultural lots to Government rent was finally resolved with the Court of Final Appeal judgement delivered in March 2001. The judgement 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 is scheduled in late 2010.



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2009年3月31日，约有222 000个物业须根据第40章缴纳地租。由于这类租契不断续期，而且越来越多这类土地重新发展，因此，将有更多物业须要缴纳此类地租。

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 222 000 properties paying rent assessed under this Ordinance as at 31 March 2009. As more renewable leases are renewed and more land held under renewed renewable leases is redeveloped, more properties will become liable to this rent.

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

过去五年处理的地租（第40章）个案 Government Rent (Cap. 40) Cases Handled in the Past Five Years				
年度 Year	续期 Renewal		重新发展 Redevelopment	
	已估价物业数目 No. of Assessments	应课差饷租值总值（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)
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
2008-2009	6 233	747	271	85

帐目及发单

差饷收入

2008-2009年度的差饷收入为71.75亿元。这款项已反映年内因差饷宽减措施而少收的112.6亿元。

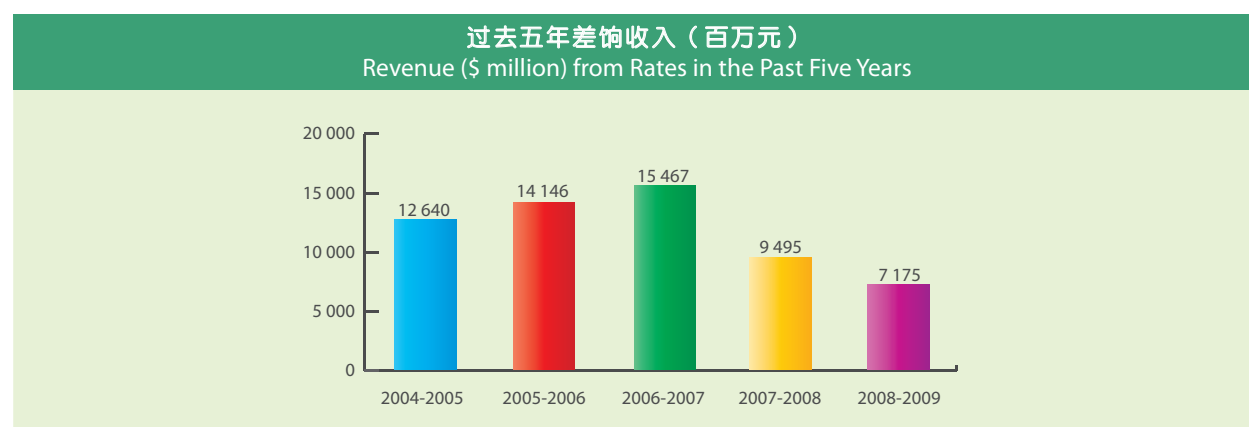
下图显示过去五年的差饷收入：

Accounting and Billing

Revenue from Rates

The revenue from rates in 2008-2009 was \$7 175 million, reflecting the loss in revenue of \$11 260 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。2008-2009年度退还的款额微不足道。

差饷欠款

在2008-2009年度，本署向欠交差饷的业主追讨欠款，涉及的个案约为38 800个。

在该财政年度终结时，约有30 900个帐目尚未清缴欠款。此数目并不包括现正办理由原居民提交的豁免差饷申请。截至2009年3月31日，录得的拖欠差饷为6 500万元。下图显示过去五年的差饷欠款情况：

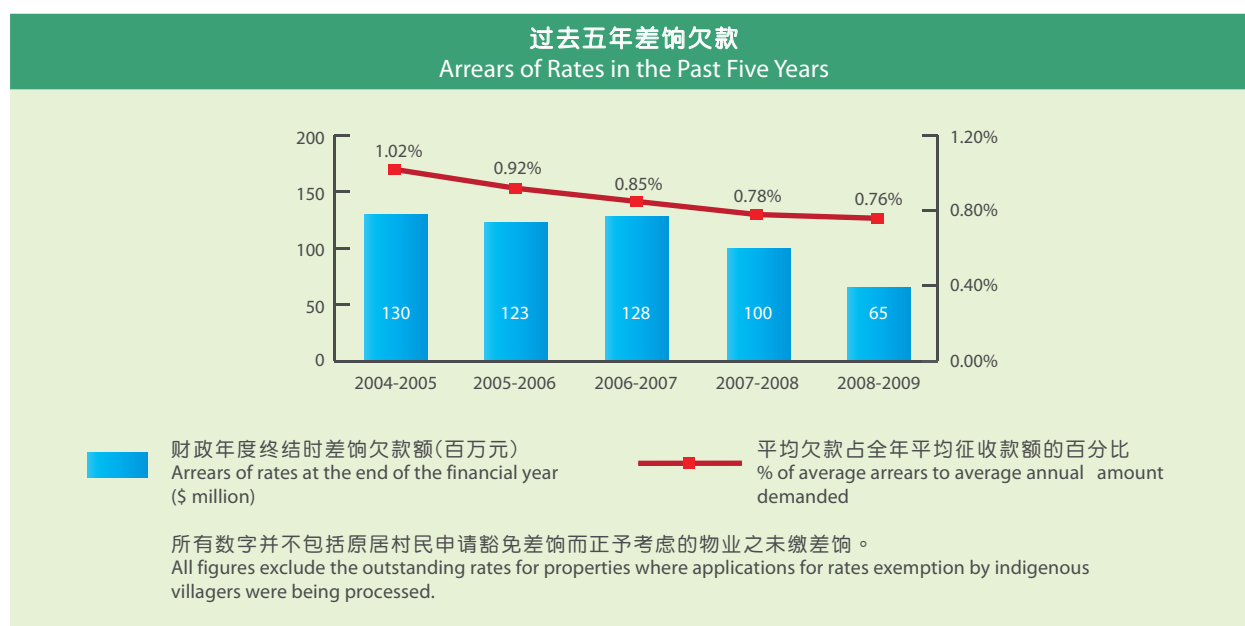
Refund of Rates

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 2008-2009.

Arrears of Rates

In 2008-2009, the Department took recovery action in respect of arrears outstanding for about 38 800 cases.

Some 30 900 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 2009, \$65 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

2008-2009年度的地租收入为59.44亿元。

Revenue from Government Rents and Arrears

The revenue from Government rents in 2008-2009 was \$5 944 million.

截至2009年3月31日，拖欠地租的帐目约有27 100个，未收的款项约为6 300万元，平均欠款占全年平均地租征收额1.1%。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。

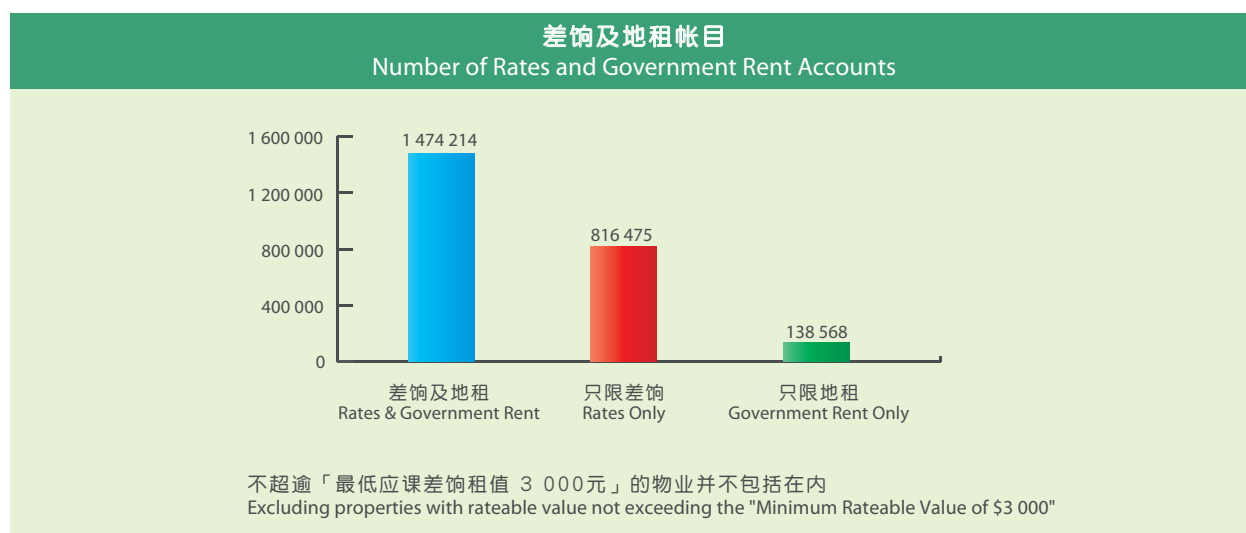
Some 27 100 accounts had rent arrears as at 31 March 2009, comprising about \$63 million. The percentage of average arrears to average annual Government rent demanded was 1.1%. This amount excluded the outstanding Government rent for properties owned by indigenous villagers where applications for rent concession were being processed.

差饷及地租帐目

截至2009年4月1日，差饷及地租帐目逾243万个。下图显示各种帐目的数量：

Rates and Government Rent Accounts

About 2.43 million rates and Government rent accounts were maintained by the Department as at 1 April 2009. These accounts are set out in the chart below:



宣传准时缴款

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，提醒缴纳人准时缴纳差饷及地租。

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

Valuation and Property Information Services

印花税

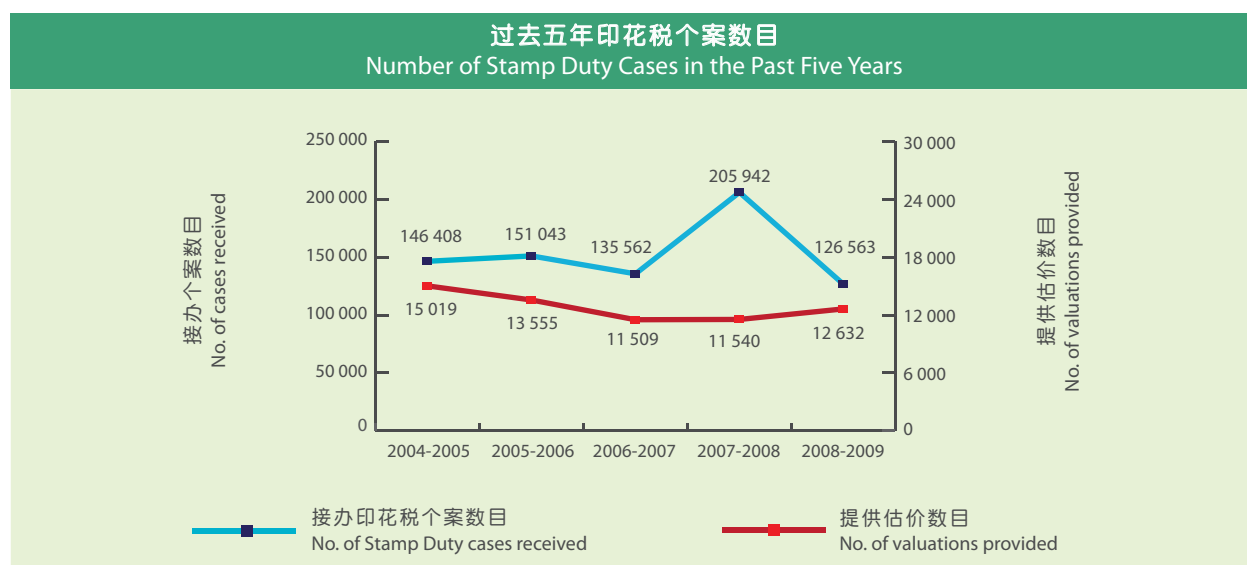
在2008-2009年度，共有126 563宗个案须审查及估价。本署共提供了12 632项估价，涉及的物业是申报价值偏低或是未有在契约上注明转让价值。

Stamp Duty

In 2008-2009, the number of cases received for examination and valuation was 126 563. The Department provided 12 632 valuations where the stated consideration was considered inadequate and for properties transferred without stated consideration.

下图显示过去五年这方面的工作量：

The graph below shows the volume of this type of work in the past five years:

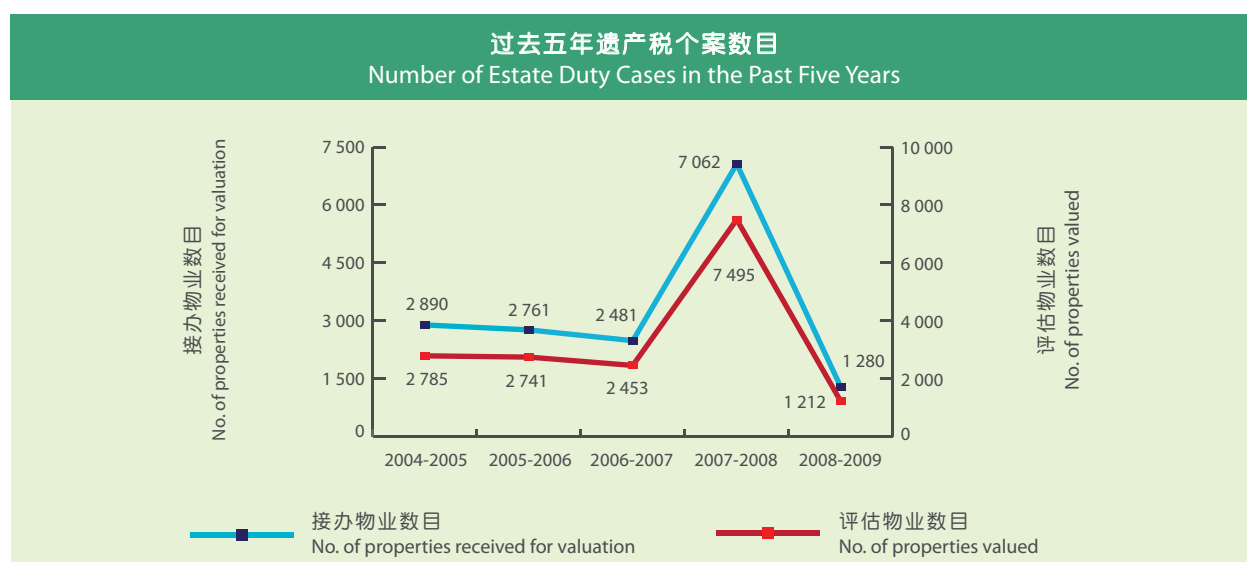


遗产税

年内共有299宗个案交由本署评定物业价值，涉及1 280个物业。下图显示过去五年的遗产税工作量：

Estate Duty

During the year, 299 cases involving 1 280 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。

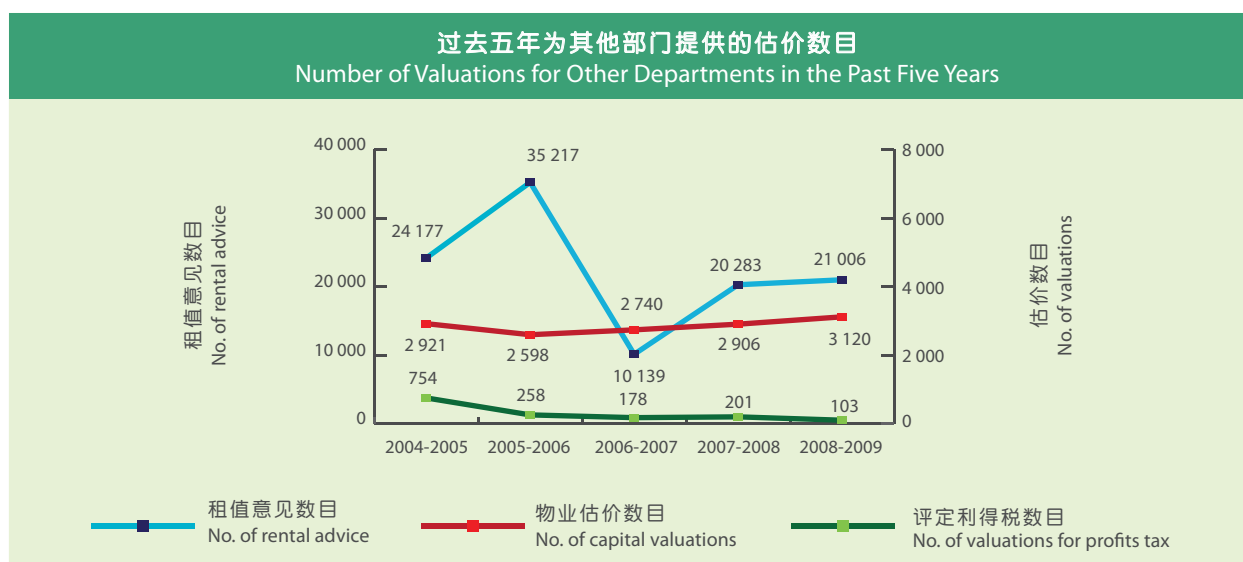
Despite abolition of this tax in July 2005, past cases would continue to be received. It is expected however that the number will decline in the coming years.

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21 006宗个案提供租值意见、评估3 120个物业的售价及103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 21 006 rental advice, 3 120 capital valuations and 103 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:



物业资讯服务

本署为协助政府制定政策而进行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，本署也悉力向运输及房屋局提供房屋产量及物业市况等物业市场的资料，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》2009年版回顾2008年物业市场的情况，并预测2009至2010年的楼宇落成量。该报告的印行本已公开发售，市民也可登入本署网站免费下载。

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

The 2009 edition of the "Hong Kong Property Review" gives a review of the property market in 2008 and provides forecasts of completions in 2009 to 2010. While printed copies of this publication are on sale to the public, the Internet version is available for free download from the Department's website.



另外，市民也可在本署网站浏览《香港物业报告—每月补编》，以及免费下载有关物业租金、售价及落成量的统计资料，又或使用本署的24小时自动电话资讯服务（电话：2152 2152），经图文传真索取。

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2008-2009年度获编配门牌号数的发展项目共有1 472个，其中1 397个位于新界。

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，本署还会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。

本署定期举办宣传活动以提醒市民正确标示门牌号数。最近一次宣传活动于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，而网上版则于每年4月和10月更新。

Building Numbering

During 2008-2009, about 1 472 developments were allotted with building numbers, of which 1 397 were 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 interval, the Internet version is updated biannually in April and October.

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的转变。

谘询及调解服务

在2008-2009年度，本署处理了约263 000宗查询，其中43 000宗由本署每天派驻土地审裁处当值的人员处理，另有16 000宗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 2008-2009, some 263 000 enquiries were handled, with 43 000 and 16 000 of these being dealt with by officers during their daily and weekly visits to the Lands Tribunal and District Offices respectively.



新租出或重订协议通知书

在2008-2009年度，本署共处理了42 000份新租出或重订协议通知书。

Notice of New Letting and Renewal Agreement

A total of 42 000 Notices of New Letting or Renewal Agreement were processed in 2008-2009.

服务表现及目标

服务承诺

2008-2009年度服务承诺所载列的全部九项工作均已达标或超额完成。

2009-2010年度的服务承诺中，服务项目增至11个，有关单张载录了新定的服务水平及目标。



Performance and Service Targets

Performance Pledge

For all the nine work items listed in the 2008-2009 Performance Pledge, the set service levels or targets were either achieved or exceeded.

The pledged service items for 2009-2010 have been increased to 11 and the new service levels and targets are published in the 2009-2010 Performance Pledge pamphlet.

24小时自动电话资讯服务

本署设有24小时自动电话资讯服务，让市民透过预录声带，查询有关差饷、地租和租务事宜，以及取得差饷／地租发单和征收的最新资讯。

使用这项服务的人士亦可选择以传真方式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通知市民。市民只须致电2152 2152便可使用这项服务。

1823 电话中心

除了上述自动电话资讯服务之外，市民亦可致电2152 0111，使用由接线生24小时接听的1823电话中心服务。此服务涵盖本署所处理的一切事宜。

24-hour Automated Telephone Enquiry Service

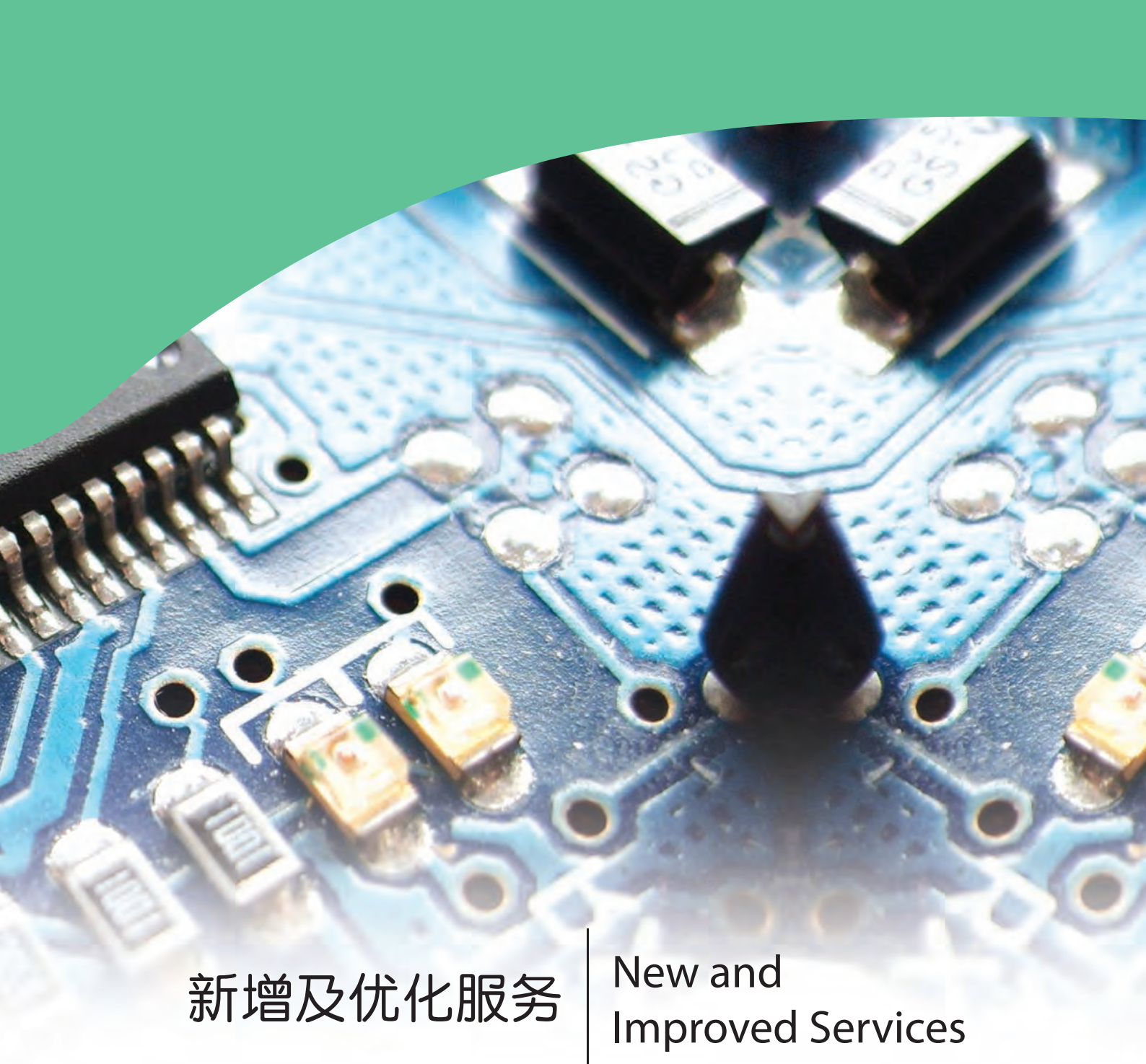
Our 24-hour automated telephone enquiry service provides recorded information on rating, Government rent and landlord and tenant matters plus updated information on rates/Government rent billing and collection matters.

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.

1823 Call Centre

In addition to the automated telephone enquiry service, a 24-hour operator answering service is available through the 1823 Call Centre, covering all matters handled by the Department. The public may access the service by dialling 2152 0111.



新增及优化服务

New and
Improved Services





- 37 以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 物业资讯网
Property Information Online
- 38 发出电子征收差饷 / 地租通知书
及物业详情申报表
Electronic Issue of Rates / Government Rent
Demands and Requisition Forms

以电子方式递交表格及通知书

本署推出了简便易用的电子表格服务，缴纳人可以利用电子方式递交法定表格及通知书，为市民提供了以邮寄或亲身递交方式以外的另一选择。这项服务自推出以来，广受缴纳人欢迎，而本署经网上收到的法定表格及通知书逐年递增。本署将会继续提升系统功能，以切合顾客的需要，提供更多电子服务。市民可浏览本署网站(网址：<http://www.rvd.gov.hk>)或致电1823电话中心(电话：2152 0111)，了解更多有关电子表格服务的详情。

Electronic Submission of Forms and Notices

Providing an efficient, convenient and user-friendly means of submitting forms, this electronic mode of service is an easy alternative to the conventional method of serving statutory forms and notices by post or in person. This service has become increasingly popular to payers and the number of forms and notices received online was on the rise. We would continue to expand the functionalities to provide more electronic services to payers. The public can visit the Department's website (<http://www.rvd.gov.hk>) or call the 1823 Call Centre at 2152 0111 for information about the e-form service.

综合发单及缴款服务

「综合发单及缴款服务」简化了季度征收通知书在行政处理、帐目管理和款项缴收各方面的程序，惠及约1 900个综合帐户的缴纳人，涉及的个别帐目超过160 000个。这项服务最初推出时是以持有大量物业的业主为主要对象。本署将会继续扩展及优化这项服务以满足持有多个物业缴纳人的需要。

Consolidated Billing and Payment Service

This service simplifies the processing, accounting and payment of quarterly demand notes and now benefits payers of about 1 900 consolidated accounts, covering some 160 000 individual accounts. Initially targeting at major owners with large property portfolios, this customer-focus service will continue to be expanded and enhanced to meet the needs of all payers with multiple properties.

中文征收差饷／地租通知书

为配合不同缴纳人的需要，现时征收通知书同时以中英双语显示物业资料。缴纳人也可选择收取只以中文显示物业地址和缴纳人姓名及通讯地址的通知书。寄发中文季度征收通知书的服务自推出以来，选择收取的人数按年递增，目前已有逾37 000个帐户持有人选用这项服务。

Rates and Government Rent Demand Notes in Chinese Language

To cater for the needs of some payers, we provided bilingual descriptions of the properties on the demand notes. In addition, payers could choose to receive demand notes which will show property addresses, payers' names and correspondence addresses in Chinese only. Since the introduction of this service, the number of payers opted to receive Chinese quarterly demands has been growing. There are some 37 000 account holders using this service.

物业资讯网

本署已于2009年2月推出「物业资讯网」服务。这个崭新网上服务，可视为本署朝向实现「物业资讯通」这个最终目标而迈出的第一步。现时，已有超过220万本署及土地注册处已配对的物业地址记录可供公众查询，预计到了2010年会完成最终的257万个物业记录配对。另外，一个方便易用的双语搜寻器亦已发展完成，为市民提供比以前更简便的搜寻物业记录途径。新网上系统全日运作，只于每晚深夜稍作少于15分钟的停顿以进行数据更新。2009-2010年度差餉估价册及地租登记册亦于「物业资讯网」平台上展示。为进一步优化客户服务，日后将会有更多服务项目增设于「物业资讯网」内。

Property Information Online

The Department launched its Property Information Online service in February. The new online service can be seen as the early stage of the ultimate Property Information Hub project. More than 2.20 million aligned property address records held in both the Department and the Land Registry are made available for search by the public. The ultimate number of aligned records shall reach 2.57 million by 2010. A user-friendly bilingual search engine has also been developed and access to property records by the public becomes much easier than before. The new online system is operating round-the-clock with only a very short interruption of not more than 15 minutes after mid-night for data update. Online display of the 2009-2010 Valuation List and Government Rent Roll was also made available on the new online platform. More service items will be added in order to enhance customer service.



发出电子征收差餉／地租通知书及物业详情申报表

在发出电子征收通知书方面，本署已在2008年展开系统基础建设工作，至今进展良好。这项新服务预计会在2010-2011年度推出，有意使用的人士，可自2010年年中开始，登记成为电子征收通知书用户。

Electronic Issue of Rates / Government Rent Demands and Requisition Forms

The development work on infrastructure for the issue of electronic demand notes to payers started in 2008 and has been in good progress. This new service is scheduled for implementation in 2010-2011 and interested parties can begin registering as e-demand subscribers in mid-2010.



迎接挑战 | Challenges Ahead



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



每年全面重估应课差饷租值

新落成物业的数目按年递增，令评估宗数不断上升，而本署须在紧迫时间内完成全面重估应课差饷租值的工作，这无疑是一项具挑战性的工作。在处理其他工作的同时，本署亦须处理全面重估后所收到的大量反对建议书，仔细复核每宗个案，这对本署来说，亦是另一项挑战。要完成这些繁重工作，周详部署必不可少。此外，本署也会不时采用新方法，并多加应用自动化估价系统，辅以有效的员工培训工作，务求不断提升工作效率。

Annual General Revaluations

As the number of new buildings requiring assessment keeps growing from year to year, to complete the annual review of all rateable values in the territory within a tight timeframe remains a challenging task. The large number of objections received after revaluation, which require detailed review of each case, presents additional challenge to the Department when other activities are also competing for resources. Meticulous planning is therefore crucial to the successful completion of these tasks. We also constantly explore opportunities to improve operational efficiency by innovative measures and wider application of automation. This would be reinforced by effective staff training.



评估地租

有关向发展用地征收地租的争议仍未解决，虽然土地审裁处已就测试个案作出裁决，认同本署的估价方法，但上诉人就法律观点问题向上诉法院提出上诉。本署正与律政司紧密合作，为诉讼作好准备。此上诉案已定于2010年年底进行聆讯。

Government Rent Assessment

The dispute on the assessment of development sites to Government rent has not yet been settled. Following the handing down of judgment on the test case by the Lands Tribunal confirming our valuation approach, the Appellant filed an appeal to the Court of Appeal on a point of law. We have been working in collaboration with the Department of Justice on the preparatory work for the litigation. The Court of Appeal hearing is now scheduled in late 2010.

外判工作

本署除了将征收差饷及地租通知书的印刷和置入信封的工作外判外，也把某些估价工作外判，以利用私营机构的技术和资源。年内，本署共批出两份合约，以加快新界乡郊物业的评估工作。本署会继续研究将其他工作外判，以提高服务水平。

Outsourcing Opportunities

Apart from contracting out the printing and enveloping of rates and Government rent demand notes, we have outsourced valuation work to tap the skills and resources available in the private sector. Two contracts have been awarded during the year to speed up the assessment of rural properties in the New Territories. The Department will continue to explore further outsourcing opportunities in other activities to improve service delivery.

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，并通过应用资讯科技来引入更多以客为本的服务，提升业务运作成效。

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 services as well as enhancing business operations.



A large blue wind turbine stands on a grassy hill under a clear blue sky. The turbine has three blades and a tall tower. In the background, there are rolling hills and a small town with white buildings. A green decorative shape is in the top left corner.

环保报告

Environmental
Report





45	环保政策和目标 Environmental Policy and Objectives
45	提高员工的环保意识 Promotion of Staff Awareness
46	节省能源 Energy Conservation
47	善用纸张和信封 Saving of Paper and Envelopes
47	废物管理 Management of Wastes
47	采购环保产品 Procurement of Green Products
48	在环保方面的成果 Green Performance
49	《清新空气约章》 Clean Air Charter
50	前瞻 The Way Forward



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

差饷物业估价署的工作虽然不会对环境造成重大影响，但部门也致力确保在营运过程中履行环保责任，恪守《清新空气约章》的承诺。本署已制定下列环保政策和目标：

政策： 差饷物业估价署在使用资源时，会遵循「减用、再用和再造」三大原则。

目标： 节约资源和减少废物。

本署已在运作上处处体现环保文化，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。

提高员工的环保意识

为了提高员工的环保意识，鼓励员工身体力行环保概念，提倡节约能源和提高能源效益，以及争取员工持续支持环保，本署已：

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

The Department is primarily responsible for the assessment of properties to rates and Government rent, maintaining accounts and issuing demand notes for their collection. We provide property valuation advice to Government bureaux and departments and compile property market statistics. We also provide advisory and mediatory services on landlord and tenant matters.

Environmental Policy and Objectives

While the departmental operations do not have a significant impact on the environment, 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. The Department has formulated its environmental policy and objectives as follows:

Policy : The Rating and Valuation Department will exercise the principles of Reduce, Reuse and Recycle in the consumption of resources.

Objectives : Resources saving and waste reduction.

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 operations. To this end, our Departmental Secretary is appointed as Green Manager to oversee and review the Department's green measures.

Promotion of Staff Awareness

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.

节省能源

本署在日常工作中所推行的节省能源措施包括：

办公室

- 当阳光直射室内时，将百叶帘放下；
- 在没有人使用办公室时，关掉所有电源；
- 在办公时间内将办公室文仪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调暗；
- 把电脑设备室的室温调高摄氏1度至2度；以及
- 提醒员工穿着轻便而合适的衣服，并把办公室的室温保持在摄氏25.5度。

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，避开拥挤的地区；
- 善用外出车辆或安排多人乘搭顺风车，避免一人用车的情况；
- 于车辆等候时停车熄火，以节省能源和减少废气排放；
- 密切留意汽车保养，确保车辆不会排出大量废气；以及
- 密切留意汽车耗油量。

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.

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.

善用纸张和信封

本署已采取以下措施，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，无需再将文件正本以邮递方式寄出；
- 尽量减少使用传真封面页；
- 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；
- 将部门刊物和员工通讯等上载到本署的电子布告板和网页；以及
- 使用再造纸代替原木浆纸。

废物管理

在「减用、再用和再造」的原则下，本署已采取以下措施：

- 收集废纸／报纸以作回收之用；
- 把用完的雷射打印碳粉盒和喷墨盒交还作回收之用；以及
- 参加由大厦管理处统筹的回收行动，在本署范围内放置回收箱。

采购环保产品

在采购产品时本署会尽可能考虑环保因素：

- 购置具有自动节能功能的办公室文仪器材；

Saving of Paper and Envelopes

The Department has adopted 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;
- minimising the use of fax cover page;
- 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.

Management of Wastes

To uphold the principles of Reduce, Reuse and Recycle, the Department has adopted the following:

- collect waste paper/newspaper for recycling;
- return used laser printer toner and inkjet cartridges for recycling; and
- participate in the recycling programme coordinated by the Building Management Office by placing recycling bins in the Department premises;

Procurement of Green Products

In conducting procurement, we took into account environmental factors as far as applicable:

- to procure office equipment with automatic energy saving function;

- 购置环保产品，如再造纸、可替换笔芯的原子笔、可循环再造的碳粉盒／喷墨盒和环保电池／充电池；
- 购置具有双面影印／列印功能的影印机和打印机；以及
- 购置传真机时，选择使用普通纸而非用热能传真纸的机种。

- to procure green products such as recycled paper, refillable ball pens, recyclable toner/inkjet cartridges and environmental friendly/ rechargeable batteries;
- to procure photocopiers and printers with double-sided copying/printing function; and
- to procure plain paper fax machines instead of thermal paper ones.

在环保方面的成果

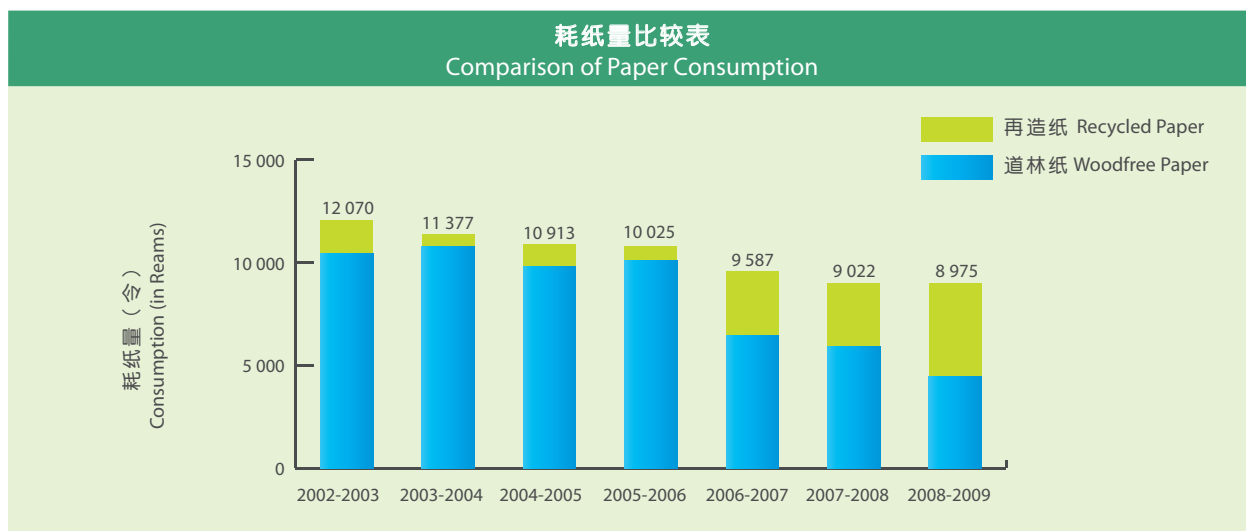
减少耗用纸张和信封

本署2008-2009年度A3和A4纸的耗用量合共为8 975令，较2002-2003年度的12 070令减少25.6%；而在本署2008-2009年度的耗纸量中，有50.1%为再造纸，较2007-2008年度增长了45.4%。

Green Performance

Reduced Consumption of Paper and Envelopes

The consumption of A3 and A4 paper in 2008-2009 was 8 975 reams, indicating a decrease of 25.6% against 12 070 reams in 2002-2003. Besides, 50.1% of the paper requirement for 2008-2009 was met by recycled paper, indicating an increase of 45.4% over the usage in 2007-2008.



	2002-2003 (基准年 Base Year)	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
耗纸量 (令) Paper Consumption (Reams)	12 070	11 377	10 913	10 025	9 587	9 022	8 975
环保目标 Green Target	-	-2.5%	-5%	-7.5%	-10%	-	-
本署减幅 Reduction Rate	-	-5.7%	-9.6%	-16.9%	-20.6%	-25.3%	-25.6%

本署在2004年1月推出综合发单及缴款服务，让拥有多个物业的缴纳人可选择收取一张综合征收通知书，自此本署的纸张和信封耗用量持续减少。

截至2008-2009年度最后一季为止，约有160 000个个别帐目整合成约1 900个综合帐目。这项服务自2004年推行以来，一直有效节省纸张和其他资源。举例来说，信封的耗用量减少了14.9%（由2004-2005年度的1 209 340个减至2008-2009年度的1 028 612个）。为进一步减少废物，本署会继续鼓励拥有多个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。

减少和回收废物

本署继续积极减少制造废物，并鼓励废物回收。在2008-2009年度，本署共回收了41 310公斤废纸，亦收集了1 251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2008-2009年度，本署只用了九卷菲林，较2007-2008年度的70卷大减87.1%；而2008-2009年度冲晒照片的数量只有1 738张，比2007-2008年度的2 855张减少39.1%。

《清新空气约章》

为配合《清新空气约章》的承诺，本署已实施以下有助改善空气质素的环保标准／做法，并会提醒员工加以注意：

- 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
- 采取各项办公室和车辆操作的节能措施。

Our consumption of paper and envelopes has been reducing 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 2008-2009, about 160 000 individual accounts have been replaced by around 1 900 consolidated accounts. This Service has helped achieve savings in paper and other resources. For example, the consumption of envelopes has been reduced by 14.9% (from 1 209 340 numbers in 2004-2005 to 1 028 612 numbers in 2008-2009) since its launching in 2004-2005. To further reduce waste, the Department will continue to invite multi-property ratepayers to use this customer-focus and environmental friendly service.

Reduce and Recycle of Wastes

The Department has continued its efforts to reduce and recycle wastes. In 2008-2009, 41 310 kilograms of waste paper were collected for recycling; and 1 251 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 2008-2009, a total of only nine rolls of films were consumed, representing a decrease of 87.1% when compared with the total consumption of 70 rolls in 2007-2008. Moreover, only 1 738 photos were printed in 2008-2009, which indicated a reduction of 39.1% from 2 855 photos in 2007-2008.

Clean Air Charter

In line with the commitments of the Clean Air Charter, the Department has maintained and reminded 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，本署会继续致力节约用纸和用电。各科别会认真检讨并密切留意其用纸和用电模式，务求令办公室的运作更具环保效益。

本署早前就文件管理进行了顾问研究，研究建议将本署的文件以电子方式处理和存档。当有关系统全面启用后，本署可省却了储存文件印文本的需要，并向办公室无纸化迈进一大步。此外，本署会继续推出以电子方式递交法定表格的服务，务求与市民合作节约用纸，提倡绿化环境。

本署会一如既往，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量出一分力。

The Way Forward

To support the Government's drive to economise the 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.

We have just completed a consultancy study on document management. Upon full implementation of the recommendations, our records will be processed and kept electronically. It will reduce our need for storage area and is a step towards a paperless office. Moreover, by providing an e-option for submission of statutory forms, the Department will continue its effort to join hands with the public in reducing paper consumption and in promoting a greener 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.



人力资源 | Human Resources



曾梅芬太平紳士
差餉物業估價署署長
Mrs Mimi BROWN, JP
Commissioner of
Rating and Valuation

邓炳光太平紳士
差餉物業估價署副署長
Mr P. K. TANG, JP
Deputy Commissioner of
Rating and Valuation

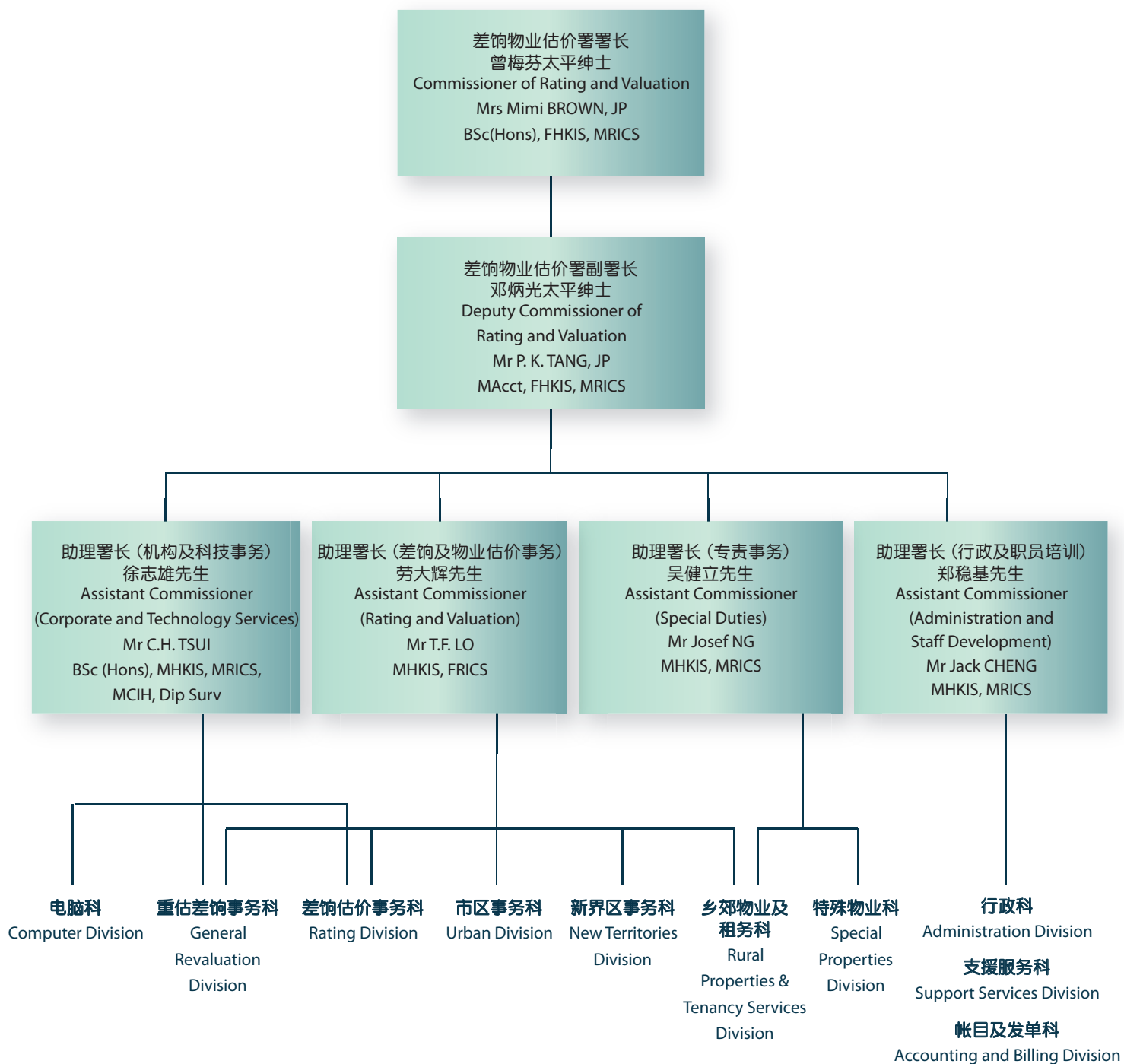
劳大辉先生
助理署長（差餉及物業估價事務）
Mr T.F. LO
Assistant Commissioner
(Rating and Valuation)

吴健立先生
助理署長（專責事務）
Mr Josef NG
Assistant Commissioner
(Special Duties)

徐志雄先生
助理署長（機構及科技事務）
Mr C.H. TSUI
Assistant Commissioner
(Corporate and Technology Services)

郑穩基先生
助理署長（行政及職員培訓）
Mr Jack CHENG
Assistant Commissioner
(Administration and Staff Development)

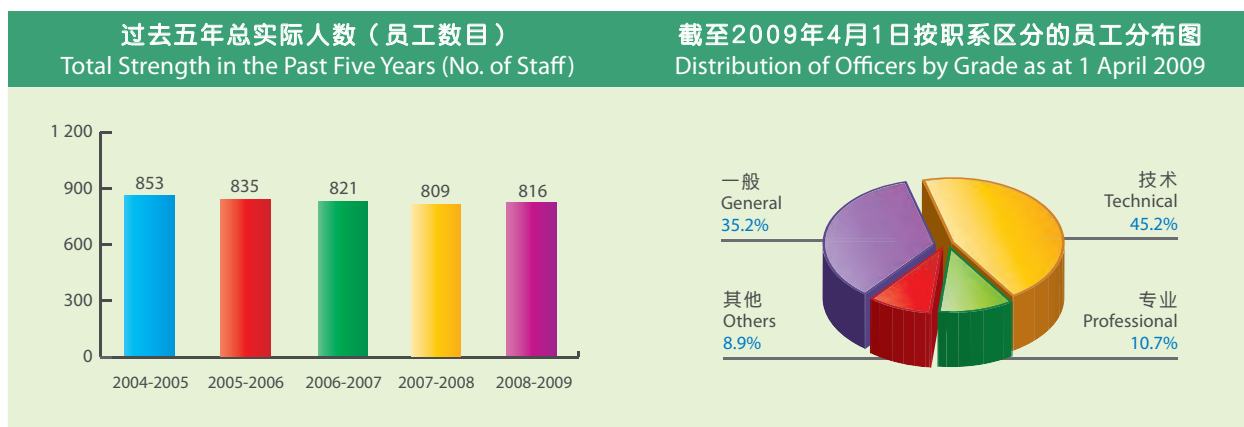
部门架构 (2009年4月1日)
Organisation Structure (1 April 2009)



人手编制

截至2009年4月1日，本署实际总人数为816人，其中专业职系人员占87名，技术职系人员占369名，一般职系人员占287名，其他职系人员占73名。

以下图表显示过去五年的实际总人数，以及截至2009年4月1日按职系区分的员工比例：



附录A列出本署在2008年4月1日及2009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2008-2009年度的个人薪酬（不计长俸、旅费、宿舍等开支）及部门开支达3.812亿元，上一年度则为3.586亿元。

Staffing

As at 1 April 2009, the Department had a total strength of 816 officers including 87 professional officers, 369 technical officers, 287 general grade officers and 73 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 2009:

Annex A sets out a comparison of the establishment and strength as at 1 April 2008 and 1 April 2009. 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 \$381.2 million in 2008-2009, compared with \$358.6 million in the preceding year.

培训与发展计划

本署2008-2009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3.6天以上。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。

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2008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。

为了加深对内地政治、法律、经济和社会制度的了解，两名高级物业估价测量师先后于2008年4月和10月，参加由清华大学举办、为期两周的国情研习课程；还有一名物业估价测量师于2009年1月参加由中山大学主办、为期一周的同类课程。

一如往年，英国专家学院于2008年11月在香港举办了一个为期两天的「专家证人培训课程」，本署有一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八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，早于2003年年初及2004年9月相继推出，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和七名物业估价测量见习生，分别获安排接受四名首席物业估价测量师和三名高级物业估价测量师的指导。

Training and Development Plan

The Departmental Training and Development Plan for 2008-2009 was implemented successfully. During the year, departmental grade staff received training for over 3.6 days on average. The Department is fully aware of challenges faced by staff due to the changing environment, increase in workload, the 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.

Professional Staff Training

For career development and updating practices overseas, one Valuation Surveyor was attached to the Valuation Office Agency (VOA) of the United Kingdom for six months from April 2008.

To familiarise with the political, social, economical and legal systems in the Mainland, two Senior Valuation Surveyors attended a 2-week National Studies Course at the Tsinghua University in April and October 2008 respectively. Besides, one Valuation Surveyor attended a 1-week National Studies Course at Sun Yat-sen University in January 2009.

As in previous years, a 2-day expert witness course run by the Academy of Experts, United Kingdom, was held in November 2008 for our professional staff including one Senior Valuation Surveyor and seven Valuation Surveyors.

For continuing professional development, eight 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 seven Valuation Surveying Graduates were placed under the mentorship of four Principal Valuation Surveyors and three 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六个内地访问团，成员包括多个省市政府的高级官员。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

本署两名人员通过了由香港测量师学会主办的2008-2009年度专业能力最终评审，继而成为该学会的专业会员。

内部培训课程

本署职员培训组负责举办内部职业培训课程及经验分享会，内容涵盖不同的课题和范畴，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39班的课程／研讨会，涵盖21个不同课题，出席人数达1 700人次。

为了提升本署职员的顾客服务技巧，本署于2009年2月至3月间为员工举办了九个顾客服务工作坊，为期一天，参加者包括前线职员及专业和高级技术职系的管方人员。合共有267名员工参加，反应热烈，逾九成参加者均表示工作坊极度有用或非常有用。

此外，职员培训组年内亦为33名新入职人员和其他调任至本署的一般／共通职系人员安排了四个入职讲座。

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 six visits to the Department from senior 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

In 2008-2009, two officers passed the Final Assessment of Professional Competence (APC) conducted by the Hong Kong Institute of Surveyors (HKIS) 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 39 classes covering 21 courses/seminars were held for a total of about 1 700 trainees.

With a view to polishing the customer service skills of our staff, nine classes of a 1-day customised workshop on handling difficult customers were held in February and March 2009 for our staff, including frontline staff and managers from professional and senior technical grades. Responses to the workshop were overwhelming. A total of 267 officers attended the workshops and over 90% of the participants rated the workshops either excellent or very effective.

A total of four in-house induction seminars were held for 33 new recruits as well as officers of the general/common grades posted to the Department during the year.

其他培训课程

为使首长级和高级专业职系人员能具备充分的公关知识和技巧，面对公众传媒，本署于2009年3月中举办了一个为期一天的传媒培训工作坊，共有23人参与，各参加者均认为课程相当实用。

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70人次参加由政府承办商提供的各类电脑课程，而为配合本署的长远资讯科技培训需要，本署又为约340名部门职系人员举办各类电脑课程，另有11名专业和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。

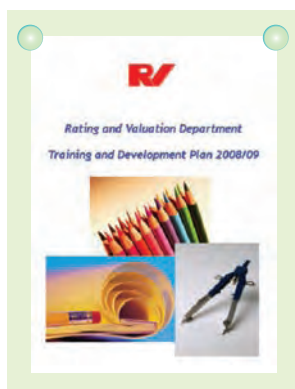
此外，本署员工共有970人次参加由公务员培训处举办的各类课程。

Other Training Courses

To equip directorate and senior professional staff with the necessary knowledge and communication skills with the public through the media, a 1-day customised media training workshop was conducted for 23 officers in mid-March 2009. All participants considered the course very effective.

Responses of staff on computer training and IT applications were good. A total of over 70 attendance was recorded for a variety of computer courses run by the Government bulk contractors. To meet the Department's long-term IT training needs, a variety of computer courses has been organised for about 340 officers of the departmental grades. In addition, 11 professional and technical officers have attended SAS training courses run by a private contractor.

For other wide-ranging CSTD courses, a total of about 970 attendance was recorded.



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，本署于2007年8月试行一个网上学习系统。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。于2008-2009年度，该系统共录得超过4 000次点击率，并有99位学员完成多个网上课程。本署将继续与公务员培训处保持密切联系，为员工提供更多网上学习的机会。

RVD e-Learning System

To provide better e-learning opportunities for our staff, the Department has launched a pilot RVD e-Learning System (the System) for use via our Intranet in August 2007. 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. In 2008-2009, over 4 000 hits to the System were recorded with 99 trainees completed various web-courses. We will continue to seek further e-learning opportunities in consultation with CSTD.

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。委员会定期开会，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流措施而提交的建议。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。

本署署长以往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。自2009年年初开始，《电子快讯》已转为专题报告形式的季刊。而有关员工的消息，则安排在另一份经本署内联网每月发送的《部门快讯》内报道。为进一步改善部门的内部沟通，署方亦定期举办工余茶叙，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 regularly 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 issued a monthly newsletter, entitled "E-Update", to all staff via the Intranet, keeping them informed of current issues and upcoming challenges. Since early 2009, the publication is issued quarterly on specific topics. News pertaining to staff matters is disseminated through the monthly "RVD Express" on the Department's Intranet. 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，本署康乐社除了举办多项体育比赛和兴趣班以外，还安排了不同类型的康乐活动，如参观机电工程署和离岛一日游等。

本署义工队一向热心公益，年内曾参与多项义工工作，例如在节日探访长者及伤残人士、筹办游艺节目、于年近岁晚时为独居长者鬆铁闸以迎新岁、陪同长者游览云泉仙馆及香港湿地公园，又参与多个慈善机构的卖旗日等。除了义工服务外，义工队亦协助社会福利署呼吁大家积极参与义工服务，并曾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)，关顾社会上不同阶层的有需要人士。

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15 000元。

Social and Recreation

Recreation Club

The Department's Recreation Club organised a variety of sport competitions and interest classes during the year. Besides, it also held various recreational activities including visit to the Electrical and Mechanical Services Department and a 1-day tour to outlying islands.

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, organising fun shows, providing lunar year-end front gate painting service for the elderly living alone, leading the elderly to the Wun Chuen Sin Koon and Hong Kong Wetland Park, and selling flags, etc. Apart from the above volunteer activities, the RVD Volunteer Service Team also assisted the Social Welfare Department in organising activities to promote public participation in volunteer services and 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 \$15 000 for various charity events organised by the Community Chest and other charitable organisations.





附表 | Tables

- 
- 61 估价册 - 各地区的已估价物业 (表 1)
Valuation List - Assessments by District (Table 1)
- 62 估价册 - 各地区的已估价私人住宅物业 (表 2)
Valuation List - Private Domestic Assessments by District (Table 2)
- 63 估价册 - 各地区的已估价公屋住宅物业 (表 3)
Valuation List - Public Domestic Assessments by District (Table 3)
- 64 估价册 - 各地区的已估价铺位及其他商业楼宇 (表 4)
Valuation List - Shop and Other Commercial Assessments by District (Table 4)
- 65 估价册 - 各地区的已估价写字楼及工贸大厦 (表 5)
Valuation List - Office and Industrial / Office Assessments by District (Table 5)
- 66 估价册 - 各地区的已估价工厂大厦及货仓 (表 6)
Valuation List - Factory and Storage Assessments by District (Table 6)
- 67 估价册 - 各类物业的估价及应课差饷租值 (表 7)
Valuation List - Distribution of Assessments and Rateable Values
by Category (Table 7)
- 68 估价册 - 按应课差饷租值划分的已估价物业 (表 8)
Valuation List - Analysis of Assessments by Rateable Value Range (Table 8)
- 69 地租登记册 - 各地区的已估价物业 (表 9)
Government Rent Roll - Assessments by District (Table 9)
- 70 临时估价及删除估价 (表 10)
Interim Valuations and Deletions (Table 10)
- 71 重估应课差饷租值 - 对主要类别物业的影响 (表 11)
General Revaluation - Effect on Main Property Types (Table 11)
- 72 估价建议书、反对书及上诉个案 (表 12)
Proposals, Objections and Appeals (Table 12)

估价册 - 截至2009年4月1日各地区的已估价物业
VALUATION LIST - ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2009

地区	District	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	152 612	58 030 660
湾仔	Wan Chai	100 812	30 123 337
东区	Eastern	205 972	29 168 808
南区	Southern	86 419	17 644 386
港岛	Hong Kong	545 815	134 967 191
油尖旺	Yau Tsim Mong	178 296	40 116 016
深水埗	Sham Shui Po	118 168	15 894 244
九龙城	Kowloon City	140 853	18 322 535
黄大仙	Wong Tai Sin	87 743	9 912 333
观塘	Kwun Tong	138 885	19 990 028
九龙	Kowloon	663 945	104 235 156
葵青	Kwai Tsing	107 333	27 942 937
荃湾	Tsuen Wan	118 812	14 385 911
屯门	Tuen Mun	163 803	12 304 092
元朗	Yuen Long	149 145	10 876 948
北区	North	95 187	5 955 737
大埔	Tai Po	101 432	7 859 717
沙田	Sha Tin	203 498	20 053 162
西贡	Sai Kung	132 165	12 741 843
离岛	Islands	51 073	17 379 071
新界	New Territories	1 122 448	129 499 417
总数	OVERALL	2 332 208	368 701 764

估价册 - 截至2009年4月1日各地区的已估价私人住宅物业
VALUATION LIST - PRIVATE DOMESTIC ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2009

地区 District	A 及 B 类 CLASSES A & B		C 类 CLASS C		D 及 E 类 CLASSES D & E		杂类物业 MISCELLANEOUS		总数 TOTAL	
	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区 Central and Western	71 430	6 669 516	9 535	2 577 165	13 391	8 957 378	214	68 970	94 570	18 273 029
湾仔 Wan Chai	43 653	4 280 001	7 205	1 670 363	11 104	6 098 801	194	29 811	62 156	12 078 975
东区 Eastern	138 654	12 187 617	17 820	3 611 034	5 766	1 862 878	157	54 732	162 397	17 716 260
南区 Southern	43 553	3 434 953	3 560	771 897	10 538	8 693 565	54	80 577	57 705	12 980 993
港岛 Hong Kong	297 290	26 572 086	38 120	8 630 458	40 799	25 612 622	619	234 090	376 828	61 049 257
油尖旺 Yau Tsim Mong	95 443	6 458 772	13 414	2 672 742	3 873	1 460 348	403	26 082	113 133	10 617 944
深水埗 Sham Shui Po	70 864	4 590 005	6 787	920 131	3 132	1 020 202	336	110 213	81 119	6 640 551
九龙城 Kowloon City	77 855	5 479 387	17 650	2 801 902	9 848	3 138 786	194	144 835	105 547	11 564 910
黄大仙 Wong Tai Sin	65 349	4 089 159	271	32 387	70	13 287	136	7 442	65 826	4 142 276
观塘 Kwun Tong	87 980	5 638 890	661	61 508	120	12 765	191	24 986	88 952	5 738 150
九龙 Kowloon	397 491	26 256 213	38 783	6 488 671	17 043	5 645 389	1 260	313 558	454 577	38 703 830
葵青 Kwai Tsing	63 259	3 738 681	2 893	403 424	604	124 342	300	27 035	67 056	4 293 482
荃湾 Tsuen Wan	70 692	4 503 720	6 525	745 055	1 148	204 762	362	30 692	78 727	5 484 228
屯门 Tuen Mun	108 445	4 318 769	3 897	297 389	2 343	364 215	243	27 441	114 928	5 007 814
元朗 Yuen Long	100 517	3 619 633	10 858	832 543	5 828	681 419	820	19 184	118 023	5 152 779
北区 North	68 468	2 648 910	3 269	188 635	2 675	276 114	834	17 412	75 246	3 131 071
大埔 Tai Po	67 420	3 061 414	4 856	453 343	6 069	1 533 815	390	23 379	78 735	5 071 951
沙田 Sha Tin	129 153	7 644 640	11 530	1 556 365	4 520	1 072 959	175	50 041	145 378	10 324 005
西贡 Sai Kung	102 640	6 667 837	3 383	448 137	4 220	1 655 743	108	37 781	110 351	8 809 498
离岛 Islands	33 103	1 454 708	7 992	829 511	3 004	918 301	161	4 596	44 260	3 207 115
新界 New Territories	743 697	37 658 312	55 203	5 754 402	30 411	6 831 670	3 393	237 558	832 704	50 481 942
总数 OVERALL	1 438 478	90 486 612	132 106	20 873 531	88 253	38 089 680	5 272	785 206	1 664 109	150 235 029

上述数字包括在租者置其屋计划下已售出的租住单位，但不包括另行评估的停车位。
The above figures include those former public rental housing units sold under the Tenants Purchase Scheme, but exclude parking spaces which are separately assessed.

估价册 - 截至2009年4月1日各地区的已估价公屋住宅物业
VALUATION LIST - PUBLIC DOMESTIC ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2009

地区	District	房屋委员会 HOUSING AUTHORITY				房屋协会及 香港平民屋宇有限公司 [#] HOUSING SOCIETY & HONG KONG SETTLERS HOUSING CORPORATION LIMITED [#]			
		租者置其屋计划下 已售出的前租住公屋单位 Former Rental Housing Units sold under TPS*		租住公屋 Rental Housing		租者置其屋计划下 仍未售出的单位 Units unsold under TPS*		非租者置其屋计划 Non TPS*	
		数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	-	-	-	-	5	24 216	878	102 639
湾仔	Wan Chai	-	-	-	-	-	-	-	-
东区	Eastern	2 517	120 884	1 109	42 840	67	1 517 546	452	295 736
南区	Southern	6 820	300 579	3 706	127 431	47	933 014	5	30 626
港岛	Hong Kong	9 337	421 463	4 815	170 271	119	2 474 776	1 335	429 001
油尖旺	Yau Tsim Mong	-	-	-	-	4	149 032	673	34 742
深水埗	Sham Shui Po	4 333	176 907	2 397	79 545	108	1 864 976	8	45 205
九龙城	Kowloon City	-	-	-	-	29	615 861	18	226 416
黄大仙	Wong Tai Sin	15 684	751 011	7 725	290 418	128	2 784 388	-	-
观塘	Kwun Tong	9 568	405 662	6 476	201 414	151	3 488 508	342	203 977
九龙	Kowloon	29 585	1 333 581	16 598	571 376	420	8 902 764	1 041	510 340
葵青	Kwai Tsing	10 384	381 309	4 236	119 419	150	3 329 647	482	118 038
荃湾	Tsuen Wan	-	-	-	-	39	687 917	175	67 095
屯门	Tuen Mun	9 324	258 142	12 022	245 631	59	883 331	-	-
元朗	Yuen Long	3 625	88 445	4 858	109 364	102	1 148 498	-	-
北区	North	11 350	299 822	6 233	139 104	16	334 393	18	15 937
大埔	Tai Po	12 920	455 475	7 883	212 292	15	292 835	-	-
沙田	Sha Tin	20 149	718 538	6 359	190 508	74	1 512 531	16	122 671
西贡	Sai Kung	9 503	346 397	5 699	167 526	31	877 086	249	57 606
离岛	Islands	-	-	-	-	63	483 050	-	-
新界	New Territories	77 255	2 548 128	47 290	1 183 845	549	9 549 289	940	381 346
总数	OVERALL	116 177	4 303 171	68 703	1 925 492	1 088	20 926 829	3 316	1 320 688

包括房屋协会长者安居乐计划下兴建的单位。
另行评估的停车位并不包括在上述数字内。
上述数字所表示的估价物业多以大厦为单位，但经租者置其屋计划已售出或仍未售出的单位普遍会以个别单位数目显示。

* TPS: Tenants Purchase Scheme

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

The above figures exclude parking spaces which are separately assessed.

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

估价册 - 截至2009年4月1日各地区的已估价铺位及其他商业楼宇
VALUATION LIST - SHOP AND OTHER COMMERCIAL ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2009

地区	District	铺位 Shop		其他商业楼宇 Other Commercial	
		数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区	Central and Western	9 421	4 875 174	2 595	3 190 455
湾仔	Wan Chai	7 786	5 564 864	2 122	1 854 404
东区	Eastern	8 801	2 488 238	1 069	564 233
南区	Southern	2 199	700 923	263	134 961
港岛	Hong Kong	28 207	13 629 199	6 049	5 744 053
油尖旺	Yau Tsim Mong	20 377	11 638 039	3 817	3 808 739
深水埗	Sham Shui Po	9 595	2 880 347	1 375	356 373
九龙城	Kowloon City	8 034	1 800 485	899	411 213
黄大仙	Wong Tai Sin	3 042	928 199	153	108 528
观塘	Kwun Tong	5 541	2 411 443	290	314 085
九龙	Kowloon	46 589	19 658 513	6 534	4 998 938
葵青	Kwai Tsing	3 600	1 298 473	166	112 065
荃湾	Tsuen Wan	4 881	1 689 500	218	238 653
屯门	Tuen Mun	5 172	1 469 031	154	212 557
元朗	Yuen Long	6 912	1 577 862	384	217 283
北区	North	2 765	835 399	57	40 029
大埔	Tai Po	2 562	782 322	147	106 139
沙田	Sha Tin	4 395	2 424 029	66	186 961
西贡	Sai Kung	3 206	1 079 347	25	31 553
离岛	Islands	2 497	1 770 097	67	22 218
新界	New Territories	35 990	12 926 060	1 284	1 167 458
总数	OVERALL	110 786	46 213 772	13 867	11 910 448

估价册 - 截至2009年4月1日各地区的已估价写字楼及工贸大厦
VALUATION LIST - OFFICE AND INDUSTRIAL/OFFICE ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2009

地区	District	写字楼 Office		工贸大厦 Industrial/Office	
		数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	24 286	20 948 699	-	-
湾仔	Wan Chai	13 194	7 357 882	-	-
东区	Eastern	4 813	2 665 516	177	74 624
南区	Southern	1 220	244 985	25	4 212
港岛	Hong Kong	43 513	31 217 081	202	78 836
油尖旺	Yau Tsim Mong	22 785	6 868 796	79	12 160
深水埗	Sham Shui Po	1 537	466 064	1 032	308 715
九龙城	Kowloon City	1 317	384 878	18	3 265
黄大仙	Wong Tai Sin	78	34 234	353	41 794
观塘	Kwun Tong	1 692	1 474 682	1 273	407 250
九龙	Kowloon	27 409	9 228 654	2 755	773 184
葵青	Kwai Tsing	633	258 413	410	197 060
荃湾	Tsuen Wan	1 428	188 290	464	21 304
屯门	Tuen Mun	467	46 402	-	-
元朗	Yuen Long	565	64 492	-	-
北区	North	229	62 141	62	4 993
大埔	Tai Po	61	9 678	-	-
沙田	Sha Tin	699	435 035	205	72 703
西贡	Sai Kung	5	11 928	-	-
离岛	Islands	290	390 652	-	-
新界	New Territories	4 377	1 467 030	1 141	296 059
总数	OVERALL	75 299	41 912 766	4 098	1 148 079

估价册 - 截至2009年4月1日各地区的已估价工厂大厦及货仓
VALUATION LIST - FACTORY AND STORAGE ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2009

地区	District	工厂大厦 Factory		货仓 Storage	
		数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	461	64 573	1	378
湾仔	Wan Chai	-	-	-	-
东区	Eastern	6 232	1 516 531	24	72 796
南区	Southern	4 498	635 936	11	18 525
港岛	Hong Kong	11 191	2 217 039	36	91 699
油尖旺	Yau Tsim Mong	1 954	235 940	2	281
深水埗	Sham Shui Po	4 706	1 203 140	53	91 543
九龙城	Kowloon City	3 028	827 918	140	91 063
黄大仙	Wong Tai Sin	3 285	514 919	-	-
观塘	Kwun Tong	19 415	2 954 197	148	163 468
九龙	Kowloon	32 388	5 736 114	343	346 354
葵青	Kwai Tsing	16 663	1 898 230	731	1 332 162
荃湾	Tsuen Wan	10 712	1 391 034	455	338 642
屯门	Tuen Mun	6 977	657 254	270	73 285
元朗	Yuen Long	1 184	418 375	102	53 872
北区	North	2 273	256 056	42	69 579
大埔	Tai Po	347	461 648	-	-
沙田	Sha Tin	10 455	1 128 365	314	437 074
西贡	Sai Kung	35	185 364	5	3 954
离岛	Islands	25	71 974	113	153 708
新界	New Territories	48 671	6 468 301	2 032	2 462 276
总数	OVERALL	92 250	14 421 454	2 411	2 900 329

估价册 - 截至2009年4月1日各类物业的估价及应课差饷租值

VALUATION LIST - DISTRIBUTION OF ASSESSMENTS AND RATEABLE VALUES BY CATEGORY AS AT 1 APRIL 2009

类别	Category	数量 Number	%	应课差饷租值 Rateable Value (千元 \$'000)	%
住宅	Domestic Premises	1 737 216	74.5	174 408 039	47.3
铺位及其他商业楼宇	Shop and Other Commercial Premises	124 653	5.3	58 124 220	15.8
写字楼	Office	75 299	3.2	41 912 766	11.4
工贸大厦	Industrial/Office Premises	4 098	0.2	1 148 079	0.3
工厂大厦	Factory	92 250	4.0	14 421 454	3.9
货仓	Storage Premises	2 411	0.1	2 900 329	0.8
停车位 *	Parking Spaces*	243 994	10.5	7 923 911	2.1
其他物业	Others	52 287	2.2	67 862 966	18.4
总数	OVERALL	2 332 208	100.0	368 701 764	100.0

* 包括住宅及非住宅停车位。

* Include both domestic and non-domestic parking spaces.

估价册 - 截至2009年4月1日按应课差饷租值划分的已估价物业
VALUATION LIST - ANALYSIS OF ASSESSMENTS BY RATEABLE VALUE RANGE AS AT 1 APRIL 2009

应课差饷租值(元) Rateable Value Range (\$)		港岛 Hong Kong	九龙 Kowloon	新界 New Territories	总数 Total	%	累积 % [^] Cumulative % [^]
3 001 - 9 999		3 477	9 375	48 438	61 290	2.6	2.6
10 000 - 19 999		26 706	34 212	112 573	173 491	7.4	10.1
20 000 - 29 999		34 859	37 843	105 558	178 260	7.6	17.7
30 000 - 39 999		17 420	66 399	188 830	272 649	11.7	29.4
40 000 - 49 999		35 378	96 249	195 484	327 111	14.0	43.4
50 000 - 59 999		47 631	85 021	124 877	257 529	11.0	54.5
60 000 - 69 999		51 464	55 852	92 770	200 086	8.6	63.0
70 000 - 79 999		43 245	41 647	63 227	148 119	6.4	69.4
80 000 - 89 999		35 674	36 153	37 104	108 931	4.7	74.1
90 000 - 99 999		24 769	24 904	29 228	78 901	3.4	77.5
100 000 - 119 999		41 512	36 575	35 204	113 291	4.9	82.3
120 000 - 139 999		29 000	27 972	19 683	76 655	3.3	85.6
140 000 - 159 999		20 271	17 074	13 263	50 608	2.2	87.8
160 000 - 179 999		14 086	11 661	8 661	34 408	1.5	89.2
180 000 - 199 999		11 679	9 847	6 137	27 663	1.2	90.4
200 000 - 249 999		21 385	19 915	8 719	50 019	2.1	92.6
250 000 - 299 999		15 805	11 717	5 259	32 781	1.4	94.0
300 000 - 349 999		12 848	8 690	4 080	25 618	1.1	95.1
350 000 - 399 999		8 700	5 016	3 288	17 004	0.7	95.8
400 000 - 449 999		6 357	3 517	2 294	12 168	0.5	96.3
450 000 - 499 999		5 293	3 286	2 136	10 715	0.5	96.8
500 000 - 599 999		7 433	4 180	3 023	14 636	0.6	97.4
600 000 - 749 999		7 300	3 898	2 962	14 160	0.6	98.0
750 000 - 999 999		7 869	3 438	2 567	13 874	0.6	98.6
1 000 000 - 1 499 999		6 547	3 223	2 309	12 079	0.5	99.1
1 500 000 - 1 999 999		2 781	1 688	1 151	5 620	0.2	99.4
2 000 000 - 2 999 999		2 386	1 709	1 183	5 278	0.2	99.6
3 000 000 - 9 999 999		3 078	2 135	1 703	6 916	0.3	99.9
10 000 000 - 99 999 999		822	737	713	2 272	0.1	100.0
100 000 000 - 999 999 999		38	12	18	68	*	100.0
1 000 000 000 - 99 999 999 999		2	-	6	8	*	100.0
总数	OVERALL	545 815	663 945	1 122 448	2 332 208	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.

地租登记册 - 截至2009年4月1日各地区的已估价物业
GOVERNMENT RENT ROLL - ASSESSMENTS BY DISTRICT AS AT 1 APRIL 2009

地区	District	不超逾最低应课差餉租值 *		超逾最低应课差餉租值	
		Not Exceeding Minimum Rateable Value*		Above Minimum Rateable Value	
		数量 Number		数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区	Central and Western	118		14 147	16 127 316
湾仔	Wan Chai	10		10 294	4 123 565
东区	Eastern	146		46 097	6 251 565
南区	Southern	11		43 612	6 195 774
港岛	Hong Kong	285		114 150	32 698 221
油尖旺	Yau Tsim Mong	11		45 351	12 841 588
深水埗	Sham Shui Po	316		116 331	13 975 786
九龙城	Kowloon City	16		43 107	7 701 454
黄大仙	Wong Tai Sin	117		87 224	9 153 050
观塘	Kwun Tong	226		138 236	17 362 793
九龙	Kowloon	686		430 249	61 034 671
葵青	Kwai Tsing	344		104 857	19 568 309
荃湾	Tsuen Wan	2 817		118 972	11 684 452
屯门	Tuen Mun	5 381		160 363	8 995 139
元朗	Yuen Long	31 482		146 404	9 361 026
北区	North	36 726		86 185	5 269 864
大埔	Tai Po	33 390		95 115	7 227 225
沙田	Sha Tin	5 619		198 014	18 677 510
西贡	Sai Kung	16 666		127 166	12 054 948
离岛	Islands	20 259		47 582	12 865 635
新界	New Territories	152 684		1 084 658	105 704 108
总数	OVERALL	153 655		1 629 057	199 437 000

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

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

区域 Area		差餉及地租 Rates and Government Rent		只计差餉 Rates Only		只计地租 Government Rent Only	
		临时估价 Interim Valuations	删除估价 Deletions	临时估价 Interim Valuations	删除估价 Deletions	临时估价 Interim Valuations	删除估价 Deletions
港岛 Hong Kong	数量 Number	3 119	891	3 659	2 772	35	8
	应课差餉租值 Rateable Value (千元 \$'000)	2 355 037	1 657 538	3 116 158	2 168 565	256 271	229 123
九龙 Kowloon	数量 Number	4 406	1 557	1 952	1 656	2 597	155
	应课差餉租值 Rateable Value (千元 \$'000)	1 950 361	799 127	1 243 161	944 887	2 804 666	320 536
新界 New Territories	数量 Number	14 802	1 647	3 416	456	7 920	2 625
	应课差餉租值 Rateable Value (千元 \$'000)	3 106 414	1 587 984	637 548	333 704	1 986 035	783 725
总数 OVERALL	数量 Number	22 327	4 095	9 027	4 884	10 552	2 788
	应课差餉租值 Rateable Value (千元 \$'000)	7 411 812	4 044 650	4 996 867	3 447 156	5 046 972	1 333 384

* 不包括在估价册 / 地租登记册直接载入和删除的估价。

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

2009-2010年度重估应课差饷租值 - 对主要类别物业的影响⁽¹⁾
2009-2010 GENERAL REVALUATION - EFFECT ON MAIN PROPERTY TYPES⁽¹⁾

物业类别 Property Type	差饷 Rates			地租 Government Rent		
	应课差饷租值 平均增减 Average Change in Rateable Value %	平均每月 差饷(元) Average Rates Payment \$p.m.	平均每月 差饷增减(元) Average Change in Rates \$p.m.	应课差饷租值 平均增减 Average Change in Rateable Value %	平均每月 地租(元) Average Govt. Rent Payment \$p.m.	平均每月 地租增减(元) Average Change in Govt. Rent \$p.m.
小型私人住宅物业 ⁽²⁾ Private Small Domestic Premises ⁽²⁾	-2	263	-5	-3	147	-4
中型私人住宅物业 ⁽²⁾ Private Medium Domestic Premises ⁽²⁾	-1	664	-6	-2	368	-8
大型私人住宅物业 ⁽²⁾ Private Large Domestic Premises ⁽²⁾	+1	1 809	+15	-1	865	-8
私人住宅物业 Private Domestic Premises	-1	378	-4	-2	191	-5
公屋住宅物业 ⁽³⁾ Public Domestic Premises ⁽³⁾	-3	143	-4	-3	87	-3
所有住宅物业⁽⁴⁾ All Domestic Premises⁽⁴⁾	-1	289	-4	-2	157	-4
铺位及其他商业楼宇 Shop and Other Commercial Premises	*	1 918	+1	-1	1 048	-10
写字楼 Office	+2	2 328	+34	*	2 709	-11
工业楼宇 ⁽⁵⁾ Industrial Premises ⁽⁵⁾	*	752	-1	*	454	-2
所有非住宅物业⁽⁶⁾ All Non-domestic Premises⁽⁶⁾	*	2 025	-6	-1	1 065	-9
所有类别物业 All Types of Properties	-1	520	-4	-2	262	-4

注：

* 低于0.5%。

(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:

* Percentage below 0.5%.

(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 Government Rent	
	2007-2008	2008-2009	2007-2008	2008-2009
建议书 Proposals				
接办及完成个案 Cases received and completed	40 357	38 603	144	165
复核结果 Status on review :				
- 估价作实 assessment confirmed	34 749	31 299	124	149
- 削减应课差饷租值 rateable value reduced	2 274	2 525	5	7
- 其他 Others ⁽¹⁾	3 334	4 779	15	9
反对书 Objections⁽²⁾				
年初所余 Outstanding at beginning of year	2 219	1 179	166	254
接办个案 Cases received	6 153	5 045	650	636
完成个案 Cases completed	7 193	5 171	562	681
复核结果 Status on review :				
- 建议临时估价、删除或更正估价作实 proposed interim valuation, deletion or correction confirmed	4 054	3 342	481	464
- 削减应课差饷租值 rateable value reduced	521	1 451	38	80
- 其他 Others ⁽¹⁾	2 618	378	43	137
上诉 Appeals				
年初所余 Outstanding at beginning of year	792	783	2 088	2 189
接办个案 Cases received	109	114	120	106
完成个案 Cases completed	118	248	19	1
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)	-	-	-	-
- 同意令 consent orders	65	206	8	-
- 撤销 / 驳回 / 失效 withdrawn/dismissed/lapsed	52	42	11	1

注：

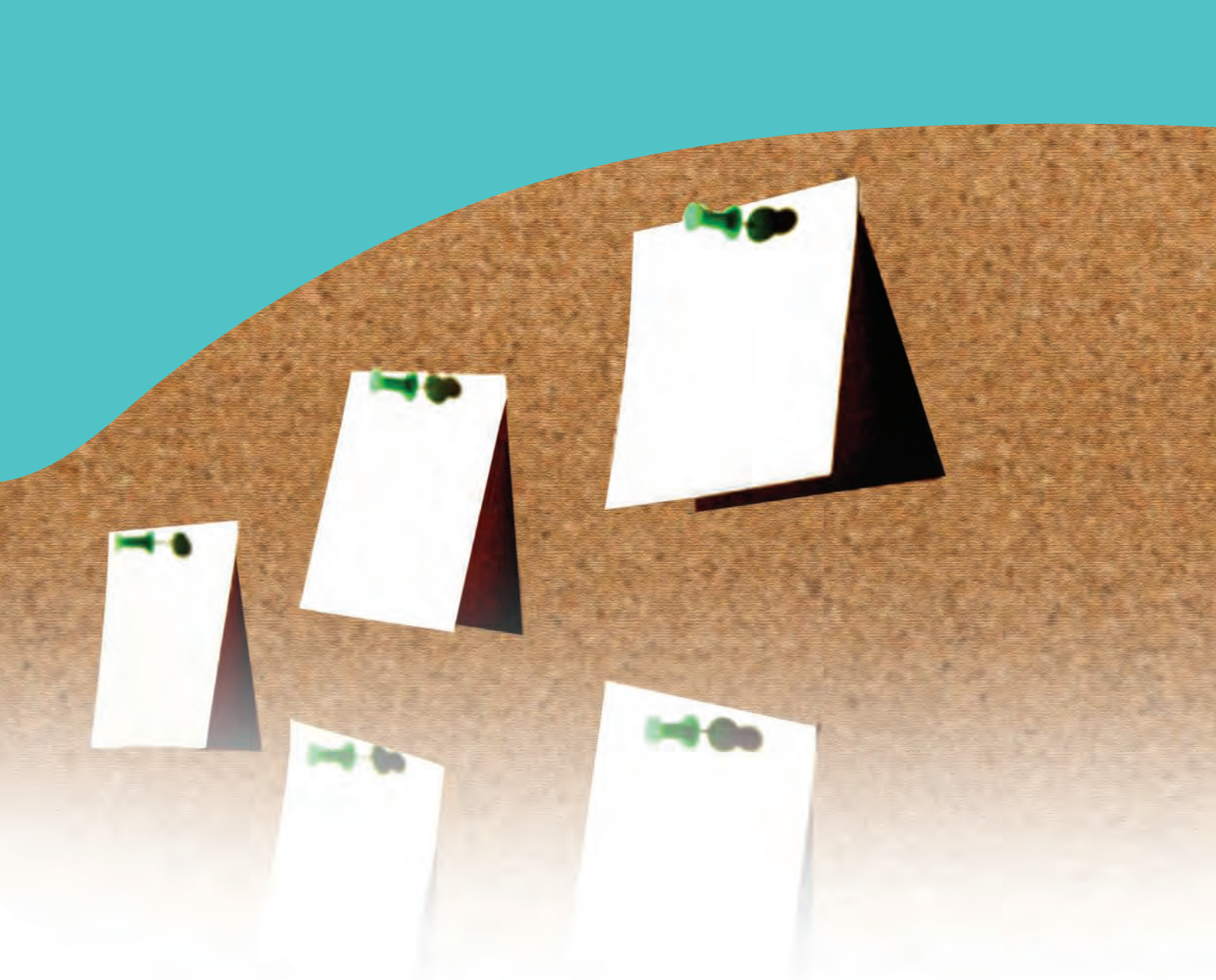
(1) 此栏包括无效、反对人自行撤销反对、修改物业单位名称及删除估价等的个案。

(2) 数字反映所涉及的应课差饷租值数目。

Notes:

(1) These include invalid cases, cases subsequently withdrawn by objectors, cases where the alterations made were related to amendment to the tenement's description and deletion of the assessment etc.

(2) The figures represent the total number of rateable values involved.



附录 | Annexures





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



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

* EST. = Establishment SG. = Strength

	1.4.2008		1.4.2009		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	4	3	4	2	-	-1
首席物业估价测量师 Principal Valuation Surveyor	8	5	8	6	-	+1
高级物业估价测量师 Senior Valuation Surveyor	23	22	23	23	-	+1
物业估价测量师 Valuation Surveyor	58	45	58	52	-	+7
助理物业估价测量师 Assistant Valuation Surveyor	5	2	5	4	-	+2
首席物业估价主任 Principal Valuation Officer	15	13	15	10	-	-3
高级物业估价主任 Senior Valuation Officer	76	67	76	65	-	-2
物业估价主任 / 见习物业估价主任 Valuation Officer/Valuation Officer Trainee	257	254	257	263	-	+9
一级 / 二级物业估价助理 Valuation Assistant I/II	4	4	4	3	-	-1
高级租务主任 Senior Rent Officer	4	3	4	3	-	-
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

	1.4.2008		1.4.2009		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
高级技术主任 Senior Technical Officer	2	2	2	2	-	-
技术主任 / 见习技术主任 Technical Officer/Technical Officer Trainee	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	2	3	3	-	+1
二级行政主任 Executive Officer II	-	1	-	-	-	-1
一级法定语文主任 Official Language Officer I	1	1	1	1	-	-
二级法定语文主任 Official Language Officer II	2	2	2	2	-	-
缮校员 Calligraphist	1	1	1	1	-	-
高级私人秘书 Senior Personal Secretary	1	1	1	1	-	-
一级私人秘书 Personal Secretary I	5	4	5	4	-	-
二级私人秘书 Personal Secretary II	7	7	7	8	-	+1
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	14	-	+1
文书主任 Clerical Officer	37	38	37	39	-	+1
助理文书主任 Assistant Clerical Officer	108	108	108	100	-	-8
文书助理 Clerical Assistant	103	99	103	99	-	-
一级物料供应员 Supplies Supervisor I	1	1	1	1	-	-
二级物料供应员 Supplies Supervisor II	1	1	1	1	-	-
物料供应服务员 Supplies Attendant	1	1	1	1	-	-

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

* EST. = Establishment SG. = Strength

	1.4.2008		1.4.2009		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
高级库务会计师 Senior Treasury Accountant	1	1	1	1	-	-
高级会计主任 Senior Accounting Officer	1	1	1	1	-	-
一级会计主任 Accounting Officer I	4	3	4	3	-	-
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	11	-	-4
二级工人 Workman II	9	8	9	8	-	-
高级电脑操作员 Senior Computer Operator	1	1	1	1	-	-
一级电脑操作员 Computer Operator I	5	5	5	5	-	-
二级电脑操作员 / 见习电脑操作员 Computer Operator II/Student Computer Operator	7	7	7	7	-	-
高级系统经理 Senior Systems Manager	1	1	1	1	-	-
系统经理 Systems Manager	3	3	3	3	-	-
一级系统分析 / 程序编制主任 Analyst/Programmer I	8	5	8	8	-	+3
二级系统分析 / 程序编制主任 Analyst/Programmer II	4	3	4	3	-	-
小计 Sub-total	851	802	851	809	-	+7

* EST. = Establishment SG. = Strength

	1.4.2008		1.4.2009		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
额外人员 Supernumerary Staff						
署长 Commissioner	-	1	-	-	-	-1
首席物业估价主任 Principal Valuation Officer	-	2	2	2	+2	-
物业估价主任 Valuation Officer	1	1	1	1	-	-
高级租务主任 Senior Rent Officer	-	1	-	-	-	-1
文书主任 Clerical Officer	-	1	3	3	+3	+2
助理文书主任 Assistant Clerical Officer	-	-	1	1	+1	+1
二级物料供应员 Supplies Supervisors II	1	1	-	-	-1	-1
小计 Sub-total	2	7	7	7	+5	-
总数 Total	853	809	858	816	+5	+7

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

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

见于本年报内的下述用语，除另有注明外，其意思如下：

(1) 楼面面积

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

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

(2) 物业类别

住宅：

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

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居住单位。

(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，将港元与美元挂钩，采用大约7.8港元兑1美元的联系汇率。

(5) 四舍五入

由于数字四舍五入，所以个别项目的总和与各表所示的总数可能有些微差别。

Non-Domestic：

- (a) 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.

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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

An introduction to Property Information Online Service

An introduction to Electronic Submission of Forms Service

各区域及地区
Areas and Districts

地区 District	地区内的分区名称 Names of Sub-districts within District Boundaries		规划统计小区 Tertiary Planning Units
区域：港岛 Area : Hong Kong			
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、 春磡角、赤柱、 大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	111(p), 171, 172(p), 173, 174, 175(p), 176, 183(p), 191, 192, 193, 194(p), 195, 196, 197, 198
区域：九龙 Area : Kowloon			
油尖旺 Yau Tsim Mong	尖沙咀、油麻地、 西九龙填海区、 京士柏、旺角、 大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Reclamation, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 213(p), 214, 215(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)

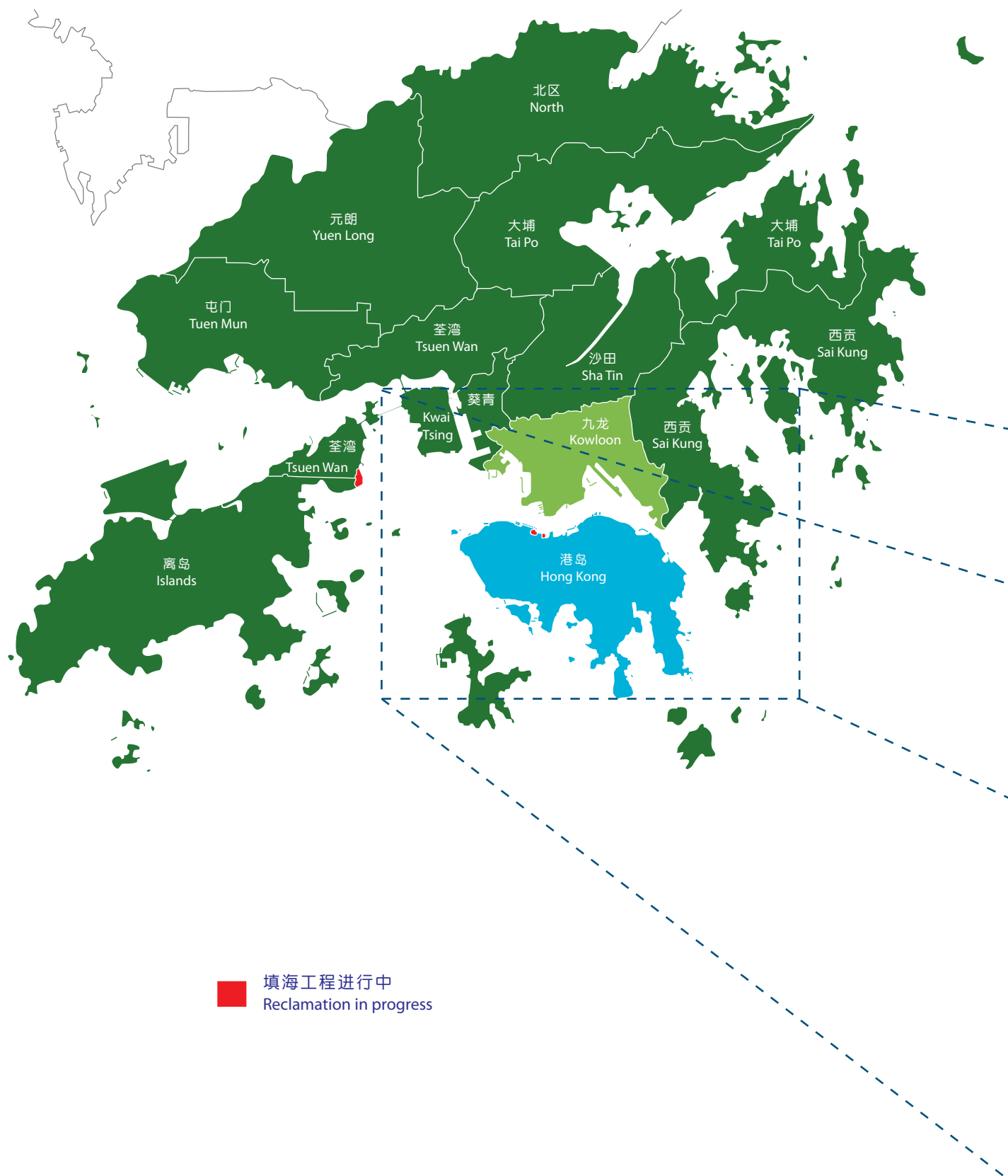
(p) = part 部分

地区 District	地区内的分区名称 Names of Sub-districts within District Boundaries		规划统计小区 Tertiary Planning Units
区域：新界 Area : New Territories			
葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	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、 欣澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	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、 大埔滘、大尾笃、 船湾、樟木头、 企岭下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	310(p), 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

(p) = part 部分

分区图
Plans

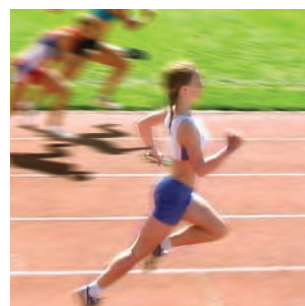
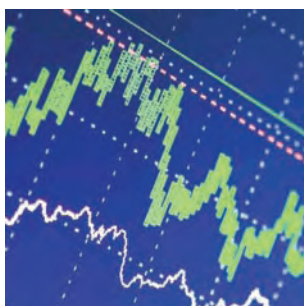
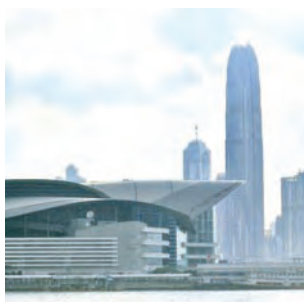
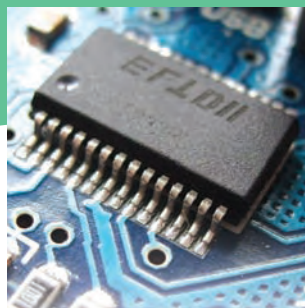
新界地区 New Territories Districts





港岛及九龙地区 Hong Kong and Kowloon Districts





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