

# 差餉物業估價署年報

Rating and Valuation Department  
Annual Summary

## 2010-11



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

2010-2011

差餉物業估價署年報

*Rating and Valuation Department*

*Annual Summary*



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差餉物業估價署署長  
曾梅芬太平紳士

Mrs Mimi BROWN, JP  
Commissioner of Rating and Valuation

## 署長序言 Commissioner's Overview



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在过去一年，当大部分国家仍然受全球金融危机的阴霾笼罩之际，香港经济已摆脱低潮，强力反弹。对本署来说，去年亦是忙碌和成果丰硕的一年。在 11 项主要职能的服务承诺项目中，我们虽然提高了其中三项的服务水平，但在各个服务范畴的表现仍超越或达到所定立的目标。

通胀压力开始浮现，政府推出一系列刺激经济措施，以利民纾困，巩固复苏。财政司司长于 2010-11 财政年度预算案演辞公布一系列一次过的纾困措施，包括宽减 2010-11 年度的差饷，上限为每个物业单位每季 1 500 元。在宽免措施下，约九成住宅楼宇和六成非住宅楼宇在年内不用缴交差饷。

While most other countries in the past year were still under the shadow of global financial crisis, our economy has been over the worst and showed an impressive rebound. It was also a busy and fruitful year for the Rating and Valuation Department. We succeeded in achieving or exceeding the performance targets for all 11 service areas in respect of the major functions of the Department although we have raised the set service level of three work items.

Government has launched a fiscal stimulus package to help consolidate the economic recovery and alleviate people's burden due to the emerging inflationary pressure. The Financial Secretary in the 2010-11 Budget Speech announced a series of one-off relief measures, which included waiving rates for 2010-11, subject to a ceiling of \$1 500 per quarter for each rateable tenement. Under this rates concession, about 90% of domestic properties and 60% of non-domestic properties were subject to no rates in the year.

## 挑战 and 成就

本署按进度完成了每年全面重估差饷工作，根据估价依据日期 2010 年 10 月 1 日的市值租金水平，评估全港物业的应课差饷租值。重估完成后，估价册内的估价项目增至 237 万个，应课差饷租值合共 4 250 亿元；新的地租登记册亦载有 182 万个估价项目，应课差饷租值合共为 2 500 亿元。经济逐渐复苏，市民恢复信心，物业市场亦得到支持。市道好转，物业需求回升，估价册内的应课差饷租值在重估后亦录得 9% 的整体平均升幅。

## Challenges and Achievements

The Department completed another massive annual revaluation exercise on schedule and the rateable values of all tenements were reviewed with reference to rental levels as at 1 October 2010. The number of assessments on the Valuation List grew to 2.37 million with a total rateable value of \$425 billion, while the new Government Rent Roll contained 1.82 million assessments with a total rateable value of \$250 billion. The gradual improvement of the economy has also rendered support to people's confidence and the property market. Reflecting an improved economy and the renewed demand for properties, the rateable values on the Valuation List showed an overall average increase of 9% following the revaluation.



新一年度的估价册和地租登记册在 2011 年 3 月 9 日公布，并于同月 11 日刊宪公布周知。市民可在 2011 年 5 月 31 日或之前递交建议书。在此期间，市民可到本署网站（网址：[www.rvd.gov.hk](http://www.rvd.gov.hk)）和「物业资讯网」（网址：[www.rvdpi.gov.hk](http://www.rvdpi.gov.hk)）查询 2011-12 年度物业的应课差饷租值。其间本署共录得 32 000 宗新应课差饷租值的网上查询，涉及约 233 万个物业项目。与此同时，本署共接获约 55 000 份要求修改估价册及／或地租登记册的建议书，数目较前一年上升 5%。工作虽然繁重，但本署同事仍然悉力以赴，在四个月内完成复核 88% 的反对建议书，超越服务承诺定下的目标。

年内本署提升了「物业资讯网」的功能，加入网上查询物业的差饷地租帐目结欠服务。由 2010 年 12 月 29 日起，市民可以更低廉的收费，经互联网全日查阅物业的差饷地租欠款。这项服务有助缩短物业交易的程序，因为市民毋须再以邮寄或亲临本署确认物业的差饷地租欠款。「物业资讯网」自 2009 年 2 月推出以来，为市民提供方便的途径，于网上查询重要的物业资料，包括物业的差饷地租帐目结余、应课差饷租值，以及住宅物业（乡村式屋宇除外）的实用面积、楼龄和许可用途等资料。「物业资讯网」服务深受专业人士和市民欢迎，截至 2011 年 3 月为止，已提供超过 40 万个物业记录的资料。至于与其他部门的协作方面，本署继续与土地注册处紧密合作，配对物业记录，现时已配对的物业地址数目达 248 万项，市民可利用「物业资讯网」的中英双语物业地址搜寻功能免费查询。本署会继续寻求在这网上平台提供更多增值服务。

The new Valuation List and Government Rent Roll were declared by me on 9 March 2011 and notices relating to the display of the List and the Rent Roll were gazetted on 11 March 2011. The public was able to make online search of the 2011-12 rateable values on our website ([www.rvd.gov.hk](http://www.rvd.gov.hk)) and our Property Information Online (PIO) website ([www.rvdpi.gov.hk](http://www.rvdpi.gov.hk)) during the proposal period ending 31 May 2011. Around 32 000 online searches of the new rateable values of some 2.33 million properties were recorded. At the same time, we received about 55 000 proposals to alter the Valuation List and/or Government Rent Roll, up by 5% on previous year. Strenuous though it was, we have completed the review of 88% of the objections in four months, exceeding the target in our performance pledge.

During the year, we have upgraded the PIO service to include an online enquiry service to access a property's account balance in respect of rates and Government rent. As from 29 December 2010, people could check, at a much reduced fee, any outstanding liability in rates and Government rent relating to a property through the round-the-clock online service. This service has shortened the property transaction process as people were no longer required to confirm the outstanding rates and Government rent by post or in person. Since its launch in February 2009, the PIO has offered convenient online access to essential property information, which now included account balance of rates and Government rent, rateable values, saleable area, age and permitted use of domestic properties except village-typed houses. This online service was well received by professionals and the general public, and as at March 2011, the PIO had already provided information on more than 400 000 property records. On inter-departmental collaboration, we spared no efforts in matching our property records with those held by the Land Registry and the number of aligned property address records has reached 2.48 million. The public can use the bilingual search engine of PIO to retrieve these address records free of charge. We would look for other opportunities to provide more value-added services through this online platform.



为配合电子政府政策，并推动节约用纸，保护环境，本署与政府资讯科技总监办公室合作，在2010年12月6日推出「电子差餉地租单」服务，以「我的政府一站通」个人化网页作为登记平台。用户可选择通过互联网收取电子季度差餉及／或地租缴款通知书，电子帐单备妥后，系统即会发出电邮通知用户。用户亦可自行设定提示服务，提醒他们在限期之前缴款。电子差餉地租单服务推出的首四个月内，超过5 600多位缴纳人登记成为用户，涉及约9 000个帐户，其中约七成用户选择停收印文本通知书，反映出市民对保护环境的热诚，以及使用这项新服务的信心。

本署一直与海外组织和专业团体保持紧密联系，以掌握估价专业的最新发展，2010年标志着我们在提升国际地位方面的里程碑。2010年6月，本署与加拿大国际财产税学会和香港理工大学合办国际财产税学会第五届批量评估技术研讨会，这次为期两天的研讨会以「探求环球适用的财产税与批量评估模式」为题，吸引来自13个国家和地区近180名代表参加。我们得以合办如此国际盛事，实在荣幸之至，本署员工也获益良多。本署是将电脑批量评估技术运用于物业估价工作的先驱，研讨会正提供了一个平台，让我们可与业界翘楚和学者互相切磋，交流批量评估的知识和心得。通过经验分享，本署亦加深对其他地区最新情况的了解，有助我们研究如何提升服务。

In support of e-government policy together with the objective of reducing paper consumption to promote a green environment, we have collaborated with the Office of the Government Chief Information Officer (OGCIO) to launch the "eRVD Bill" service on 6 December 2010 and used its "MyGovHK" personalised portal as our registration platform. Account holders could opt for receiving the quarterly demands for rates and/or Government rent via the Internet. Subscribers would be notified by emails when the new electronic demands were available. They could also set up their own reminder service to prompt payment before due date. In the four months since the roll-out, over 5 600 payers have registered for the "e-RVD Bill" service, involving around 9 000 accounts. It was worth noting that some 70% of the subscribers have opted to dispense with the paper bills, demonstrating people's aspiration to conserving the environment and their confidence in using the new service.

We have long been maintaining active links with overseas organisations and professional bodies in property valuation to keep abreast of best practices elsewhere, and the year 2010 marked a milestone for the Department in strengthening our international standing. We co-hosted the 5th International Property Tax Institute (IPTI) Mass Appraisal Valuation Symposium with the Canada-based IPTI and The Hong Kong Polytechnic University in June 2010. The theme of this two-day symposium - "The Pursuit of a World-wide Model on Property Taxation and Mass Valuation" attracted some 180 delegates from 13 countries and regions. We took pride in co-hosting an international event of this scale and our staff benefited from the event tremendously. The Department has been one of the forerunners in the application of mass appraisal in property valuation and the symposium provided us with a platform to meet with leading practitioners and academics to exchange our knowledge and experience in mass appraisal techniques. Through knowledge sharing we were also updated on the latest developments in other property tax jurisdictions, which helped us explore and identify opportunities to enhance our services.





## 机遇与展望

本署不时探讨如何更广泛利用电子渠道发放资讯和提供服务，现正研发以下各项电子政府服务：

- 将电子表格服务扩展至网上批署法定表格。
- 研发网上付款服务，方便用户在网上缴费，务求向电子差饷地租单用户提供一站式全面电子发单和缴款服务。
- 至于提供非住宅物业的物业资讯方面，首阶段的筹备工作现正展开。服务推出后，市民可通过「物业资讯网」查询物业的面积和楼龄。
- 继续加强并推广综合发单和缴款服务。
- 定期检讨部门资讯科技计划，该计划为本署各项电子服务定下策略方针；落实计划下其他项目将有助本署迎接未来挑战，提供更卓越、更以客为本的公共服务。

为提高本署估价工作的透明度，本署将推出新措施，在首次为新落成住宅楼宇评估差饷及／或地租时，向缴纳人发放有关物业资料。

本署上下鞠躬尽瘁，尽心尽力，全力为市民提供优质服务，我谨此衷心致谢。对于我们的成就，我深感自豪，深信本署员工来年定能继往开来，迎接新挑战。

差饷物业估价署署长  
曾梅芬太平绅士  
2011年10月

## Opportunities and Prospects

The Department has been constantly exploring the greater use of electronic means in information dissemination and service delivery. We will continue investing resources in the following e-government initiatives:

- Extending the scope of the electronic forms service to incorporate online endorsement of specified form.
- Developing an online payment service for customers to settle their e-bills in order to provide a seamless billing and payment service to "eRVD Bill" subscribers.
- Preparing for the first phase of disseminating property information of non-domestic properties, which would allow the public to check the area and age of properties through the Property Information Online.
- Further enhancing and promoting the consolidated Billing and Payment Service for rates and Government rent.
- Reviewing regularly our Departmental Information Technology Plan, which provides a strategic direction on electronic delivery of services, and the implementation of other programmes identified under the Plan gives us a more solid footing to meet new challenges and provides improved and customer-focused services to the public.

To enhance the transparency of our valuation work, we would disseminate for the first time property information of newly completed domestic properties to the payers when these properties are first assessed to rates and/or Government rent.

Lastly, I would like to thank my staff for their dedication and commitment in delivering quality services to the public. I am proud of all we have achieved together and will consolidate our strengths to rise to the challenge of change in the years ahead.

Mrs Mimi BROWN, JP  
Commissioner of Rating and Valuation  
October 2011





## 理想和使命 Vision and Mission



## 理想 使命

在物业估价和资讯服务的领域，成为全球同类专业公营机构的典范。  
提供公平合理的估价，迅速地征收差饷及地租。  
提供优质的物业资讯和相关服务，配合社会的需要。  
推广资讯和技术交流，提高物业市场透明度和效率。  
扩展积极进取的部门文化和团队精神。

## 信念

### 称心服务

我们主动掌握顾客的需要，时刻提供称心满意的服务。

### 全力承担

我们就服务水平和表现，竭诚尽责。

### 专业精神

我们善用专业知识、技术和经验，并坚守至高的诚信。

### 创新求进

我们力求创新，积极进取，掌握机遇和勇于面对挑战。

### 以人为本

我们重视每一位同事、伙伴和顾客，以互重互信的精神，同心协力，开拓未来。

### 物有所值

我们善用资源，向顾客和伙伴提供最佳服务。

## Vision

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

## Mission

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

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

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

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

## Values

### Customer satisfaction

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

### Accountability

We accept our accountability to the Government and community for our service standards and performance.

### Professionalism

We apply appropriate professional knowledge, skills and experience, and uphold the highest standard of integrity in our work.

### Innovation

We anticipate new challenges and opportunities, and respond to these in a timely and creative way.

### Respect

We value our colleagues, partners and customers, and look to work with them in a spirit of mutual respect and trust.

### Value for Money

We strive to provide the best service to our customers and partners in the most cost-effective manner.







## 职能 Functions



**12** 评估差饷  
Rating

**13** 评估地租  
Government Rent

**15** 帐目和发单  
Accounting and Billing

**16** 物业估价服务  
Property Valuation Services

**17** 物业资讯服务  
Property Information Services

**19** 业主与租客服务  
Landlord and Tenant Services





差饷物业估价署的主要职能计有：

- 评估差饷和地租；
- 管理差饷和地租的帐目与发单；
- 为政府的决策局和部门提供物业估价服务；
- 为政府的决策局和部门、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和调解服务。

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2011年4月1日，估价册共载有2 369 205个差饷估价项目，应课差饷租值总值达4 254亿元，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.

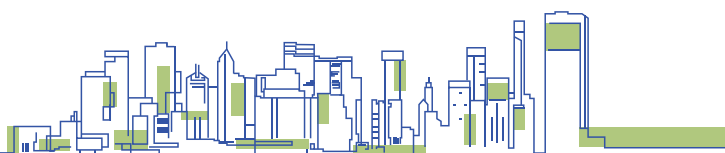
The rateable value of a property is an estimate of its annual market rental value as at a designated date.

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).

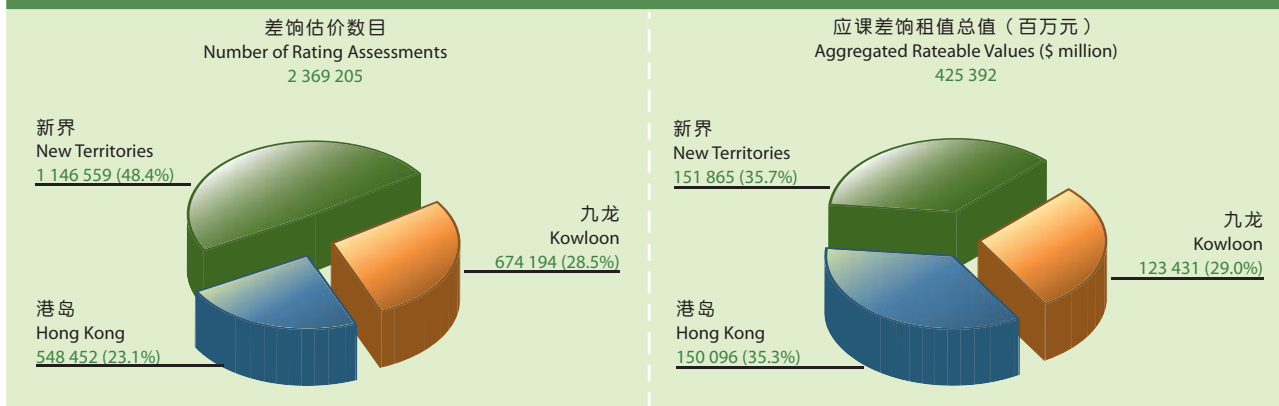
## The Valuation List

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

The Valuation List as at 1 April 2011 contained 2 369 205 rating assessments with total rateable values of \$425.4 billion. Further details are shown in Tables 1 - 8.



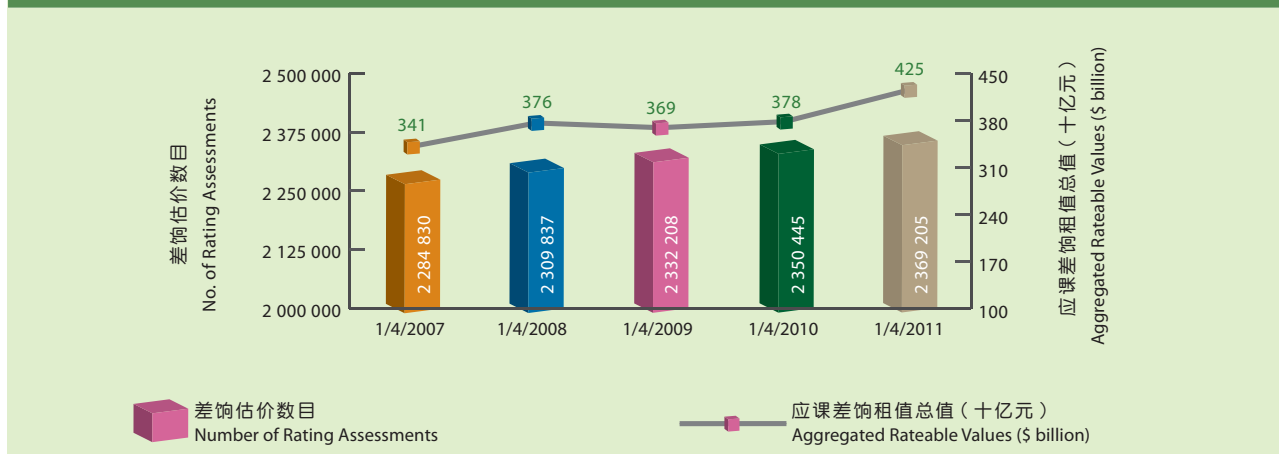
截至 2011 年 4 月 1 日的差饷估价数目和应课差饷租值总值  
Number of Rating Assessments and Aggregated Rateable Values as at 1 April 2011



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和应课差饷租值总值  
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，承租人须为此缴纳「地租」。

本署负责评定两类地租，并按物业的应课差饷租值计算应缴多少地租。该两类地租分别根据下列法例缴纳：

- 《地租（评估及征收）条例》（第 515 章）；以及
- 《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 :

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



## 根据《地租（评估及征收）条例》（第 515 章）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 2011 年 4 月 1 日，地租登记册载有 1 822 546 个估价项目，应课差饷租值总值约为 2 497 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%，并随应课差饷租值的改变而调整。条例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) 原本没有续期权利，但自 1985 年 5 月 27 日《中英联合声明》生效之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。

对于大部分须按第 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：物业所处土地部分是根据适用租契而持有，而另一部分则根据其他类别的租契持有），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 1 822 546 assessments as at 1 April 2011 with an aggregated rateable value of \$249.7 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.



## 根据《政府租契条例》（第 40 章）评估的地租

可续期租契续期后的地租评估和征收，受到《政府租契条例》（第 40 章）规管。条例规定，有关地租为物业在租契续期日应课差饷租值的 3%。这类地租有别于第 515 章所指的地租，其数额于续期后维持不变，直至该土地重新发展为止。重建完成后，地租会修订为新建建筑物应课差饷租值的 3%。

本署须按第 40 章的规定，为续期和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.



## 帐目和发单

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，当中包括追讨差饷欠款。

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。

差饷和地租均须每季预缴，倘物业须同时缴纳差饷和地租，差饷缴纳人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.



## 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，以保障政府的印花税收入。如申报的转让价值低于市值，本署会提供物业的合理市值估价。

本署亦为没有订明价值的转让物业提供估值。

## 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.



### 遗产税

虽然遗产税由2005年7月起取消，但本署仍须处理在此日期之前的个案，向遗产税署署长提供物业估价，以厘定遗产税。

### 为其他政府部门提供估价服务

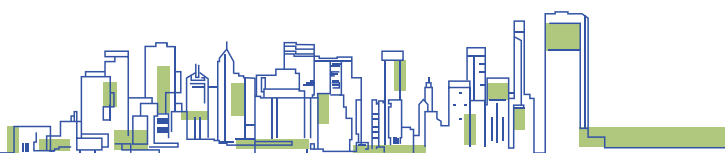
本署亦经常为其他政府部门和半官方机构提供估价服务。

### 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.

### 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

在评估差饷和物业价值的过程中，本署收集到大量的物业资料，因此能够为政府提供物业市场方面的专业意见。本署定期修订多项统计数据，并分发给决策局和其他政府部门参考。

此外，本署亦会应各局和部门的要求，展开专题研究与分析。

## 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.



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。报告亦载有主要物业类别的总存量和空置量。

本署亦编制《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、买卖宗数和成交总值的资料。

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".



## 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。本署会在日常评估差饷期间，同时执行这项工作，在新建楼宇落成之前配予门牌号数。

本署透过举办大规模的宣传活动中，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

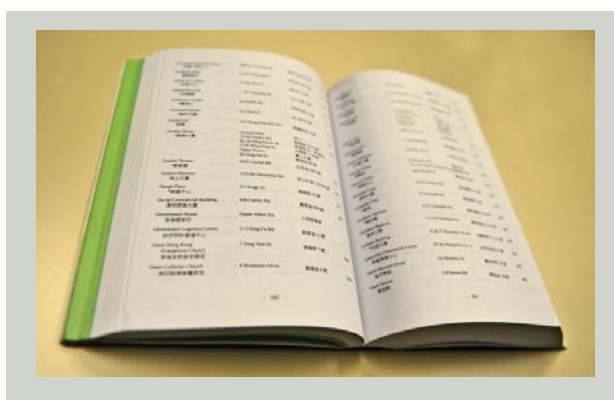
本署编制并修订《楼宇名称》一书，详列全港楼宇的中英文名称、地址和落成年份。

此书有助市民、紧急服务人员、香港邮政和其他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。

### 谘询和调解服务

本署人员免费为市民提供全面的租务谘询服务。本署亦定期派员到民政事务处会见市民和到土地审裁处当值，提供有关服务。

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。

### 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所需的文件。

## Landlord and Tenant Services

The Department administers the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) which deals with matters relating to the rights and obligations of landlords and tenants.

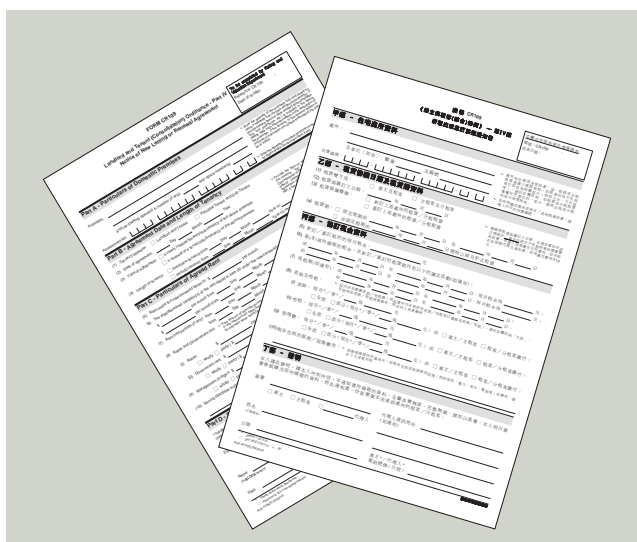
### Advisory and Mediatory Services

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

### Notice of New Letting or Renewal Agreement

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





## 服务表现和成就 Performance and Achievements



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### 评估差餉和地租

#### 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和须缴纳差餉及／或地租的物业、删除已拆卸楼宇和毋须继续评估差餉及／或地租的物业，以及删除曾更改结构的物业的原有估价，然后加入重新评定的估价。「临时估价」和「删除估价」是修订估价册及地租登记册的常用方法。

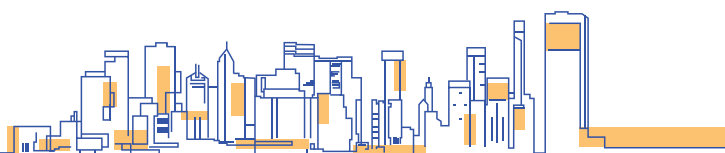
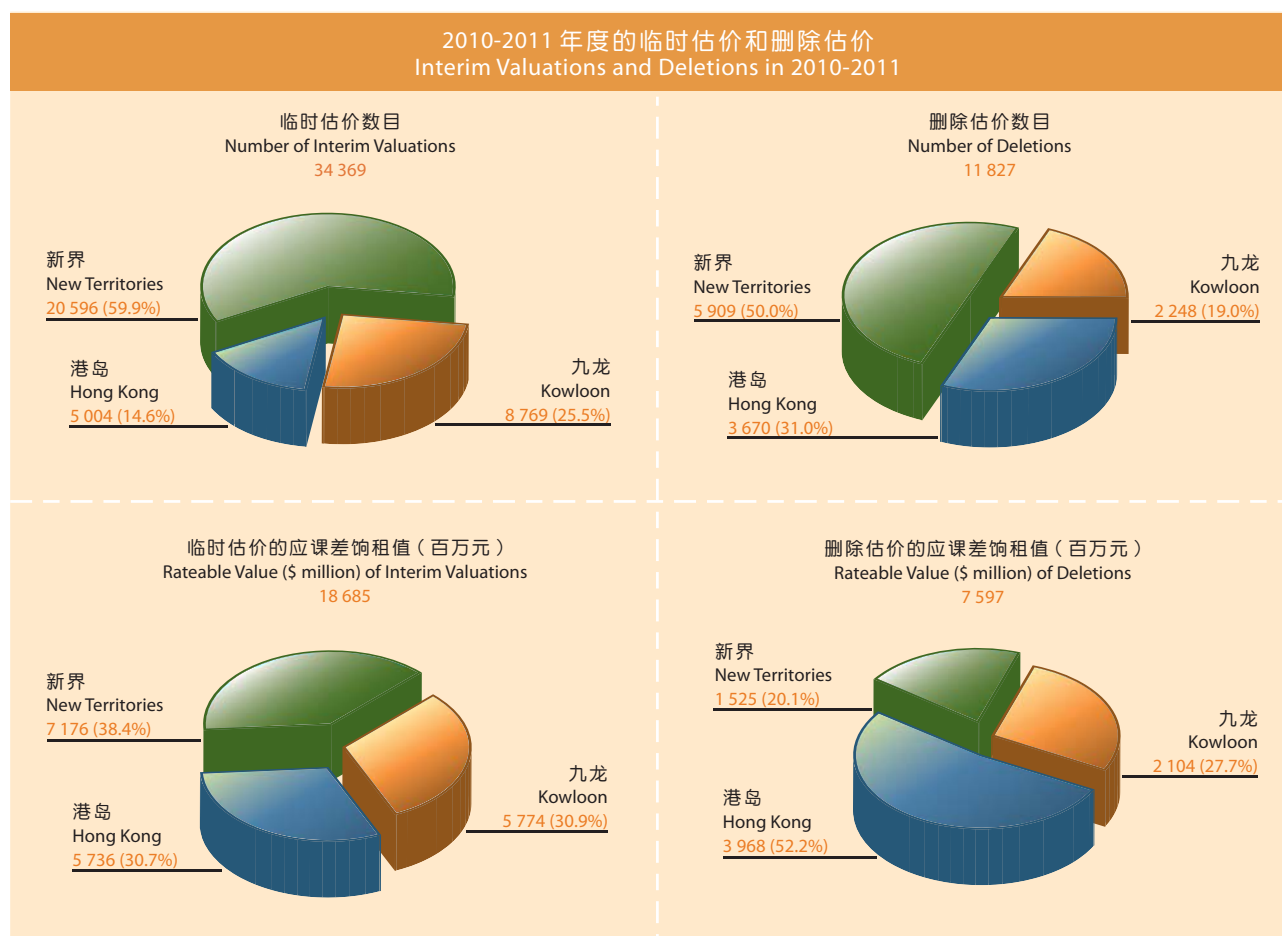
表 10 显示 2010-2011 年度临时估价和删除估价的数目。下列图表显示估价册及地租登记册内按区域划分的临时估价和删除估价的数目，以及有关的应课差餉租值：

### Rating and Government Rent

#### Maintenance of the Valuation List and Government Rent Roll

The Department maintains the Valuation List and Government Rent Roll by including new buildings or premises which have become liable for rates and/or rent, deleting buildings demolished or premises which have ceased to be liable to assessment for rates and/or rent, and deleting and reinstating premises where structural alterations have taken place. The process of maintaining the List and Rent Roll is effected by "interim valuations" and "deletions".

The number of interim valuations and deletions carried out in 2010-2011 are shown in Table 10. The following charts show the distribution by region of the total numbers and rateable values of interim valuations and deletions in the Valuation List and Government Rent Roll :



## 每年重估应课差饷租值

不同类别和不同地区的物业，租金水平会随时间转变而有不同幅度的变动。自1999年以来，本署每年均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，并按此基础公平地重新分配缴纳差饷和地租的责任。

在全面重估2011-2012年度应课差饷租值的过程中，本署一共重新评估载于估价册内2369205个物业的应课差饷租值，以及载于地租登记册内1822546个物业的应课差饷租值。

新应课差饷租值的生效日期是2011年4月1日，估价依据日期为2010年10月1日。

## 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.

Altogether 2 369 205 assessments in the Valuation List and 1 822 546 assessments in the Government Rent Roll were reviewed in the revaluation for 2011-2012.

The new rateable values which took effect on 1 April 2011 were based on market rents as at the valuation reference date of 1 October 2010.



重估完成后，差饷及地租的应课差饷租值分别平均上调9%和10%。

在新的估价册内，其中87.2%物业的应课差饷租值平均上升12%，另有12%物业的应课差饷租值维持不变，余下0.8%物业的应课差饷租值则平均下跌27.3%。

表11详列全面重估应课差饷租值后，主要类别物业的差饷和地租变动情况。

The exercise had resulted in an average increase in rateable values of 9% and 10% for rates and Government rent respectively.

For 87.2% of the properties in the new Valuation List, the rateable values were increased by 12% on average. 12% had no change in rateable values. The remaining 0.8% of the properties had their rateable values decreased by 27.3% on average.

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



# 服务表现和成就

## Performance and Achievements

### 建议、反对和上诉

市民如对估价册或地租登记册内的资料有意見，可于每年4月和5月向署长提交建议书，要求修改有关的资料。

然而，如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，倘仍不满意署长的决定，可于「决定通知书」发出日期起计28日内，向土地审裁处提出上诉。

### Proposals, Objections and Appeals

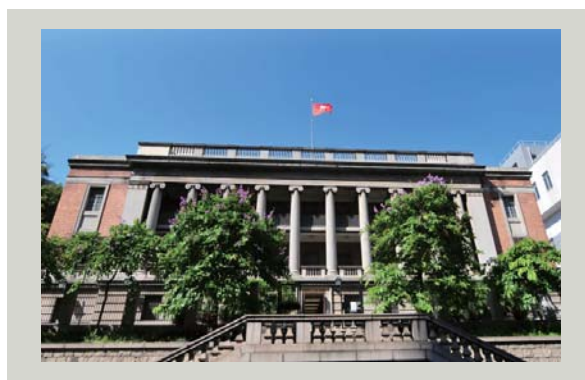
Anyone who wishes to object to any aspect of an entry in the Valuation List or Government Rent Roll can, in the months of April and May each year, serve on the Commissioner a proposal to alter the entry.

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.



在上述情况下，本署的专业人员会就估价册及地租登记册所载的应课差餉租值，提出支持的陈词和论据，并以专家证人身份，代表差餉物业估价署署长出席土地审裁处的聆讯。

表12详列本署过去两年所处理的建议书、反对书及上诉个案数目。

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。2010-2011 财政年度的差饷征收率为 5%。这个征收率自 1999-2000 年度起一直维持不变。

现时所有差饷收入均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 2011 年 4 月 1 日，这些按供水情况获扣减差饷的物业数目和应课差饷租值总数：

## Rates Charges

Rates are payable at a percentage of rateable value. For the financial year 2010-2011, 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 2011 are summarised in the table below:

按供水情况扣减差饷的物业 Properties with Water Concessions				
	应缴差饷获扣减 7.5% Rates payable reduced by 7.5%		应缴差饷获扣减 15% Rates payable reduced by 15%	
	数目 No.	应课差饷租值 (千元) Rateable Value (\$ '000)	数目 No.	应课差饷租值 (千元) Rateable Value (\$ '000)
港岛 Hong Kong	1	31	19	28 416
九龙 Kowloon	-	-	-	-
新界 New Territories	34	690	615	37 217
总数 Overall	35	721	634	65 633



## 服务表现和成就 Performance and Achievements

### 根据《地租（评估及征收）条例》（第515章）征收地租

截至 2011 年 4 月 1 日，地租登记册载有 1 822 546 个估价项目。

2010-2011 年度，本署为征收地租而展开的临时估价有 27 642 个，删除的估价则有 7 134 个。详情见表 10。

2001 年 3 月，终审法院就发展用地和农地应否评估地租一案作出裁决。法院确认本署的观点，认为根据《地租条例》和《地租规例》的条文，发展用地、重新发展用地和农地均须缴纳地租。

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

The number of assessments in the Government Rent Roll on 1 April 2011 was 1 822 546.

The number of interim valuations and deletions carried out in 2010-2011 for Government rent purposes were 27 642 and 7 134 respectively. See details in Table 10.

The assessability of development sites and agricultural lots to Government rent was finally resolved with the Court of Final Appeal judgement delivered in March 2001. The judgement confirmed the Department's view that sites undergoing development or redevelopment and agricultural lots are assessable to Government rent under the provisions of the Government Rent Ordinance/Regulation.



此外，土地审裁处聆讯一宗发展用地估价方法的测试个案，并于 2008 年 2 月作出裁决，结果认同本署所采用的估价方法，但发展商不服审裁处的裁决，并就法律观点向上诉法庭上诉。2010 年 11 月，上诉法庭驳回有关上诉。继上诉法庭拒绝颁发上诉许可申请书给上诉人后，上诉人直接向终审法院提交上诉许可申请书。终审法院将于 2011 年 12 月审理有关申请。

A test case on valuation issues of development sites was also heard before the Lands Tribunal, which handed down the judgment in February 2008. The Tribunal endorsed the Department's valuation approach but the developers filed an appeal to the Court of Appeal on points of law against the Tribunal's decision. The appeal was dismissed by the Court of Appeal in November 2010. After the Court of Appeal refused to grant leave to the Appellant to appeal to the Court of Final Appeal (CFA), the Appellant applied for leave to appeal direct from the CFA. The leave application will be heard by the CFA in December 2011.





## 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 2011 年 3 月 31 日，约有 201 000 个物业须根据此条例缴纳地租。由于愈来愈多这类租契续期，加上此类土地在续期后重新发展逐渐增多，因此会有更多物业须根据第 40 章缴纳地租。

下表显示过去五年本署处理的个案宗数，以及评估的应课差饷租值总值：

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

As at 31 March 2011, there were approximately 201 000 properties paying rent assessed under this Ordinance. As more leases subject to Cap. 40 are renewed and more land held under the term of renewal is redeveloped, more properties will become liable to the payment of Cap. 40 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	已估价物业数目 No. of Assessments	续期 Renewal		重新发展 Redevelopment		
		应课差饷租值总值（百万元） Total Rateable Value (\$ million)		应课差饷租值总值（百万元） Total Rateable Value (\$ million)		
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
2010-2011	1 874	368		297		173

## 帐目和发单

### 差饷收入

2010-2011 年度的差饷收入为 89.56 亿元。款额反映年内因差饷宽减措施而少收的 89.32 亿元。

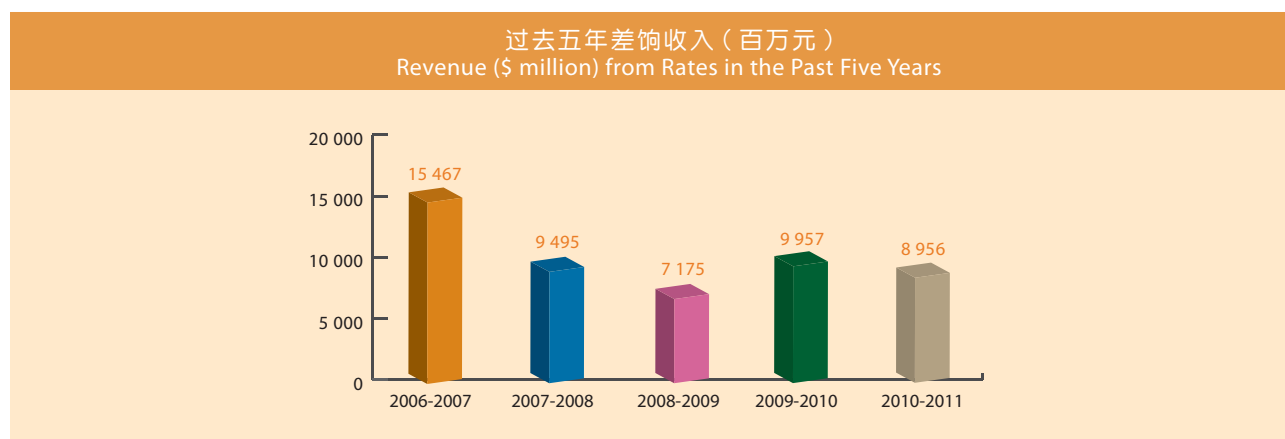
下图显示过去五年的差饷收入：

## Accounting and Billing

### Revenue from Rates

The revenue from rates in 2010-2011 was \$8 956 million, reflecting the loss in revenue of \$8 932 million due to rates concession granted in the year.

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



# 服务表现和成就

## Performance and Achievements

### 差饷退款

只有空置土地和因政府取得法院颁令而空置的物业，才可获退还差饷。2010-2011 年度退还的款额微不足道。

### Refund of Rates

Only vacant open land and vacancies resulting from Court Orders obtained by the Government are eligible for refunds. The amount of refund was negligible in 2010-2011.

### 差饷欠款

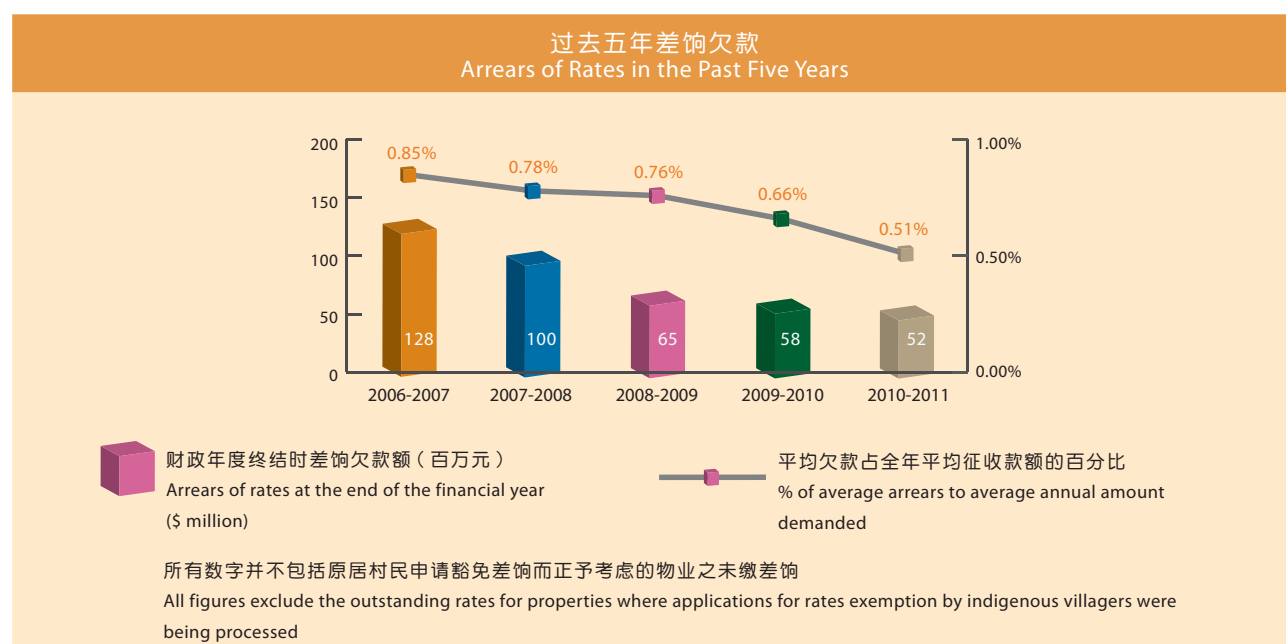
2010-2011 年度，本署向欠交差饷的业主追讨欠款，涉及的个案约为 41 600 个。

### Arrears of Rates

In 2010-2011, the Department took recovery action in respect of arrears outstanding for about 41 600 cases.

该财政年度结束时，约有 25 700 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 2011 年 3 月 31 日，录得的拖欠差饷为 5 200 万元。下图显示过去五年的差饷欠款情况：

Some 25 700 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 2011, \$52 million of rates arrears were recorded. The chart below shows arrears of rates in the past five years :



## 地租收入及欠款

2010-2011 年度的地租收入为 63.05 亿元。

截至 2011 年 3 月 31 日，拖欠地租的帐目约有 24 200 个，未收的款项约为 5 800 万元，平均欠款占全年平均地租征收额 0.9%，欠款额并未包括原居村民因申请租金优惠而暂缓缴纳的地租。

## 差饷和地租帐目

截至 2011 年 4 月 1 日，差饷和地租帐目约 247 万个。下图显示各种帐目的数量：

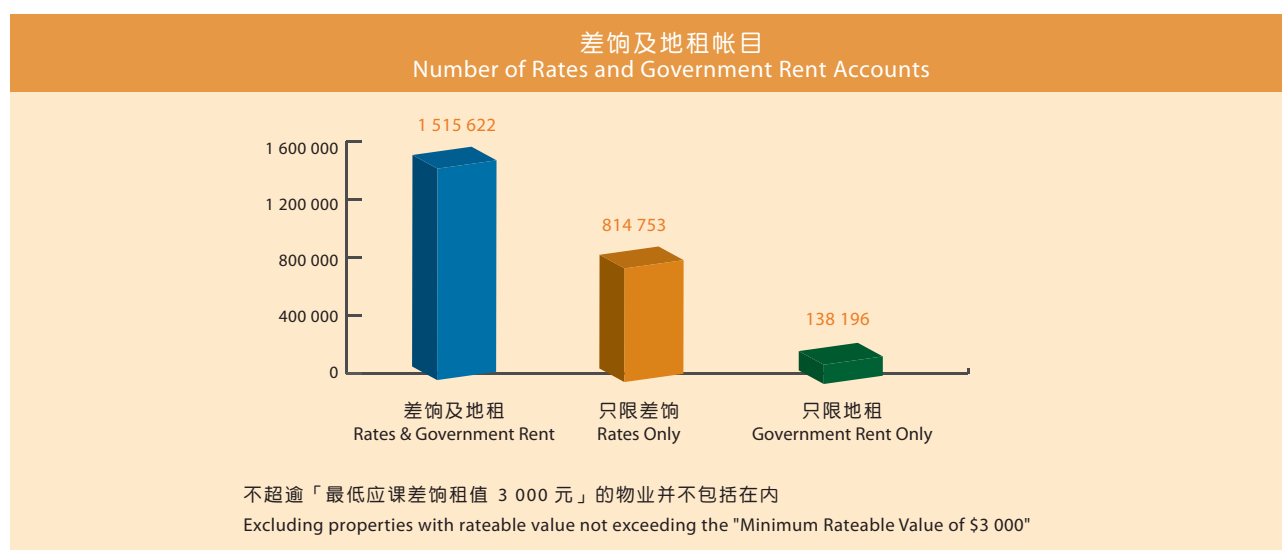
## Revenue from Government Rents and Arrears

The revenue from Government rents in 2010-2011 was \$6 305 million.

Some 24 200 accounts had rent arrears as at 31 March 2011, comprising about \$58 million. The percentage of average arrears to average annual Government rent demanded was 0.9%. 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 2.47 million rates and Government rent accounts were maintained by the Department as at 1 April 2011. These accounts are set out in the chart below:



## 宣传准时缴款

每季到期缴纳差饷和地租的月份，本署均透过电视播出宣传短片，并且在电台广播，提醒缴纳人准时缴纳差饷和地租。

## Announcement on Prompt Payment

To remind payers to pay their rates and Government rent on time, announcements are made on television and radio during the due month in each quarter.



### 估价及物业资讯服务

#### 印花税

2010-2011 年度，共有 199 281 宗个案接受审查和估价。本署共提供 10 705 项估价，涉及的物业均属申报价值偏低，或未有在契约上注明转让价值。

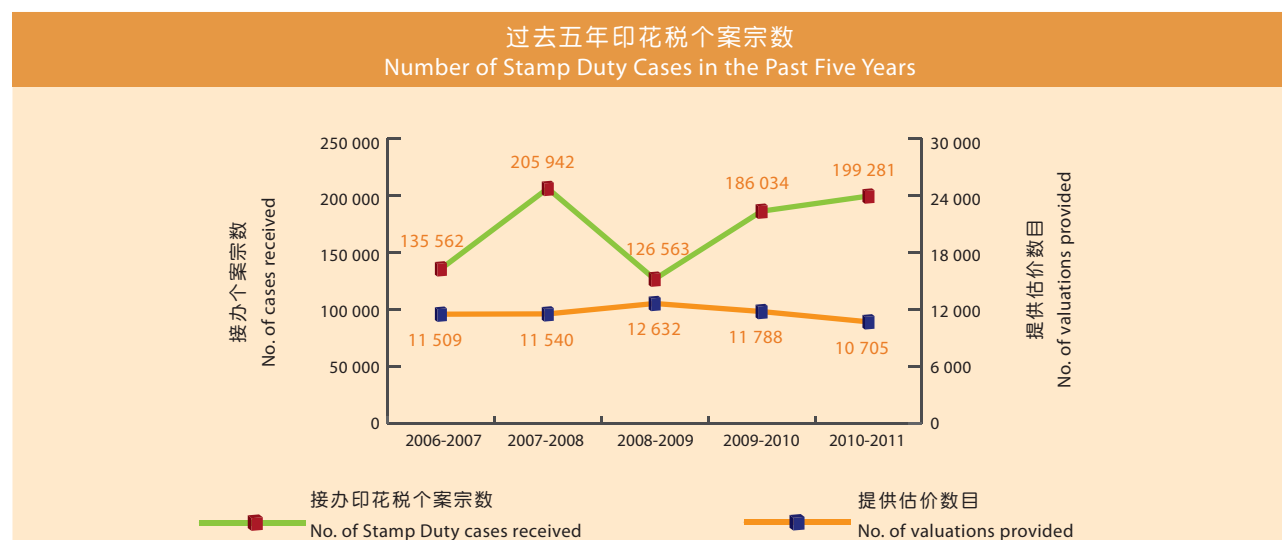
下图显示过去五年这方面的工作量：

### Valuation and Property Information Services

#### Stamp Duty

In 2010-2011, the number of cases received for examination and valuation was 199 281. The Department provided 10 705 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:

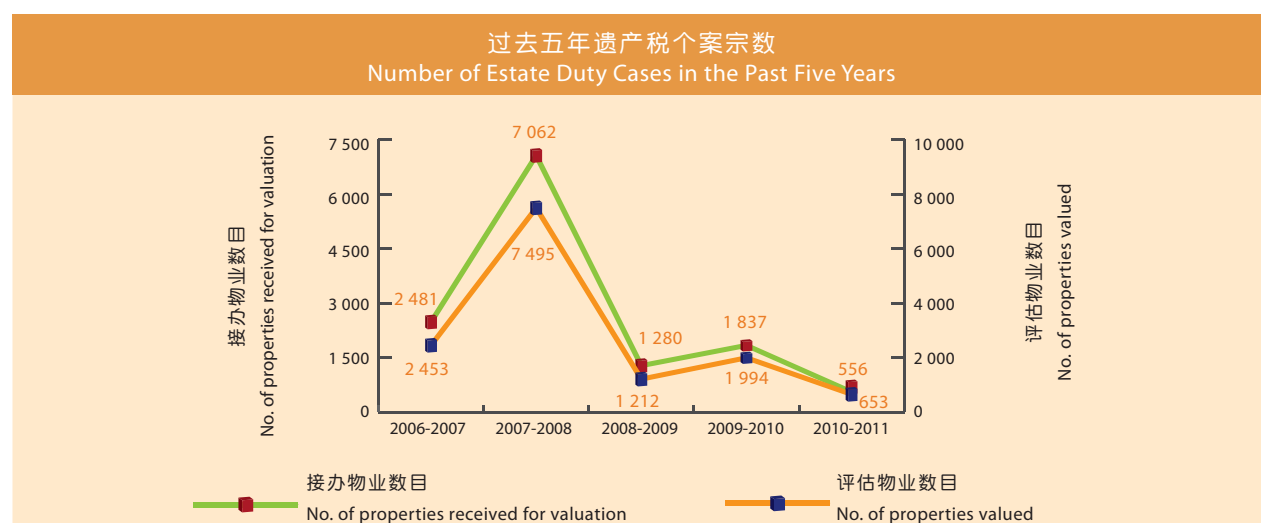


#### 遗产税

年内共有 245 宗个案交由本署评定物业价值，涉及 556 个物业。下图显示过去五年的遗产税工作量：

#### Estate Duty

During the year, 245 cases involving 556 properties were forwarded to the Department for valuation. The graph below shows the volume of Estate Duty work in the past five years:



虽然遗产税已于 2005 年 7 月取消，但本署仍接到此日期之前的个案，预计个案数目会逐渐减少。

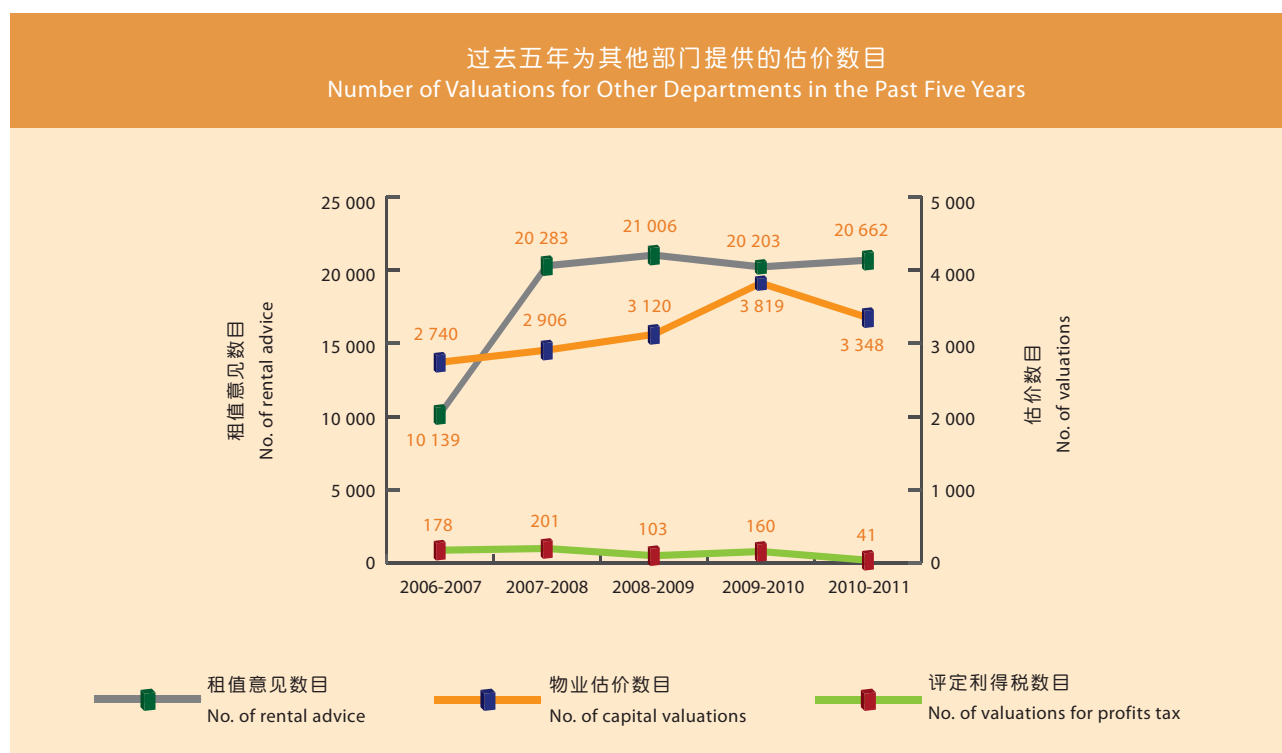
## 为其他政府部门和半官方机构提供估价服务

过去一年间，本署为其他政府部门和半官方机构提供估价服务，包括就 20 662 宗个案提供租值意见、评估 3 348 个物业的售价，以及处理 41 宗利得税个案。下图概述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 20 662 rental advice, 3 348 capital valuations and 41 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:





# 服务表现和成就

## 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和市场监察工作，过去数年间明显增多。

除不时回应公众人士、政府决策局、部门和机构查询资料的要求之外，本署亦悉力向运输及房屋局提供房屋产量和物业市况等物业市场的资料，以便当局准确掌握全港的房屋发展方向和市场动态。

《香港物业报告》2011年版回顾2010年物业市场的情况，并预测2011至2012年的楼宇落成量。该报告的印行本已公开发售，市民亦可登入本署网站免费下载。

### Property Information Services

The Department's work in relation to property research and market monitoring for Government policy purposes has increased significantly in recent years.

Requests for information from the public, Government bureaux, departments and organisations are received continuously. The Department is also heavily involved in providing property information to the Transport and Housing Bureau on housing production and the property market to facilitate gauging of territory-wide housing development and market activities.

The 2011 edition of the "Hong Kong Property Review" gives a review of the property market in 2010 and provides forecasts of completions in 2011 to 2012. 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.



市民亦可登入本署网站浏览《香港物业报告—每月补编》，并可免费下载有关物业租金、售价和落成量的统计资料，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。

为配合实施《地产代理条例》（第511章），本署在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。由2010年开始，本署将这网上平台服务增至查询估价册及地租登记册最新三个估价年度的应课差餉租值，以及差餉和地租帐目资料，每个查询项目的费用亦相对调低。

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.

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 (PIO) service launched in February 2009. In 2010, the PIO has been further upgraded to include online enquiry on rateable values of properties for the last three years of assessment and on rates and Government rent accounts. The fee charged per record was much reduced.



## 编配门牌号数

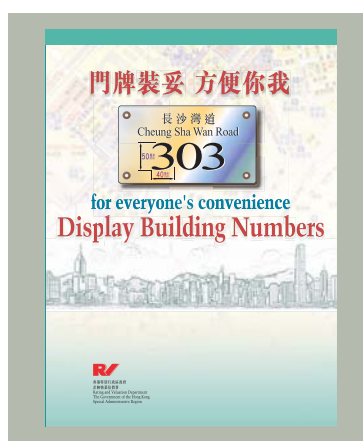
2010-2011 年度获编配门牌号数的发展项目约有 1 091 个，其中 1 016 个位于新界。

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，本署亦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。

## Building Numbering

During 2010-2011, about 1 091 developments were allotted with building numbers, of which 1 016 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.



## 《楼宇名称》

2011 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，但网上版则每年 4 月和 10 月均会更新。

## "Names of Buildings" Book

The 2011 edition of the "Names of Buildings" Book is available for sale and the entries in the book can be viewed free of charge at the Department's website. While the printed version will be revised at 3-year interval, the Internet version is updated biannually in April and October.



## 业主与租客服务

## 《业主与租客（综合）条例》

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

在本署的协助下，业主与租客逐渐明白 2004 年修订条例的运作，并适应了法例所引致的转变。

## 咨询和调解服务

2010-2011 年度，本署处理约 225 000 宗查询，其中 44 500 宗由本署每天派驻土地审裁处当值的人员处理，另有 14 000 宗由本署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 2010-2011, some 225 000 enquiries were handled, with 44 500 and 14 000 of these being dealt with by officers during their daily and weekly visits to the Lands Tribunal and District Offices respectively.



## 新租出或重订协议通知书

2010-2011 年度，本署共处理 51 000 份新租出或重订协议通知书。

## Notice of New Letting or Renewal Agreement

A total of 51 000 Notices of New Letting or Renewal Agreement were processed in 2010-2011.



## 服务表现和目标

### 服务承诺

2010-2011 年度服务承诺所载的全部 11 项工作均达标或超额完成。

## Performance and Service Targets

### Performance Pledge

For all the 11 work items listed in the 2010-2011 Performance Pledge, the set service levels or targets were either achieved or exceeded.

Service Improvements in 2011-12

1. Property Information Online (PIO)

The development work of the PIO has reached a milestone that 4 service items of high demand have been automated and the online service items were well received by the public. Listed below is a summary of the services available:

Service Item	Launch Date
1. Enquiry on saleable area, age and permitted occupation purposes of Government properties (excluding village type houses)	11 Feb 2009
2. Public inspection of the newly declared Valuation List and Government Rent Roll (Information will be displayed online after the declaration of the Valuation List and Government Rent Roll in mid-March and up to 31 May every year)	16 Mar 2009
3. Enquiry on saleable values contained in the Valuation Lists and Government Rent Rolls for the last 3 years of assessment	25 Mar 2010
4. Enquiry on rates and / or Government rent accounts	29 Dec 2010

We will further explore the possibility of collaboration with other Government departments with a view to improving our online service.

2. Electronic Submission of Forms and Notices

As part of a new wave of our e-government initiatives, we now accept electronic submissions 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. This electronic mode of service will be further improved to provide an alternative to the conventional mode of serving a form by post or in person. Detailed information on "Electronic Submission of Forms" is available on our Homepage at <http://www.rnd.gov.hk>. Enquiries may also be made to us on 2152 0111.

3. Consolidated Billing and Payment Service

All payers with multiple properties may now apply to us for a consolidated bill which lists out the quarterly demand for each individual property, thus saving the trouble of receiving and paying individual bills for a number of properties in each and every quarter. Over 1 800 consolidated accounts involving some 160 000 individual property accounts have now been set up. This service will continue to be expanded to meet the needs of payers with multiple properties.

Effective Monitoring

Service Environment

The Public's Role

4. Electronic Demand for Rates and Government Rent Service

We have rolled out eBilling service eRVD Bill since 6 December 2010. Registered users can retrieve and download their electronic demands by logging on eRVD Bill system. Notification message will be sent to the registered user when an electronic demand is available. For detailed information about the new service, please visit our Homepage at <http://www.rnd.gov.hk> or call 2152 0111.

The Department's performance is monitored by the Commissioner. The service levels or targets set for all 11 work items listed in the 2010-11 Performance Pledge were either achieved or exceeded.

We are committed to providing an efficient, courteous and professional service to the public in a pleasant environment at our office. Staff at the enquiry counter are available during office hours to provide timely assistance to the public.

If you have any suggestions, comments or complaints on the services we provide and the way in which these services should be delivered, please address them to the Commissioner at:  
Rating and Valuation Department  
15th Floor  
Cheung Sha Wan Government Offices  
303 Cheung Sha Wan Road  
Kowloon  
Alternatively, you can write to, or telephone our Customer Services Officer on 2150 8833 to give your suggestions and comments or to lodge a complaint (e-mail: [enquire@rnd.gov.hk](mailto:enquire@rnd.gov.hk) or [complaint@rnd.gov.hk](mailto:complaint@rnd.gov.hk)).  
To obtain feedback on our service standards, questionnaires are enclosed randomly with our reply letters to members of the public. These questionnaires are also made available to callers at our Enquiry Counter. Please feel free to complete a questionnaire in order to help us improve our services.

## 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，本署亦会借此项服务通知市民。市民只需致电 2152 2152，便可使用这项服务。

## 1823 电话中心

除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.







## 新增和优化服务 New and Improved Services





- 38** 以电子方式递交表格及通知书  
Electronic Submission of Forms and Notices
- 38** 综合发单和缴款服务  
Consolidated Billing and Payment Service
- 39** 物业资讯网  
Property Information Online (PIO)
- 39** 发出电子征收差饷 / 地租通知书  
Electronic Issue of Rates / Government Rent Demands



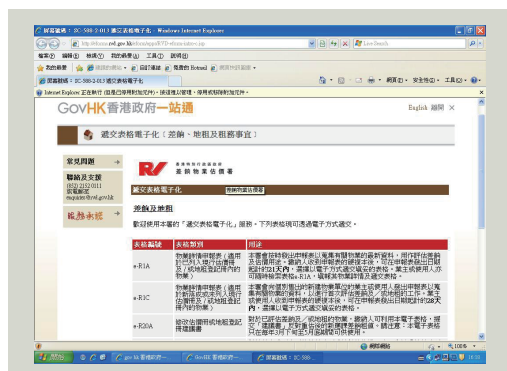
## 新增和优化服务 New and Improved Services

### 以电子方式递交表格及通知书

本署接受缴纳人以电子方式，递交法定表格及按各法例要求提交的通知书。为进一步扩展电子服务，本署正进行网上批署按《业主与租客（综合）条例》递交《新租出或重订协议通知书》的发展工作。市民可浏览本署网站（网址：[www.rvd.gov.hk](http://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

We have been accepting electronic submission of specified forms and notices required to be served under various statutory provisions. As part of our on-going effort to expand the scope of e-service, we are working on the development work of online endorsement of the specified form 'Notice of New Letting or Renewal Agreement' served under the Landlord and Tenant (Consolidation) Ordinance. The public can visit the Department's website ([www.rvd.gov.hk](http://www.rvd.gov.hk)) or call the 1823 Call Centre at 2152 0111 for information on "Electronic Submission of Forms".

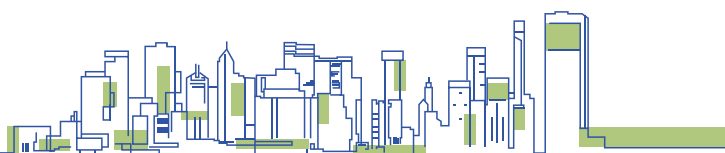


### 综合发单和缴款服务

持有多个物业的缴纳人可申请综合帐单服务，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。截至 2011 年 3 月底为止，本署共开立近 1 900 个综合帐户，涉及的个别物业帐目约 16 万个。今后本署将继续扩展这项环保和以客为本的服务，并向持有多个物业的缴纳人推广。

### Consolidated Billing and Payment Service

Payers with multiple properties can apply for a consolidated bill listing out the rates and Government rent payable for all their properties. This service provides payers an easy and time-saving means of managing their quarterly demand notes. Up to end March 2011, close to 1 900 consolidated accounts have been set up linking around 160 000 individual property accounts. This customer-focus and environmentally friendly service will continue to be expanded and promoted to payers with multiple properties.



### 物业资讯网

「物业资讯网」自 2009 年 2 月推出以来，不断加入新服务，令这个网上平台内容更丰富，进一步加强本署的公共服务。「物业资讯网」提供简便的方法，让市民在网上查询所需的物业资料，包括缴纳人的差饷地租帐户结余、应课差饷租值，以及住宅物业（乡村式屋宇除外）的实用面积、楼龄和许可用途。

「物业资讯网」载有本署和土地注册处经配对的物业地址记录，提供全面的中英双语物业地址搜寻服务，市民可以五种不同的搜寻方式，寻找 248 万项物业记录。「物业资讯网」服务深受测量师、律师、物业代理，以及处理与房地产有关工作的政府部门和半官方机构欢迎，截至 2011 年 3 月 31 日为止，这网站已处理超过 40 万个查询，本署会研究加强与其他政府部门合作。

### Property Information Online (PIO)

Since the first launch of the PIO in February 2009, more service items have been added to enrich the contents of the online platform in order to enhance our public service. The online service provides the public with convenient access to essential property information including account balance of rates and Government rent, rateable values, saleable area, age and permitted use of domestic properties except village-typed houses.

With the alignment of address records with the Land Registry, PIO offers a versatile bilingual search engine with five different searching paths for 2.48 million property address records. The service is well received by surveyors, solicitors, estate agents and those Government departments and quasi Government bodies whose work is related to landed properties. Up to 31 March 2011, more than 400 000 enquiries were processed through the PIO. The Department will explore the opportunities for further collaboration with other Government departments.

### 发出电子征收差饷／地租通知书

2010 年 12 月 6 日，本署联同「我的政府一站通」推出电子发单服务。通过崭新的「电子差饷地租单」服务，市民可以经互联网收取季度缴款通知书。此举不但减少用纸，缴纳人更可自行设定提示服务，提醒他们在限期或之前缴款，并可查阅和下载过去八个季度的电子帐单。此外，为提供一站式全面电子发单和缴款服务，本署正建立电子付款界面，方便市民在网上缴费。

### Electronic Issue of Rates / Government Rent Demands

The electronic demands service was launched together with MyGovHK on 6 December 2010. The newly developed "eRVD Bill" allows payers to receive quarterly demand notes via the Internet. Apart from saving paper, subscribers can set up their own reminder service to alert themselves of the payment due date. They can also view and download the electronic demands for the past eight quarters. To provide a seamless billing and payment service, we are working on the development work of an e-Payment gateway for online settlement of electronic demands.





## 迎接挑战 Challenges Ahead



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

**42** 评估地租  
Government Rent Assessment

**43** 外判工作  
Outsourcing Opportunities

**43** 推行部门资讯科技计划  
Implementation of Departmental  
Information Technology Plan (DITP)





## 每年全面重估应课差饷租值

本署每年全面重估差饷，目的是令物业的应课差饷租值紧贴市场水平，从而确保税基公平合理。虽然本署力求在重估过程中，估算出公平公正的应课差饷租值，但由于外围经济和金融环境仍然不明朗，影响本港经济，亦令物业估价工作变得艰巨。另外，每年重估工作的时间紧迫，要在限期前完成任务，充满考验，除了要有周详的计划配合，亦有赖同事戮力同心，专心致志才能完成。虽然工作挑战重重，资源亦有限，但本署仍会一如以往，努力寻求改进。

## Annual General Revaluations

The objective of annual revaluation is to ensure a fair tax base to all payers by bringing the rateable values of properties into line with the current market rents. Hard as we try to provide fair and equitable rateable values in the annual revaluation exercise, property valuation has become more challenging in face of growing uncertainties in the external economic and financial environment as there would also be a knock-on effect on our economy. To complete the annual revaluation on a tight time scale is also a testing task which requires meticulous planning, dedicated efforts as well as intense staff commitment. Despite all the difficulties and resource constraints, we will strive for continuing improvement as we have in the past.

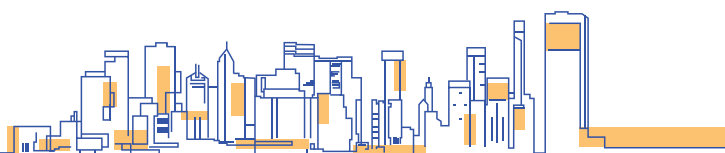


## 评估地租

本署与发展商就发展用地的地租评估问题展开诉讼，延宕多时仍未解决。土地审裁处就测试个案作出裁决，认同本署的估价方法；上诉人不服，就法律问题向上诉法庭提出上诉。虽然上诉法庭驳回有关上诉，亦不批准上诉人向终审法院提出上诉，惟上诉人直接向终审法院寻求上诉许可。终审法院将于2011年12月1日聆讯有关申请，本署现正与律政司紧密合作，为诉讼作好准备。

## Government Rent Assessment

The protracted litigation with developers on Government rent assessment of development sites was still going on. The Court of Appeal dismissed the Appellant's appeal on points of law against the judgment of the Lands Tribunal on the test case, which confirmed our valuation approach, and refused to grant leave to the Appellant to appeal to the Court of Final Appeal (CFA). The Appellant, however, decided to seek leave to appeal directly from the CFA. The hearing of this leave application by the CFA has been scheduled for 1 December 2011 and we are working with the Department of Justice closely to attend to the application.



## 外判工作

本署已累积多次外判工作的经验，未来会继续把估价工作外判，以善用私营机构的资源，加快新界乡郊物业的评估工作。另外，本署首次将印刷物业详情申报表的工作外判，约31万份，以配合2011-2012年度重估，是项工作已顺利完成。本署会继续外判将来为重估工作而需印刷的申报表，并积极考虑外判其他工作的可行性，以提高服务水平。

## Outsourcing Opportunities

Building on the experience gained from previous exercises, we would continue to contract out valuation work to draw on resources available in the private sector to speed up the assessment of rural properties in the New Territories. The bulk printing of the some 310 000 requisition forms for the 2011-2012 General Revaluation was outsourced for the first time and the task was completed successfully. We would continue to outsource the printing jobs in future general revaluation exercises. The Department will also actively consider and identify other outsourcing opportunities to improve service delivery.

## 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。这个策略性蓝本令本署更能配合新的电子政府环境，并通过应用资讯科技，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 Policy and Objectives

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Promotion of Staff Awareness

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本署主要负责评估物业的差饷与地租、修订有关帐目和发出征收通知书，并向政府决策局和部门提供物业估价服务、编制物业市场统计数字，以及就租务事宜为业主和租客提供谘询与调解服务。

### 环保政策和目标

差饷物业估价署致力确保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，遵循「减用、再用和再造」三大原则。

目标： 节约资源和减少废物。

本署在运作上处处体现环保文化，日常运作中亦以推行各项环保措施为要务。为此，本署委任内务秘书为「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。

### 提高员工的环保意识

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

- 定期在内联网发布各项环保内务管理措施和最新的环保计划；
- 发布资源节约小锦囊；
- 鼓励员工通过公务员建议书计划、部门协商委员会会议提出环保建议；
- 建立网上讨论区，方便员工讨论部门各项改善措施；以及

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

### Environmental Policy and Objectives

The Department is committed to ensuring that our operations are conducted in an environmentally responsible manner and meeting the commitments of the Clean Air Charter. The Department has formulated its environmental policy and objectives as follows:

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

Objectives : Resources saving and waste reduction.

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

### Promotion of Staff Awareness

To promote environmental awareness and participation among staff in the continuous improvement of environmental protection and enhancing energy conservation and efficiency on green issues, and to sustain staff support, the Department has:

- circulated regularly through the intranet system various departmental green housekeeping measures and up-to-date green initiatives;
- disseminated saving tips to promote economy in the use of resources;
- 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;





- 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；
- 员工将要进入房间（例如会议室）前，才启动空调；
- 午膳时间或没有人使用办公室时关掉电灯；
- 安排能源监督在午膳时间和下班时间后定期巡查，确保办公室及会议室的电灯、文仪器材和空调已关上；
- 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，将办公室的温度保持在摄氏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同一车辆，避免一人用车的情况；
- 车辆等候时停车熄火，以节省能源和减少废气排放；

## Energy Conservation

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

### Office

- lower the venetian blinds when direct sunlight is penetrating a window;
- switch on air-conditioning units only immediately before users entering the venues such as conference rooms;
- switch off lightings during lunch hours and when offices are not in use;
- conduct regular inspection by energy wardens to ensure lights, office equipment and air-conditioners in offices and conference rooms are switched off during lunch break and after office hours;
- set 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;
- adjust upwards the air-conditioning temperature of the computer equipment rooms by 1°C to 2°C; and
- dress light, casual and smart, and maintain 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;
- switch off vehicle engines while waiting to save energy and reduce vehicle emissions;



- 密切监察汽车保养，确保车辆不会排出大量废气；以及
- 密切留意汽车耗油量。

### 善用纸张及信封

本署已采取下列措施，以善用纸张及信封：

- 充分利用每张纸的正反面，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；
- 重复使用信封及暂用档案夹；
- 发送传真文件后，无需再邮寄文件的正本；
- 在适当情况下不使用传真封面页；
- 尽量缩短文件的分发名单；
- 减少指引和守则印文本的数目，并广泛使用内联网和分区资料储存库；以及
- 将部门刊物、员工通讯等上载到本署的电子布告板和网页。

### 废物管理

在「物尽其用，人人有责」的原则下，本署已采取下列措施：

- 收集废纸／报纸作回收之用；
- 交还用完的雷射打印碳粉盒和喷墨盒作回收之用；以及
- 参与由大厦管理处统筹的回收计划，在本署范围内放置回收箱。

- closely monitor vehicle maintenance to ensure low emissions; and
- closely monitor vehicle fuel consumption.

### 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;
- reuse envelopes and loose minutes jackets;
- avoid sending original documents after they have been sent by fax;
- stop the use of fax cover page where appropriate;
- 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.

### Management of Wastes

To uphold the principles of reduce, reuse, recycle and responsibility, 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

本署致力推行环保采购，购买产品时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，例如再造纸、可替换笔芯的原子笔、可循环再造的碳粉盒／喷墨盒及环保电池／充电池；
- 购置具有双面影印／列印功能的影印机和打印机；以及
- 购置传真机时，选择使用普通纸而非热能传真纸的机种。

## Procurement of Green Products

The Department is committed to green procurement. In conducting procurement, we took into account environmental factors as far as applicable:

- procure energy efficient office equipment with automatic energy saving function;
- procure green products such as recycled paper, refillable ball pens, recyclable toner/ink-jet cartridges and environmental-friendly/rechargeable batteries;
- procure photocopiers and printers with double-sided copying/printing function; and
- procure plain paper fax machines instead of thermal paper ones.

## 环保方面的成果

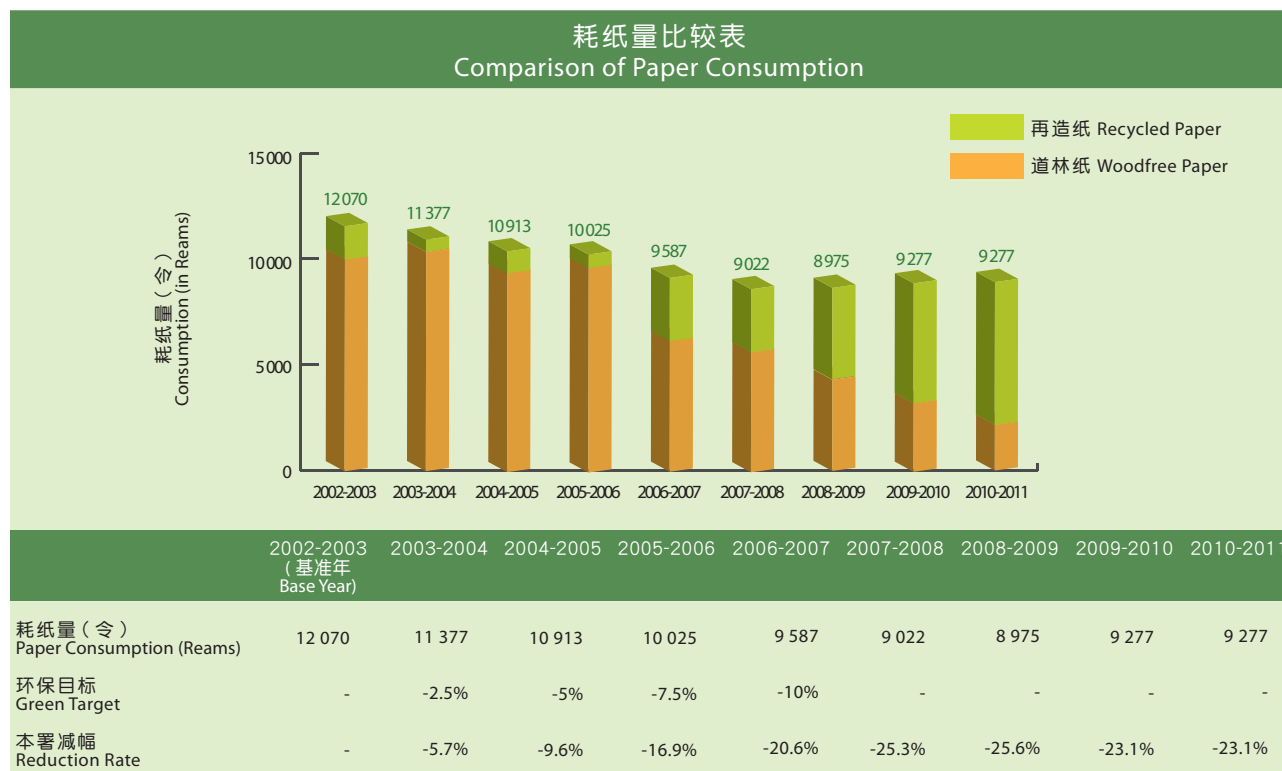
### 减少耗纸量

本署 2010-2011 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%；2010-2011 年度的耗纸量有 75% 为再造纸。

## Green Performance

### Reduced Consumption of Paper

The consumption of A3 and A4 paper in 2010-2011 was 9 277 reams, indicating a decrease of 23.1% against 12 070 reams in 2002-2003. Besides, 75% of the paper requirement for 2010-2011 was met by recycled paper.



2009-2010 和 2010-2011 两个年度内，耗纸量均维持在 9 277 令的水平。本署在 2010-2011 年度推行多个新计划，引致耗纸量增加；在撇除有关因素后，耗纸量实际上有所下降。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，自此本署的纸张及信封耗用量持续减少。

截至 2010-2011 年度最后一季为止，已有超过 16 万个独立帐目整合成约 1 860 个综合帐目。本署会继续鼓励拥有多个物业的差饷缴纳人，采用这种以客为本且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。2010-2011 年度共回收了 46 138 公斤废纸，并收集了 1 135 个用完的碳粉盒／喷墨盒，交予政府物流服务署公开拍卖。

### 《清新空气约章》

为配合《清新空气约章》的承诺，本署已实施下列有助改善空气质素的环保标准／做法，并提醒员工注意：

- 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，确保车辆操作正常；
- 定期监测室内空气质素。本署办事处所在的长沙湾政府合署，在 2011 年 2 月获环境保护署颁发《良好级室内空气质素检定证书》；以及
- 采取各项办公室和车辆操作的节能措施。

The same level of paper consumption at 9 277 reams was recorded for 2009-2010 and 2010-2011. Taking into account the additional paper consumption arising from the implementation of a number of new initiatives in 2010-2011, there should be a reduction in paper consumption after discounting the activity changes. In the coming year, the Department 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 2010-2011, over 160 000 individual accounts have been replaced by around 1 860 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 2010-2011, 46 138 kilograms of waste paper were collected for recycling; and 1 135 numbers of empty toner/ink-jet 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. In February 2011, the Environmental Protection Department awarded a "Good Class" Indoor Air Quality Certificate to the office building; 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，本署会继续尽力节约用纸和用电。各科别将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。

## 电子资料管理策略

本署在 2009 年 7 月参加由政府资讯科技总监办公室领导的电子资料管理策略工作小组，就文件、记录和知识管理各方面制订电子资料管理策略提供意见，正式报告于 2010 年 10 月由工作小组审批。为配合政府档案管理电子化的方针，本署将研究并推行电子系统，务求把电子和非电子档案以统一的方式整合管理，以减少档案储存空间，向办公室无纸化迈进了一步。

## 电子发单服务

为提供快捷简便的服务，同时节约用纸，本署在 2010 年 12 月推出电子发单服务，市民可于征收差饷及／或地租季度通知书印文本发出之前，经互联网收取通知书的电子版本。本署希望最终可停发印文本通知书，以达到环保的目标。

截至 2011 年 3 月为止，已有 5 600 多个用户登记使用电子发单服务，连结超过 8 890 个缴纳税人帐户，当中约七成用户登记户口时已选择停收通知书印文本，情况令人鼓舞，表示缴纳税人对本署的电子服务有信心，并且力行环保。本署会继续与市民合作节约用纸，提倡绿化环境。

## 《清新空气约章》

本署会一如既往，在所有工作环节中采取节能措施，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.

## Electronic Information Management System (EIMS)

We have joined the Electronic Information Management (EIM) Working Group led by OGCIO in July 2009 to provide inputs in formulating the EIM Strategy covering domains such as Document Management, Records Management, and Knowledge Management, with the finalised report endorsed by the Working Group in October 2010. Pursuant to the Government's drive for electronic records management, the Department is going to develop and implement an electronic system to manage both electronic and non-electronic records in an integrated and consistent manner. This would reduce our need for storage area and is a step towards a paperless office.

## E-billing

To provide a convenient, efficient service and to conserve paper consumption, the Department launched the e-billing service in December 2010. This allows the public to receive the quarterly demands for rates and/or Government rent via the Internet in advance of the paper bills. Dispensing with paper bills is our ultimate environmental-friendly objective.

As at March 2011, over 5 600 subscribers have registered for the service, linking up over 8 890 payer accounts. It is encouraging to see that some 70% of the subscribers have opted to drop their paper bills readily at the initial account set-up. This has demonstrated the confidence of our payers in using the service and their high commitment to conserving the environment. The Department will continue its effort to join hands with the public in reducing paper consumption and in promoting a greener environment.

## Clean Air Charter

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





# 人力资源 Human Resources



曾梅芬女士, JP  
署长  
Mrs Mimi BROWN, JP  
Commissioner

蔡立耀先生, JP  
副署长  
Mr L.Y. CHOI, JP  
Deputy Commissioner

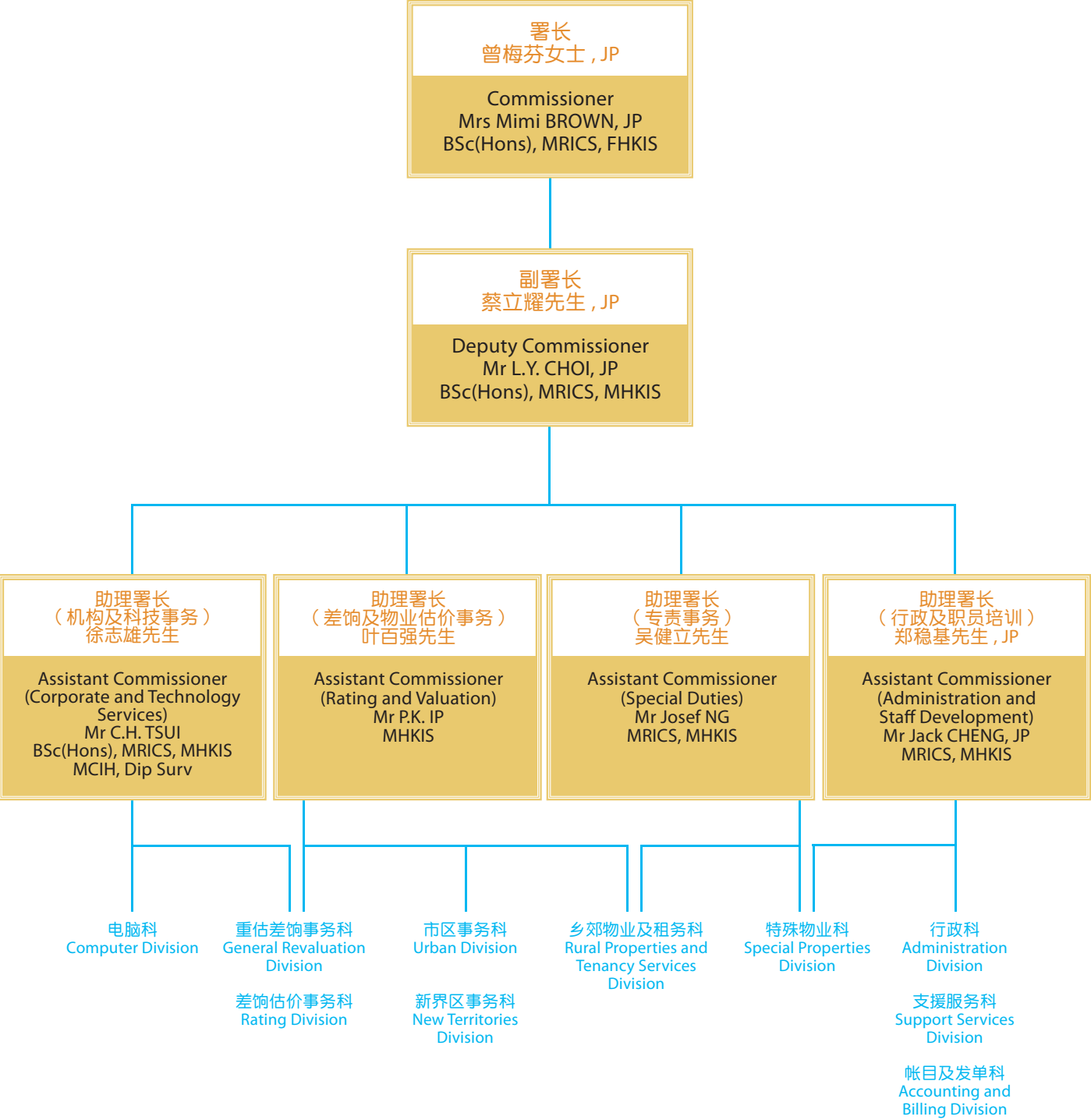
徐志雄先生  
助理署长 (机构及科技事务)  
Mr C.H. TSUI  
Assistant Commissioner  
(Corporate and Technology Services)

叶百强先生  
助理署长 (差饷及物业估价事务)  
Mr P.K. IP  
Assistant Commissioner  
(Rating and Valuation)

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

郑稳基先生, JP  
助理署长 (行政及职员培训)  
Mr Jack CHENG, JP  
Assistant Commissioner  
(Administration and Staff Development)

部门架构 (2011 年 4 月 1 日)  
Organisation Structure (1 April 2011)

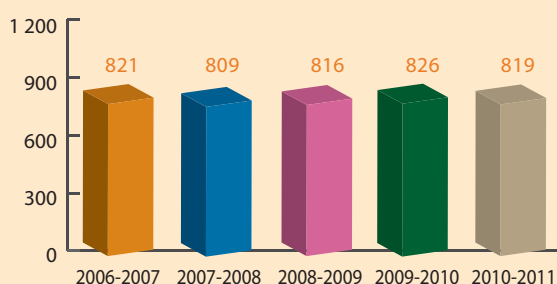


## 人手编制

截至 2011 年 4 月 1 日，本署实际总人数为 819 名，其中专业职系人员占 96 名，技术职系人员占 366 名，一般职系人员占 287 名，其他职系人员占 70 名。

以下图表显示过去五年的实际总人数，以及截至 2011 年 4 月 1 日按职系区分的员工比例：

过去五年总实际人数（员工数目）  
Total Strength in the Past Five Years (No. of Staff)

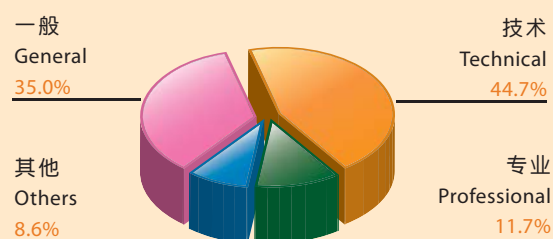


## Staffing

As at 1 April 2011, the Department had a total strength of 819 officers including 96 professional officers, 366 technical officers, 287 general grade officers and 70 officers of other grades.

The following figures show the total strength of staff in the past five years and the distribution of officers by grade as at 1 April 2011 :

截至 2011 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 2011



附录 A 列出 2010 年 4 月 1 日和 2011 年 4 月 1 日本署的编制与实际人数比较。首长级高层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 2010-2011 年度的个人薪酬（不计长俸、旅费、宿舍等开支）和部门开支达 3.841 亿元，上年度则为 3.839 亿元。

Annex A sets out a comparison of the establishment and strength as at 1 April 2010 and 1 April 2011. Senior directorate staff also serve on inter-departmental and external committees, and a list of the committees is at Annex B.

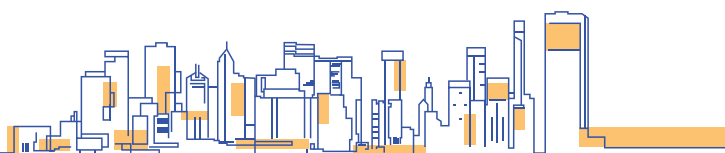
Expenditure on personal emoluments (other than pensions, passages, quarters, etc.), and charges for departmental expenses amounted to \$384.1 million in 2010-2011, compared with \$383.9 million in the preceding year.

## 培训与发展计划

本署 2010-2011 年度培训与发展计划顺利推行，年内每名部门职系人员平均受训 2.6 天。署方深知由于环境转变、工作量与日俱增、工作愈趋复杂，以及市民更高的要求，员工须面对种种挑战，因此安排多方面的培训和发展课程，内容既针对部门提供服务的需要，又照顾到员工的事业发展与个人抱负。

## Training and Development Plan

The Departmental Training and Development Plan for 2010-2011 was implemented successfully. During the year, departmental grade staff received training for 2.6 days on average. The Department is fully aware of challenges faced by staff due to the changing environment, increase in workload, the complexity of issues and higher public expectations. Apart from addressing the Department's needs in its service delivery, the various training and development programmes contribute to meeting the career development needs and personal aspirations of staff.



## 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，本署安排一名物业估价测量师前赴英国物业估价局，由2010年4月起实习六个月。

2010年11月，一名助理署长借调到运输及房屋局；同年2月另有一名高级物业估价测量师借调至商务及经济发展局实习六个月。借着派任到政府不同决策局实习的安排，本署人员得以汲取宝贵的工作经验，加强了解政府的内部运作。

为加深了解内地政治、社会、经济和法律制度，一名助理署长在2010年10月参加为期两周的北京国家行政学院进阶中国事务研习课程。此外，一名首席物业估价测量师、一名高级物业估价测量师及一名物业估价测量师分别参加由清华大学、北京大学和广州中山大学举办的国情研习课程。

管理方面，为进一步提升首长级人员的管治质素，一名助理署长及一名首席物业估价测量师参加公务员事务局公务员培训处开办的高层领袖培训课程，以加强他们在公共管理的实际知识和技巧，并提高领导才能。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，这课程为期三周。

一如往年，英国专家学院2010年11月在香港举办为期两天的「专家证人培训课程」，本署有八名物业估价测量师参加。

持续专业发展方面，年内本署为专业职系人员和见习人员举办四个涉及不同专业课题的内部研讨会。

## 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 2010.

One Assistant Commissioner and one Senior Valuation Surveyor were seconded to the Transport and Housing Bureau from November 2010 and to the Commerce and Economic Development Bureau for six months from 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 Chinese Academy of Governance (previously known as National School of Administration) in Beijing in October 2010 while one Principal Valuation Surveyor, one Senior Valuation Surveyor and one Valuation Surveyor attended the National Studies Courses at the Tsinghua University, Beijing University and Sun Yat-sen University in Guangzhou respectively.

On the management front, in order to further develop the governance capabilities of directorate officers and impart practical knowledge and skills in public administration and leadership, one Assistant Commissioner and one Principal Valuation Surveyor attended the Advanced Leadership Enhancement Programme organised by the Civil Service Training and Development Institute (CSTDI) of Civil Service Bureau (CSB). In addition, one Senior Valuation Surveyor attended a 3-week Leadership in Action Programme organised by the CSTDI of CSB.

As in previous years, a 2-day expert witness course run by the Academy of Experts, United Kingdom, was held in November 2010 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.



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 年年初和 2004 年 9 月相继推出，两个计划均大受欢迎。在去年的计划中，本署安排自 2008 年起获聘的 13 名物业估价测量见习生、四名助理物业估价测量师及 20 名物业估价测量师接受六名首席物业估价测量师、16 名高级物业估价测量师及五名资深的物业估价测量师指导。

The mentoring schemes for Valuation Surveying Graduates and junior Valuation Surveyors/Assistant Valuation Surveyors have been in place since early 2003 and September 2004 respectively. Both schemes have been well received. Under the mentoring schemes, 13 Valuation Surveying Graduates, four Assistant Valuation Surveyors and 20 Valuation Surveyors recruited since 2008 were placed under the mentorship of six Principal Valuation Surveyors, 16 Senior Valuation Surveyors and five experienced Valuation Surveyors.

### 专业讲座／与内地和海外同业交流

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

与内地和海外同业交流方面，本署去年共接待七个内地访问团，访客包括全国人民代表大会财政经济委员会和国家税务总局的高级人员，以及多个省市政府的官员。

### 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 seven visits to the Department from senior officials of the Financial and Economic Affairs Committee of the National People's Congress, the State Administration of Taxation and officials of Mainland provincial authorities.



这些讲座与访问活动不仅促进学术和专业层面的交流，亦让彼此有机会分享工作心得。

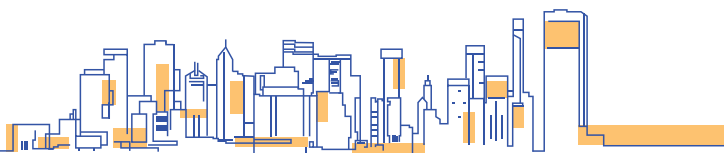
These talks/visits not only fostered exchange of views at an academic and professional level but also enabled sharing of experience on work related issues.

### 专业资格

2010-2011 年度，本署一名职员通过由香港测量师学会主办的专业能力最终评审，成为该学会的专业会员。

### Professional Membership

In 2010-2011, one officer passed the Final Assessment of Professional Competence (APC) conducted by the Hong Kong Institute of Surveyors (HKIS) and she was then elected to professional membership.





### 2010年国际财产税学会第五届批量评估技术研讨会

2010年6月，国际财产税学会第五届批量评估技术研讨会在本港举行，为期两天。研讨会以「探求环球适用的财产税与批量评估模式」为题，由本署、加拿大国际财产税学会和香港理工大学合办，吸引全球近180名代表、房产税专家及学者参加。

### International Property Tax Institute (IPTI) 5th Mass Appraisal Valuation Symposium (MAVS) 2010

In June 2010, the 5th Mass Appraisal Valuation Symposium (MAVS) of the International Property Tax Institute (IPTI) was held in Hong Kong. The 2-day symposium, with the theme "The Pursuit of a World-wide Model on Property Taxation and Mass Valuation", was jointly organised by the Department, the International Property Tax Institute of Canada and The Hong Kong Polytechnic University. The event attracted some 180 participants including overseas delegates, property taxation experts and academia from all over the world.



### 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和经验分享会，内容涉及不同的课题，包括部门电脑系统运作、估价实务与工作程序等。去年，该组共举办32班的课程和研讨会，涵盖24个不同课题，出席数目约为1301人次。

此外，职员培训组年内为31名新入职人员及新到任的一般、共通职系人员安排入职讲座。

### 其他培训课程

本署人员对电脑和资讯科技应用课程的反应十分理想。年内，本署共有242人次参加由政府承办商提供的各类电脑课程，另有10名专业和技术职系人员获选参加由私人承办商举办的「统计分析系统」课程。

此外，本署人员共有599人次参加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 32 classes covering 24 courses/seminars were held with a total attendance of about 1301 trainees.

An in-house induction seminar was held for 31 new recruits as well as officers of the general/common grades posted to the Department during the year.

### Other Training Courses

Responses of staff on computer training and IT applications were good. A total of 242 trainees attended a variety of computer courses run by the Government bulk contractors. In addition, 10 professional and technical officers attended SAS training courses run by a private contractor.

For other wide-ranging CSTD courses, a total attendance of 599 was recorded.



## 估价署网上学习系统

为了向员工提供最佳的网上学习机会，本署在 2007 年 8 月试行网上学习系统。员工可随时以桌面电脑，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，亦为他们提供反映培训需要的简易平台。2010-2011 年度，系统共录得逾 3 500 次点击，超过 190 名学员报读不同的网上课程。

## 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、管方和公务员事务局代表组成的部门协商委员会，提供有效的沟通途径。委员会定期开会，商讨影响员工福祉的事宜，并且迅速跟进会上所提出的事项。

一般职系协商委员会旨在透过定期会议，加强管方与一般职系人员的沟通和合作。

部门设有公务员建议书审核委员会，专责评审员工就促进效率和节流措施所提出的建议。年内收到多项建议，并奖励部分同事，嘉许其创意和进取精神。

署长每季均透过内联网向全体员工发送《电子快讯》，简报本署当前的事务和未来挑战。至于有关员工的消息，则经本署内联网每月发送的《部门快讯》报道。为进一步改善内部沟通，署方亦定期举办工余茶叙，让管职双方在轻松的气氛下聚首一堂。

## 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 2010-2011, over 3 500 hits to the System were recorded with more than 190 users enrolling in various web-courses.

## Staff Relations and Participation

The Department makes every effort to ensure that individual members of staff can freely air their views and concerns to foster good staff relations.

The Departmental Consultative Committee, comprising representatives of the staff side, management side and Civil Service Bureau, provides an effective means of communication. Meetings are held regularly to discuss matters affecting the well-being of staff, and prompt follow-up action is taken on matters raised.

The General Grades Consultative Committee aims at strengthening communication and cooperation between management and General Grades staff through regular discussions.

The Departmental Staff Suggestion Committee considers proposals submitted by staff on efficiency-enhancement or expenditure-cutting measures. A number of suggestions were received during the year and some colleagues were awarded for their good efforts and initiative.

The Commissioner issued 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.



本署每半年编印一份名为《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，全部均由本署职员供稿。

A lively in-house magazine "ASSESSMENT" is published twice a year. It contains news roundups and articles, on a variety of issues, contributed by staff.



## 社交及康乐活动

### 康乐社

年内，本署康乐社举办各类体育比赛，以及一些兴趣班，例如咖啡品尝班和应节的新春水仙栽种班。

## Social and Recreation

### Recreation Club

The Department's Recreation Club organised a variety of sports competitions during the year. The Club also organised various interest classes, such as coffee tasting class and the festive classes on cutting and planting narcissus.

本署义工队与不同的非牟利慈善团体合作，照顾社会上不同阶层的有需要人士，这些团体包括循道卫理杨震社会服务处、香港青年协会、圣公会圣匠堂和母亲的抉择。义工队亦参与各式各样的义工活动，例如在不同节日家访独居长者、为低收入家庭举办游艺节目、陪同伤残人士出外观光等。

The RVD Volunteer Service Team worked together with different non-profit making organisations, such as the Yang Memorial Methodist Social Service, Hong Kong Federation of Youth, SKH Holy Carpenter Church and the Mother's Choice to serve the people in need from all walks of life. The RVD Volunteer Service Team also participated in a wide variety of volunteer activities, such as paying home visits to the elderly living alone in various festivals, organising fun shows for the families living in the poverty, accompanying the handicapped for sightseeing etc.

康乐社的经费来自员工福利基金、入会费和各项活动的报名费。

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

### 慈善活动

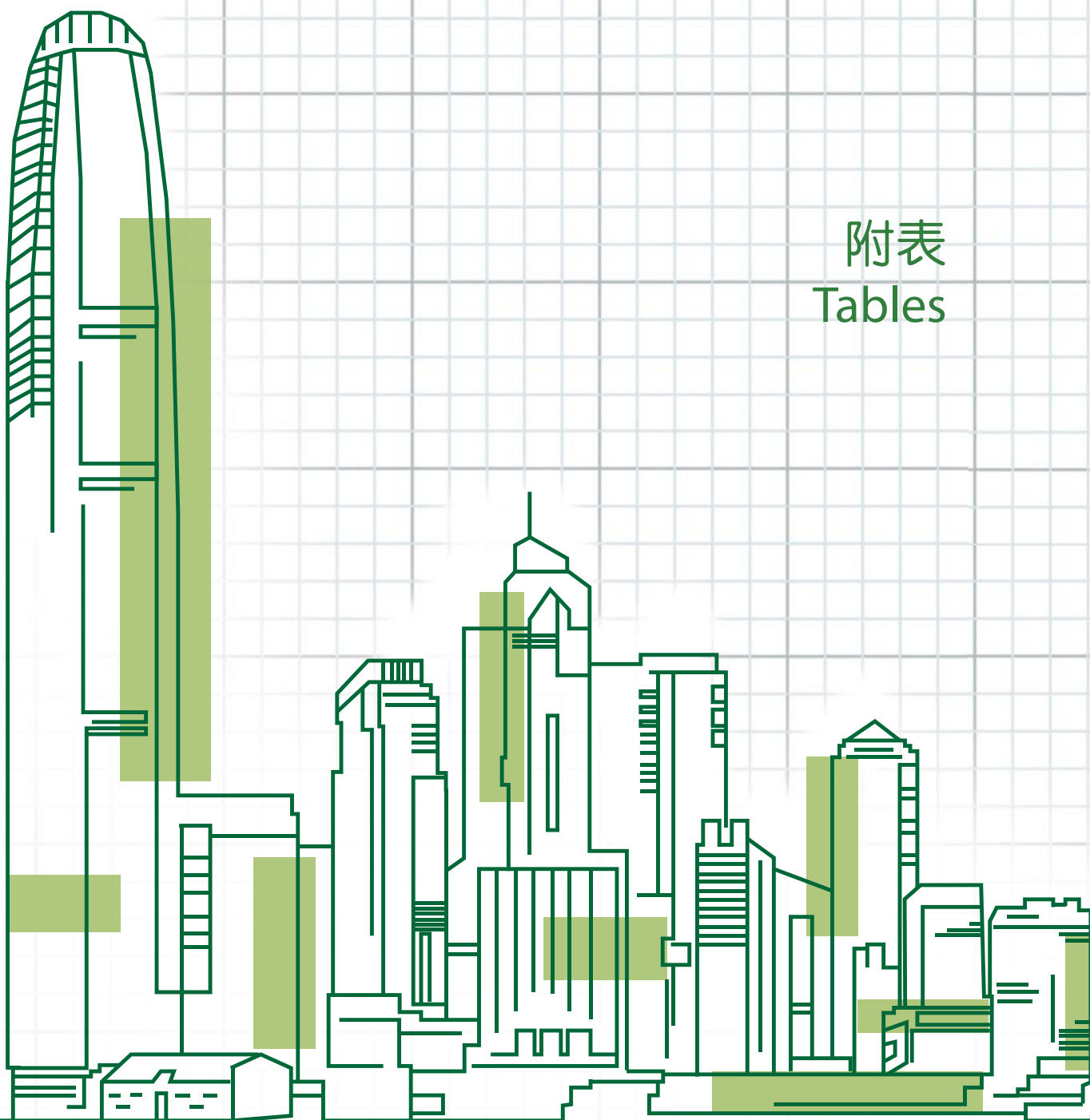
本署曾参与公益金、乐施会和其他慈善机构举办的活动，筹得善款近3万元。

### Charity

The Department raised almost \$30 000 in total for various charity events organised by the Community Chest, Oxfam and other charitable organisations.



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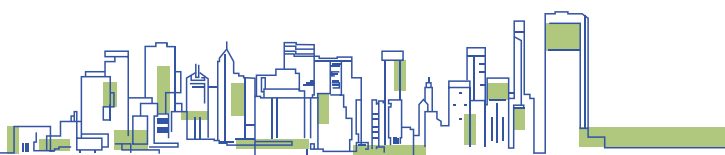


# Table 1

附表

## 估价册 - 截至 2011 年 4 月 1 日各地区的已估价物业 Valuation List - Assessments by District as at 1 April 2011

地区	District	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	152 958	61 185 385
湾仔	Wan Chai	100 780	33 952 448
东区	Eastern	206 446	34 741 698
南区	Southern	88 268	20 216 955
港岛	Hong Kong	548 452	150 096 486
油尖旺	Yau Tsim Mong	181 445	47 320 955
深水埗	Sham Shui Po	119 926	18 929 377
九龙城	Kowloon City	142 400	21 466 784
黄大仙	Wong Tai Sin	88 511	11 715 837
观塘	Kwun Tong	141 912	23 997 864
九龙	Kowloon	674 194	123 430 816
葵青	Kwai Tsing	107 769	28 213 440
荃湾	Tsuen Wan	120 879	17 303 970
屯门	Tuen Mun	164 274	14 031 222
元朗	Yuen Long	152 791	13 824 747
北区	North	96 767	7 604 761
大埔	Tai Po	102 957	9 813 403
沙田	Sha Tin	211 578	26 109 898
西贡	Sai Kung	137 456	16 503 706
离岛	Islands	52 088	18 459 686
新界	New Territories	1 146 559	151 864 833
总数	OVERALL	2 369 205	425 392 136



# 估价册 - 截至 2011 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 2011

地区 District	A 及 B 类 Classes A & B		C 类 Class C		D 及 E 类 Classes D & E		杂类物业 Miscellaneous		总数 Total	
	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区 Central and Western	71 566	7 783 131	9 717	2 893 807	13 433	9 827 851	209	75 721	94 925	20 580 509
湾仔 Wan Chai	43 377	5 067 402	7 305	1 998 535	11 157	6 945 783	175	32 142	62 014	14 043 862
东区 Eastern	138 938	15 063 042	17 839	4 262 366	5 701	2 185 418	150	59 856	162 628	21 570 682
南区 Southern	44 200	4 340 414	3 779	1 015 430	10 781	9 463 095	54	87 536	58 814	14 906 475
港岛 Hong Kong	298 081	32 253 989	38 640	10 170 138	41 072	28 422 146	588	255 255	378 381	71 101 528
油尖旺 Yau Tsim Mong	96 768	7 835 463	14 017	3 276 868	4 195	1 913 317	387	28 907	115 367	13 054 555
深水埗 Sham Shui Po	71 617	5 861 840	6 899	1 181 667	3 137	1 203 296	317	120 297	81 970	8 367 101
九龙城 Kowloon City	77 738	6 459 987	17 610	3 251 801	10 784	3 976 572	185	167 114	106 317	13 855 474
黄大仙 Wong Tai Sin	66 055	4 960 213	411	71 069	74	18 037	135	8 543	66 675	5 057 862
观塘 Kwun Tong	90 188	6 974 788	662	74 137	124	16 297	191	27 829	91 165	7 093 050
九龙 Kowloon	402 366	32 092 291	39 599	7 855 543	18 314	7 127 520	1 215	352 689	461 494	47 428 042
葵青 Kwai Tsing	63 439	4 532 585	2 893	499 336	603	144 393	295	30 961	67 230	5 207 276
荃湾 Tsuen Wan	71 250	5 742 837	6 739	971 375	1 406	359 991	343	35 512	79 738	7 109 715
屯门 Tuen Mun	108 920	5 446 798	3 913	365 324	2 372	421 563	276	32 607	115 481	6 266 293
元朗 Yuen Long	102 543	4 641 880	11 298	1 118 762	6 304	871 203	867	24 290	121 012	6 656 136
北区 North	69 900	3 470 877	3 307	240 232	2 808	343 846	887	20 756	76 902	4 075 711
大埔 Tai Po	68 523	4 051 345	4 893	592 697	6 499	1 874 315	449	29 232	80 364	6 547 589
沙田 Sha Tin	132 873	10 190 069	13 201	2 351 344	5 436	1 736 429	181	57 281	151 691	14 335 123
西贡 Sai Kung	105 982	9 067 322	4 215	697 331	4 401	2 016 303	111	43 700	114 709	11 824 656
离岛 Islands	33 622	1 906 170	8 104	1 065 604	3 099	1 059 424	167	4 767	44 992	4 035 964
新界 New Territories	757 052	49 049 883	58 563	7 902 006	32 928	8 827 468	3 576	279 105	852 119	66 058 462
总数 OVERALL	1 457 499	113 396 164	136 802	25 927 687	92 314	44 377 134	5 379	887 049	1 691 994	184 588 033

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

附表

# 估价册 - 截至 2011 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 2011

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 *		租住公屋 Rental Housing	
		数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区	Central and Western	-	-	-	-	5	29 235	878	120 623
湾仔	Wan Chai	-	-	-	-	-	-	-	-
东区	Eastern	2 541	156 573	1 085	53 373	68	1 866 397	452	351 233
南区	Southern	7 031	362 968	3 495	139 394	42	1 099 575	5	35 400
港岛	Hong Kong	9 572	519 541	4 580	192 767	115	2 995 206	1 335	507 257
油尖旺	Yau Tsim Mong	-	-	-	-	4	180 002	673	40 975
深水埗	Sham Shui Po	4 433	204 786	2 297	86 041	103	2 259 458	8	52 175
九龙城	Kowloon City	-	-	-	-	29	743 563	18	277 500
黄大仙	Wong Tai Sin	15 979	866 487	7 430	314 570	128	3 198 739	-	-
观塘	Kwun Tong	9 725	445 066	6 320	211 323	159	4 276 817	342	234 685
九龙	Kowloon	30 137	1 516 339	16 047	611 934	423	10 658 579	1 041	605 335
葵青	Kwai Tsing	10 552	459 450	4 053	135 115	153	3 965 386	468	135 551
荃湾	Tsuen Wan	-	-	-	-	39	780 350	175	78 944
屯门	Tuen Mun	9 591	314 757	11 756	283 458	59	1 030 014	-	-
元朗	Yuen Long	3 742	109 289	4 741	127 917	109	1 541 472	-	-
北区	North	11 651	378 092	5 933	161 896	21	569 322	18	18 405
大埔	Tai Po	13 148	585 517	7 651	259 453	15	353 574	-	-
沙田	Sha Tin	20 459	913 183	6 050	225 227	76	1 973 957	20	150 919
西贡	Sai Kung	9 652	443 727	5 550	205 194	31	1 107 658	249	73 449
离岛	Islands	-	-	-	-	63	568 323	-	-
新界	New Territories	78 795	3 204 015	45 734	1 398 260	566	11 890 056	930	457 266
总数	OVERALL	118 504	5 239 894	66 361	2 202 961	1 104	25 543 841	3 306	1 569 858

# 包括房屋协会长者安居乐计划下兴建的单位。

另行评估的停车位并不包括在上述数字内。

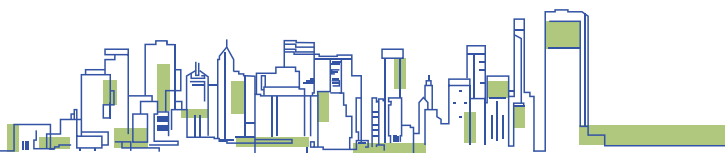
上述数字所表示的估价物业多以大厦为单位，但经租者置其屋计划已售出或仍未售出的单位普遍会以个别单位数目显示。

\* TPS: Tenants Purchase Scheme

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

The above figures exclude parking spaces which are separately assessed.

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



估价册 - 截至 2011 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 2011

地区	District	铺位 Shop		其他商业楼宇 Other Commercial	
		数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区	Central and Western	9 359	6 081 731	2 578	3 723 727
湾仔	Wan Chai	7 468	6 324 747	2 120	2 090 721
东区	Eastern	8 863	2 710 897	1 064	609 079
南区	Southern	2 172	776 107	606	228 126
港岛	Hong Kong	27 862	15 893 482	6 368	6 651 653
油尖旺	Yau Tsim Mong	20 774	13 652 572	3 834	4 673 438
深水埗	Sham Shui Po	9 723	3 273 385	1 378	420 059
九龙城	Kowloon City	7 916	2 014 805	895	437 280
黄大仙	Wong Tai Sin	3 111	1 146 224	147	113 534
观塘	Kwun Tong	5 516	2 851 117	295	344 353
九龙	Kowloon	47 040	22 938 102	6 549	5 988 664
葵青	Kwai Tsing	3 694	1 502 178	165	135 179
荃湾	Tsuen Wan	5 244	2 053 875	208	271 110
屯门	Tuen Mun	5 190	1 759 097	149	228 911
元朗	Yuen Long	6 934	1 891 902	398	255 199
北区	North	2 832	1 033 259	57	51 030
大埔	Tai Po	2 593	946 130	146	120 569
沙田	Sha Tin	4 521	2 954 113	69	221 563
西贡	Sai Kung	3 200	1 334 486	27	34 482
离岛	Islands	2 538	2 595 041	65	27 900
新界	New Territories	36 746	16 070 081	1 284	1 345 943
总数	OVERALL	111 648	54 901 665	14 201	13 986 259



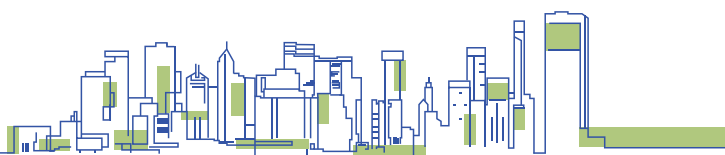
Table 5

附表

## 估价册 - 截至 2011 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 2011

地区	District	写字楼 Office		工贸大厦 Industrial/Office	
		数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区	Central and Western	23 999	21 235 702	-	-
湾仔	Wan Chai	13 205	7 977 640	-	-
东区	Eastern	5 010	3 323 601	189	85 828
南区	Southern	1 229	284 799	25	3 609
港岛	Hong Kong	43 443	32 821 742	214	89 437
油尖旺	Yau Tsim Mong	22 580	8 048 056	81	13 054
深水埗	Sham Shui Po	1 634	535 895	1 055	300 780
九龙城	Kowloon City	1 325	408 730	18	2 986
黄大仙	Wong Tai Sin	142	51 553	354	44 191
观塘	Kwun Tong	2 098	2 128 961	1 303	415 869
九龙	Kowloon	27 779	11 173 195	2 811	776 880
葵青	Kwai Tsing	671	374 482	427	179 836
荃湾	Tsuen Wan	1 466	271 841	464	25 637
屯门	Tuen Mun	471	54 570	-	-
元朗	Yuen Long	570	76 919	-	-
北区	North	200	62 662	62	6 459
大埔	Tai Po	61	11 893	-	-
沙田	Sha Tin	934	624 826	111	30 909
西贡	Sai Kung	5	11 928	-	-
离岛	Islands	307	465 924	-	-
新界	New Territories	4 685	1 955 044	1 064	242 842
总数	OVERALL	75 907	45 949 981	4 089	1 109 158





估价册 - 截至 2011 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 2011

附表

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	445	72 841	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	6 250	1 688 783	24	85 471
南区	Southern	4 148	650 750	11	21 732
港岛	Hong Kong	10 843	2 412 374	35	107 203
油尖旺	Yau Tsim Mong	1 953	281 257	2	308
深水埗	Sham Shui Po	4 743	1 319 505	52	95 177
九龙城	Kowloon City	3 041	876 477	142	111 742
黄大仙	Wong Tai Sin	3 362	572 584	2	1 254
观塘	Kwun Tong	19 438	3 276 745	145	174 157
九龙	Kowloon	32 537	6 326 568	343	382 637
葵青	Kwai Tsing	16 673	2 176 674	731	1 430 692
荃湾	Tsuen Wan	10 741	1 677 077	455	405 751
屯门	Tuen Mun	7 006	810 760	270	84 628
元朗	Yuen Long	1 185	471 717	102	72 610
北区	North	2 275	303 105	42	83 326
大埔	Tai Po	343	482 365	-	-
沙田	Sha Tin	10 498	1 320 812	313	507 285
西贡	Sai Kung	36	240 432	5	3 954
离岛	Islands	25	78 327	115	164 220
新界	New Territories	48 782	7 561 268	2 033	2 752 465
总数	OVERALL	92 162	16 300 210	2 411	3 242 306



# Table 7

附表

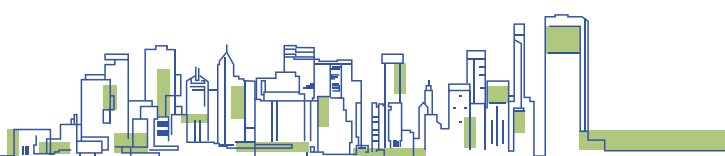
## 估价册 - 截至 2011 年 4 月 1 日各类物业的估价及应课差饷租值

### Valuation List - Distribution of Assessments and Rateable Values by Category as at 1 April 2011

类别	Category	数量 Number	%	应课差饷租值 Rateable Value (千元 \$'000)	%
住宅	Domestic Premises	1 762 765	74.4	213 904 692	50.3
铺位及其他商业楼宇	Shop and Other Commercial Premises	125 849	5.3	68 887 924	16.2
写字楼	Office	75 907	3.2	45 949 981	10.8
工贸大厦	Industrial / Office Premises	4 089	0.2	1 109 158	0.3
工厂大厦	Factory	92 162	3.9	16 300 210	3.8
货仓	Storage Premises	2 411	0.1	3 242 306	0.8
停车位 *	Parking Spaces *	251 959	10.6	8 649 148	2.0
其他物业	Others	54 063	2.3	67 348 717	15.8
总数	OVERALL	2 369 205	100	425 392 136	100

\* 包括住宅及非住宅停车位。

\* Include both domestic and non-domestic parking spaces.



估价册 - 截至 2011 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 2011

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 % <sup>^</sup> Cumulative % <sup>^</sup>
3 001 -	9 999	3 051	9 453	43 927	56 431	2.4	2.4
10 000 -	19 999	24 059	29 711	98 423	152 193	6.4	8.8
20 000 -	29 999	35 159	32 931	67 630	135 720	5.7	14.5
30 000 -	39 999	13 521	40 761	103 391	157 673	6.7	21.2
40 000 -	49 999	14 797	63 813	148 721	227 331	9.6	30.8
50 000 -	59 999	26 376	77 236	144 983	248 595	10.5	41.3
60 000 -	69 999	36 893	71 069	122 274	230 236	9.7	51.0
70 000 -	79 999	44 857	49 701	90 849	185 407	7.8	58.8
80 000 -	89 999	37 779	38 368	63 181	139 328	5.9	64.7
90 000 -	99 999	34 772	32 556	50 475	117 803	5.0	69.7
100 000 -	119 999	46 983	44 807	60 427	152 217	6.4	76.1
120 000 -	139 999	37 493	33 889	42 027	113 409	4.8	80.9
140 000 -	159 999	27 182	29 599	25 003	81 784	3.5	84.3
160 000 -	179 999	20 263	16 941	15 696	52 900	2.2	86.6
180 000 -	199 999	15 646	12 817	11 798	40 261	1.7	88.3
200 000 -	249 999	27 410	23 748	16 055	67 213	2.8	91.1
250 000 -	299 999	18 932	14 673	7 433	41 038	1.7	92.8
300 000 -	349 999	13 355	11 016	5 314	29 685	1.3	94.1
350 000 -	399 999	10 679	7 169	4 005	21 853	0.9	95.0
400 000 -	449 999	8 008	5 010	3 274	16 292	0.7	95.7
450 000 -	499 999	6 245	3 670	2 616	12 531	0.5	96.2
500 000 -	599 999	9 225	5 145	3 710	18 080	0.8	97.0
600 000 -	749 999	9 083	4 858	3 533	17 474	0.7	97.7
750 000 -	999 999	8 824	4 038	3 260	16 122	0.7	98.4
1 000 000 -	1 499 999	7 684	3 736	2 816	14 236	0.6	99.0
1 500 000 -	1 999 999	2 963	2 042	1 497	6 502	0.3	99.3
2 000 000 -	2 999 999	2 663	1 964	1 406	6 033	0.3	99.5
3 000 000 -	9 999 999	3 582	2 609	1 960	8 151	0.3	99.9
10 000 000 -	99 999 999	932	848	847	2 627	0.1	100.0
100 000 000 -	999 999 999	34	16	22	72	*	100.0
1 000 000 000 -	99 999 999 999	2	-	6	8	*	100.0
总数 OVERALL		548 452	674 194	1 146 559	2 369 205	100.0	-

\* 低于 0.05%。

<sup>^</sup> 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%.

<sup>^</sup> 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

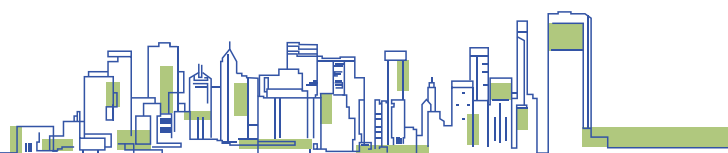
# 附表

## 地租登记册 - 截至 2011 年 4 月 1 日各地区的已估价物业 Government Rent Roll - Assessments by District as at 1 April 2011

地区	District	不超逾最低应课差餉租值 *	超逾最低应课差餉租值	应课差餉租值 Rateable Value (千元 \$'000)
		Not Exceeding Minimum Rateable Value *	Above Minimum Rateable Value	
		数量 Number	数量 Number	
中西区	Central and Western	119	15 030	15 786 971
湾仔	Wan Chai	10	10 347	4 559 754
东区	Eastern	165	47 192	8 281 642
南区	Southern	52	45 709	8 022 886
港岛	Hong Kong	346	118 278	36 651 254
油尖旺	Yau Tsim Mong	19	48 619	17 539 092
深水埗	Sham Shui Po	349	118 395	17 314 294
九龙城	Kowloon City	19	44 721	9 225 887
黄大仙	Wong Tai Sin	188	88 386	11 484 574
观塘	Kwun Tong	247	141 923	22 742 471
九龙	Kowloon	822	442 044	78 306 317
葵青	Kwai Tsing	482	106 593	21 998 035
荃湾	Tsuen Wan	2 858	120 943	14 494 894
屯门	Tuen Mun	5 437	161 642	11 946 761
元朗	Yuen Long	30 693	148 385	12 249 626
北区	North	36 845	87 278	6 733 309
大埔	Tai Po	31 969	96 250	9 570 118
沙田	Sha Tin	5 570	207 630	25 767 262
西贡	Sai Kung	16 546	132 521	16 414 206
离岛	Islands	20 641	48 773	15 608 666
新界	New Territories	151 041	1 110 015	134 782 878
总数	OVERALL	152 209	1 670 337	249 740 449

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

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



2010-2011 年度临时估价及删除估价 \*  
Interim Valuations and Deletions in 2010-2011 \*

附表

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	1 464	583	2 867	3 073	673	14
	应课差饷租值 Rateable Value (千元 \$'000)	1 538 154	1 257 393	3 095 833	2 647 660	1 101 754	63 300
九龙 Kowloon	数量 Number	6 670	1 011	1 378	1 204	721	33
	应课差饷租值 Rateable Value (千元 \$'000)	3 020 269	937 410	1 495 149	1 002 505	1 258 397	164 214
新界 New Territories	数量 Number	11 685	1 555	2 482	416	6 429	3 938
	应课差饷租值 Rateable Value (千元 \$'000)	2 334 058	809 839	643 385	231 051	4 198 358	483 744
总数 OVERALL	数量 Number	19 819	3 149	6 727	4 693	7 823	3 985
	应课差饷租值 Rateable Value (千元 \$'000)	6 892 481	3 004 643	5 234 367	3 881 216	6 558 508	711 258

\* 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

附表

2011-2012 年度重估应课差饷租值 - 对主要类别物业的影响<sup>(1)</sup>  
 2011-2012 General Revaluation - Effect on Main Property Types<sup>(1)</sup>

物业类别 Property Type	差饷 Rates			地租 Government Rent		
	应课差饷租值 平均增减 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 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 <sup>(2)</sup> Private Small Domestic Premises <sup>(2)</sup>	+15	322	+42	+15	182	+24
中型私人住宅物业 <sup>(2)</sup> Private Medium Domestic Premises <sup>(2)</sup>	+14	785	+96	+14	442	+54
大型私人住宅物业 <sup>(2)</sup> Private Large Domestic Premises <sup>(2)</sup>	+13	1 996	+237	+13	965	+108
私人住宅物业 Private Domestic Premises	+14	451	+56	+14	232	+29
公屋住宅物业 <sup>(3)</sup> Public Domestic Premises <sup>(3)</sup>	+11	169	+17	+11	100	+10
所有住宅物业 <sup>(4)</sup> All Domestic Premises <sup>(4)</sup>	+14	343	+41	+14	180	+22
铺位及其他商业楼宇 Shop and Other Commercial Premises	+5	2 184	+110	+7	1 222	+75
写字楼 Office	+7	2 458	+152	+4	2 633	+107
工业楼宇 <sup>(5)</sup> Industrial Premises <sup>(5)</sup>	+7	833	+57	+7	498	+34
所有非住宅物业 <sup>(6)</sup> All Non-domestic Premises <sup>(6)</sup>	+5	2 112	+103	+6	1 182	+64
所有类别物业 All Types of Properties	+9	576	+49	+10	287	+26

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 m<sup>2</sup>Medium domestic -- 70 m<sup>2</sup> to 99.9 m<sup>2</sup>Large domestic -- 100 m<sup>2</sup> 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.



# 2009-2010 及 2010-2011 年度的估价建议书、反对书及上诉个案 Proposals, Objections and Appeals in 2009-2010 and 2010-2011

附表

	差饷 Rating		地租 Government Rent	
	2009-2010	2010-2011	2009-2010	2010-2011
<b>建议书 Proposals</b>				
接办及完成个案 Cases received and completed	51 387	52 368	113	136
复核结果 Status on review :				
- 估价作实 assessment confirmed	46 327	34 622	98	111
- 削减应课差饷租值 rateable value reduced	2 585	2 634	6	3
- 其他 others <sup>(1)</sup>	2 475	15 112	9	22
<b>反对书 Objections <sup>(2)</sup></b>				
年初所余 Outstanding at beginning of year	1 053	716	209	79
接办个案 Cases received	3 546	2 187	391	782
完成个案 Cases completed	3 883	2 313	521	609
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	2 603	1 699	388	413
- 削减应课差饷租值 rateable value reduced	683	427	44	79
- 其他 others <sup>(1)</sup>	597	187	89	117
<b>上诉 Appeals</b>				
年初所余 Outstanding at beginning of year	649	786	2 294	2 376
接办个案 Cases received	178	203	91	138
完成个案 Cases completed	41	90	9	10
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	18	54	-	9
- 撤销 / 失效 withdrawn/lapsed	22	36	8	1

注：

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

(2) 数字反映所涉及的应课差饷租值数目。

Notes:

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

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



# 附录 Annexures



- A** 本署的编制及实际人数  
Establishment and Strength of the Department
- B** 在外间委员会担任成员的高级首长级人员  
Senior Directorate Staff Serving on Inter-departmental  
and External Committees
- C** 技术附注  
Technical Notes
- D** 刊物  
Publications
- E** 各区域及地区  
Areas and Districts
- F** 分区图  
Plans

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

	1.4.2010		1.4.2011		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	3	4	4	-	+1
首席物业估价测量师 Principal Valuation Surveyor	8	8	8	6	-	-2
高级物业估价测量师 Senior Valuation Surveyor	23	21	23	19	-	-2
物业估价测量师 Valuation Surveyor	58	59	58	60	-	+1
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	12	15	11	-	-1
高级物业估价主任 Senior Valuation Officer	76	65	76	69	-	+4
物业估价主任 / 见习物业估价主任 Valuation Officer/Valuation Officer Trainee	257	268	257	256	-	-12
一级 / 二级物业估价助理 Valuation Assistant I/II	4	3	4	2	-	-1
高级租务主任 Senior Rent Officer	4	3	4	2	-	-1
一级租务主任 Rent Officer I	11	10	11	9	-	-1
二级租务主任 Rent Officer II	7	7	7	7	-	-
物业调查员 Valuation Referencer	4	2	4	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





	1.4.2010		1.4.2011		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	5	5	5	-	-
二级私人秘书 Personal Secretary II	7	7	7	7	-	-
机密档案室助理 Confidential Assistant	1	1	1	1	-	-
高级文书主任 Senior Clerical Officer	16	16	16	13	-	-3
文书主任 Clerical Officer	37	37	37	40	-	+3
助理文书主任 Assistant Clerical Officer	109	103	109	100	-	-3
文书助理 Clerical Assistant	103	98	103	97	-	-1
一级物料供应员 Supplies Supervisor I	1	1	1	1	-	-
二级物料供应员 Supplies Supervisor II	1	1	1	1	-	-
物料供应服务员 Supplies Attendant	1	1	1	1	-	-

\* EST. = Establishment SG. = Strength



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

	1.4.2010		1.4.2011		增加 / 减少 Increase/Decrease	
	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *
高级库务会计师 Senior Treasury Accountant	1	1	1	1	-	-
高级会计主任 Senior Accounting Officer	1	1	1	1	-	-
一级会计主任 Accounting Officer I	4	4	4	4	-	-
执达主任助理 Bailliff'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	7	-	-1
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	7	-	-1
二级系统分析 / 程序编制主任 Analyst/Programmer II	4	3	4	3	-	-
小计 Sub-total	852	823	852	803	-	-20

\* EST. = Establishment SG. = Strength



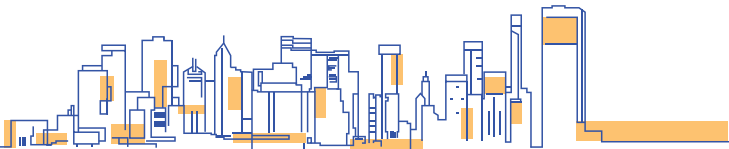
	1.4.2010		1.4.2011		增加 / 减少 Increase/Decrease	
	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *
<b>额外人员</b> Supernumerary Staff						
助理署长 Assistant Commissioner	-	-	1	1	+1	+1
高级物业估价师 Principal Valuation Surveyor	-	-	1	1	+1	+1
首席物业估价主任 Principal Valuation Officer	1	1	2	2	+1	+1
高级物业估价主任 Senior Valuation Officer	1	1	4	4	+3	+3
物业估价主任 Valuation Officer	-	-	1	1	+1	+1
高级租务主任 Senior Rent Officer	-	-	1	1	+1	+1
高级文书主任 Senior Clerical Officer	-	-	2	2	+2	+2
文书主任 Clerical Officer	1	1	2	2	+1	+1
助理文书主任 Assistant Clerical Officer	-	-	2	2	+2	+2
小计 Sub-total	3	3	16	16	+13	+13
总数 Total	855	826	868	819	+13	-7

\* EST. = Establishment    SG. = Strength



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

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



见于本年报内的下述用语，除另有注明外，其意思如下：

### (1) 楼面面积

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

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

### (2) 物业类别

住宅：

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

住宅单位可按楼面面积分类如下：

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

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

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

### (1) Floor Areas

Areas are expressed in square metres. A domestic unit is measured on the basis of "saleable area" which is defined as the floor area exclusively allocated to the unit including balconies and verandahs but excluding common areas such as stairs, lift shafts, pipe ducts and lobbies. 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 m<sup>2</sup>
- Class B - Saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>
- Class C - Saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>
- Class D - Saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>
- Class E - Saleable area of 160 m<sup>2</sup> or above

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





## 非住宅：

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

## (3) 租金

本书所载租金全部以港元计算，通常不包括差饷、管理费及其他费用在内。

## (4) 汇率

除另有说明外，本年报所用的「元」均指港元。自 1983 年 10 月 17 日起，政府透过一项有关发行纸币的措施，将港元与美元挂钩，采用大约 7.8 港元兑 1 美元的联系汇率。

## (5) 四舍五入

由于数字四舍五入，所以个别项目的总和与各表所示的总数可能有些微差别。

## Non-Domestic：

- (a) Shop - Premises designed or adapted for retail trade and used as such.
- (b) Commercial premises - Premises designed or adapted for commercial use, but not falling within the definitions of shop or office, e.g. department stores etc.
- (c) Office - Premises situated in buildings designed for commercial/business purposes excluding non-domestic floors in composite buildings.
- (d) Industrial/office premises - Premises comprising floor space designed or certified for industrial/office use.
- (e) Factory - Premises designed for manufacturing processes and uses directly related to such processes.
- (f) Storage premises - Premises designed or adapted for use as godowns or cold stores.
- (g) Parking spaces - Parking spaces either in a predominantly domestic or non-domestic building.
- (h) Other premises - Premises not included in any of the above types such as hotels, cinemas and theatres, schools, recreation club and association premises, community and welfare premises, petrol filling stations etc.

## (3) Rent

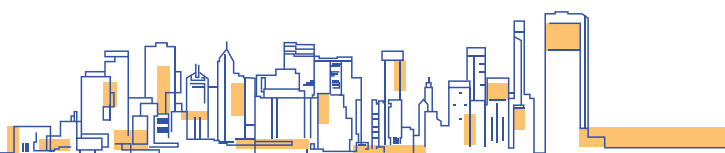
All rents quoted are in Hong Kong dollars and are normally exclusive of rates, management and other charges.

## (4) Exchange Rate

Where dollars are quoted in this report, they are, unless otherwise stated, Hong Kong dollars. Since 17 October 1983, the Hong Kong dollar has been linked to the US dollar, through an arrangement in the note-issue mechanism, at a rate of around HK\$7.8=US\$1.

## (5) Rounding of Figures

Due to rounding, there may be a slight discrepancy between the sum of individual items and the total shown in the Tables.



## 公开发售

香港物业报告

楼宇名称

香港差饷税收历史  
(英文版及中文版)香港差饷税制  
- 评估、征收及管理  
(英文版及中文版)

## 其他供公众阅览的刊物

年报

差饷及地租简介

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

## On Sale to the Public

Hong Kong Property Review

Names of Buildings

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

## Other Unrestricted Publications

Annual Summary

Your Rates and Government Rent

An introduction to Who is responsible for paying rates  
and Government rentPerformance 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	111(p), 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 134(p), 141(p), 142, 143(p), 172(p), 173(p), 181(p), 182(p)
湾仔 Wan Chai	湾仔、铜锣湾、跑马地、大坑、扫杆埔、渣甸山	Wan Chai, Causeway Bay, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	124(p), 131, 132, 133, 134(p), 135, 140, 143(p), 144, 145, 146(p), 147(p), 148(p), 149, 151(p), 158(p), 175(p), 182(p), 183(p), 184, 190(p), 191(p)
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	146(p), 147(p), 148(p), 151(p), 152, 153, 154, 155, 156, 157, 158(p), 161, 162, 163, 164, 165, 166, 167, 190(p), 194(p), 196(p), 197(p)
南区 Southern	薄扶林、香港仔、鸭脷洲、黄竹坑、寿臣山、浅水湾、春磡角、赤柱、大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	111(p), 141(p), 158(p), 171, 172(p), 173(p), 174, 175(p), 176, 181(p), 182(p), 183(p), 191(p), 192, 193, 194(p), 195, 196(p), 197(p), 198
区域：九龙 Area : Kowloon			
油尖旺 Yau Tsim Mong	尖沙咀、油麻地、西九龙填海区、京士柏、旺角、大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Reclamation, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 213(p), 214, 215(p), 216, 220, 221(p), 222(p), 225, 226(p), 227(p), 228, 229, 235(p), 236(p), 251, 252, 253, 254(p), 255(p), 267(p), 268(p)
深水埗 Sham Shui Po	美孚、荔枝角、长沙湾、深水埗、石硤尾、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	221(p), 254(p), 255(p), 260(p), 261(p), 262, 263, 264, 265, 266, 267(p), 268(p), 269(p), 271(p), 320(p), 327(p), 328(p), 761(p)
九龙城 Kowloon City	红磡、土瓜湾、马头角、马头围、启德、九龙城、何文田、九龙塘、笔架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213(p), 215(p), 222(p), 226(p), 227(p), 231, 232, 233, 234, 235(p), 236(p), 237, 241, 242, 243, 244, 245, 246, 247, 268(p), 271(p), 272, 282(p), 283(p), 285, 286(p), 761(p)
黄大仙 Wong Tai Sin	新蒲岗、黄大仙、东头、横头磡、乐富、钻石山、慈云山、牛池湾	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	280(p), 281(p), 282(p), 283(p), 284, 286(p), 287(p), 288(p), 289, 761(p)
观塘 Kwun Tong	坪石、九龙湾、牛头角、佐敦谷、观塘、秀茂坪、蓝田、油塘、鲤鱼门	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	280(p), 286(p), 287(p), 288(p), 290, 291, 292, 293(p), 294, 295, 297(p), 298(p), 831(p), 833(p), 835(p)

(p) = part 部分

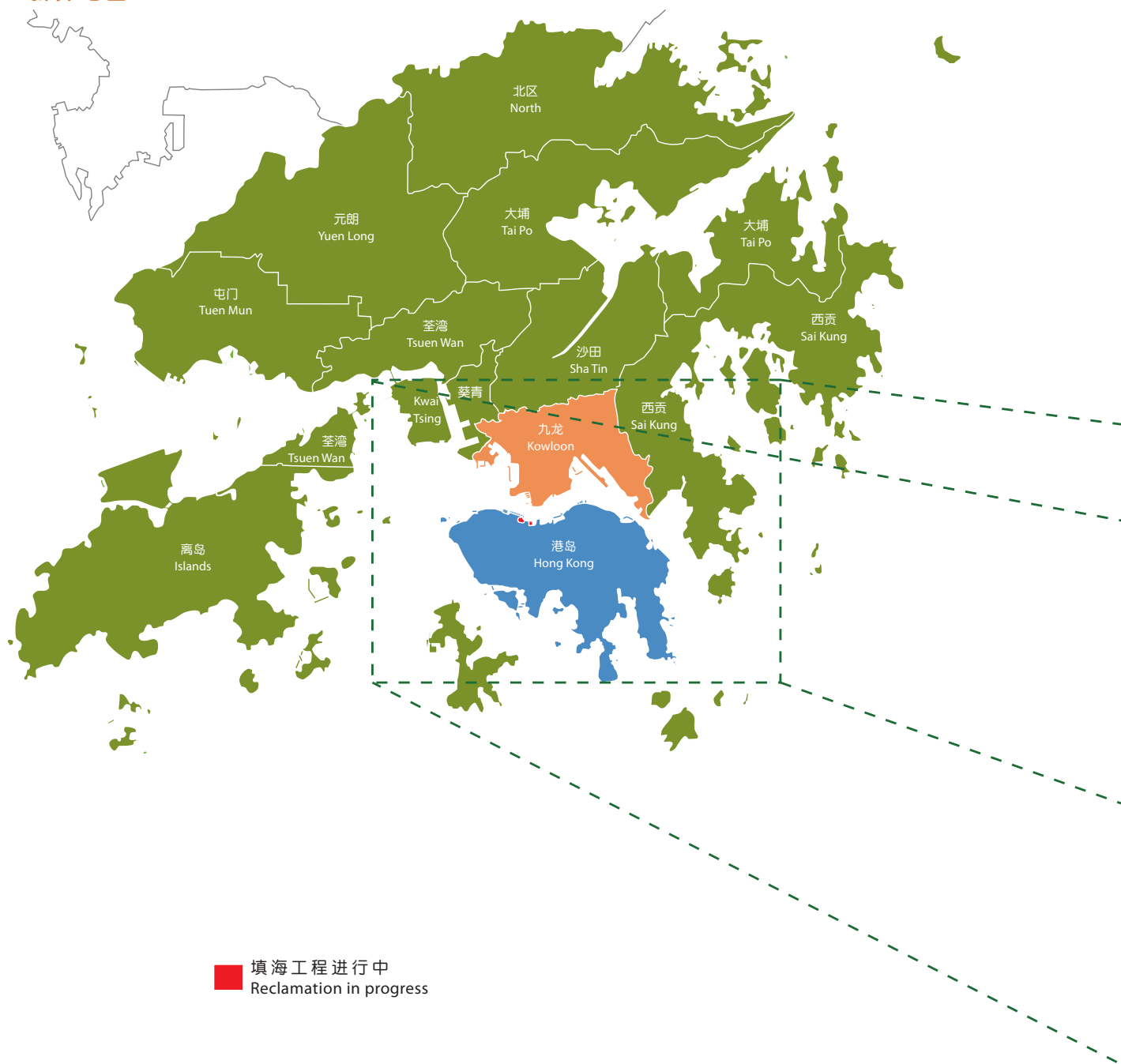


地区 District	地区内的分区名称 Names of Sub-districts within District Boundaries		规划统计小区 Tertiary Planning Units
区域：新界 Area : New Territories			
葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	260(p), 261(p), 269(p), 310(p), 320(p), 321(p), 324(p), 326(p), 327(p), 328(p), 329, 350, 351, 733(p), 761(p)
荃湾 Tsuen Wan	荃湾、梨木树、 汀九、深井、 青龙头、马湾、 欣澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	310(p), 321(p), 322, 323, 324(p), 325, 326(p), 327(p), 331, 332, 333(p), 334, 335, 336(p), 340(p), 413(p), 531(p), 724(p), 731(p), 732(p), 733(p), 961(p), 971(p), 972(p), 973(p), 974, 975
屯门 Tuen Mun	大榄涌、扫管笏、 屯门、蓝地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	333(p), 336(p), 340(p), 411, 412(p), 413(p), 414, 415, 416(p), 421, 422, 423, 424, 425, 426, 427, 428, 431(p), 432, 433(p), 434, 441(p), 442(p), 512(p), 519(p), 522(p), 531(p), 951(p)
元朗 Yuen Long	洪水桥、厦村、 流浮山、天水围、 元朗、新田、 落马洲、锦田、 石岗、八乡	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	333(p), 412(p), 413(p), 416(p), 431(p), 433(p), 441(p), 442(p), 510, 511, 512(p), 513, 514, 515, 516, 517, 518, 519(p), 521, 522(p), 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533(p), 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610, 621(p), 622(p), 724(p)
北区 North	粉岭、联和墟、 上水、石湖墟、 沙头角、鹿颈、 乌蛟腾	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	542(p), 543(p), 544(p), 545(p), 546(p), 621(p), 622(p), 623, 624, 625, 626, 627, 628, 629, 631(p), 632, 634(p), 641, 642, 651, 652, 653, 711(p), 712(p)
大埔 Tai Po	大埔墟、大埔、 大埔滘、大尾笃、 船湾、樟木头、 企岭下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	310(p), 533(p), 631(p), 633, 634(p), 711(p), 712(p), 720, 721, 722, 723, 724(p), 725, 726, 727, 728, 729(p), 732(p), 741(p), 742(p), 743, 744(p), 751, 753(p), 757(p), 762(p), 822(p), 824(p)
沙田 Sha Tin	大围、沙田、 火炭、马料水、 乌溪沙、马鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	261(p), 281(p), 282(p), 310(p), 327(p), 724(p), 729(p), 731(p), 732(p), 733(p), 741(p), 744(p), 753(p), 754, 755, 756, 757(p), 758, 759, 761(p), 762(p), 824(p)
西贡 Sai Kung	清水湾、西贡、 大网仔、将军澳、 坑口、调景岭、 马游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	293(p), 296, 297(p), 298(p), 741(p), 742(p), 744(p), 761(p), 762(p), 811, 812, 813, 814, 815, 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831(p), 832, 833(p), 834, 835(p), 836, 837, 838, 839
离岛 Islands	长洲、坪洲、 大屿山 (包括东涌)、 南丫岛	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951(p), 961(p), 962, 963, 971(p), 972(p), 973(p), 976

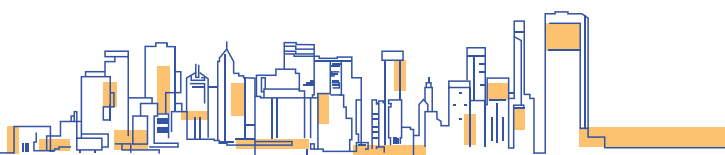
(p) = part 部分



### 新界地区 New Territories Districts



■ 填海工程进行中  
Reclamation in progress



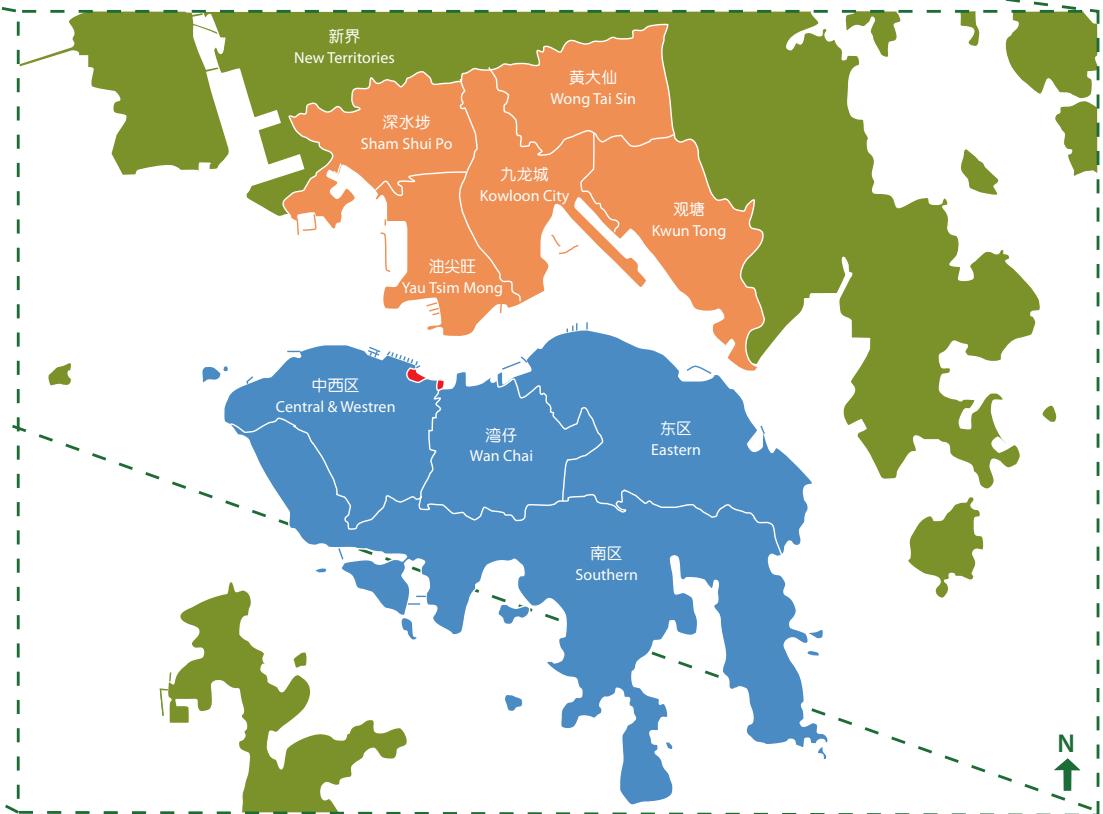


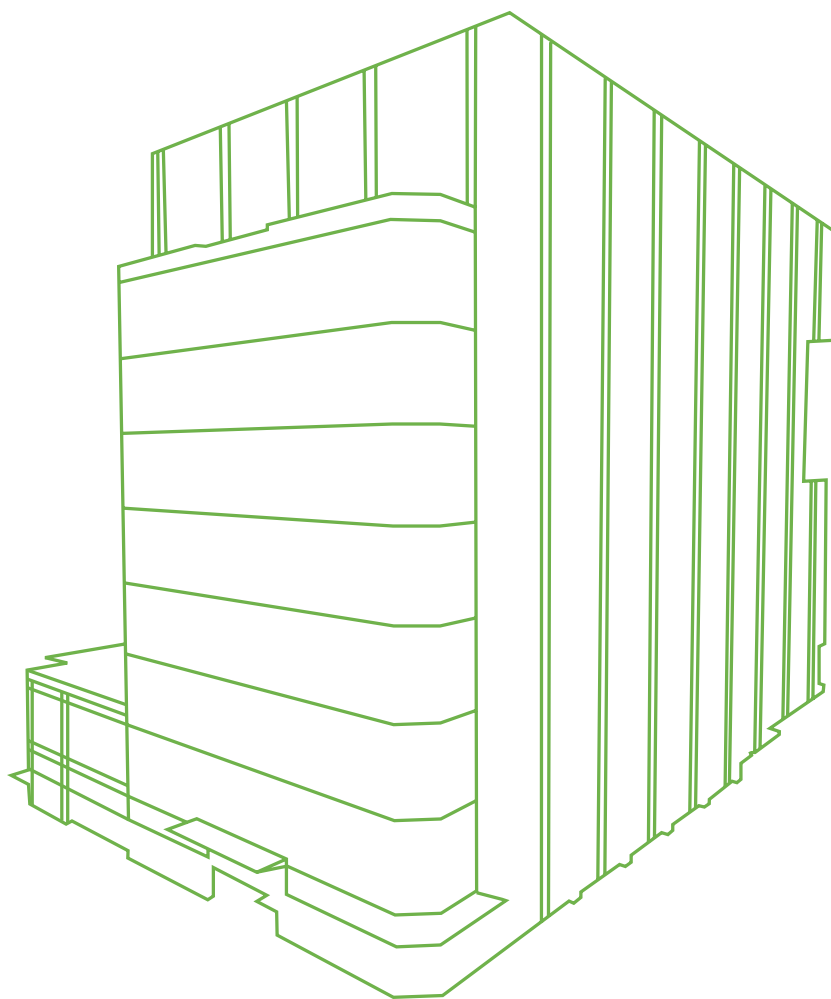


差饷物业估价署年报

Rating and Valuation Department Annual Summary

港岛及九龙地区 Hong Kong and Kowloon Districts





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