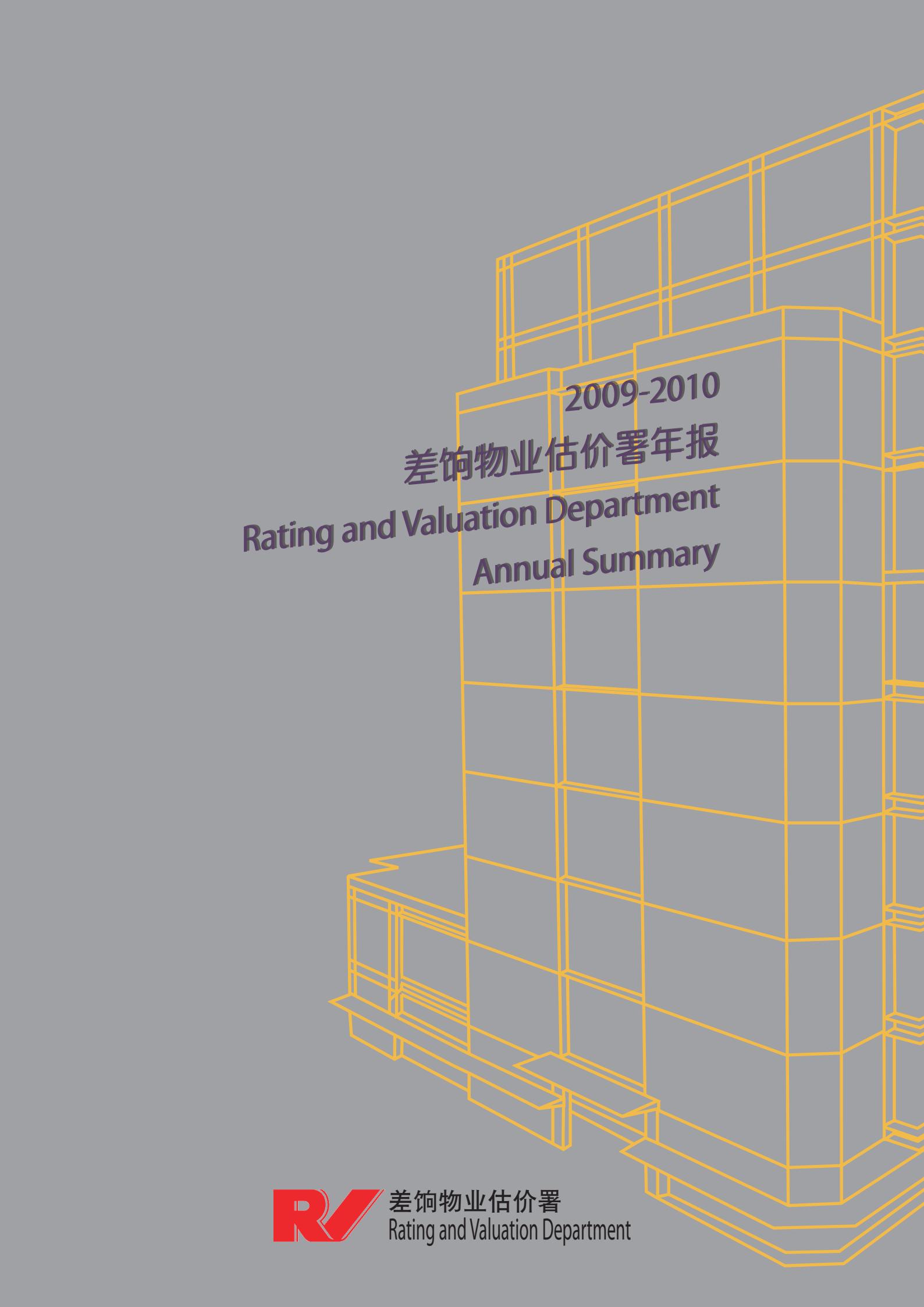




差餉物業估價署年報
Rating and Valuation Department
Annual Summary
2009-2010



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

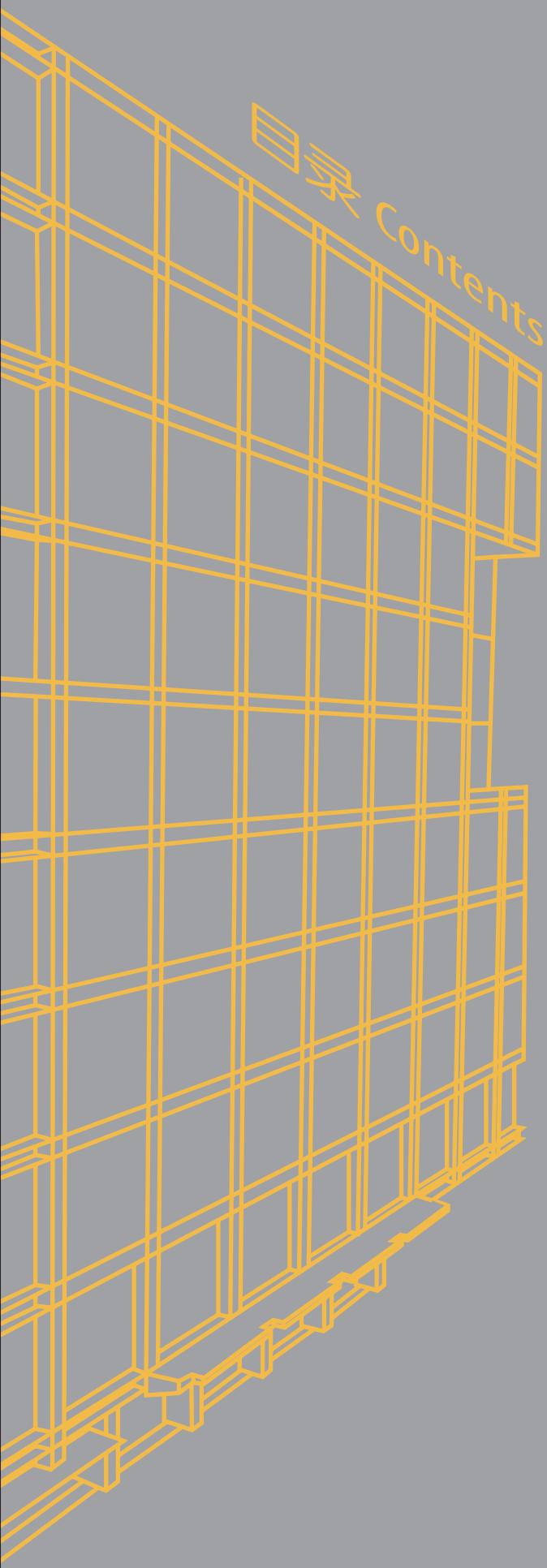


2009-2010

差饷物业估价署年报

Rating and Valuation Department

Annual Summary



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差饷物业估价署署长 曾梅芬太平绅士

Mrs Mimi BROWN, JP

Commissioner of Rating and Valuation

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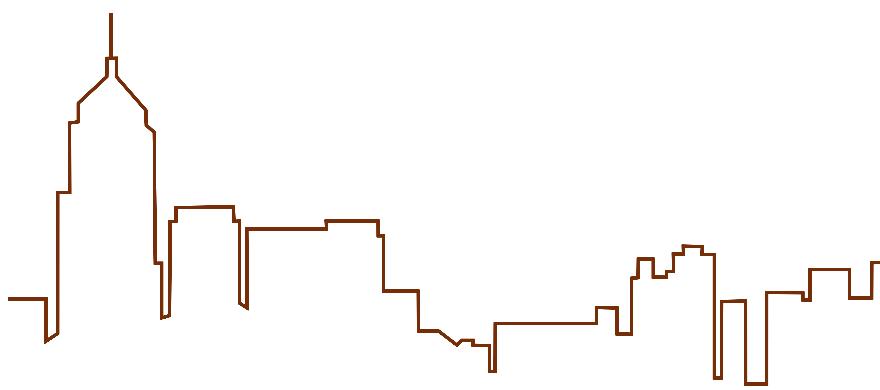
Commissioner's Overview

对香港来说，2009 年是充满挑战的一年。金融海啸席卷全球，触发环球经济放缓。然而，特区政府推出多项支援措施，本港经济得以迅速反弹，年内更重拾升轨。面对困顿的经济环境，差饷物业估价署仍继续达成使命，并改善服务。在 2009-2010 年度，本署将主要职能的服务承诺项目增至 11 项，所有项目的表现均达到或超越所定下的服务水平及目标。

全球金融危机蔓延，经济受到重挫，政府因此推出一连串措施与市民共渡时艰。财政司司长于 2009-2010 财政年度预算案演辞公布多项纾困措施，其中一项为宽减差饷，当局宽免所有差饷缴纳人 4 月至 9 月的差饷，上限为每物业单位每季 1 500 元。财政司司长其后在 5 月提升纾困措施，并宽减余下两季的差饷，每物业单位同样以每季 1 500 元为上限。有关宽减涉及 80 亿元。

挑战和成就

本署完成了另一次每年全面重估应课差饷租值，并根据估价依据日期 2009 年 10 月 1 日市值租金水平评估全港物业应课差饷租值，工作极具挑战性。重估完成后，估价册内的估价项目已增至 235 万个，应课差饷租值合共 3 781 亿元；与此同时，新的地租登记册亦载有 180 万个估价项目，应课差饷租值合共 2 139 亿元。经济复苏温和，应课差饷租值亦微升，差饷和地租分别录得 1% 和 2% 的整体平均升幅。



2009 was a challenging year for Hong Kong. The financial tsunami swept through many countries and regions, and triggered a worldwide economic slowdown. Yet, Hong Kong staged a rapid rebound and saw a return to positive economic growth during the year on the back of support measures by the Government. Amid a difficult economic environment, the Rating and Valuation Department has continued to accomplish the mission and deliver improved services. The pledge service items for 2009-2010 in respect of the major functions of the Department have been increased to 11 and we were successful in achieving or exceeding the performance targets in all service areas.

As the global financial crisis unfolded and rippled through the economy, Government rolled out a string of measures to tide the community over the economic difficulties. Rates concession was one of the relief measures unveiled by the Financial Secretary in his 2009-10 Budget Speech and was given to all payers to offset the rates payable from April to September, subject to a ceiling of \$1 500 per quarter for each rateable tenement. The Financial Secretary subsequently enhanced the relief measures in May and extended the rates concession to the remaining two quarters of 2009-2010, capped also at \$1 500 per quarter for each rateable tenement. The concession amounted to \$8 billion in total.

Challenges and Achievements

The Department completed another challenging annual revaluation exercise, reviewing all rateable values in the territory with reference to rental levels as at 1 October 2009. The size of the Valuation List increased to 2.35 million assessments with a total rateable value of \$378.1 billion. Concurrently, the new Government Rent Roll grew to contain about 1.8 million assessments with a total rateable value of \$213.9 billion. The rebound of the economy, at measured pace, also led to meagre increases in the new rateable values where rates and Government rent registered overall average increases of 1% and 2% respectively.

新一年度的估价册和地租登记册已在2010年3月10日公布，并于2010年4月1日生效。在2010年3月15日至5月31日期间，市民可以在本署网站（网址：www.rvd.gov.hk）和物业资讯网（网址：www.rvdpi.gov.hk）搜寻2010-2011年度的应课差饷租值。本署年内共接获约52 500份反对新应课差饷租值的建议书，数目与去年相若，而去年进行差饷重估工作时正值经济前景不明朗。为符合法定要求，本署会于12月前完成所有复检应课差饷租值的工作。

本署在服务市民方面不断精益求精，继2009年2月首次推出物业资讯网后，再推出两项新的网上服务。市民现可在每年递交建议书期间，在本署网站查阅新公布的估价册和地租登记册；以及经物业资讯网这个收费网上系统，任何时间查询物业在过往三个估价年度的应课差饷租值。配合中英双语物业地址搜寻功能，在网上搜寻应课差饷租值和其他物业资料更为快捷简便。物业资讯网服务深受专业人士和市民欢迎，截至2010年3月31日为止已处理超过15万个查询。年内本署继续与土地注册处配对部门储存的物业资料，现时已配对的物业地址数目已达241万项，市民可以利用物业资讯网的中英双语物业地址搜寻功能免费查阅。此外，本署现正与其他政府部门紧密协作，研究如何拓展现有的网上平台，为市民提供更多物业资讯。

The new Valuation List and Government Rent Roll were declared by me on 10 March 2010 and took effect on 1 April 2010. The public was able to make online search of the 2010-2011 rateable values on our website (www.rvd.gov.hk) and our Property Information Online website (www.rvdpi.gov.hk) from 15 March to 31 May 2010. We received some 52 500 objections against the new rateable values, on a par with the last revaluation which was conducted in a time of economic uncertainty. Review of rateable values would be completed before December to meet the statutory requirement.

As an on-going commitment to enhance customer services, two more service items have been added to the Property Information Online (PIO) since its first launch in February 2009. Through those new services, the public can make online inspection of the newly declared Valuation List and Government Rent Roll during the proposal period and conduct online enquiry, at a fee, on the rateable values of properties for the latest three years of assessment throughout the whole year. Together with the bilingual property address search engine, search of rateable values and other property information became more convenient. The online service was well received by professionals and the general public, and up to 31 March 2010, more than 150 000 enquiries were handled via the PIO. During the year, the Department continued to match our property records with those held by the Land Registry. The number of aligned property address records has now grown to 2.41 million and the public can use the bilingual search engine to retrieve these address records online free of charge. We are also working closely with other departments on the possibility of expanding the online platform for more inter-departmental collaboration in the provision of property-related services.

Commissioner's Overview

正确标示门牌号数，不仅有助市民识别建筑物的位置，也方便邮政和紧急服务。本署在2009年12月推行了门牌号数展示运动，提醒大厦业主正确标示门牌号数。本署向地下店铺业主和经营者以及住宅物业业主立案法团寄发信件和宣传单张，呼吁他们正确标示获编配的门牌号数。另外，本署亦举办了一连串推广活动，以提高市民对正确标示门牌号数的认识。假若业主没有标示门牌号数，本署会向有关业主发出劝谕信，并检控屡劝不从的业主。

机遇与展望

本署向来积极推行电子政府服务，并不断研究如何利用先进科技以提高运作效率和改进服务，现正研发以下各项电子政府服务：

- 本署正开发一项新服务，并将于本年较后时间推出，届时市民可登入物业资讯网查阅差饷和地租帐目。
- 本署会在研究推出更多电子服务的同时，加强电子表格服务，而电子发单服务将于本年稍后推出。
- 本署会继续扩展和加强现有的综合发单及缴款服务，以满足拥有多个物业的缴纳人的需要。
- 本署会逐步落实部门资讯科技计划下各策略项目，以迎接未来的挑战。

The correct display of building numbers would not only help people locate a building but also facilitate efficient postal and emergency services. In December 2009, we launched the Building Numbering Campaign to remind building owners of the need to display building numbers properly. We sent letters and leaflets to owners and occupiers of ground floor shops as well as owners' corporations of residential buildings appealing to them to display the numbers allocated to their properties alongside other promotional activities to raise public awareness of the campaign. Advisory letters were sent to owners who failed to display the building numbers. Owners who persistently refused to comply with the requirements would be prosecuted.

Opportunities and Prospects

E-government initiatives remains high on the agenda and we have been keeping in view opportunities arising from advanced technologies to enhance operational efficiency and improve service delivery. The following e-government initiatives are being pursued:

- Development work for a new service item is in progress and, when rolled out later in the year, the public can check the rates and Government rent accounts through the Property Information Online.
- The scope of the electronic forms service would be expanded in tandem with the exploration of more e-services with the electronic billing to be implemented later this year.
- The consolidated Billing and Payment Service for rates and Government rent would continue to be expanded and upgraded to meet the needs of payers with multiple properties.
- We would progressively implement the strategic programmes identified in our Departmental Information Technology Plan, which would help the Department position itself to face the challenges ahead.

Commissioner's Overview

本署一向致力改善服务，以迎合社会不断转变的需要，并满足市民日渐提高的要求。鉴于行政长官在2008-2009年度《施政报告》中要求各政府部门检讨服务承诺，以确保政府服务能与时俱进，本署于年内全面检讨了服务承诺，着力改善多个范畴，不但提高了现有服务项目的目标，也引入了新的服务项目。此外，本署每季将服务成果上载到部门网页，以便市民可以得知本署的工作表现。在顾问的协助下，本署制定了顾客服务管理策略，并会推行多项新措施，以了解顾客的需要，从而提高服务水平。

本署去年能够达到服务承诺中定下的目标，全赖本署上下同心协力，合作无间，我谨此衷心致谢，深信来年本署员工定能继往开来，继续为市民提供优质服务。

We were, and will continue, seeking ways to improve our services to meet the changing needs and rising expectations of the community. In response to the Chief Executive's call in the 2008-2009 Policy Address for a review of the effectiveness of departments' performance pledges in meeting public expectations, we have reviewed ours comprehensively and identified certain areas for improvement. We raised the committed targets on existing service areas and added in new items. In addition, we released our achievements through our website quarterly to update the public on our performance. With the help of consultants, we have also formulated our customer management strategy and worked out a number of initiatives, which upon full implementation would help us understand and serve our customers better.

Last but not least, I would like to thank all our staff for their teamwork and efforts in achieving the performance pledges in the past year. I am confident that my colleagues remain committed to delivering quality services to the public in the years to come.

差饷物业估价署署长
曾梅芬太平绅士
2010年10月

Mrs Mimi BROWN, JP
Commissioner of Rating and Valuation
October 2010



理想及使命 Vision and Mission

理想	在物业估价和资讯服务的领域，成为全球同类专业公营机构的典范。
使命	<p>提供公平合理的估价，迅速地征收差饷及地租。</p> <p>提供优质的物业资讯和相关服务，配合社会的需要。</p> <p>推广资讯和技术交流，提高物业市场透明度和效率。</p> <p>扩展积极进取的部门文化和团队精神。</p>
信念	<p>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。</p> <p>全力承担 我们就服务水平和表现，竭诚尽责。</p> <p>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。</p> <p>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。</p> <p>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。</p> <p>物有所值 我们善用资源，向顾客和伙伴提供最佳服务。</p>
Vision	To be a world-wide model as a public agency in property valuation and information services.
Mission	<p>To provide equitable valuations for the efficient and timely collection of rates and government rent.</p> <p>To deliver quality property information and related services tailored to the needs of the community.</p> <p>To contribute to a transparent and efficient property market through information and technology sharing.</p> <p>To develop a dynamic corporate culture and workforce in partnership with staff.</p>
Values	<p>Customer satisfaction We proactively identify customers' needs, and take every opportunity to enhance customer satisfaction.</p> <p>Accountability We accept our accountability to the Government and community for our services standards and performance.</p> <p>Professionalism We apply appropriate professional knowledge, skills and experience, and uphold the highest standard of integrity in our work.</p> <p>Innovation We anticipate new challenges and opportunities, and respond to these in a timely and creative way.</p> <p>Respect We value our colleagues, partners and customers, and look to work with them in a spirit of mutual respect and trust.</p> <p>Value for Money We strive to provide the best service to our customers and partners in the most cost-effective manner.</p>



职能 Functions



评估差饷 Rating	12	物业估价服务 Property Valuation Services	16
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Functions

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），包括就租务事宜向业主及租客提供谘询及调解服务。

The principal functions of the Rating and Valuation Department are:

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

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。

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2010年4月1日，估价册共载有2 350 445个差饷估价项目，应课差饷租值总值达3 781亿元。详情请参阅表1至表8。

Rating

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

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

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

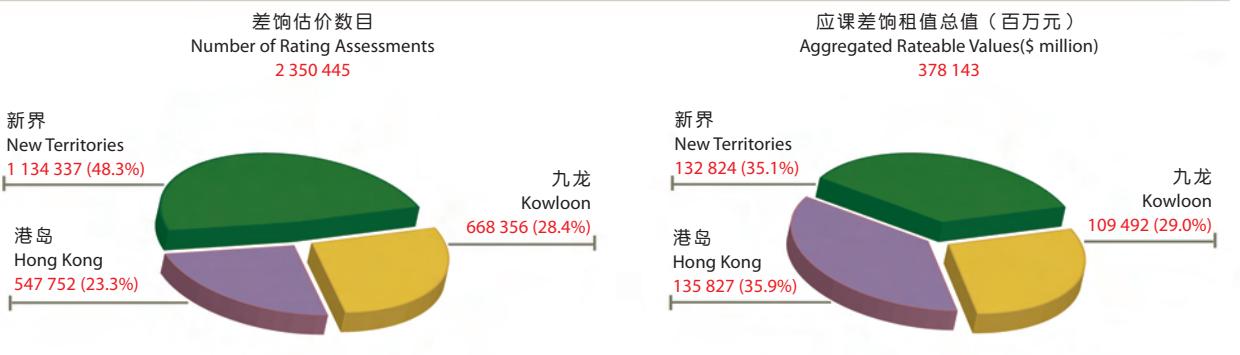
The Valuation List

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

The Valuation List as at 1 April 2010 contained 2 350 445 rating assessments with total rateable values of \$378.1 billion. Further details are shown in Tables 1 - 8.

Functions

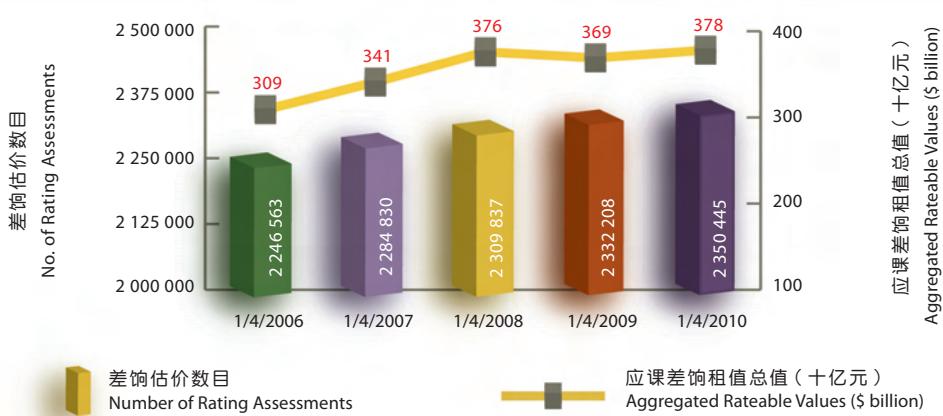
截至 2010 年 4 月 1 日的差饷估价数目及应课差饷租值总值
Number of Rating Assessments and Aggregated Rateable Values as at 1 April 2010



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 :

过去五年差饷估价数目及应课差饷租值总值
Number of Rating Assessments and 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。承租人须为此缴納「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額。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).

Functions

根据《地租（评估及征收）条例》 (第 515 章)而评估的地租

差饷物业估价署署长负责评估和征收第 515 章所涵盖的地租，并编制地租登记册，载列所有根据本条例评估地租的物业的应课差饷租值。截至 2010 年 4 月 1 日，地租登记册载有 1 802 091 个估价项目，应课差饷租值总值约为 2 139 亿元。详情请参阅表 9。

第 515 章所指的地租，数额为物业应课差饷租值的 3%，并会随应课差饷租值的改变而调整。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，只须继续向地政总署署长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饷租值等同于用作计算差饷的应课差饷租值。如物业获豁免评估差饷，或物业只有部分须缴纳地租（例如：物业所处土地一部分是根据适用租契而持有，另一部分则根据其他类别的租契而持有），则本署会分别厘定两项应课差饷租值。

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

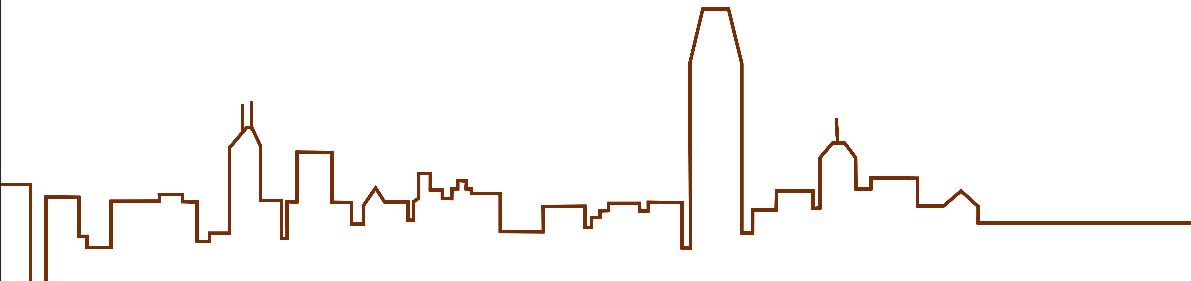
The Commissioner is responsible for assessing and collecting Cap. 515 Government rent and for the compilation of the Government Rent Roll containing the rateable values of all properties liable for assessment under this Ordinance. The Government Rent Roll contained 1 802 091 assessments as at 1 April 2010 with an aggregated rateable value of \$213.9 billion. Further details are shown in Table 9.

Cap. 515 Government rent is equal to 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 to the Director of Lands.

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.

Functions

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署长提供新地租额，并通知土地注册处处长登记有关新地租，以及答复市民有关的查询。

Government Rent Assessed under the 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 action to provide the Director of Lands with assessments of new rents where a renewal or redevelopment has taken place, notifying the Land Registrar of new rents for registration and responding to enquiries from the general public.

帐目及发单

由 1995 年 7 月 1 日起，差饷物业估价署署长接管差饷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。

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 from 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.

Functions

物业估价服务

印花税

本署审查物业的转让，向印花税署署长（由税务局局长兼任）提供估值方面的意见，以保障政府在印花税方面的收入。若所申报的转让价值低于市值，本署会提供物业合理市值的估价。

本署亦会为没有订明价值的转让物业提供估值。

遗产税

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

Property Valuation Services

Stamp Duty

The Department provides valuation advice to the Collector of Stamp Revenue (i.e. the Commissioner of Inland Revenue) by examining transactions involving the transfer of property. The aim is to safeguard revenue from this source. Where the consideration stated in the transaction is considered below the market value, the Department will provide a valuation advice.

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

Estate Duty

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



为其他政府部门提供估价服务

本署亦经常为政府其他部门及半政府机构提供估价服务。

Valuations for Other Government Departments

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

物业资讯服务

物业市场资料

在评估差饷及物业价值的过程中，本署会收集到大量的物业资料，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（乡村式屋宇除外）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.

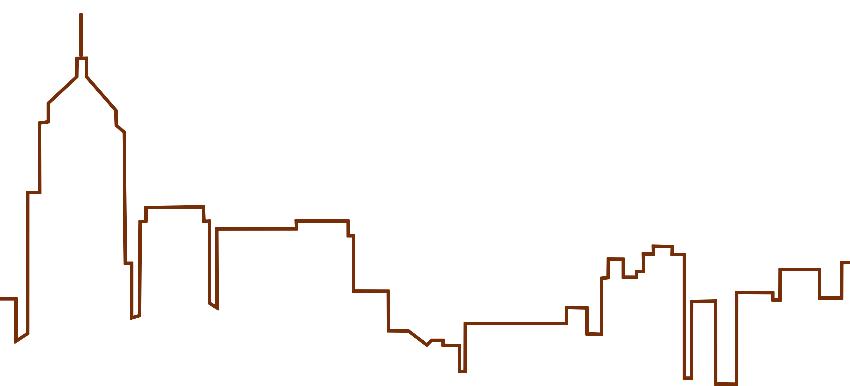
The "Hong Kong Property Review", an annual publication of the Department, reviews the property market over the preceding year and provides forecasts of completions for the following two years. This Review also gives an account of the stock and vacancy of major property types.

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 (excluding village-typed houses) through the Department's Property Information Online service launched in February 2009.



Functions



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。

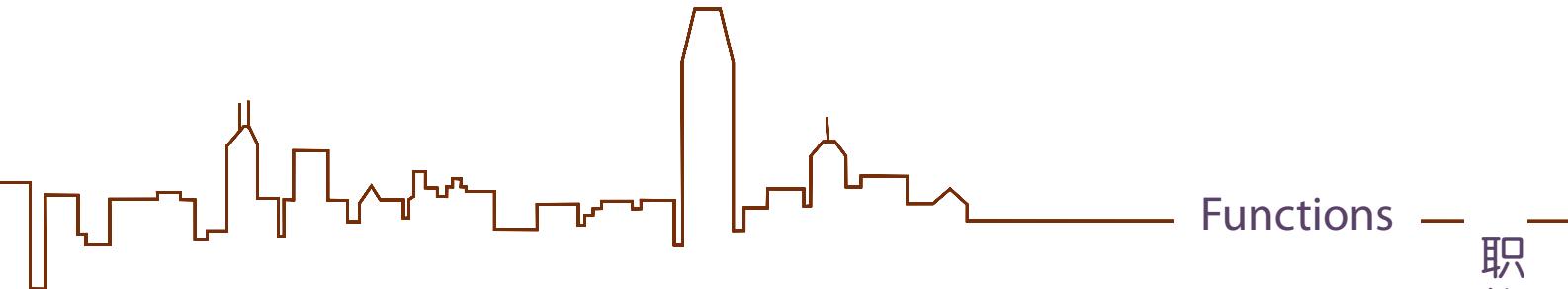
该书有助市民、紧急服务人员、香港邮政及其他政府部门迅速找出楼宇的地址。

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 Hongkong Post and other departments in identifying 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，获得一般租务资讯。

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 Mediator Services

Comprehensive and free advisory services are available to the public on landlord and tenant matters. 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.



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)。经批署的通知书是采取法律行动追收欠租时必需的文件。

Notice of New Letting or Renewal Agreement

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

职能



服务表现及成就 Performance and Achievements



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Performance and Achievements

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。

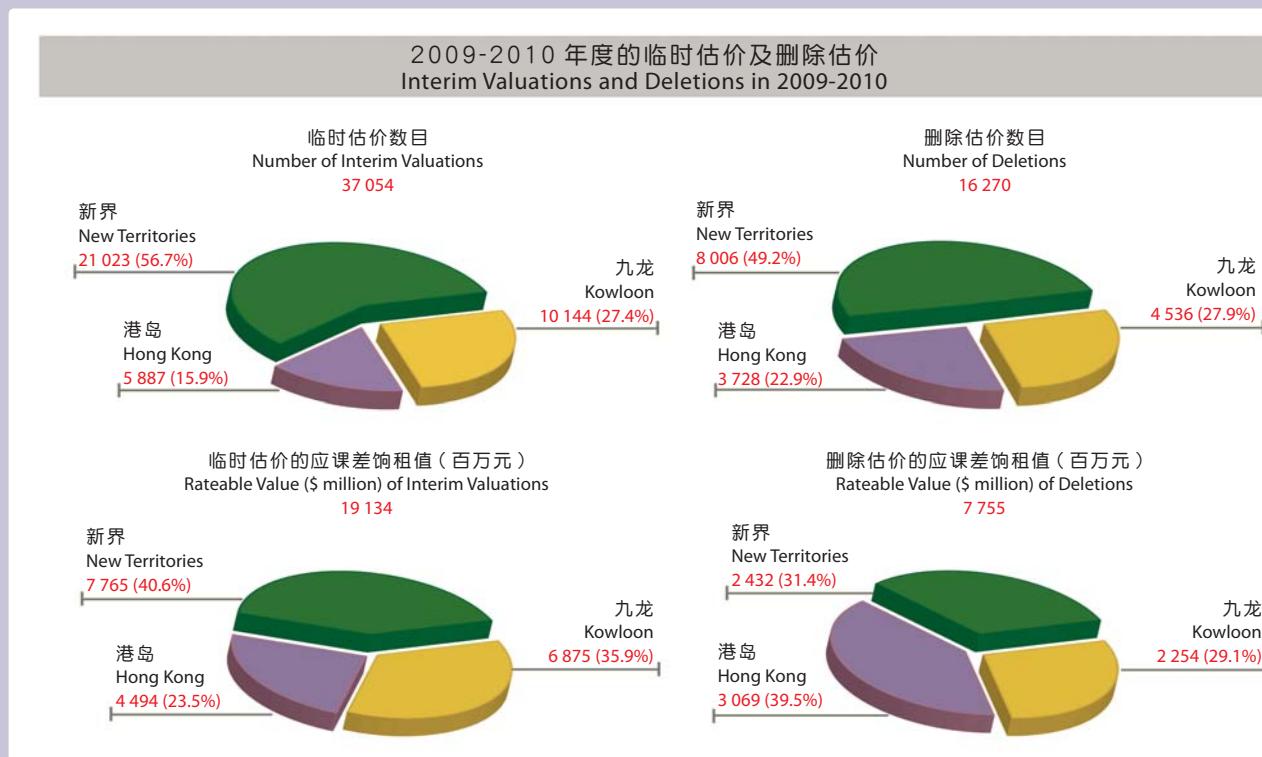
表 10 显示 2009-2010 年度临时估价及删除估价的数目。下列图表显示估价册及地租登记册内按区域划分的临时估价和删除估价的数目，以及有关的应课差饷租值：

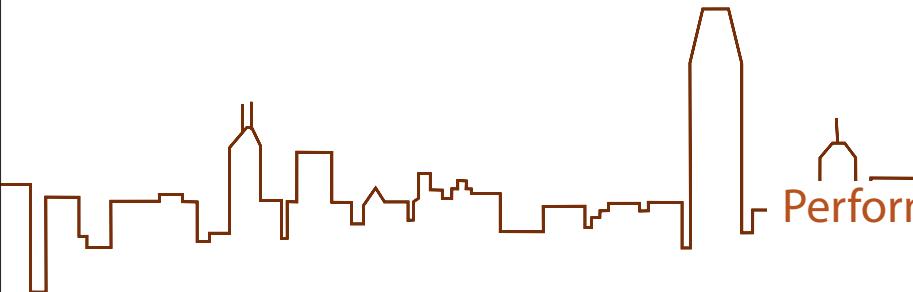
Rating and Government Rent

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 2009-2010 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 :





Performance and Achievements

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 2010-2011 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 235 万个物业的应课差饷租值，以及载于地租登记册内约 180 万个物业的应课差饷租值。

新应课差饷租值的生效日期是 2010 年 4 月 1 日，估价依据日期为 2009 年 10 月 1 日。

重估完成后，应课差饷租值平均上调 1%。其中 71.5% 物业的应课差饷租值平均上升 7.4%，23.3% 物业的应课差饷租值维持不变，余下 5.2% 物业的应课差饷租值则有平均约 11.5% 的跌幅。

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 2.35 million assessments in the Valuation List and 1.80 million assessments in the Government Rent Roll were reviewed in the revaluation for 2010-2011.

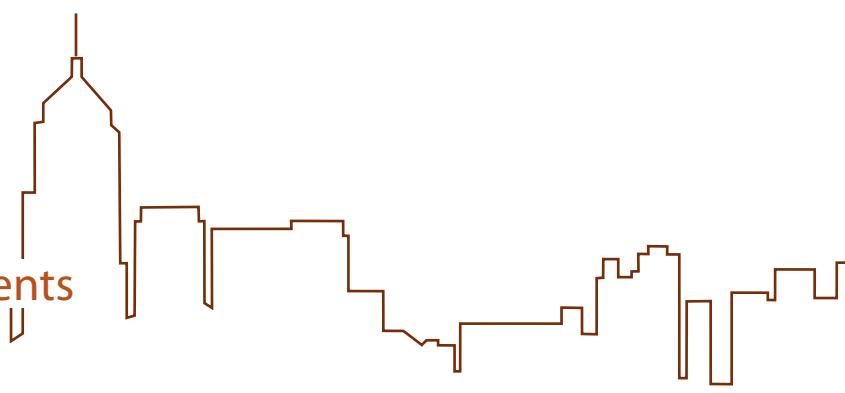
The new rateable values which took effect on 1 April 2010 were based on market rents as at the valuation reference date of 1 October 2009.

The exercise had resulted in an average increase of 1% in rateable values. For 71.5% of the properties, the rateable values were increased by 7.4% on average. 23.3% had no change in rateable values. The remaining 5.2% of the properties had their rateable values decreased by 11.5% on average.

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



Performance and Achievements



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记项与估价册的相同，则只可就估价册的记项提交建议书、反对通知书或上诉通知书。估价册如因建议书、反对通知书或上诉通知书而有任何修改，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饷租值提出支持的陈词和论据，并会以专家证人的身分代表差饷物业估价署署长出席土地审裁处的聆讯。

表12详列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 entry of a property in the Government Rent Roll is identical to that in the Valuation List, the proposal, objection or appeal can only be made against the entry in the Valuation List. Any alteration to the Valuation List resulting from the proposal, objection or appeal 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 2009-2010 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 2010 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 2009-2010, 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 2010 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%		应缴差饷获扣减 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	26 338
九龙 Kowloon	-	-	-	-
新界 New Territories	34	656	645	34 347
总数 Overall	35	687	664	60 685

Performance and Achievements

根据《地租（评估及征收）条例》 (第 515 章) 征收地租

截至 2010 年 4 月 1 日，地租登记册载有 1 802 091 个估价项目。

在 2009-2010 年度，本署为征收地租而进行的临时估价有 29 874 个，被删除的估价则有 10 450 个。详情见表 10。

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

The number of assessments in the Government Rent Roll on 1 April 2010 was 1 802 091.

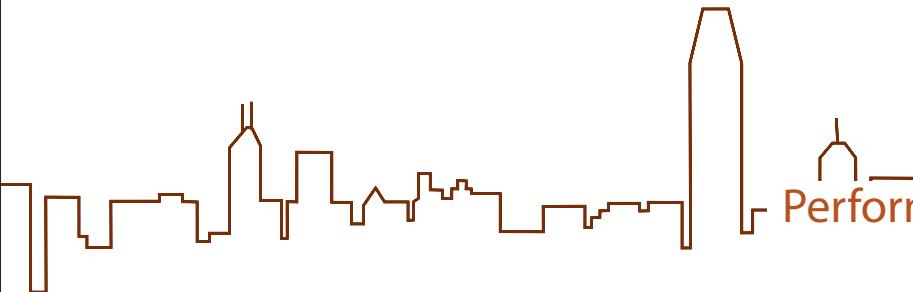
The number of interim valuations and deletions carried out in 2009-2010 for Government rent purposes were 29 874 and 10 450 respectively. See details in Table 10.

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。此案于 2010 年 10 月进行审讯。

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 for October 2010.



Performance and Achievements

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 2010 年 3 月 31 日，约有 226 000 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 226 000 properties paying rent assessed under this Ordinance as at 31 March 2010. 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)
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
2009-2010	3 646	626	141	55

帐目及发单

差饷收入

2009-2010 年度的差饷收入为 99.57 亿元。这款项已反映年内因差饷宽减措施而少收的 84.73 亿元。

下图显示过去五年的差饷收入：

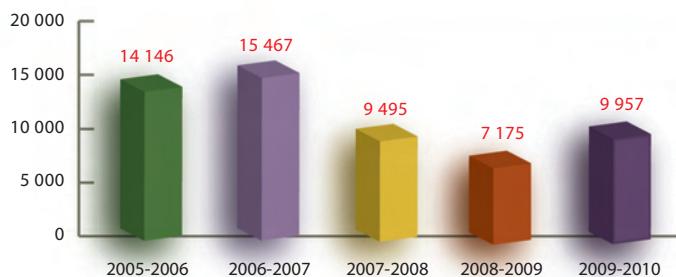
Accounting and Billing

Revenue from Rates

The revenue from rates in 2009-2010 was \$9 957 million, reflecting the loss in revenue of \$8 473 million due to rates concession granted in the year.

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

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



Performance and Achievements

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。2009-2010年度退还的款额微不足道。

差饷欠款

在2009-2010年度，本署向欠交差饷的业主追讨欠款，涉及的个案约为41 500个。

在该财政年度终结时，约有27 500个帐目尚未清缴欠款。此数目并不包括现正办理由原居村民提交的豁免差饷申请。截至2010年3月31日，录得的拖欠差饷为5 800万元。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 2009-2010.

Arrears of Rates

In 2009-2010, the Department took recovery action in respect of arrears outstanding for about 41 500 cases.

Some 27 500 accounts had outstanding rates at the end of the financial year. The number of accounts with outstanding rates excluded the properties for which applications for rates exemption by indigenous villagers were being processed. By 31 March 2010, \$58 million of rates arrears were recorded. The chart below shows arrears of rates in the past five years :



Performance and Achievements

地租收入及欠款

2009-2010年度的地租收入为58.68亿元。

截至2010年3月31日，拖欠地租的帐目约有24 900个，未收的款项约为5 500万元，平均欠款占全年平均地租征收额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。

差饷及地租帐目

截至2010年4月1日，差饷及地租帐目约245万个。下图显示各种帐目的数量：

Revenue from Government Rents and Arrears

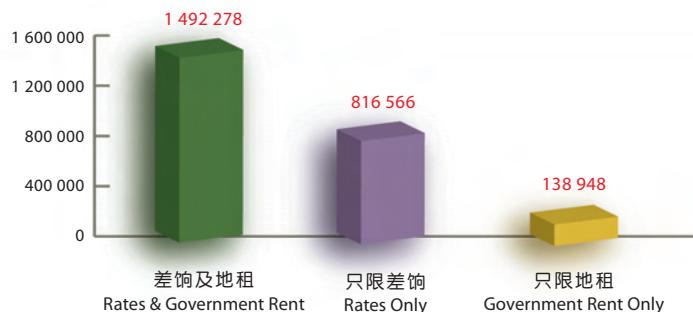
The revenue from Government rents in 2009-2010 was \$5 868 million.

Some 24 900 accounts had rent arrears as at 31 March 2010, comprising about \$55 million. The percentage of average arrears to average annual Government rent demanded was 1%. This amount excluded the outstanding Government rent for properties owned by indigenous villagers where applications for rent concession were being processed.

Rates and Government Rent Accounts

About 2.45 million rates and Government rent accounts were maintained by the Department as at 1 April 2010. These accounts are set out in the chart below:

差饷及地租帐目
Number of Rates and Government Rent Accounts



不超逾「最低应课差饷租值 3 000 元」的物业并不包括在内

Excluding properties with rateable value not exceeding the "Minimum Rateable Value of \$3 000"

宣传准时缴款

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.

Performance and Achievements

估价及物业资讯服务

印花税

在 2009-2010 年度，共有 186 034 宗个案须审查及估价。本署共提供了 11 788 项估价，涉及的物业是申报价值偏低或是未有在契约上注明转让价值。

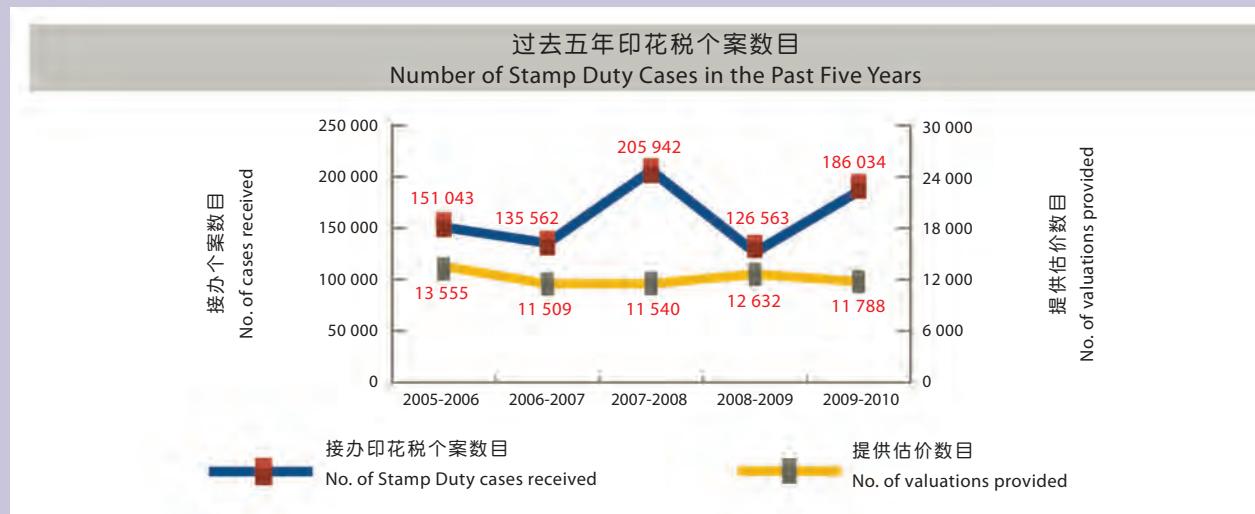
下图显示过去五年这方面的工作量：

Valuation and Property Information Services

Stamp Duty

In 2009-2010, the number of cases received for examination and valuation was 186 034. The Department provided 11 788 valuations where the stated consideration was considered inadequate and for properties transferred without stated consideration.

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

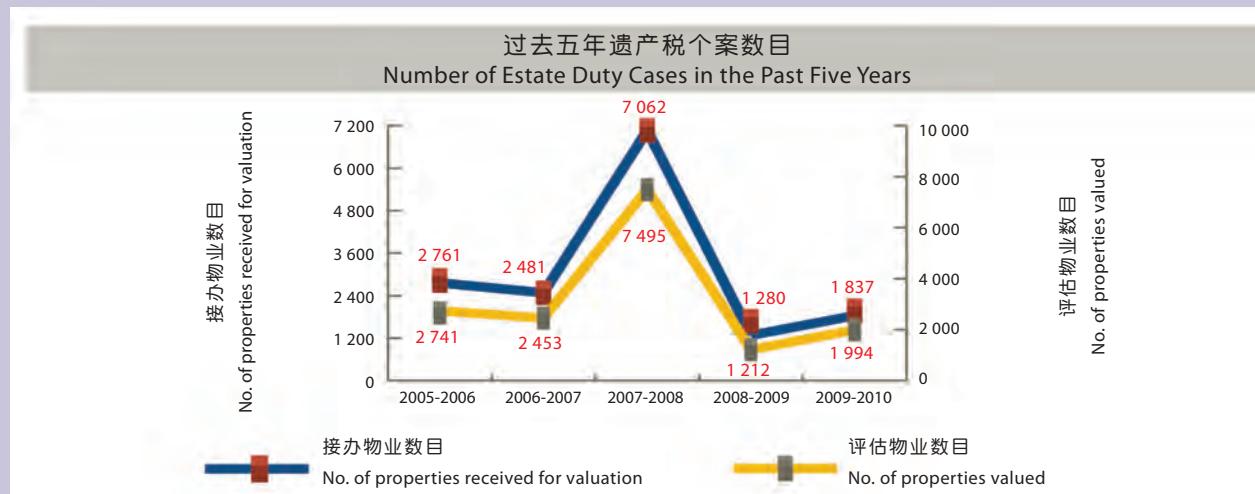


遗产税

年内共有 323 宗个案交由本署评定物业价值，涉及 1 837 个物业。下图显示过去五年的遗产税工作量：

Estate Duty

During the year, 323 cases involving 1 837 properties were forwarded to the Department for valuation. The graph below shows the volume of Estate Duty work in the past five years:



Performance and Achievements

虽然遗产税已于 2005 年 7 月取消，但本署仍会接到此日期前出现的个案；不过，预计个案数目会逐渐减少。

为其他政府部门和半政府机构提供估价服务

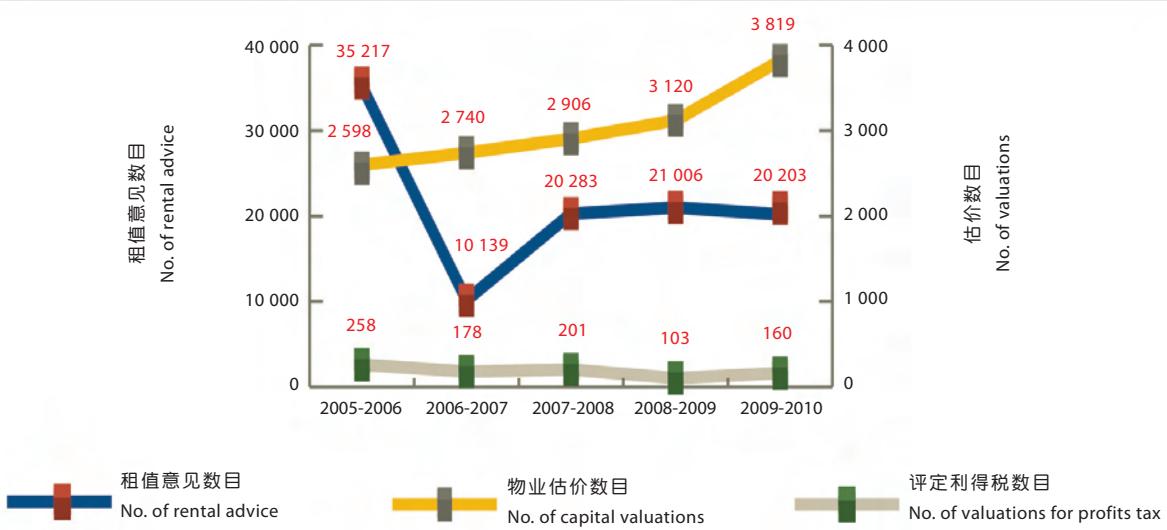
过去一年间，本署为其他政府部门及半政府机构提供估价服务，包括为 20 203 宗个案提供租值意见、评估 3 819 个物业的售价，以及处理 160 宗利得税个案。下图显示本署过去五年所提供的这类估价服务：

Despite abolition of Estate Duty in July 2005, past cases would continue to be received, though the number of cases was decreasing.

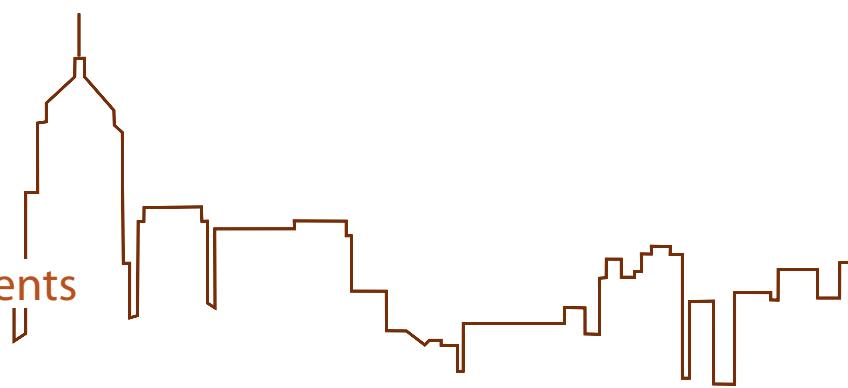
Valuations for Other Government Departments and Quasi-government Bodies

Other valuations, including 20 203 rental advice, 3 819 capital valuations and 160 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:

过去五年为其他部门提供的估价数目
Number of Valuations for Other Departments in the Past Five Years



Performance and Achievements



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》2010年版回顾2009年物业市场的情况，并预测2010至2011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。

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。

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 2010 edition of the "Hong Kong Property Review" gives a review of the property market in 2009 and provides forecasts of completions in 2010 to 2011. 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.

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.



Performance and Achievements

编配门牌号数

在 2009-2010 年度获编配门牌号数的发展项目共有 1 407 个，其中 1 367 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，最近一次于 2009 年底举行。在这次活动中，本署寄出了近 100 000 封宣传函件及单张给全港地下单位业主或店铺经营者以及住宅物业的业主立案法团及互助委员会。为了提高市民对正确标示门牌号数的认识，本署另外举办了一连串推广活动，包括在电台播放宣传声带；与香港邮政安排使用门牌号数展示运动的宣传口号作为邮戳，以及派发印有门牌号数展示运动标语的记事贴。

Building Numbering

During 2009-2010, about 1 407 developments were allotted with building numbers, of which 1 367 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 most recent one held at the end of 2009. The Department has sent out some 100 000 letters and leaflets to owners and occupiers of ground-floor premises, as well as owners' corporations and mutual-aid committees of residential buildings. To raise public awareness of the campaign, the Department has also organised a series of promotional activities like making announcement in the radio, liaising with Hongkong Post to use the building numbering slogan dies as postal chops and distributing memo pads promoting the proper display of building number.



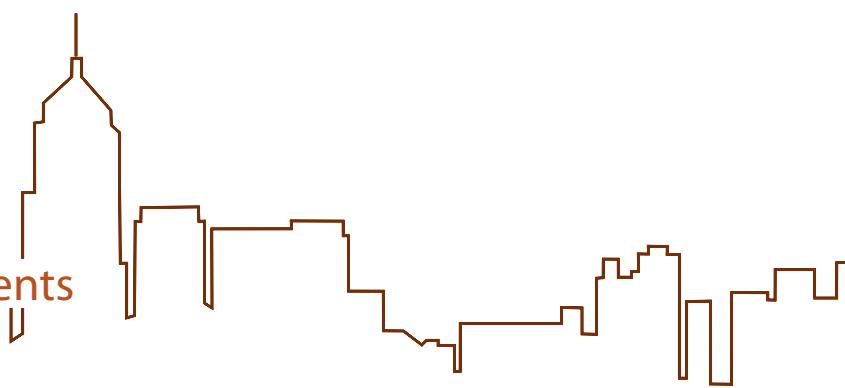
《楼宇名称》

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。

“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.

Performance and Achievements



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2004年修订条例的运作，并已适应了有关法例引致的转变。

谘询及调解服务

在2009-2010年度，本署处理了约210 000宗查询，其中45 000宗由本署每天派驻土地审裁处当值的人员处理，另有13 000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 amending Ordinance 2004 and have adapted to the legislative changes.

Advisory and Mediator Services

In 2009-2010, some 210 000 enquiries were handled, with 45 000 and 13 000 of these being dealt with by officers during their daily and weekly visits to the Lands Tribunal and District Offices respectively.



新租出或重订协议通知书

在2009-2010年度，本署共处理了50 000份新租出或重订协议通知书。

Notice of New Letting or Renewal Agreement

A total of 50 000 Notices of New Letting or Renewal Agreement were processed in 2009-2010.

服务表现及目标

服务承诺

2009-2010 年度服务承诺所载列的全部 11 项工作均已达标或超额完成。

Performance and Service Targets

Performance Pledge

For all the 11 work items listed in the 2009-2010 Performance Pledge, the set service levels or targets were either achieved or exceeded.



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



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Electronic Submission of Forms and Notices

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综合发单及缴款服务

Consolidated Billing and Payment Service

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物业资讯网

Property Information Online

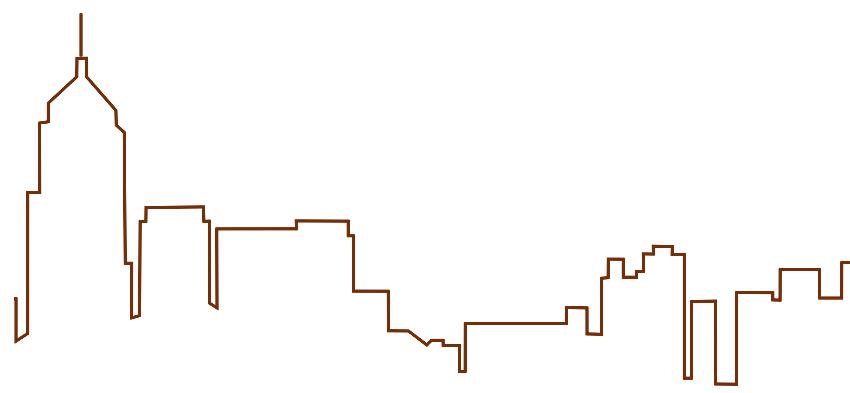
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发出电子征收差饷 / 地租通知书

Electronic Issue of Rates /

Government Rent Demands

New and Improved Services



以电子方式递交表格及通知书

为推动电子政府服务，本署接受缴纳人以电子方式递交法定表格，以及按《差饷条例》、《地租（评估及征收）条例》和《业主及租客（综合）条例》要求递交的通知书。本署会继续改进和新增电子服务，为市民提供以邮寄或亲身递交等传统方式以外的另一选择。市民可浏览本署网站（网址：www.rvd.gov.hk）或致电1823电话中心（电话：2152 0111），了解更多有关「递交表格电子化」的详情。

Electronic Submission of Forms and Notices

As part of our e-government initiatives, we have been accepting electronic submission of statutory forms and notices required to be served under the Rating Ordinance, the Government Rent (Assessment and Collection) Ordinance and the Landlord and Tenant (Consolidation) Ordinance. We would continue to improve and expand this electronic mode of service to provide an easy alternative to the conventional method of serving a form by post or in person. The public can visit the Department's website (www.rvd.gov.hk) or call the 1823 Call Centre at 2152 0111 for information on "Electronic Submission of Forms".

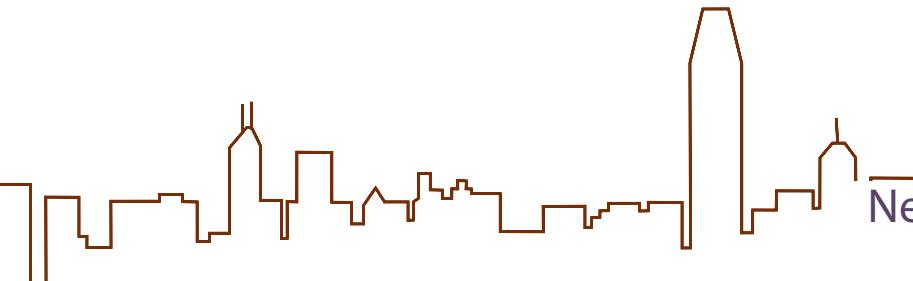


综合发单及缴款服务

持有多个物业的缴纳人，可以申请综合帐单服务，以一张帐单罗列全部物业的季度应缴款项，令缴款更省时便捷。自2004年1月推出服务以来，本署共开立约1 900个综合帐户，涉及的个别物业帐目超过160 000个。今后本署将继续扩展及优化服务，以满足持有多个物业的缴纳人所需。

Consolidated Billing and Payment Service

Payers with multiple properties can apply for a consolidated bill which lists out the quarterly demand for each individual property. This service provides payers an easy and time-saving means of effecting payment. Since its introduction in January 2004, about 1 900 consolidated accounts covering some 160 000 individual property accounts have been set up. This customer-focus service will continue to be expanded to meet the needs of all payers with multiple properties.



New and Improved Services

物业资讯网

「物业资讯网」是本署推出的崭新网上服务，方便市民浏览及取得本署的物业资料。这网上服务于2009年2月11日推出，提供住宅物业（乡村式屋宇除外）的实用面积及楼龄资料；与此同时，经配对的土地注册处物业地址记录亦一并显示，以供市民参考。于2009-2010财政年度，本署在这网上平台增设两项服务，包括让市民于每年递交建议书期间，在网上查阅最新公布的估价册和地租登记册，为期两个月至5月31日；以及任何时间查询物业最近三个估价年度的应课差饷租值。物业资讯网将于2010年底新增另一项服务，市民届时可以在网上查阅差饷及地租帐目。

物业资讯网又提供全面的中英双语物业地址搜寻服务，加上本署和土地注册处经配对的物业地址记录，物业资讯网为实现「物业资讯通」这个最终目标奠定基础。本署会研究与其他政府部门合作提供与物业有关的服务，使物业资讯网更臻完善。

发出电子征收差饷／地租通知书

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，市民可由2010年底开始登记成为电子征收通知书的用户。

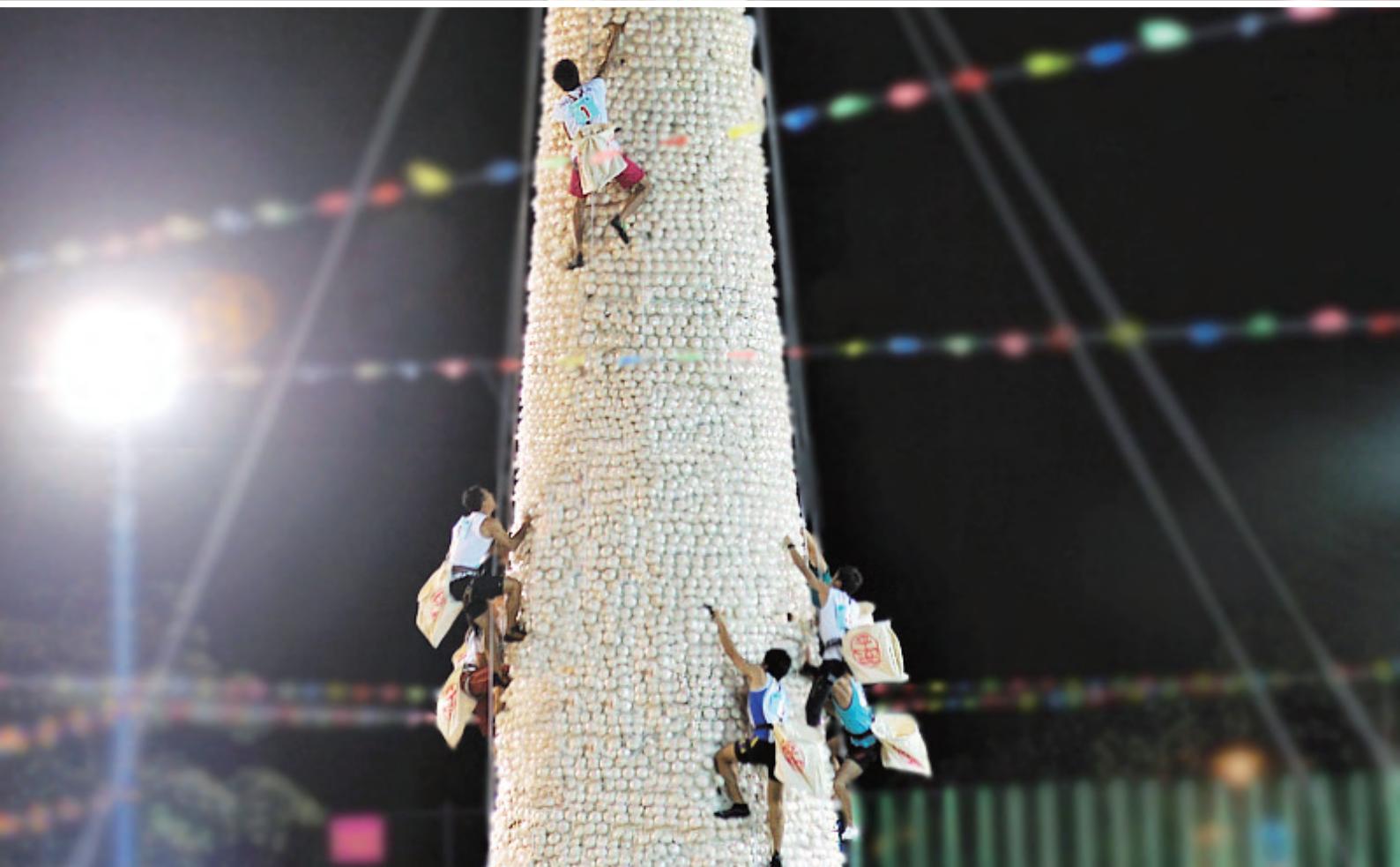
Property Information Online (PIO)

PIO is a new online service allowing the public to easily browse and retrieve the property information held by the Department. This online service was first launched on 11 February 2009 providing property information on saleable area and age of domestic properties (excluding village-typed houses). In showing a property record, the aligned property address of the Land Registry is also given for general reference. During the financial year 2009-2010, two more service items have been added to this online platform, including online inspection of the newly declared Valuation List and Government Rent Roll during the 2-month proposal period ended 31 May each year, and online enquiry on rateable values of properties for the latest three years of assessment throughout the whole year. Another new service item will be added by the end of 2010, enabling the public to check the rates and Government rent accounts of properties online.

With the development of a very comprehensive bilingual property address search engine and the alignment of property address records held in RVD and the Land Registry, the PIO has laid down the foundation of the ultimate Property Information Hub. We will explore the opportunities of joining up property-related services provided by other Government departments with a view to enhancing the PIO service.

Electronic Issue of Rates / Government Rent Demands

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 the public can begin registering as e-demand subscribers in late 2010.



迎接挑战
Challenges Ahead



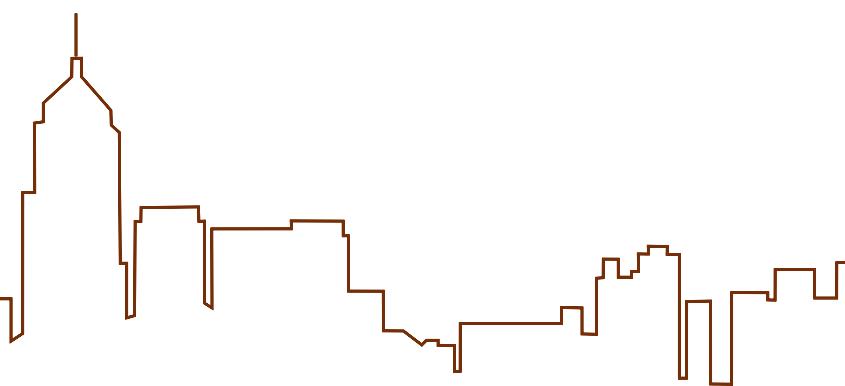
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Challenges Ahead



每年全面重估应课差饷租值

本署承诺每年均会全面重估估价册及地租登记册上所载物业的应课差饷租值。鉴于本署人手有限，而且时间紧迫，要在限期前完成重估工作，实在相当艰巨；即使重估完成后，本署也要处理大量反对建议书及上诉个案，这亦是一大挑战。要应付日益繁重的工作，本署必须在多个范畴不断求进，包括精简工作流程，重组架构，以及在物业估价方面广泛运用批量评估方法；此外，本署也为员工提供更多培训和发展的机会，以装备员工迎接挑战。

Annual General Revaluations

It remains our commitment to conduct annual review of all rateable values contained in the Valuation List and Government Rent Roll. It is a massive and testing task to complete the review on a tight timetable under severe manpower constraints. Objections received after revaluation together with the subsequent appeals also present a challenge to the Department. To cope with the increasing volume and complexity of work, we need to make constant efforts to bring improvements in different areas including but not limited to streamlining work procedures, re-organising team structures, employing more mass appraisal tools in property valuation, and providing training and development opportunities to equip staff to meet the challenges.



评估地租

本署与发展商就发展用地的地租评估问题出现的法律争议僵持已久，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，但上诉人不服裁决，就法律观点提出上诉。上诉法庭于2010年10月审理此案件。

Government Rent Assessment

The protracted litigation with developers on Government rent assessment of development sites has yet to conclude. The Appellant filed an appeal on a point of law against the judgment of the Lands Tribunal on the test case, which confirmed our valuation approach. The appeal will be heard before the Court of Appeal in October 2010.

Challenges Ahead

外判工作

本署年内继续把部分估价工作外判，以善用私营机构的资源。本署向一间私人公司批出新合约，以加快新界乡郊物业的评估工作；又首次将物业详情申报表的印刷和入信封工作外判，配合全面重估应课差饷租值。本署会继续研究将其他工作外判，以提高服务水平，改善公共服务的效率。

Outsourcing Opportunities

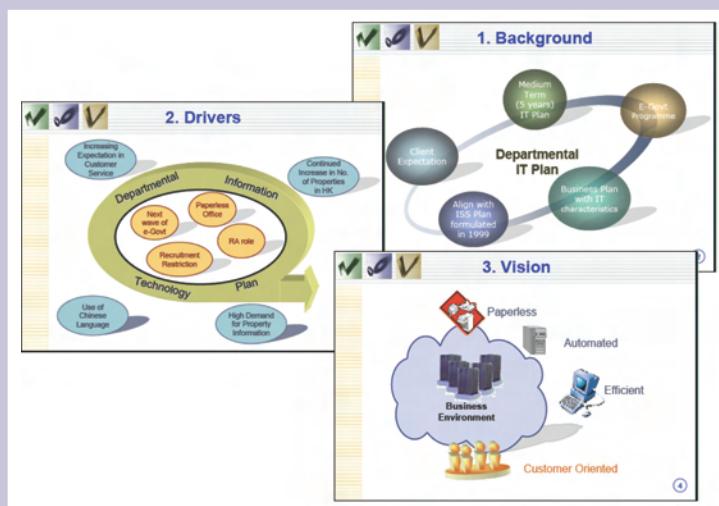
During the year, we continued to outsource valuation work to tap the resources available in the private sector and a new contract has been awarded to a private firm to speed up the assessment of rural properties in the New Territories. We have also for the first time outsourced printing and enveloping of the requisition forms for the general revaluation. The Department will further explore other outsourcing opportunities to improve service level and efficiency in delivering public services to the community.

推行部门资讯科技计划

本署现正分阶段推行部门资讯科技计划的措施。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，以及提升业务运作成效。

Implementation of Departmental Information Technology Plan (DITP)

The Department is implementing by phases the initiatives identified in the DITP. This 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.



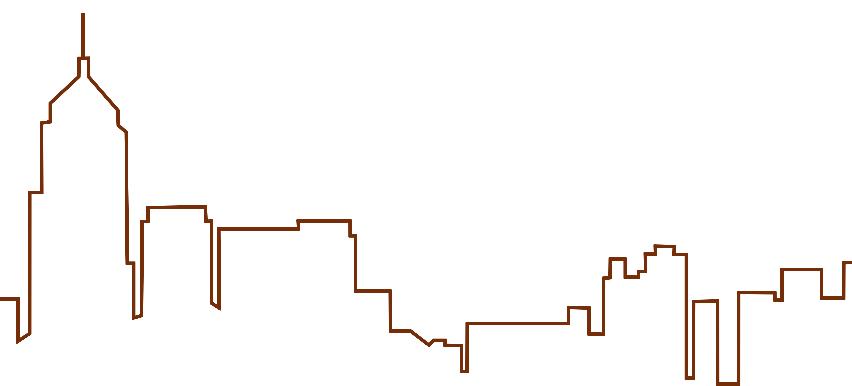


环保报告 Environmental Report



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Environmental Report



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。

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.

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在推行环保措施方面的情况。

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.

提高员工的环保意识

为了提高员工的环保意识，鼓励员工身体力行实行环保概念，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及于部门协商委员会上提出环保建议；
- 建立网上讨论区，方便员工讨论和交流各种改善措施；以及

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 such as through Staff Suggestions Scheme and in Departmental Consultative Committee meetings;
- set up a cyber discussion forum to facilitate staff's discussion on departmental improvement measures; and

- 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。

- 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；
- 在午膳时间或没有人使用办公室时，关掉电灯；
- 在办公时间内将办公室文仪器材设定至省电模式；
- 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匙，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:

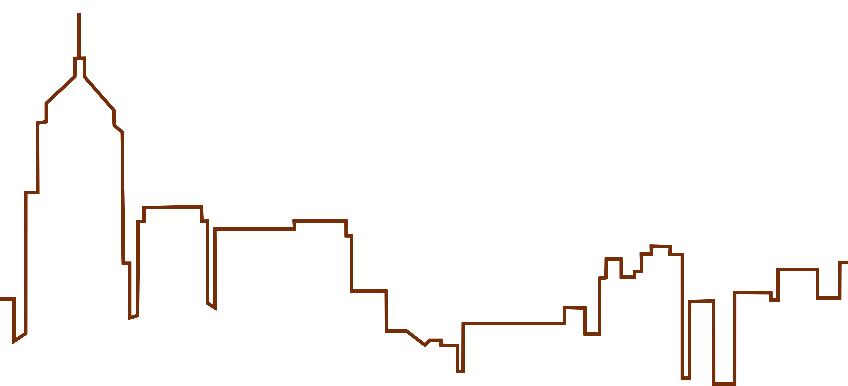
Office

- lowering the venetian blinds when direct sunlight is penetrating a window;
- switching off lightings during lunch hours and when offices are not in use;
- setting office equipment to energy saving mode during office hours;
- avoid unnecessary lightings and reduce 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.

Environmental Report



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；
- 使用再造纸代替原木浆纸；
- 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；以及
- 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。

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 recycled paper instead of virgin paper;
- use transit envelopes for unclassified documents;
- avoid sending original documents after they have been sent by fax;
- minimise 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; and
- release the Department's paper publications, staff newsletter etc. by uploading the e-copy on the Department's electronic bulletin board and homepage.

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。

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 ink-jet cartridges for recycling; and
- participate in the recycling programme coordinated by the Building Management Office by placing recycling bins in the Department premises.

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、符合能源效益的办公室文仪器材；
- 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。

Procurement of Green Products

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

- to procure energy efficient office equipment with automatic energy saving function;
- 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

本署 2009-2010 年度 A3 和 A4 纸的耗用量合共为 9 277 令，较 2002-2003 年度的 12 070 令减少 23.1%；而在本署 2009-2010 年度的耗纸量中，有 64.4% 为再造纸。

Green Performance

Reduced Consumption of Paper

The consumption of A3 and A4 paper in 2009-2010 was 9 277 reams, indicating a decrease of 23.1% against 12 070 reams in 2002-2003. Besides, 64.4% of the paper requirement for 2009-2010 was met by recycled paper.



	2002-2003 (基准年 Base Year)	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
耗纸量 (令) Paper Consumption(Reams)	12 070	11 377	10 913	10 025	9 587	9 022	8 975	9 277
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%	-23.1%

Environmental Report

与 2008-2009 年度相比，本署 2009-2010 年度的耗纸量上升 3.4%。耗纸量增加主要是由于本署于该年度推行多个新计划所致，来年本署定当继续提醒同事注意保护环境，确保用得其所，以减少耗纸量。

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 2009-2010 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。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 2009-2010 年度，本署共回收了 31 943 公斤废纸，亦收集了 1 035 个用完的碳粉盒／喷墨盒，交予政府物流服务署作公开拍卖。

《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。

Compared with 2008-2009, the paper consumption increased by 3.4% in 2009-2010. This increase in consumption was mainly due to the implementation of a number of new projects in 2009-2010. In the coming year, we shall keep on promoting environmental awareness among colleagues and endeavor to economise consumption with a view to reducing consumption.

The 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 2009-2010, over 160 000 individual accounts have been replaced by around 1 900 consolidated accounts. 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 2009-2010, 31 943 kilograms of waste paper were collected for recycling; and 1 035 numbers of empty toner/inkjet cartridges were collected for sale by public auctions arranged by the Government Logistics Department.

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呼吁，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。

本署于2009年参加政府的跨部门电子资料管理策略性研究，研究内容涵盖文件、记录、知识和工作流程管理各方面。一俟该研究结果公布，本署便会推出电子档案管理措施，以减少档案储存空间，向办公室无纸化迈进一大步。

此外，本署正着手开发电子帐单计划，向缴纳人发出征收差饷及地租的电子通知书，并会于2010年底邀请缴纳人参与计划，以减省耗用纸张及其他资源。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素出一分力。

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 joined the Government-wide Strategic Study on Electronic Information Management (EIM) covering the management of documents, records, knowledge and workflow in 2009. Pending the outcome of the EIM strategy study, the Department would implement an electronic system for document management. This would reduce our need for storage area and is a step towards a paperless office.

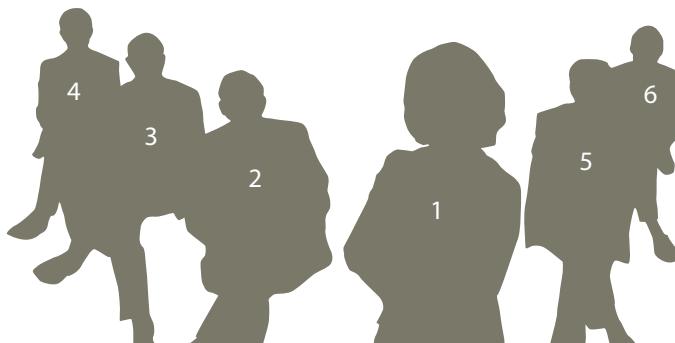
We are also working on the e-Billing project for providing electronic Demand Notes for Rates and Government Rent to payers. We would invite payers to join the service in around late 2010. This would help achieving savings in paper and other resources. Moreover, by providing an e-option for submission 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.



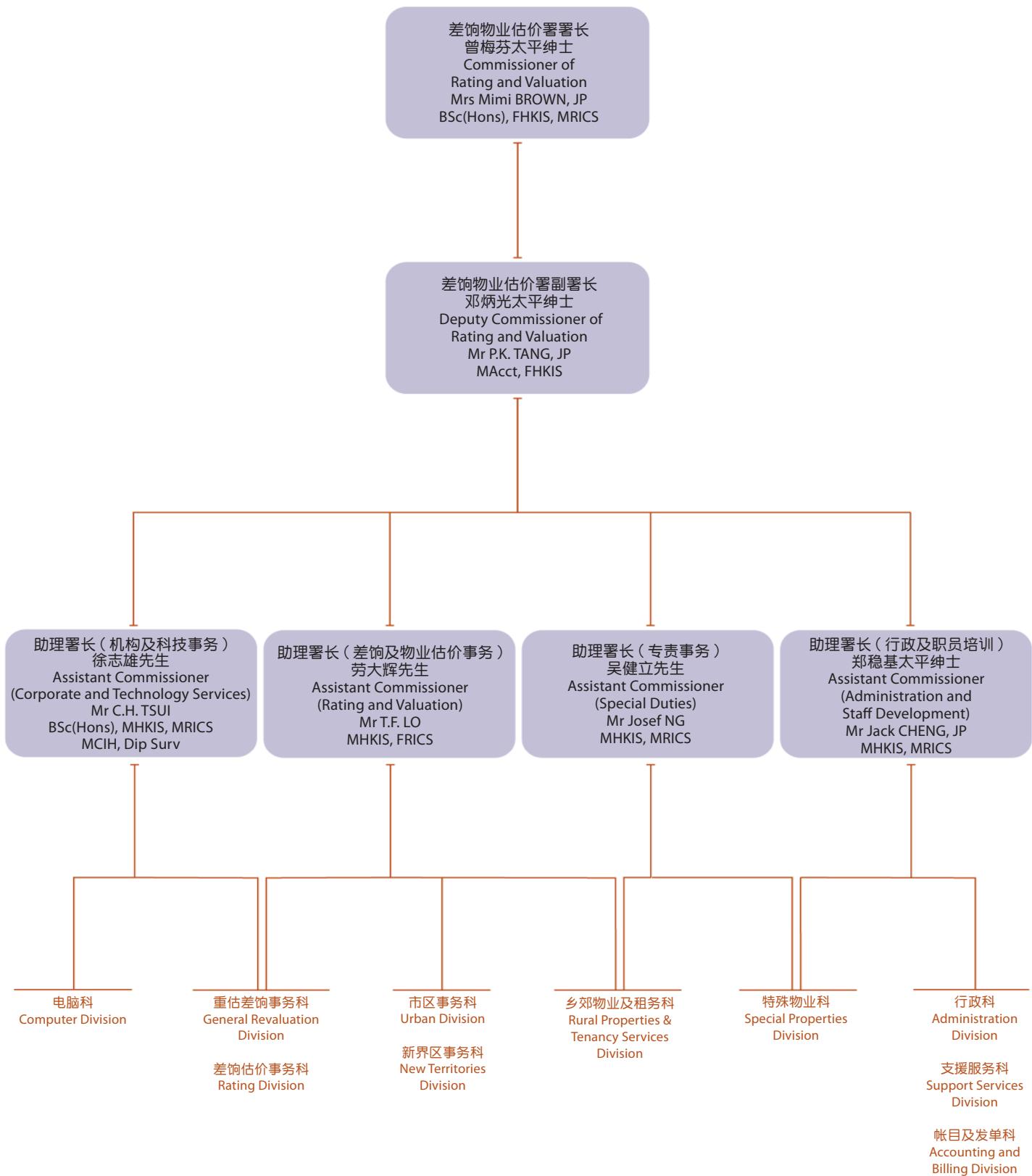


人力资源 Human Resources



- | | |
|--|---|
| 1 曾梅芬太平绅士
差饷物业估价署署长
Mrs Mimi BROWN, JP
Commissioner of
Rating and Valuation | 4 郑稳基太平绅士
助理署长（行政及职员培训）
Mr Jack CHENG, JP
Assistant Commissioner
(Administration and Staff Development) |
| 2 邓炳光太平绅士
差饷物业估价署副署长
Mr P. K. TANG, JP
Deputy Commissioner of
Rating and Valuation | 5 徐志雄先生
助理署长（机构及科技事务）
Mr C.H. TSUI
Assistant Commissioner
(Corporate and Technology Services) |
| 3 吴健立先生
助理署长（专责事务）
Mr Josef NG
Assistant Commissioner
(Special Duties) | 6 劳大辉先生
助理署长（差饷及物业估价事务）
Mr T.F. LO
Assistant Commissioner
(Rating and Valuation) |

部门架构 (2010 年 4 月 1 日) Organisation Structure (1 April 2010)



Human Resources

人手编制

截至 2010 年 4 月 1 日，本署实际总人数为 826 人，其中专业职系人员占 96 名，技术职系人员占 372 名，一般职系人员占 286 名，其他职系人员占 72 名。

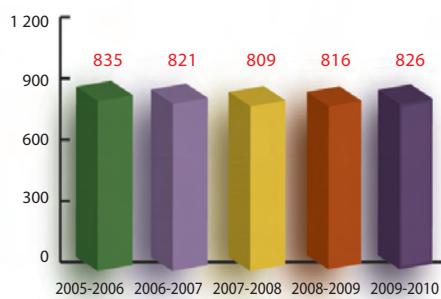
以下图表显示过去五年的实际总人数，以及截至 2010 年 4 月 1 日按职系区分的员工比例：

Staffing

As at 1 April 2010, the Department had a total strength of 826 officers including 96 professional officers, 372 technical officers, 286 general grade officers and 72 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 2010 :

过去五年实际总人数 (员工数目)
Total Strength in the Past Five Years(No. of Staff)



截至 2010 年 4 月 1 日按职系区分的员工分布图
Distribution of Officers by Grade as at 1 April 2010



附录 A 列出本署在 2009 年 4 月 1 日及 2010 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 2009-2010 年度的个人薪酬（不计长俸、旅费、宿舍等开支）及部门开支达 3.839 亿元，上一年度则为 3.812 亿元。

Annex A sets out a comparison of the establishment and strength as at 1 April 2009 and 1 April 2010. 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 \$383.9 million in 2009-2010, compared with \$381.2 million in the preceding year.

培训与发展计划

本署 2009-2010 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 4.1 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 2009 年 4 月安排了一名物业估价测量师前赴英国物业估价局，进行为期六个月的实习。

一名首席物业估价测量师及一名高级物业估价测量师分别在 2009 年 4 月及 2010 年 2 月借调到财经事务及库务局和商务及经济发展局，实习六个月。借着派任到政府不同政策局实习的安排，本署人员得以汲取宝贵的工作经验，并增加对政府内部运作的了解。

为了加深对内地政治、社会、经济和法律制度的了解，本署一名助理署长在 2009 年 10 月参加了为期两周的北京国家行政学院进阶中国事务研习课程；另一名物业估价测量师在 2009 年 9 月参加了由北京大学深圳研究生院举办的国情研习课程，课程为期一周。

为提升管理质素，本署一名助理署长在 2009 年 12 月参加了公务员事务局公务员培训处新开办的高层领袖培训课程，课程分为两个单元，每个单元为期四天。此外，一名高级物业估价测量师参加公务员培训处主办的公共行政领袖实践课程，课程为期三周。

Training and Development Plan

The Departmental Training and Development Plan for 2009-2010 was implemented successfully. During the year, departmental grade staff received training for 4.1 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 2009.

One Principal Valuation Surveyor and one Senior Valuation Surveyor were seconded to the Financial Services and the Treasury Bureau and the Commerce and Economic Development Bureau for six months from April 2009 and February 2010 respectively. These attachments to Government bureaux provide colleagues with valuable working experience as well as opportunities to broaden their horizons within the Government environment.

To familiarise with the political, social, economical and legal systems in the Mainland, one Assistant Commissioner attended a 2-week Advanced National Studies Programme at the National School of Administration in Beijing in October 2009. Another Valuation Surveyor attended a 1-week National Studies Course at the Shenzhen Graduate School of the Peking University in September 2009.

On the management front, one Assistant Commissioner has attended two 4-day modules of the newly launched Advanced Leadership Enhancement Programme (ALEP) in December 2009 organised by the Civil Service Training and Development Institute (CSTDI) of Civil Service Bureau (CSB). In addition, one Senior Valuation Surveyor has attended a 3-week Leadership in Action Programme also organised by the CSTDI.

Human Resources

一如往年，英国专家学院于 2009 年 11 月在香港举办了为期两天的「专家证人培训课程」，本署有八名物业估价测量师参加。

在持续专业发展方面，年内本署为专业职系人员及见习人员举办了四个涉及不同专业范畴的内部研讨会。此外，土地审裁处于 2009 年 10 月至 11 月审讯一宗重大的差饷上诉案，署方安排了 28 名专业职系人员到场旁听半天。

为物业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，六名物业估价测量师和十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七名高级物业估价测量师的指导。

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三个访问团，访客包括内地多个省市政府的高级官员，以及新加坡税务局的官员。

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

专业资格

本署四名人员通过了由香港测量师学会主办的 2009-2010 年度专业能力最终评审，成为该学会的专业会员。

As in previous years, a 2-day expert witness course run by the Academy of Experts, United Kingdom, was held in November 2009 for eight Valuation Surveyors.

For continuing professional development, four in-house seminars on different professional topics were held for professional staff and trainees of the Department during the year. Besides, 28 professional staff were arranged to attend a half-day hearing session as observers in a major rating appeal in the Lands Tribunal during October to November in 2009.

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

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 and overseas counterparts, there were three visits to the Department from senior officials of the Mainland provincial authorities and from the Inland Revenue Authority of Singapore.

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

Professional Membership

A total of four officers passed the Final Assessment of Professional Competence (APC) conducted by the Hong Kong Institute of Surveyors (HKIS) in 2009-2010 and they were then elected to professional membership.

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 44 班的课程／研讨会，涵盖 30 个不同课题，出席人数达 2 480 人次。

社会对资讯保安日益关注，有见及此，本署在 2010 年 1 月为所有员工举办了九场简介会，以提高员工对资讯保安的关注及了解。

为了提升本署职员的顾客服务技巧，本署于 2010 年 2 月至 3 月间为员工举办了三个顾客服务工作坊，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理阶层人员，约有 90 名员工参加，反应热烈，九成参加者均表示工作坊极度有用或非常有用。

本署又邀请公务员培训处设计为期一天的「创新转变工作坊」，供 27 名员工参加，以加强员工之间的团队精神，营造融洽的工作环境。

此外，职员培训组年内分别为 33 名新入职的专业职系人员，以及其他新到任的技术／一般／共通职系人员各自安排了为期两天的入职讲座。

其他培训课程

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 516 人次参加由政府承办商提供的各类电脑课程，另有 19 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 573 人次参加由公务员培训处举办的各类课程。

In-house Training Courses

The Department's Staff Development Section has organised a wide variety of in-house job-specific training courses and experience sharing sessions on different subjects including computer systems in RVD, valuation practices and work procedures. A total of 44 classes covering 30 courses/seminars were held with a total attendance of about 2 480.

To respond to the growing concern on IT security and to help raise staff's awareness and understanding on IT security, a total of nine sessions had been organised for all staff in January 2010.

With a view to polishing the customer service skills of our staff, three classes of a 1-day customised workshop on handling difficult customers were held in February and March 2010 for frontline staff and managers from professional and senior technical grades. Responses to the workshop were overwhelming. About 90 officers attended the workshops and 90% of the participants rated the workshops either excellent or very effective.

To enhance team spirit and help cultivating a cohesive working environment, a 1-day customised team building workshop facilitated by CSTDI was arranged for 27 officers.

A 2-day in-house induction seminar was held for 33 newly recruited professional staff and graduates and another one for the technical/general/common grades during the year.

Other Training Courses

Responses of staff on computer training and IT applications were good. A total of 516 trainees attended a variety of computer courses run by the Government bulk contractors. In addition, 19 professional and technical officers have attended SAS training courses run by a private contractor.

For other wide-ranging CSTDI courses, a total attendance of 573 was recorded.

Human Resources

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2009-2010年度，该系统共录得超过6 000次点击率，超过300名学员报读了不同的网上课程。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。

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。

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 2009-2010, over 6 000 hits to the System were recorded with more than 300 users enrolling in various web-courses. We will continue to seek further e-learning opportunities in consultation with CSTDI.

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.

本署署长每季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。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敍，让管职双方在轻松的气氛下聚首一堂。

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

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以外，还举办了一些应节和别开生面的兴趣班，如冰皮月饼制作班、新春水仙栽种班和咖啡品尝班等。

本署义工队一向热心公益，年内曾参与多项义务工作，例如在节日探访独居长者，为不同地区的长者及贫穷家庭举办游艺节目，透过陪同伤残人士出外观光，促进伤健共融，于中秋节向长者派月饼，又借着参与卖旗日、慈善步行及马拉松活动，为多个慈善机构筹款。除了义工服务外，义工队亦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、香港中华基督教青年会、保良局及母亲的抉择等），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31 000元。

The Commissioner issued the "E-Update" quarterly on specific topics via the Intranet, keeping staff informed of current issues and upcoming challenges. 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.

Social and Recreation

Recreation Club

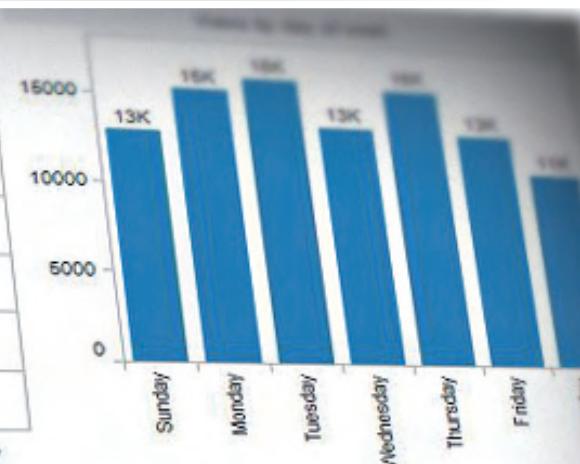
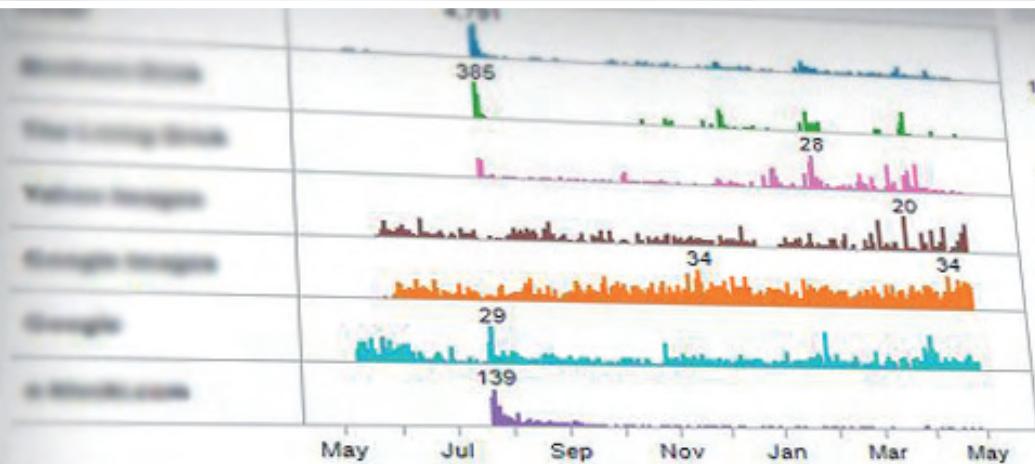
The Department's Recreation Club organised a variety of sport competitions and interest classes during the year. Some of the interest classes are festive and fresh, such as the classes on making iced moon cakes, cutting and planting narcissus and coffee tasting, etc.

The RVD Volunteer Service Team participated in a wide variety of volunteer activities, such as paying home visits to the elderly living alone, organising fun shows for the elderly and families living in the poverty, accompanying the handicapped for sightseeing, distributing moon cakes to the elderly in the Mid-Autumn Festival, raising money for charitable organisations by selling flags, participating in charity walk and marathon, etc. Apart from the above volunteer activities, the RVD Volunteer Service Team also worked together with different non-profit making organisations, such as the Yang Memorial Methodist Social Service, Chinese YMCA of Hong Kong, Po Leung Kuk and the Mother's Choice to serve the needy from all walks of life.

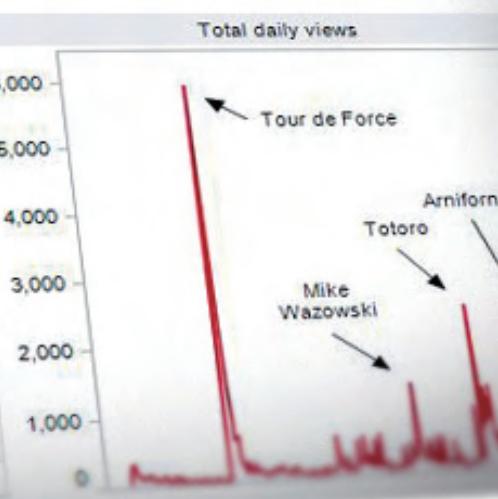
Sources of funds for the Club include the Staff Welfare Fund, subscriptions from members and participation fees for various activities.

Charity

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



Most popular search engine hits						Total	
demotivator	277		1,507	3	84	12	1,883
uchire jelly	52	15	90	1			158
apple demotivator		6	102		3		111
demotivators	101	1	1				103
sock and uhura	3	70	12		2		87
sunflower demotivator		6	77				83
high	80						80
memeblock	10	57	5	3			75
arcane	17		39		13		69
www.a-bloody.com		5	62		12		67
							2,716



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Table 1

估价册 - 截至 2010 年 4 月 1 日各地区的已估价物业
 Valuation List - Assessments by District as at 1 April 2010

地区	District	数量	应课差饷租值 (千元 \$'000)
中西区	Central and Western	152 623	56 105 522
湾仔	Wan Chai	100 331	30 692 587
东区	Eastern	206 752	31 078 373
南区	Southern	88 046	17 950 603
港岛	Hong Kong	547 752	135 827 085
油尖旺	Yau Tsim Mong	179 945	42 202 666
深水埗	Sham Shui Po	119 646	16 722 927
九龙城	Kowloon City	141 047	19 022 610
黄大仙	Wong Tai Sin	88 406	10 564 637
观塘	Kwun Tong	139 312	20 979 118
九龙	Kowloon	668 356	109 491 958
葵青	Kwai Tsing	107 531	26 405 996
荃湾	Tsuen Wan	119 724	15 097 928
屯门	Tuen Mun	163 995	12 474 133
元朗	Yuen Long	150 562	11 921 074
北区	North	95 727	6 544 206
大埔	Tai Po	102 277	8 594 771
沙田	Sha Tin	207 544	22 168 070
西贡	Sai Kung	135 021	13 981 096
离岛	Islands	51 956	15 636 908
新界	New Territories	1 134 337	132 824 181
总数	OVERALL	2 350 445	378 143 224

Table 2

表

估价册 - 截至 2010 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 2010

地区 District	A 及 B 类 Classes A & B		C 类 Class C		D 及 E 类 Classes D & E		杂类物业 Miscellaneous		总数 Total	
	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区 Central and Western	71 437	6 770 576	9 584	2 488 501	13 370	8 347 442	211	69 492	94 602	17 676 010
湾仔 Wan Chai	43 553	4 517 255	7 123	1 725 507	11 072	6 065 388	180	29 142	61 928	12 337 293
东区 Eastern	139 068	13 101 272	17 905	3 790 753	5 764	1 941 692	151	56 547	162 888	18 890 265
南区 Southern	44 012	3 731 501	3 647	831 046	10 914	8 370 661	54	81 737	58 627	13 014 945
港岛 Hong Kong	298 070	28 120 605	38 259	8 835 806	41 120	24 725 184	596	236 918	378 045	61 918 513
油尖旺 Yau Tsim Mong	96 102	6 847 449	13 795	2 869 739	4 213	1 715 336	395	27 268	114 505	11 459 793
深水埗 Sham Shui Po	71 645	5 019 421	6 854	984 183	3 136	1 043 795	331	110 822	81 966	7 158 221
九龙城 Kowloon City	77 742	5 662 198	17 658	2 859 665	10 349	3 375 826	188	152 396	105 937	12 050 085
黄大仙 Wong Tai Sin	65 853	4 361 687	411	65 821	74	16 107	135	7 857	66 473	4 451 472
观塘 Kwun Tong	88 411	5 947 453	661	65 672	120	13 312	191	25 796	89 383	6 052 233
九龙 Kowloon	399 753	27 838 208	39 379	6 845 081	17 892	6 164 377	1 240	324 138	458 264	41 171 804
葵青 Kwai Tsing	63 323	3 991 750	2 893	435 542	603	133 073	298	28 216	67 117	4 588 580
荃湾 Tsuen Wan	70 775	4 764 535	6 600	804 785	1 316	260 205	355	32 501	79 046	5 862 026
屯门 Tuen Mun	108 544	4 666 188	3 896	311 514	2 360	368 551	267	29 314	115 067	5 375 567
元朗 Yuen Long	101 104	3 929 813	11 156	946 952	6 032	725 385	831	21 793	119 123	5 623 943
北区 North	68 977	2 929 505	3 285	205 073	2 731	299 370	849	18 964	75 842	3 452 912
大埔 Tai Po	67 964	3 465 490	4 888	501 985	6 359	1 633 687	415	25 437	79 626	5 626 599
沙田 Sha Tin	131 124	8 426 194	12 607	1 897 955	4 798	1 255 593	177	52 129	148 706	11 631 870
西贡 Sai Kung	104 698	7 483 979	3 541	508 356	4 295	1 738 857	109	38 290	112 643	9 769 482
离岛 Islands	33 562	1 594 494	8 097	868 577	3 077	919 618	162	4 815	44 898	3 387 504
新界 New Territories	750 071	41 251 947	56 963	6 480 738	31 571	7 334 340	3 463	251 458	842 068	55 318 483
总数 OVERALL	1 447 894	97 210 760	134 601	22 161 626	90 583	38 223 901	5 299	812 515	1 678 377	158 408 801

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.

Table 3

估价册 - 截至 2010 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 2010

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 (千元 \$'000)	数量 Number	应课差饷租值 (千元 \$'000)	数量 Number	应课差饷租值 (千元 \$'000)	数量 Number	应课差饷租值 (千元 \$'000)	
中西区	Central and Western	-	-	-	-	-	5	25 432	878	104 917
湾仔	Wan Chai	-	-	-	-	-	-	-	-	-
东区	Eastern	2 526	131 969	1 100	46 064	67	1 584 401	452	302 828	
南区	Southern	6 858	317 357	3 668	132 127	42	981 712	5	32 196	
港岛	Hong Kong	9 384	449 326	4 768	178 191	114	2 591 545	1 335	439 941	
油尖旺	Yau Tsim Mong	-	-	-	-	4	156 515	673	34 755	
深水埗	Sham Shui Po	4 372	187 215	2 358	82 056	98	1 882 945	8	47 437	
九龙城	Kowloon City	-	-	-	-	29	641 409	18	239 319	
黄大仙	Wong Tai Sin	15 778	792 952	7 631	300 546	128	2 918 853	-	-	
观塘	Kwun Tong	9 625	409 781	6 419	200 137	152	3 643 615	342	213 300	
九龙	Kowloon	29 775	1 389 948	16 408	582 739	411	9 243 337	1 041	534 811	
葵青	Kwai Tsing	10 440	413 233	4 181	127 021	154	3 672 926	470	124 044	
荃湾	Tsuen Wan	-	-	-	-	39	722 264	175	71 967	
屯门	Tuen Mun	9 365	280 128	11 982	264 016	59	935 894	-	-	
元朗	Yuen Long	3 647	97 004	4 836	118 740	102	1 220 201	-	-	
北区	North	11 446	323 390	6 138	146 164	18	405 202	18	16 747	
大埔	Tai Po	13 008	504 116	7 795	230 502	15	307 921	-	-	
沙田	Sha Tin	20 257	773 140	6 252	199 849	76	1 685 897	16	128 826	
西贡	Sai Kung	9 525	371 507	5 677	178 452	31	938 778	249	61 751	
离岛	Islands	-	-	-	-	63	495 934	-	-	
新界	New Territories	77 688	2 762 518	46 861	1 264 744	557	10 385 015	928	403 335	
总数	OVERALL	116 847	4 601 792	68 037	2 025 674	1 082	22 219 897	3 304	1 378 087	

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.

Table 4

表

估价册 - 截至 2010 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 2010

地区	District	铺位 Shop		其他商业楼宇 Other Commercial	
		数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	9 405	5 502 529	2 591	3 398 333
湾仔	Wan Chai	7 533	5 848 084	2 107	1 911 257
东区	Eastern	8 826	2 606 641	1 074	589 206
南区	Southern	2 166	776 676	606	218 786
港岛	Hong Kong	27 930	14 733 930	6 378	6 117 582
油尖旺	Yau Tsim Mong	20 481	12 313 541	3 783	4 110 872
深水埗	Sham Shui Po	9 694	3 025 587	1 372	369 131
九龙城	Kowloon City	7 914	1 888 017	897	423 873
黄大仙	Wong Tai Sin	3 089	1 034 930	148	109 515
观塘	Kwun Tong	5 452	2 560 995	291	331 271
九龙	Kowloon	46 630	20 823 071	6 491	5 344 661
葵青	Kwai Tsing	3 623	1 380 309	166	131 472
荃湾	Tsuen Wan	5 118	1 888 667	214	257 738
屯门	Tuen Mun	5 182	1 577 502	150	222 383
元朗	Yuen Long	6 940	1 723 933	399	242 523
北区	North	2 801	929 244	57	42 740
大埔	Tai Po	2 574	859 248	147	114 741
沙田	Sha Tin	4 505	2 678 264	68	206 451
西贡	Sai Kung	3 178	1 211 113	27	31 368
离岛	Islands	2 512	2 078 221	66	25 845
新界	New Territories	36 433	14 326 500	1 294	1 275 261
总数	OVERALL	110 993	49 883 501	14 163	12 737 504

Table 5

估价册 - 截至 2010 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 2010

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	24 231	19 907 275	-	-
湾仔	Wan Chai	13 219	7 341 416	-	-
东区	Eastern	4 935	3 099 029	189	72 937
南区	Southern	1 227	270 433	25	3 778
港岛	Hong Kong	43 612	30 618 154	214	76 715
油尖旺	Yau Tsim Mong	22 582	7 117 732	81	11 360
深水埗	Sham Shui Po	1 618	502 703	1 021	273 700
九龙城	Kowloon City	1 321	370 202	18	2 968
黄大仙	Wong Tai Sin	141	54 521	353	40 850
观塘	Kwun Tong	1 766	1 686 058	1 289	393 194
九龙	Kowloon	27 428	9 731 215	2 762	722 071
葵青	Kwai Tsing	633	266 856	426	176 890
荃湾	Tsuen Wan	1 460	239 562	464	21 316
屯门	Tuen Mun	467	47 462	-	-
元朗	Yuen Long	566	66 928	-	-
北区	North	209	59 075	62	5 444
大埔	Tai Po	61	10 126	-	-
沙田	Sha Tin	862	531 586	210	71 455
西贡	Sai Kung	5	11 928	-	-
离岛	Islands	298	413 285	-	-
新界	New Territories	4 561	1 646 807	1 162	275 105
总数	OVERALL	75 601	41 996 176	4 138	1 073 891

Table 6

表

估价册 - 截至 2010 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 2010

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	469	69 413	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	6 242	1 565 591	24	77 394
南区	Southern	4 123	581 070	11	19 491
港岛	Hong Kong	10 834	2 216 074	35	96 885
油尖旺	Yau Tsim Mong	1 979	246 612	2	281
深水埗	Sham Shui Po	4 711	1 243 344	52	94 127
九龙城	Kowloon City	3 030	824 363	142	97 298
黄大仙	Wong Tai Sin	3 351	542 612	2	1 194
观塘	Kwun Tong	19 382	2 996 997	147	168 445
九龙	Kowloon	32 453	5 853 928	345	361 344
葵青	Kwai Tsing	16 649	1 949 279	730	1 371 819
荃湾	Tsuen Wan	10 722	1 457 710	455	360 704
屯门	Tuen Mun	6 994	732 202	270	75 428
元朗	Yuen Long	1 183	428 825	102	66 158
北区	North	2 274	266 954	42	71 110
大埔	Tai Po	344	467 975	-	-
沙田	Sha Tin	10 461	1 165 369	315	469 984
西贡	Sai Kung	36	218 796	5	3 954
离岛	Islands	25	71 974	115	154 416
新界	New Territories	48 688	6 759 083	2 034	2 573 572
总数	OVERALL	91 975	14 829 085	2 414	3 031 801

Table 7

估价册 - 截至 2010 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 2010

类别	Category	数量 Number	%	应课差饷租值 Rateable Value (千元 \$'000)	%
住宅	Domestic Premises	1 750 800	74.5	184 032 458	48.7
铺位及其他商业楼宇	Shop and Other Commercial Premises	125 156	5.3	62 621 005	16.6
写字楼	Office	75 601	3.2	41 996 176	11.1
工贸大厦	Industrial / Office Premises	4 138	0.2	1 073 891	0.3
工厂大厦	Factory	91 975	3.9	14 829 085	3.9
货仓	Storage Premises	2 414	0.1	3 031 801	0.8
停车位 *	Parking Spaces *	247 546	10.5	8 198 629	2.2
其他物业	Others	52 815	2.2	62 360 178	16.5
总数	OVERALL	2 350 445	100	378 143 224	100

* 包括住宅及非住宅停车位。

* Include both domestic and non-domestic parking spaces.

Table 8

表

估价册 - 截至 2010 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 2010

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	3 197	9 640	44 116	56 953	2.4	2.4
10 000 - 19 999	26 415	30 774	105 258	162 447	6.9	9.3
20 000 - 29 999	35 020	36 606	93 641	165 267	7.0	16.4
30 000 - 39 999	14 204	54 401	152 703	221 308	9.4	25.8
40 000 - 49 999	27 277	86 939	188 203	302 419	12.9	38.6
50 000 - 59 999	40 343	87 542	141 301	269 186	11.5	50.1
60 000 - 69 999	52 028	62 706	106 787	221 521	9.4	59.5
70 000 - 79 999	42 949	45 756	68 995	157 700	6.7	66.2
80 000 - 89 999	39 461	35 997	50 462	125 920	5.4	71.6
90 000 - 99 999	26 993	29 259	33 200	89 452	3.8	75.4
100 000 - 119 999	45 067	38 766	44 536	128 369	5.5	80.9
120 000 - 139 999	29 924	31 682	24 401	86 007	3.7	84.5
140 000 - 159 999	22 581	18 550	16 010	57 141	2.4	86.9
160 000 - 179 999	15 757	12 509	11 139	39 405	1.7	88.6
180 000 - 199 999	13 617	10 802	7 309	31 728	1.3	90.0
200 000 - 249 999	23 667	20 065	10 441	54 173	2.3	92.3
250 000 - 299 999	16 171	12 824	6 248	35 243	1.5	93.8
300 000 - 349 999	13 056	8 882	4 470	26 408	1.1	94.9
350 000 - 399 999	8 901	5 273	3 580	17 754	0.8	95.7
400 000 - 449 999	6 749	3 980	2 537	13 266	0.6	96.2
450 000 - 499 999	5 870	3 402	2 292	11 564	0.5	96.7
500 000 - 599 999	7 892	4 358	3 190	15 440	0.7	97.4
600 000 - 749 999	7 874	4 155	3 066	15 095	0.6	98.0
750 000 - 999 999	7 634	3 492	2 828	13 954	0.6	98.6
1 000 000 - 1 499 999	6 163	3 339	2 437	11 939	0.5	99.1
1 500 000 - 1 999 999	2 574	1 765	1 268	5 607	0.2	99.4
2 000 000 - 2 999 999	2 275	1 805	1 324	5 404	0.2	99.6
3 000 000 - 9 999 999	3 221	2 296	1 805	7 322	0.3	99.9
10 000 000 - 99 999 999	836	779	764	2 379	0.1	100.0
100 000 000 - 999 999 999	34	12	20	66	*	100.0
1 000 000 000 - 99 999 999 999	2	-	6	8	*	100.0
总数 OVERALL	547 752	668 356	1 134 337	2 350 445	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.

Table 9

地租登记册 - 截至 2010 年 4 月 1 日各地区的已估价物业
 Government Rent Roll - Assessments by District as at 1 April 2010

地区	District	不超逾最低应课差饷租值 * Not Exceeding Minimum Rateable Value *		超逾最低应课差饷租值 Above Minimum Rateable Value
		数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	
中西区	Central and Western	124	14 270	15 128 418
湾仔	Wan Chai	10	10 330	4 100 153
东区	Eastern	146	46 829	6 583 338
南区	Southern	41	45 334	6 830 457
港岛	Hong Kong	321	116 763	32 642 366
油尖旺	Yau Tsim Mong	11	47 276	14 651 350
深水埗	Sham Shui Po	339	118 014	15 105 662
九龙城	Kowloon City	17	43 352	8 001 551
黄大仙	Wong Tai Sin	180	88 277	10 191 022
观塘	Kwun Tong	242	138 801	19 576 118
九龙	Kowloon	789	435 720	67 525 703
葵青	Kwai Tsing	415	106 005	19 723 934
荃湾	Tsuen Wan	2 828	119 836	12 653 241
屯门	Tuen Mun	5 523	160 924	9 946 463
元朗	Yuen Long	30 869	146 963	10 375 275
北区	North	36 536	86 525	5 792 506
大埔	Tai Po	32 316	95 682	7 920 684
沙田	Sha Tin	5 591	202 881	20 771 202
西贡	Sai Kung	16 590	129 984	13 387 809
离岛	Islands	20 360	48 670	13 154 180
新界	New Territories	151 028	1 097 470	113 725 294
总数	OVERALL	152 138	1 649 953	213 893 363

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

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

Table 10

表

2009-2010 年度临时估价及删除估价 *
Interim Valuations and Deletions in 2009-2010 *

区域 Area	差饷及地租 Rates and Government Rent		只计差饷 Rates Only		只计地租 Government Rent Only	
	临时估价 Interim Valuations	删除估价 Deletions	临时估价 Interim Valuations	删除估价 Deletions	临时估价 Interim Valuations	删除估价 Deletions
港岛 Hong Kong	数量 Number	2 564	135	3 094	3 584	229
	应课差饷租值 Rateable Value (千元 \$'000)	1 293 167	791 370	3 040 884	2 253 214	160 398
九龙 Kowloon	数量 Number	6 897	2 514	1 909	1 875	1 338
	应课差饷租值 Rateable Value (千元 \$'000)	3 259 198	807 180	1 374 928	1 271 658	2 240 409
新界 New Territories	数量 Number	11 774	1 711	2 177	361	7 072
	应课差饷租值 Rateable Value (千元 \$'000)	3 536 646	1 524 726	811 273	322 788	3 417 333
总数 OVERALL	数量 Number	21 235	4 360	7 180	5 820	8 639
	应课差饷租值 Rateable Value (千元 \$'000)	8 089 012	3 123 276	5 227 086	3 847 660	5 818 140
						783 700

* 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.

Table 11

2010-2011 年度重估应课差饷租值 - 对主要类别物业的影响⁽¹⁾
 2010-2011 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⁾	+6	277	+15	+6	156	+9
中型私人住宅物业 ⁽²⁾ Private Medium Domestic Premises ⁽²⁾	+2	678	+15	+3	380	+12
大型私人住宅物业 ⁽²⁾ Private Large Domestic Premises ⁽²⁾	-3	1 744	-53	-2	842	-19
私人住宅物业 Private Domestic Premises	+3	389	+11	+4	199	+8
公屋住宅物业 ⁽³⁾ Public Domestic Premises ⁽³⁾	+5	151	+7	+5	91	+4
所有住宅物业 ⁽⁴⁾ All Domestic Premises ⁽⁴⁾	+3	298	+9	+4	160	+6
铺位及其他商业楼宇 Shop and Other Commercial Premises	+3	2 011	+53	+3	1 113	+33
写字楼 Office	-2	2 297	-56	-6	2 529	-150
工业楼宇 ⁽⁵⁾ Industrial Premises ⁽⁵⁾	+2	768	+15	+2	461	+9
所有非住宅物业 ⁽⁶⁾ All Non-domestic Premises ⁽⁶⁾	-1	1 978	-17	-1	1 035	-7
所有类别物业 All Types of Properties	+1	521	+5	+2	257	+5

注：

(1) 住宅物业的计算主要是反映物业数目，而非住宅物业则反映估价数目。

(2) 所有住宅物业均按实用面积分类：

小型住宅 -- 不超过 69.9 平方米
 中型住宅 -- 70 至 99.9 平方米
 大型住宅 -- 100 平方米或以上

(3) 指由房屋委员会、房屋协会及香港平民屋宇有限公司提供的租住单位。

(4) 包括停车位。

(5) 包括工厂、货仓及工贸大厦。

(6) 包括其他形式物业如酒店、戏院、油站、学校及停车位。

Notes:

(1) The calculations mainly reflect the number of units for Domestic Premises, and the number of assessments for Non-domestic Premises.

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

Small domestic -- up to 69.9 m²
 Medium domestic -- 70 m² to 99.9 m²
 Large domestic -- 100 m² or over

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

(4) Include car parking spaces.

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

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

Table 12

表

2008-2009 及 2009-2010 年度的估价建议书、反对书及上诉个案
Proposals, Objections and Appeals in 2008-2009 and 2009-2010

	差饷 Rating		地租 Government Rent	
	2008-2009	2009-2010	2008-2009	2009-2010
建议书 Proposals				
接办及完成个案 Cases received and completed	38 603	51 387	165	113
复核结果 Status on review :				
- 估价作实 assessment confirmed	31 299	46 327	149	98
- 削减应课差饷租值 rateable value reduced	2 525	2 585	7	6
- 其他 others ⁽¹⁾	4 779	2 475	9	9
反对书 Objections ⁽²⁾				
年初所余 Outstanding at beginning of year	1 179	1 053	254	209
接办个案 Cases received	5 045	3 546	636	391
完成个案 Cases completed	5 171	3 883	681	521
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	3 342	2 603	464	388
- 削减应课差饷租值 rateable value reduced	1 451	683	80	44
- 其他 others ⁽¹⁾	378	597	137	89
上诉 Appeals				
年初所余 Outstanding at beginning of year	783	649	2 189	2 294
接办个案 Cases received	114	178	106	91
完成个案 Cases completed	248	41	1	9
个案完成结果 Status of completed cases :				
- 估价作实 (全面聆讯) assessment confirmed (full hearing)	-	1	-	1
- 削减应课差饷租值 (全面聆讯) rateable value reduced (full hearing)	-	-	-	-
- 同意令 consent orders	206	18	-	-
- 撤销 / 失效 withdrawn/lapsed	42	22	1	8

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



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

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

技术附注 **C**
Technical Notes

刊物 **D**
Publications

各区域及地区 **E**
Areas and Districts

分区图 **F**
Plans

Annex A

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

	1.4.2009		1.4.2010		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	-	-	-
助理署长 Assistant Commissioner	4	2	4	3	-	+1
首席物业估价测量师 Principal Valuation Surveyor	8	6	8	8	-	+2
高级物业估价测量师 Senior Valuation Surveyor	23	23	23	21	-	-2
物业估价测量师 Valuation Surveyor	58	52	58	59	-	+7
助理物业估价测量师 Assistant Valuation Surveyor	5	4	5	4	-	-
首席物业估价主任 Principal Valuation Officer	15	10	15	12	-	+2
高级物业估价主任 Senior Valuation Officer	76	65	76	65	-	-
物业估价主任/见习物业估价主任 Valuation Officer/Valuation Officer Trainee	257	263	257	268	-	+5
一级/二级物业估价助理 Valuation Assistant I/II	4	3	4	3	-	-
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	10	-	-1
二级租务主任 Rent Officer II	7	7	7	7	-	-
物业调查员 Valuation Referencer	4	4	4	2	-	-2
高级统计主任 Senior Statistical Officer	2	2	2	2	-	-
一级统计主任 Statistical Officer I	3	3	3	3	-	-
二级统计主任 Statistical Officer II	3	3	3	3	-	-

* EST. = Establishment SG. = Strength

	1.4.2009		1.4.2010		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	3	3	3	-	-
一级法定语文主任 Official Language Officer I	1	1	1	1	-	-
二级法定语文主任 Official Language Officer II	2	2	2	2	-	-
缮校员 Calligraphist	1	1	1	1	-	-
高级私人秘书 Senior Personal Secretary	1	1	1	1	-	-
一级私人秘书 Personal Secretary I	5	4	5	5	-	+1
二级私人秘书 Personal Secretary II	7	8	7	7	-	-1
机密档案室助理 Confidential Assistant	1	1	1	1	-	-
高级文书主任 Senior Clerical Officer	16	14	16	16	-	+2
文书主任 Clerical Officer	37	39	37	37	-	-2
助理文书主任 Assistant Clerical Officer	108	100	109	103	+1	+3
文书助理 Clerical Assistant	103	99	103	98	-	-1
一级物料供应商 Supplies Supervisor I	1	1	1	1	-	-
二级物料供应商 Supplies Supervisor II	1	1	1	1	-	-
物料供应服务员 Supplies Attendant	1	1	1	1	-	-

* EST. = Establishment SG. = Strength

Annex A

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

	1.4.2009		1.4.2010		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	4	-	+1
二级会计主任 Accounting Officer II	-	1	-	-	-	-1
执达主任助理 Bailiff's Assistant	2	2	2	2	-	-
电话接线生 Telephone Operator	1	1	1	1	-	-
司机 Motor Driver	7	7	7	7	-	-
办公室助理 Office Assistant	15	11	15	11	-	-
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	8	8	8	-	-
二级系统分析/程序编制主任 Analyst/Programmer II	4	3	4	3	-	-
小计 Sub-total	851	809	852	823	+1	+14

* EST. = Establishment SG. = Strength

	1.4.2009		1.4.2010		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						
首席物业估价主任 Principal Valuation Officer	2	2	1	1	-1	-1
高级物业估价主任 Senior Valuation Officer	-	-	1	1	+1	+1
物业估价主任 Valuation Officer	1	1	-	-	-1	-1
文书主任 Clerical Officer	3	3	1	1	-2	-2
助理文书主任 Assistant Clerical Officer	1	1	-	-	-1	-1
小计 Sub-total	7	7	3	3	-4	-4
总数 Total	858	816	855	826	-3	+10

* EST. = Establishment SG. = Strength

Annex 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

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

技术附注 Technical Notes

见于本年报内的下述用语，除另有注明外，其意思如下：

(1) 楼面面积

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

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

(2) 物业类别

住宅：

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

住宅单位可按楼面面积分类如下：

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

(b) 公屋住宅单位 - 由香港房屋委员会、香港房屋协会和香港平民屋宇有限公司兴建的租住单位。
(c) 杂类住宅单位 - 包括用作住宅的阁仔、天台建筑物等。

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

(1) Floor Areas

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

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

(2) Property Types

Domestic :

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

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

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

(b) Public domestic - Units built for rental by the Hong Kong Housing Authority, Hong Kong Housing Society and Hong Kong Settlers Housing Corporation Limited.
(c) Miscellaneous domestic units - Include cocklofts, roof top structures etc. used for domestic purposes.

技术附注 Technical Notes

非住宅：

- (a) 铺位 - 设计或改建作零售业用途，并实际作这用途的物业。
- (b) 商业楼宇 - 设计或改建作商业用途的楼宇，例如百货公司等，但不包括铺位或写字楼。
- (c) 写字楼 - 商用楼宇内的物业，但不包括综合用途楼宇内的非住宅用途单位。
- (d) 工贸大厦 - 设计或获证明作工贸用途的楼面面积。
- (e) 工厂 - 为制造业工序及有关用途而建设的物业。
- (f) 货仓 - 设计或改建作仓库或冷藏库的楼宇。
- (g) 停车位 - 位于主要作住宅或非住宅用途楼宇内的停车位。
- (h) 其他物业 - 不属于上述任何类别的物业，例如酒店，戏院及剧场、学校、康乐会及会所、社区及福利用途楼宇、油站等物业。

(3) 租金

本书所载租金全部以港元计算，通常不包括差饷、管理费及其他费用在内。

(4) 汇率

除另有说明外，本报所用的「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.

刊物
Publications

公开发售

香港物业报告

楼宇名称

香港差饷税收历史
(英文版及中文版)

香港差饷税制
- 评估、征收及管理
(英文版及中文版)

On Sale to the Public

Hong Kong Property Review

Names of Buildings

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

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

其他供公众阅览的刊物

年报

差饷及地租简介

谁有责任缴纳差饷与地租简介

差饷物业估价署服务承诺

差饷物业估价署历年发展 (英文版)

香港物业报告 - 每月补编

《业主与租客 (综合) 条例》指引概要

宣传标示门牌号数的资料单张

「物业资讯网」服务简介

电子快讯

Other Unrestricted Publications

Annual Summary

Your Rates and Government Rent

An introduction to Who is responsible for paying rates and
Government rent

Performance Pledge for the Rating and Valuation Department

Rating and Valuation Department - A Chronology

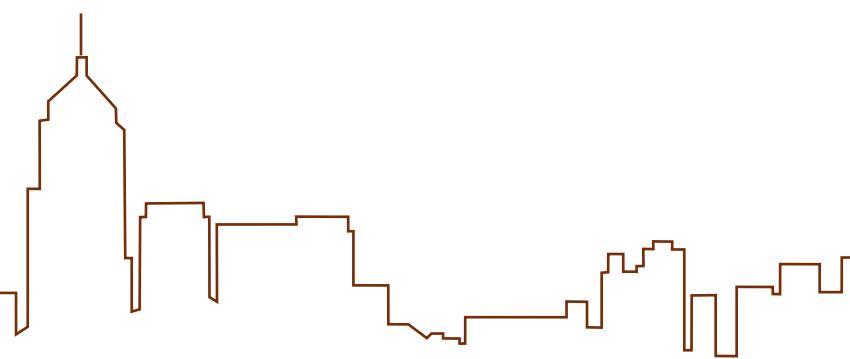
Hong Kong Property Review - Monthly Supplement

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

Explanatory Leaflet for Display of Building Numbers

An introduction to Property Information Online Service

E-Update



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
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
东区 Eastern	天后、宝马山、 北角、鲗鱼涌、 西湾河、筲箕湾、 柴湾、小西湾	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan
南区 Southern	薄扶林、香港仔、 鸭脷洲、黄竹坑、 寿臣山、浅水湾、 舂磡角、赤柱、 大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O
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
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
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
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
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

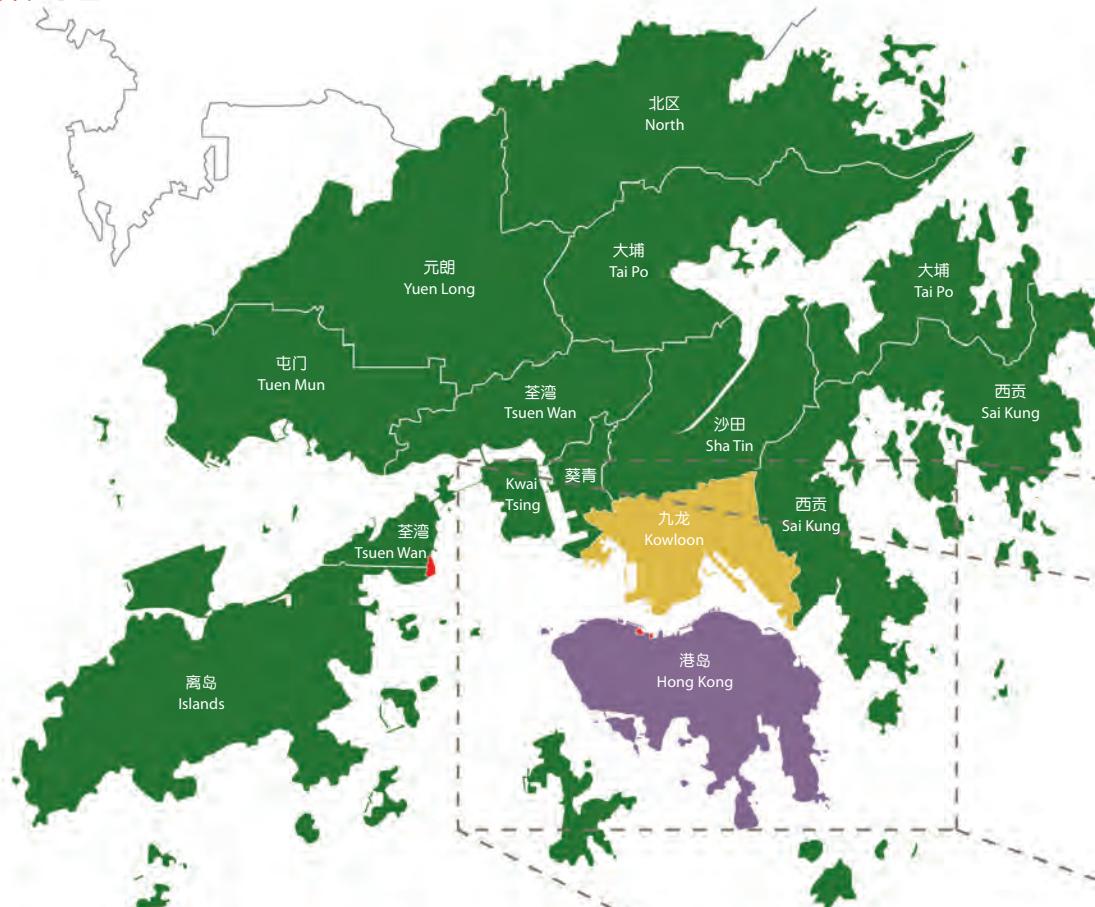
(p) = part 部分

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
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
屯门 Tuen Mun	大榄涌、扫管笏、 屯门、蓝地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei
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
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
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
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
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
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

(p) = part 部分

分区图
Plans

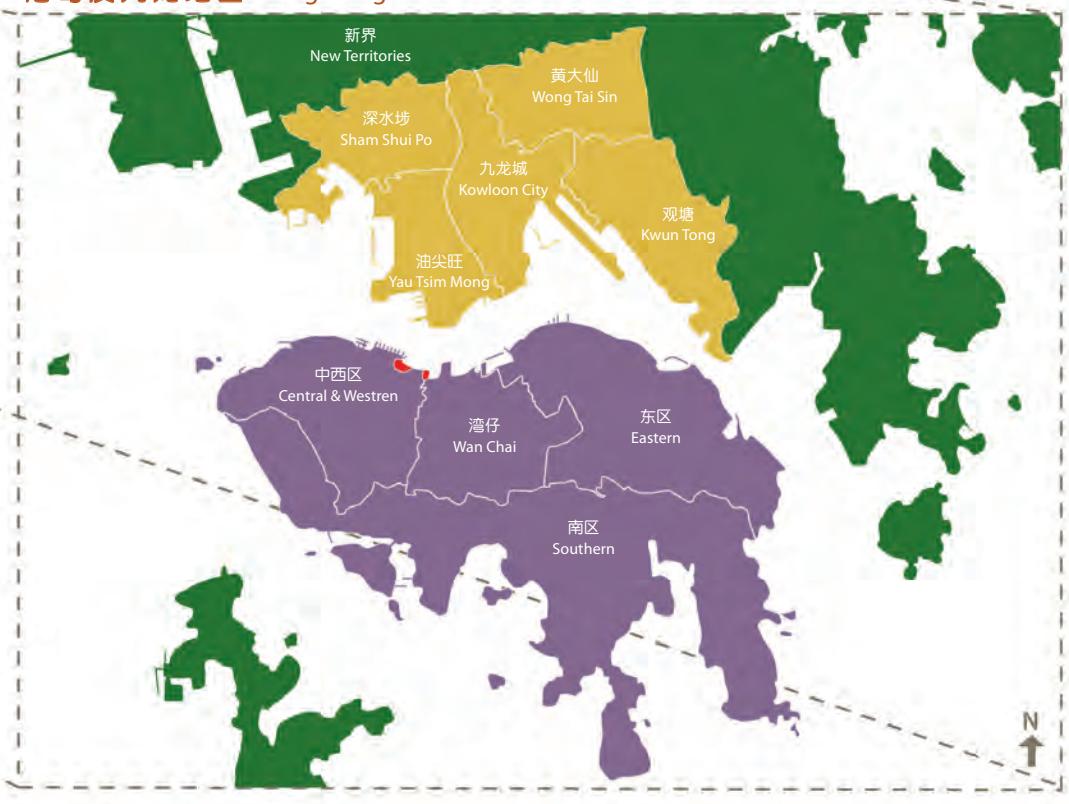
新界地区 New Territories Districts

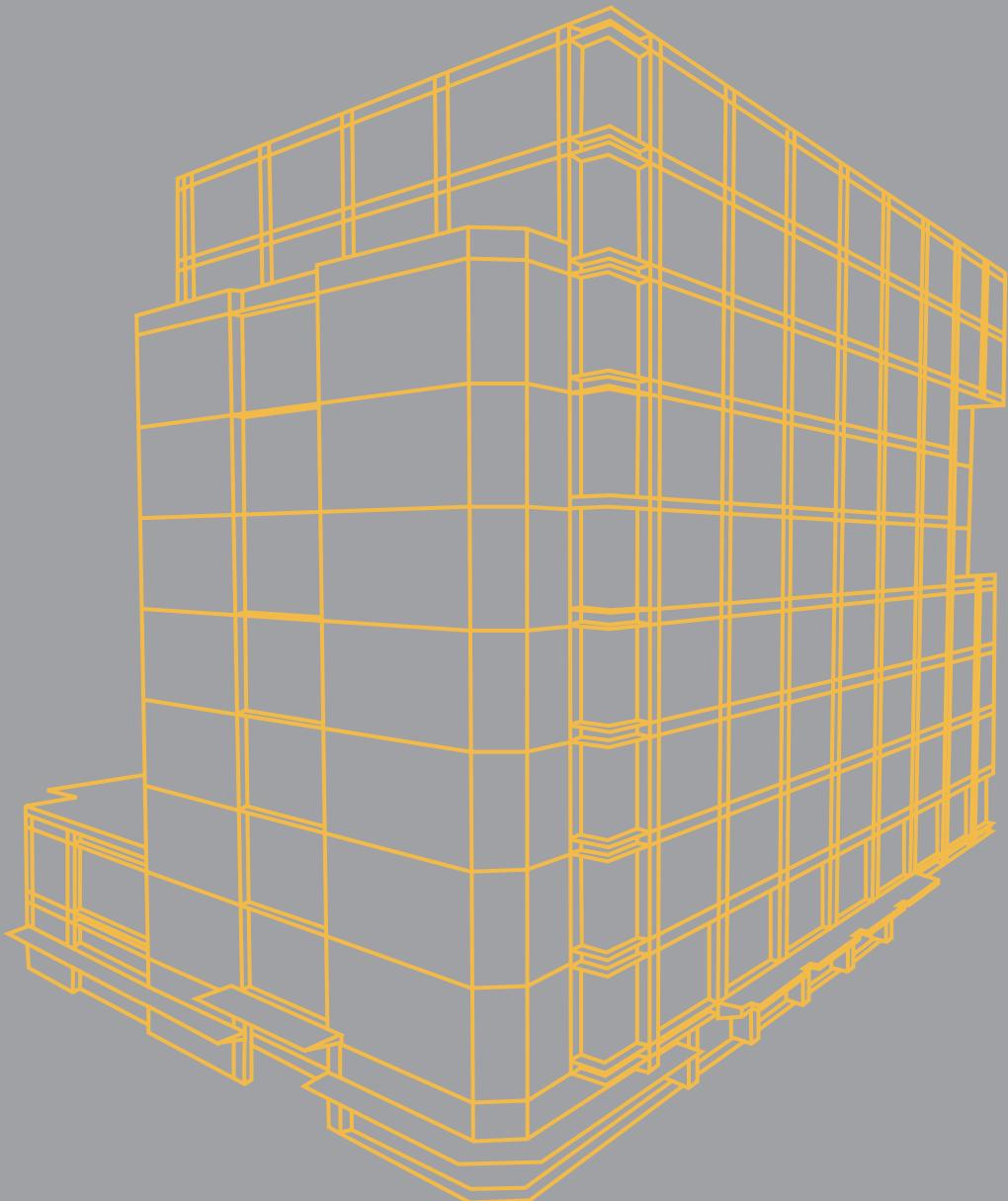


■ 填海工程进行中
Reclamation in progress

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

港岛及九龙地区 Hong Kong and Kowloon Districts





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