

差餉物業估價署年報

Rating and Valuation Department
Annual Summary

2011-12

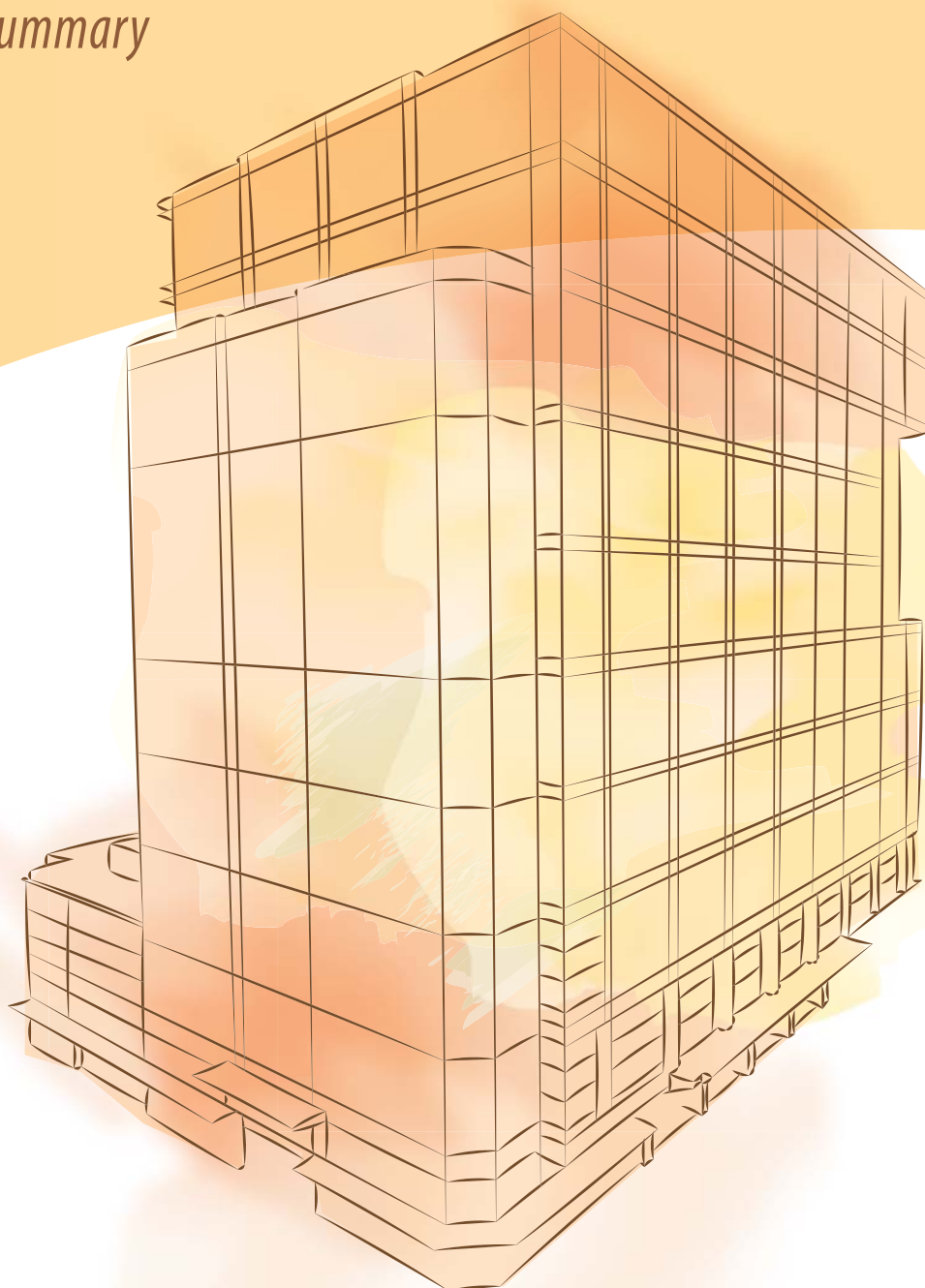


香港特別行政區政府差餉物業估價署
Rating and Valuation Department
The Government of the Hong Kong Special Administrative Region

2011-12

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*Rating and Valuation Department
Annual Summary*



目录 Contents

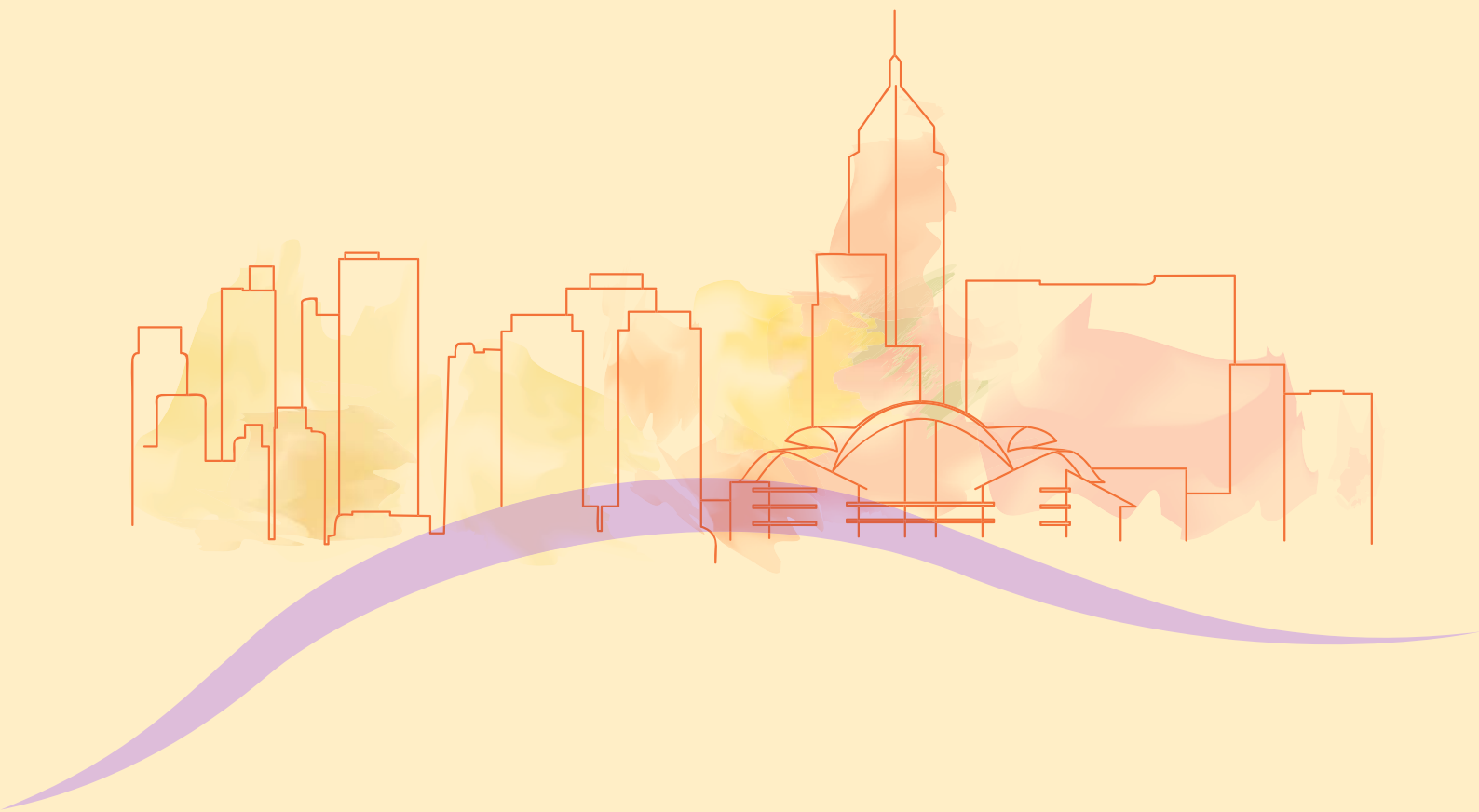
- 02** 署长序言 Commissioner's Overview
- 08** 理想和使命 Vision and Mission
- 10** 职能 Functions
- 20** 服务表现和成就 Performance and Achievements
- 36** 新增和优化服务 New and Improved Services
- 40** 迎接挑战 Challenges Ahead
- 44** 环保报告 Environmental Report
- 52** 人力资源 Human Resources
- 60** 附表 Tables
- 74** 附录 Annexures



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



04 挑战和成就
Challenges and Achievements

07 机遇与展望
Opportunities and Prospects

对香港来说，2011至12年度是重要的一年。尽管2011年第二季经济开始呈现下行，但增长幅度仍较趋势为高。年内本署成果丰硕，在各主要职能的表现皆达到或超越所订立的目标。

经济增长持续，人民币和其他货币兑港元保持强势，令通货膨胀加速上升。为协助市民应付通胀压力，并纾缓物价上升对民生的影响，2011至12年度政府继续宽减差饷，上限为每个物业单位每季1 500元。在宽免措施下，本年度约有82%楼宇不用缴交差饷，余下的18%物业则受惠于全额宽免而得以减付差饷，库房因而少收约99亿元。

挑战和成就

本署以比去年更短的时间完成2012至13年度全面重估差饷使命，完成的工作量亦较往年为多，这实有赖职员同心戮力。重估完成后，估价册载有239万个估价项目，应课差饷租值合共4 750亿元；地租登记册内的地租项目增至184万个，应课差饷租值总额为2 740亿元。物业市场需求殷切，租金因而得到支持，亦令市场憧憬租金继续上扬。重估后差饷及地租的应课差饷租值，分别录得10%和9%的平均升幅。这是环球金融海啸爆发以来，连续第三年全面重估差饷后应课差饷租值录得整体上升。

2011-12 was an eventful year to Hong Kong and the economy posted another year of above-trend growth despite the emergence of downward signs since the second quarter of 2011. The Rating and Valuation Department also made solid achievements during the year and succeeded in meeting or exceeding the performance targets for all service areas in respect of the major functions of the Department.

Continuous economic growth coupled with the strengthening of Renminbi and other currencies against Hong Kong dollar have also caused the underlying inflation to mount at a brisk pace. To help people cope with inflationary pressure and alleviate the impact of rising prices on people's livelihood, Government continued to waive the rates for 2011-12 subject to a ceiling of \$1 500 per quarter for each rateable property. Under the operation of this rates concession scheme, about 82% of properties were subject to no rates in the year while the rates payable of the remaining 18% of properties were reduced by the full concession amount, costing the Government about \$9.9 billion.

Challenges and Achievements

The 2012-13 general revaluation was completed in a shorter time frame than the previous year and with improved productivity, thanks to the dedicated efforts of our staff. After revaluation, the new Valuation List contained 2.39 million assessments with a total rateable value of \$475 billion, and the number of assessments on the Government Rent Roll increased to 1.84 million assessments with a total rateable value of \$274 billion. As demand for property remained firm propping up property rentals and propelling rental expectation, the annual revaluation has also resulted in an average increase in rateable values of 10% and 9% for rates and Government rent respectively. This has been the third consecutive year since the outbreak of the global financial turmoil that a general increase in rateable values was registered upon revaluation.

新一年度的估价册和地租登记册在2012年3月1日公布，4月1日生效，市民可登入本署网站（网址：www.rvd.gov.hk）和物业资讯网（网址：www.rvdpi.gov.hk），查询物业的新应课差饷租值。2012年3月9日至5月31日递交建议书期间，本署共录得约31 000宗新应课差饷租值的网上查询，涉及约206万个物业项目，并接获50 885份要求修改估价册及/或地租登记册的建议书，数目较去年减少7%。

物业资讯网方便公众在网上查询重要的物业资料和帐目结余，因此深受市民欢迎。自2009年2月推出至今，已提供超过60万项物业记录的资料；2011至12年度处理约209 000项物业记录的实用面积资料查询，平均每天处理571项记录。本署会继续扩展物业资讯网的服务范畴，寻求在这网上平台提供更多增值服务。

2010年10月政府公布实用面积定义，《一手住宅物业销售条例》于2012年生效之后，实用面积将具有法定地位。2011年11月政府就规管所有一手住宅物业销售的拟议法例，展开为期两个月的谘询。拟议法例要求发展商在售楼和推广文件中，以实用面积来表述物业面积，并把作失实陈述或传布误导性资料的行为列为罪行，使物业销售更加透明。《一手住宅物业销售条例草案》其后于2012年3月提交立法会法案委员会审批。有关建议旨在循法定架构加强保障置业人士权益，这亦切合自1999年11月以来所奉行的作业守则，规定地产代理处理二手住宅买卖时，必须向客户提供从本署取得或根据第一份买卖协议书所载的实用面积资料。

The new Valuation List and Government Rent Roll, taking effect on 1 April 2012, were declared by me on 1 March 2012 and the public was able to make online search of the new rateable values on our website at www.rvd.gov.hk and our Property Information Online (PIO) website www.rvdpi.gov.hk. During the proposal period from 9 March to 31 May 2012, we recorded around 31 000 online searches of the rateable values of some 2.06 million properties, and received 50 885 proposals to alter the Valuation List and/or Government Rent Roll, down by 7% on previous year.

The PIO offered the public convenient online access to essential property information and account balance. The online service was well received by the public and has already provided information on more than 600 000 property records since its launch in February 2009. In 2011-12, the PIO has processed enquiries on saleable area involving about 209 000 property records, equivalent to an average of 571 records per day. We would further expand the service scope and explore opportunities to provide more value-added services through this online platform.

The definition of saleable area, promulgated by Government in October 2010, would acquire statutory standing following the enactment of the Residential Properties (First-hand Sales) Ordinance in 2012. In November 2011, the Government launched a two-month consultation on proposed legislation regulating the sale of all first-hand residential properties. The main thrust of the proposal was to ensure that property transactions would be carried out with great transparency by requiring developers to use saleable area in their sales and marketing materials as well as making the act of misrepresentation and dissemination of misleading information an offence. The Residential Properties (First-hand Sales) Bill was subsequently introduced into the Legislative Council in March 2012 for consideration by the Bills Committee. The move was to strengthen the protection for interests of property buyers through a legal framework and was in line with the practice implemented since November 1999 whereby estate agents have to advise their clients of the saleable area obtainable from RVD or the first agreement in respect of second-hand residential properties.

自 2011 年 11 月起，本署向新落成住宅楼宇（乡村式屋宇除外）的缴纳人发出《临时估价通知书》时，列明物业的实用面积和附属地方，这是我们为使估价更加透明而献的新猷。

本署一直宣扬环保概念，致力推行环保内务管理方法，借以提高员工的环保意识。过去多年间，我们在提供服务方面推出多项环保措施，包括电子帐单、以电子方式递交表格和通知书，以及综合发单和缴款服务。去年，本署在 2011 年香港环保卓越计划界别卓越奖的「公营机构及公用事业」界别中，荣获优异奖。界别卓越奖旨在鼓励机构实施环保管理，并衡量它们对这方面承诺的表现。奖项认同我们全力推动环保工作的承诺和最佳执行手法。本署将继续在各方面采纳具能源效益的措施，为创造更美好环境出一分力。

As a new initiative to enhance valuation transparency, we have, starting November 2011, informed payers of newly completed domestic properties (excluding village houses) of the saleable area and ancillary accommodation of their properties at the time of issuing Notices of Interim Valuation.

Environmental protection has always been on the agenda and we spared no efforts in implementing green housekeeping measures to promote staff environmental awareness. Over the years we have launched several green e-initiatives in delivering our services such as e-billing, Electronic Submission of Forms and Notices, and Consolidated Billing and Payment Service. Last year, we were awarded a Certificate of Merit in the "Public Organisations and Utilities" sector of the 2011 Hong Kong Awards for Environmental Excellence (HKAEE) Sectoral Awards. The HKAEE Sectoral Awards scheme aimed at encouraging organisations to adopt green management and presenting them with an opportunity to benchmark their commitment towards environmental protection. The award recognised our commitment and best practices for environmental excellence, and we would continue to adopt energy-efficient measures in all practices to promote a greener environment.

机遇与展望

面对新挑战涌现，以及顾客的期望不断提高，本署透过持续研究和发展，提升服务效率与质素。我们将致力推行下列措施：

- 探讨以符合成本效益的方式，向经评估差饷私人住宅物业（乡村屋宇除外）的缴纳人提供实用面积资料。
- 把发布物业资讯的范围扩展至非住宅物业，让公众通过物业资讯网查看非住宅物业的面积和楼龄。
- 进一步加强并推广差饷地租的综合发单和缴款服务。

本署全寅为达到去年的目标持续给予支持，全心全意为公众提供最佳和物有所值的服务，我谨此衷心致谢。

差饷物业估价署署长
曾梅芬太平绅士
2012年 11月

Opportunities and Prospects

Faced with new challenges and ever-increasing customer expectations, the Department has continued to improve the efficiency and quality of services through ongoing research and development. We will press ahead with the following initiatives:

- Exploring cost-effective way in providing saleable area information to payers of assessed private residential properties (excluding village houses).
- Expanding the scope of property information dissemination to non-domestic properties so that the public could check the area and building age of non-domestic properties through the PIO.
- Further enhancing and promoting the consolidated Billing and Payment Service for rates and Government rent.

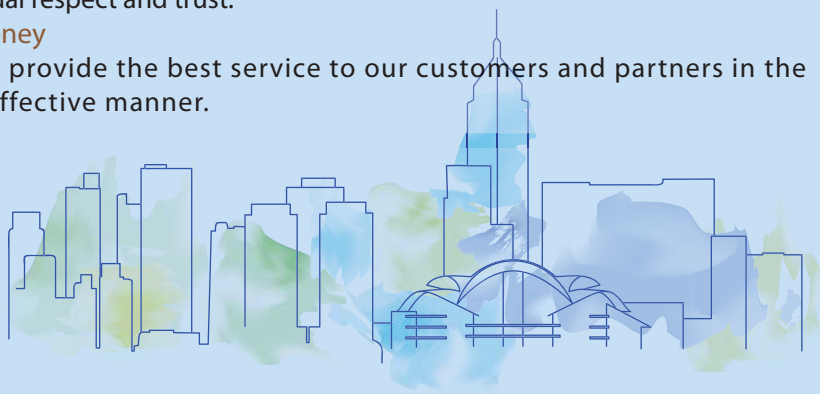
Finally, I would like to thank my colleagues for their continued support in achieving the targets for the past year and their commitment to deliver the best possible and value for money service to the public.

Mrs Mimi BROWN, JP
Commissioner of Rating and Valuation
November 2012



理想和使命
Vision and Mission

理想	在物业估价和资讯服务的领域，成为全球同类专业公营机构的典范。
使命	<p>提供公平合理的估价，迅速地征收差饷及地租。</p> <p>提供优质的物业资讯和相关服务，配合社会的需要。</p> <p>推广资讯和技术交流，提高物业市场透明度和效率。</p> <p>扩展积极进取的部门文化和团队精神。</p>
信念	<p>称心服务</p> <p>我们主动掌握顾客的需要，时刻提供称心满意的服务。</p> <p>全力承担</p> <p>我们就服务水平和表现，竭诚尽责。</p> <p>专业精神</p> <p>我们善用专业知识、技术和经验，并坚守至高的诚信。</p> <p>创新求进</p> <p>我们力求创新，积极进取，掌握机遇和勇于面对挑战。</p> <p>以人为本</p> <p>我们重视每一位同事、伙伴和顾客，以互重互信的精神，同心协力，开拓未来。</p> <p>物有所值</p> <p>我们善用资源，向顾客和伙伴提供最佳服务。</p>
Vision	To be a world-wide model as a public agency in property valuation and information services.
Mission	<p>To provide equitable valuations for the efficient and timely collection of rates and government rent.</p> <p>To deliver quality property information and related services tailored to the needs of the community.</p> <p>To contribute to a transparent and efficient property market through information and technology sharing.</p> <p>To develop a dynamic corporate culture and workforce in partnership with staff.</p>
Values	<p>Customer satisfaction</p> <p>We proactively identify customers' needs, and take every opportunity to enhance customer satisfaction.</p> <p>Accountability</p> <p>We accept our accountability to the Government and community for our service standards and performance.</p> <p>Professionalism</p> <p>We apply appropriate professional knowledge, skills and experience, and uphold the highest standard of integrity in our work.</p> <p>Innovation</p> <p>We anticipate new challenges and opportunities, and respond to these in a timely and creative way.</p> <p>Respect</p> <p>We value our colleagues, partners and customers, and look to work with them in a spirit of mutual respect and trust.</p> <p>Value for Money</p> <p>We strive to provide the best service to our customers and partners in the most cost-effective manner.</p>





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咨询和调解服务。

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2012年4月1日，估价册共载有2 385 288个差饷估价项目，应课差饷租值总值达4 754亿元，详情请参阅表1至表8。

The principal functions of the Rating and Valuation Department are :

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

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 2012 contained 2 385 288 rating assessments with total rateable values of \$475.4 billion. Further details are shown in Tables 1 - 8.

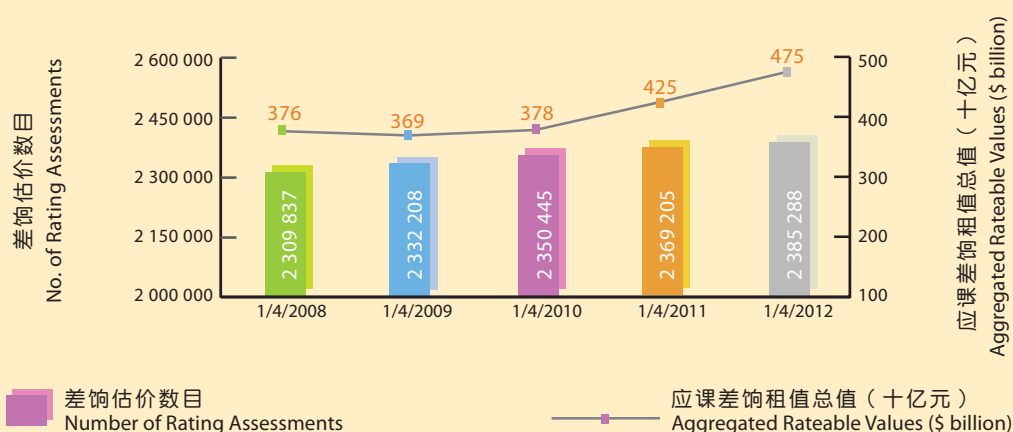
截至 2012 年 4 月 1 日的差饷估价数目和应课差饷租值总值
Number of Rating Assessments and Aggregated Rateable Values as at 1 April 2012



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：

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

Government Rent

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

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

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

根据《地租（评估及征收）条例》（第515章）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2012年4月1日，地租登记册载有1 839 604个估价项目，应课差饷租值总值约为2 739亿元，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 1 839 604 assessments as at 1 April 2012 with an aggregated rateable value of \$273.9 billion. Further details are shown in Table 9.

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

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

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

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

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

印花稅

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



遺產稅

虽然遺產稅由 2005 年 7 月起取消，但本署仍須处理在此日期之前的个案，向遺產稅署署长提供物业估价，以厘定遺產稅。

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。



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。

Property Information Services

Property Market Information

The Department is Government's principal adviser on the property market, by virtue of the extensive property data held as a by-product of the rating and valuation functions. Various statistics are maintained and disseminated to policy bureaux and other Government departments.

The Department also undertakes specific research and analysis for bureaux and departments on request.

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

In addition, price and rental statistics, property market yields, building completions, volume and considerations of sales transactions are regularly updated and published in the "Hong Kong Property Review - Monthly Supplement".

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。

咨询和调解服务

本署人员免费为市民提供全面的租务咨询服务。本署亦定期派员前往民政事务处会见市民和每天到土地审裁处当值，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.

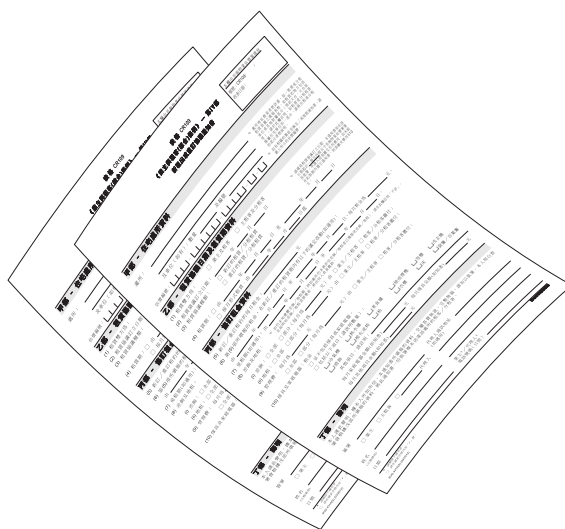
Advisory and Mediatory Services

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 daily 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



- 22** 评估差饷和地租
Rating and Government Rent
- 27** 帐目和发单
Accounting and Billing
- 30** 估价和物业资讯服务
Valuation and Property Information Services
- 34** 业主与租客服务
Landlord and Tenant Services
- 35** 服务表现和目标
Performance and Service Targets

评估差饷和地租

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饷及／或地租的物业、删除已拆卸楼宇和毋须继续评估差饷及／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。

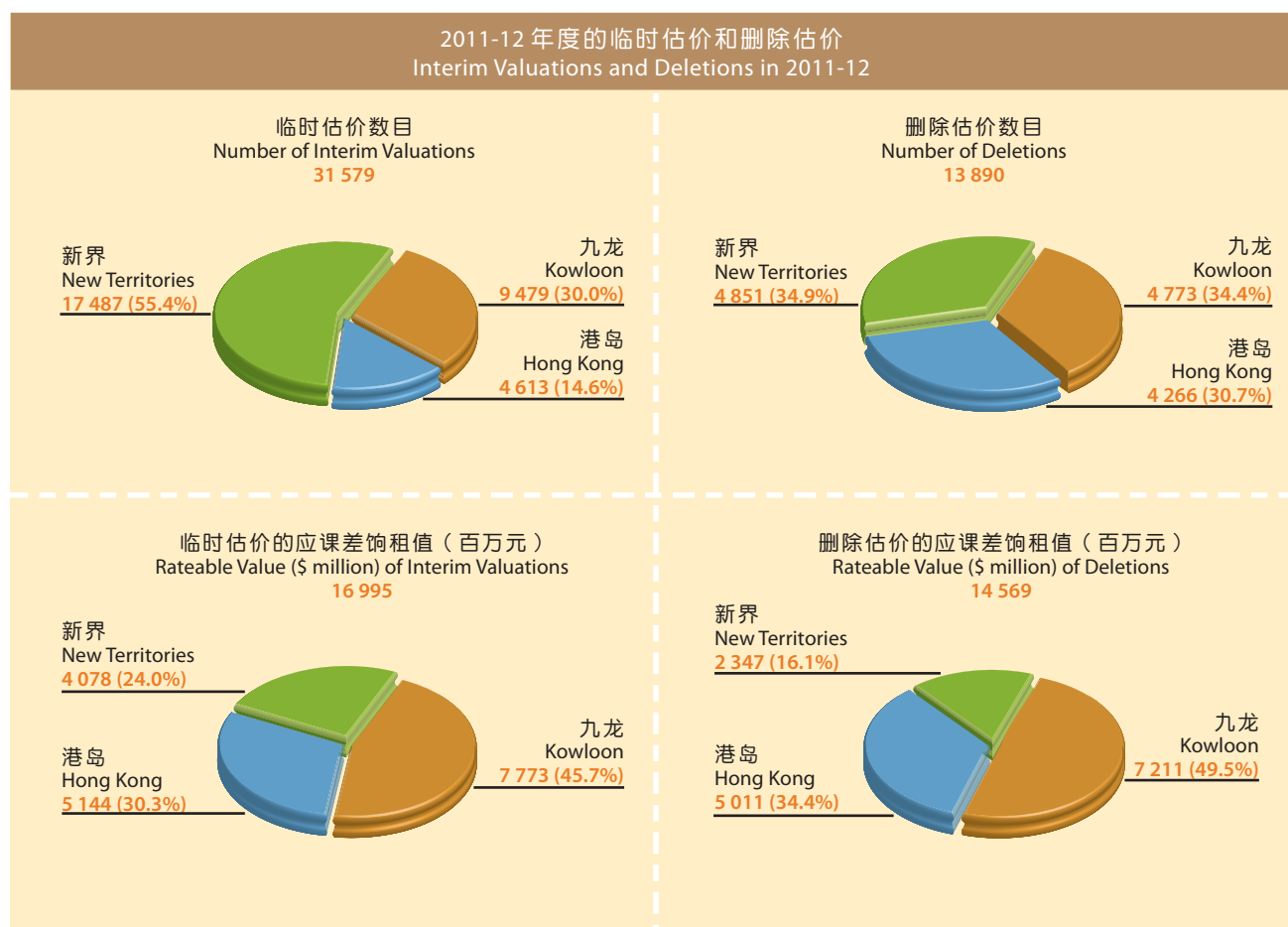
表 10 显示 2011-12 年度临时估价和删除估价的数目。下列图表显示估价册及地租登记册内按区域划分的临时估价和删除估价数目，以及有关的应课差饷租值：

Rating and Government Rent

Maintenance of the Valuation List and Government Rent Roll

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

The number of interim valuations and deletions carried out in 2011-12 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 2012-13 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 2 385 288 个物业的应课差饷租值，以及载于地租登记册内 1 839 604 个物业的应课差饷租值。

新应课差饷租值的生效日期是 2012 年 4 月 1 日，估价依据日期为 2011 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 2 385 288 assessments in the Valuation List and 1 839 604 assessments in the Government Rent Roll were reviewed in the revaluation for 2012-13.

The new rateable values which took effect on 1 April 2012 were based on market rents as at the valuation reference date of 1 October 2011.



重估完成后，差饷及地租的应课差饷租值分别平均上调 10% 和 9%。

在新的估价册内，其中 90.2% 物业的应课差饷租值平均上升 11%，另有 8.5% 物业的应课差饷租值维持不变，余下 1.3% 物业的应课差饷租值则平均下跌 7.1%。

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 10% and 9% for rates and Government rent respectively.

For 90.2% of the properties in the new Valuation List, the rateable values were increased by 11% on average. 8.5% had no change in rateable values. The remaining 1.3% of the properties had their rateable values decreased by 7.1% on average.

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

建议、反对和上诉

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 天内，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 天内，向土地审裁处上诉。

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、反对书和上诉个案数目。

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。2011-12 财政年度的差饷征收率为 5%，这征收率自 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 2012 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 2011-12, 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 2012 are summarised in the table below:

按供水情况扣减差饷的物业 Properties with Water Concessions				
	应缴差饷获扣减 7.5%		应缴差饷获扣减 15%	
	Rates payable reduced by 7.5%		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	39 606
九龙 Kowloon	-	-	-	-
新界 New Territories	36	941	566	36 263
总数 Overall	37	972	585	75 869

根据《地租（评估及征收）条例》（第515章）征收地租

截至2012年4月1日，地租登记册载有1 839 604个估价项目。

2011-12年度，本署为征收地租而展开的临时估价有24 470个，删除的估价则有7 379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 2012 was 1 839 604.

The number of interim valuations and deletions carried out in 2011-12 for Government rent purposes were 24 470 and 7 379 respectively. See details in Table 10.

The assessability of development sites and agricultural lots to Government rent was resolved with the Court of Final Appeal (CFA) judgment delivered in March 2001. The judgment 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，但上诉人不服审裁处的裁决，并就法律论点向上诉法庭上诉。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给上诉人后，上诉人直接向终审法院申请上诉许可。终审法院于2011年12月准许上诉人就法律论点提出上诉。2012年11月聆讯完毕，现正等候裁决。

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 Appellant appealed to the Court of Appeal against the Tribunal's decision on points of law. 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 CFA, the Appellant applied for leave to appeal direct from the CFA. In the hearing in December 2011, the CFA's Appeal Committee granted leave to the Appellant to appeal to the CFA on points of law. The appeal has been heard in November 2012. The judgement is awaited.

根据《政府租契条例》（第 40 章）为可续期土地契约征收地租

截至 2012 年 3 月 31 日，约有 201 256 个帐目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 2012, there were 201 256 accounts 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	续期 Renewal		重新发展 Redevelopment	
	已估价物业数目 No. of Assessments	应课差饷租值总值（百万元） Total Rateable Value (\$ million)	已估价物业数目 No. of Assessments	应课差饷租值总值（百万元） Total Rateable Value (\$ million)
2007-08	6 968	839	616	56
2008-09	6 233	747	271	85
2009-10	3 646	626	141	55
2010-11	1 874	368	297	173
2011-12	2 536	270	349	115

帐目和发单

差饷收入

2011-12 年度的差饷收入为 97.22 亿元，款额反映年内因差饷宽减措施而少收的 99.3 亿元。

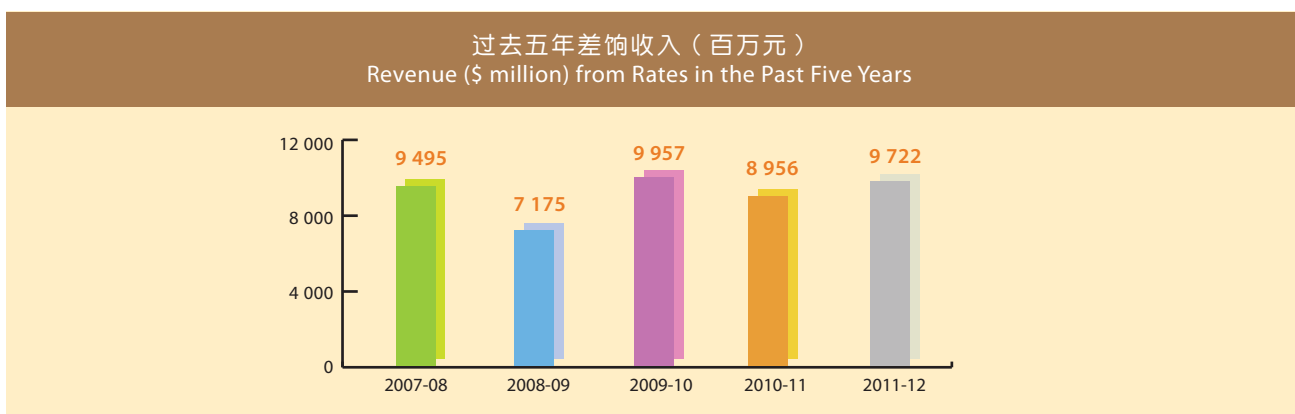
下图显示过去五年的差饷收入：

Accounting and Billing

Revenue from Rates

The revenue from rates in 2011-12 was \$9 722 million, reflecting the loss in revenue of \$9 930 million due to rates concession granted in the year.

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



差饷退款

只有空置土地和因政府取得法院颁令而空置的物业，才可获退还差饷。2011-12 年度退还的款额微不足道。

差饷欠款

2011-12 年度，本署向欠交差饷的业主追讨欠款，涉及的个案约为 29 100 宗。

该财政年度终结时，约有 26 400 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 2012 年 3 月 31 日，录得的拖欠差饷额为 5 200 万元，下图显示过去五年的差饷欠款情况：

Refund of Rates

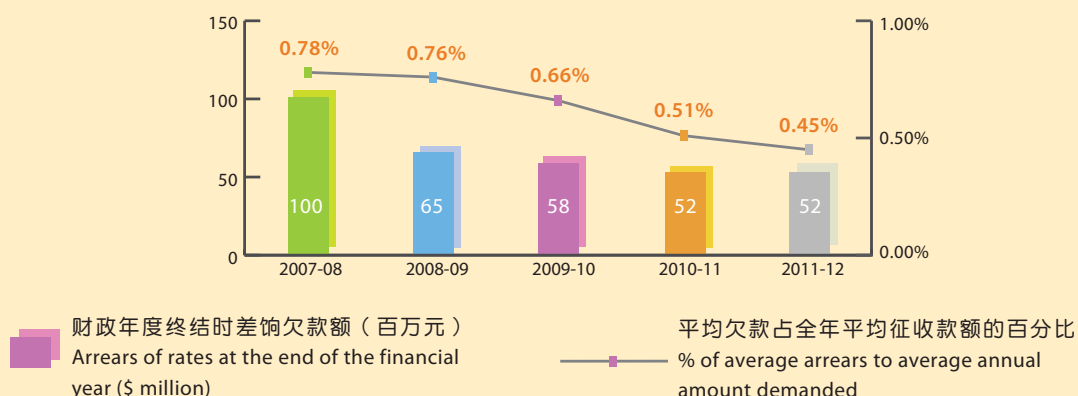
Only vacant open land and vacancies resulting from Court Orders obtained by the Government are eligible for refunds. The amount of refund was negligible in 2011-12.

Arrears of Rates

In 2011-12, the Department took recovery action in respect of arrears outstanding for about 29 100 cases.

Some 26 400 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 2012, \$52 million of rates arrears were recorded. The chart below shows arrears of rates in the past five years:

过去五年差饷欠款
Arrears of Rates in the Past Five Years



所有数字并不包括原居村民申请豁免差饷而正予考虑的物业之未缴差饷
All figures exclude the outstanding rates for properties where applications for rates exemption by indigenous villagers were being processed

地租收入及欠款

2011-12 年度的地租收入为 64.7 亿元。

截至 2012 年 3 月 31 日，拖欠地租的帐目约有 24 500 个，未收的款项约为 6 200 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。

Revenue from Government Rents and Arrears

The revenue from Government rents in 2011-12 was \$6 470 million.

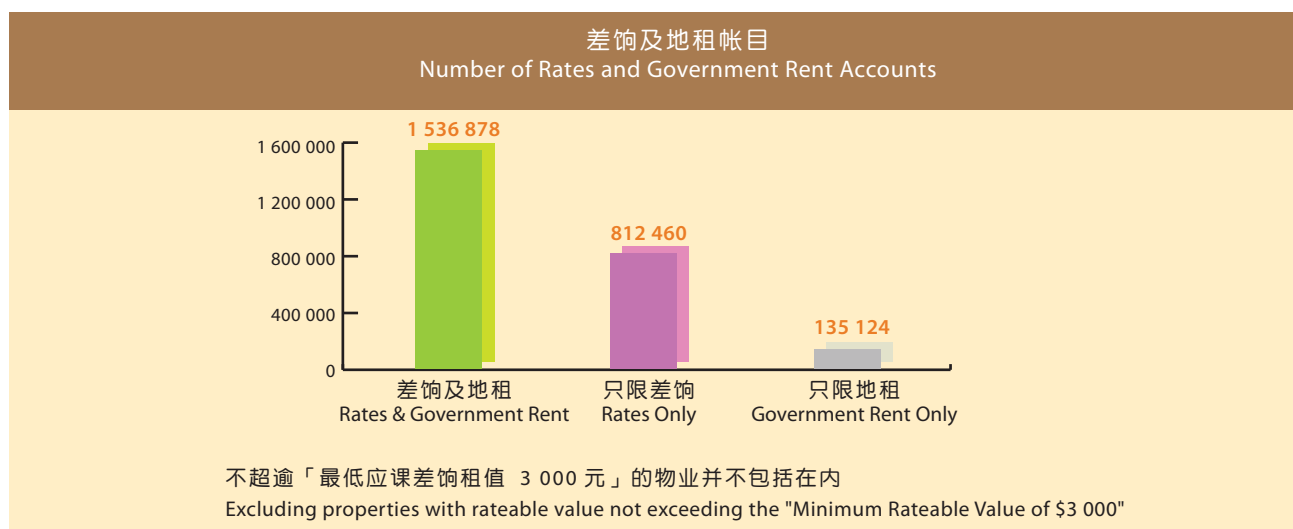
Some 24 500 accounts had rent arrears as at 31 March 2012, comprising about \$62 million. The percentage of average arrears to average annual Government rent demanded was 0.9%. This amount excluded the outstanding Government rent for properties owned by indigenous villagers where applications for rent concession were being processed.

差饷及地租帐目

截至 2012 年 4 月 1 日，差饷和地租帐目约 248 万个。下图显示各种帐目的数量：

Rates and Government Rent Accounts

About 2.48 million rates and Government rent accounts were maintained by the Department as at 1 April 2012. 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 Timely 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.

估价和物业资讯服务

印花税

2011-12 年度，共有 129 929 宗个案接受审查和估价。本署共提供 12 728 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。

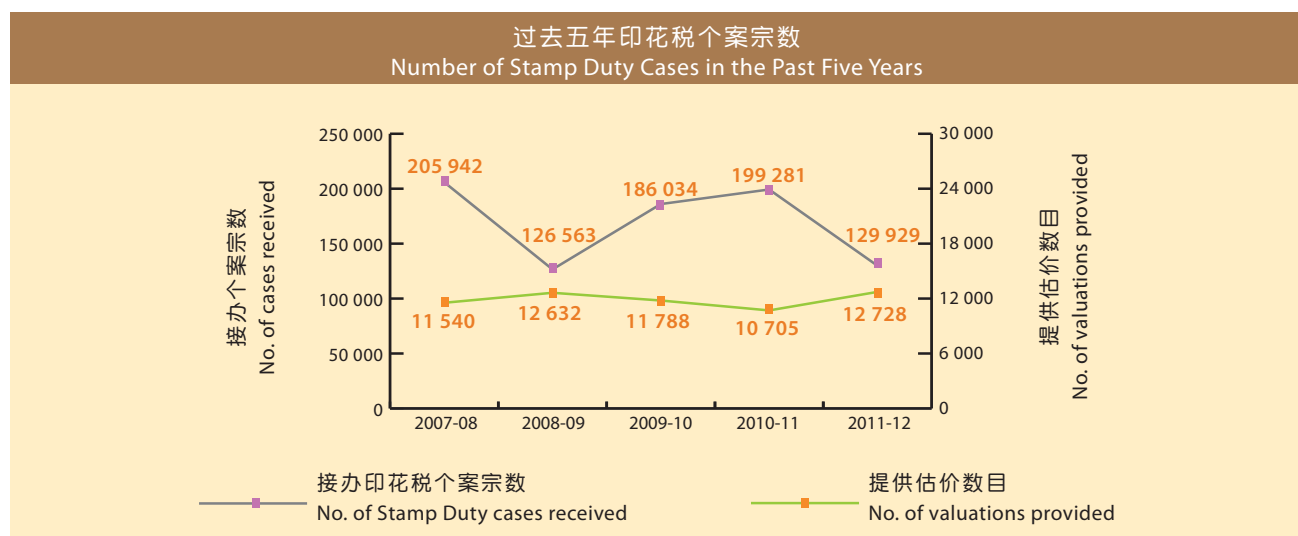
下图显示过去五年这方面的工作量：

Valuation and Property Information Services

Stamp Duty

In 2011-12, the number of cases received for examination and valuation was 129 929. The Department provided 12 728 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:

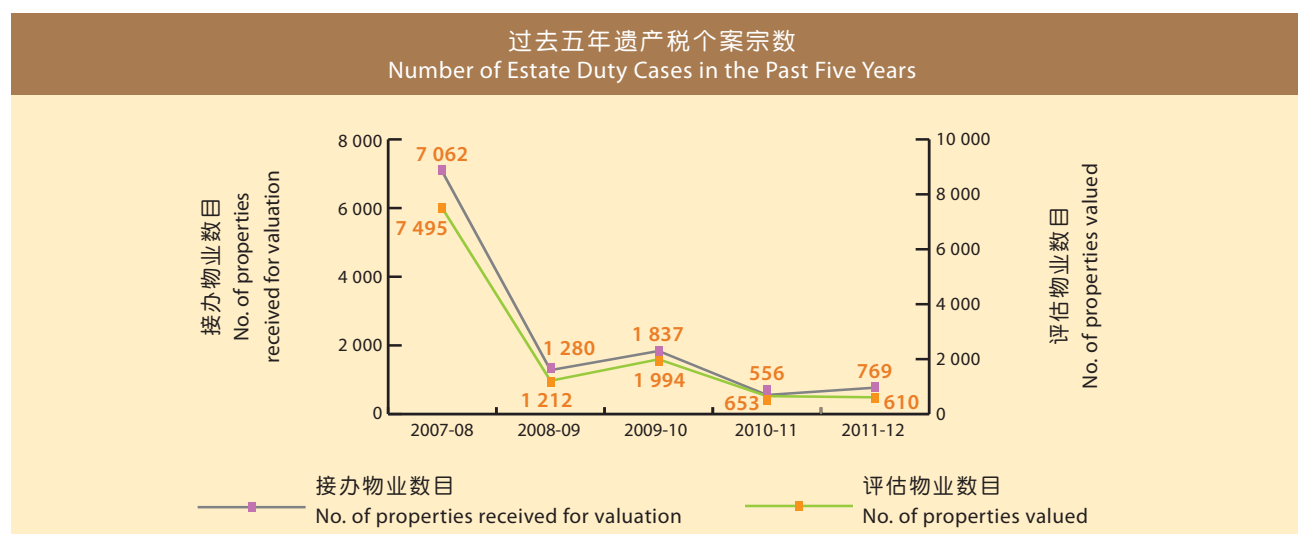


遗产税

年内共有 266 宗个案交由本署评定物业价值，涉及 769 个物业。下图显示过去五年的遗产税工作量：

Estate Duty

During the year, 266 cases involving 769 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，但本署仍会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

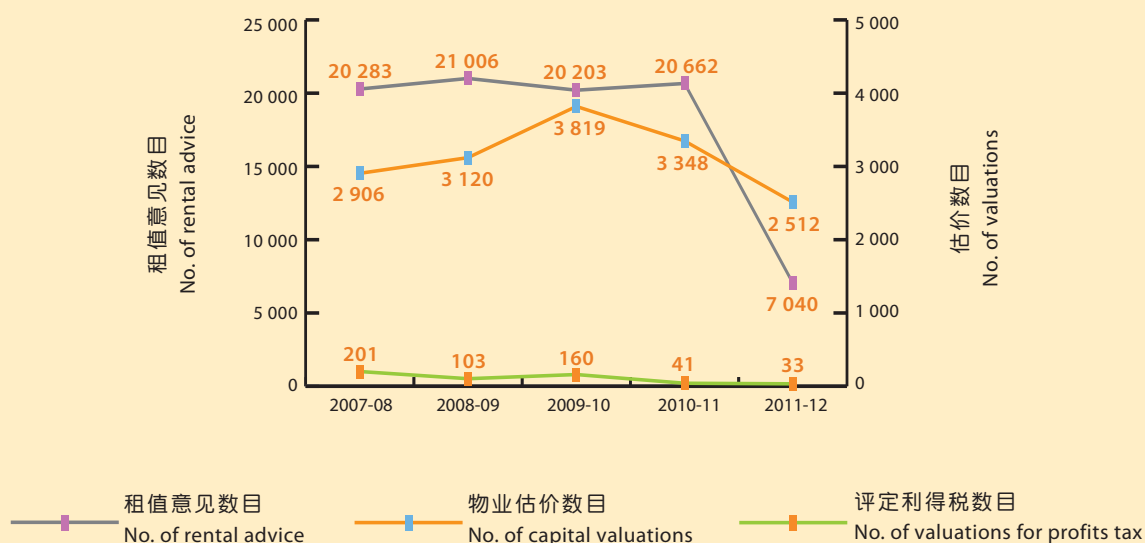
过去一年间，本署为其他政府部门和半官方机构提供估价服务，包括就 7 040 宗个案提供租值意见、评估 2 512 个物业的售价，以及处理 33 宗利得税个案。下图概述本署过去五年所提供的这类估价服务：

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 7 040 rental advice, 2 512 capital valuations and 33 profits tax cases were provided to other Government departments and quasi-government bodies in the past year. These valuation services given in the past five years are summarised in the graph below:

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



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》2012年版回顾2011年物业市场的情况，并预测2012至2013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。



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饷租值，以及差饷和地租帐目资料，每个查询项目的费用亦相对调低。

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 2012 edition of the "Hong Kong Property Review" gives a review of the property market in 2011 and provides forecasts of completions in 2012 to 2013. While printed copies of this publication are on sale to the public, the Internet version is available for free download from the Department's website.

Its monthly update, "Hong Kong Property Review - Monthly Supplement" can also be accessed from the Department's website. Statistics on rents, prices and completions can be downloaded free of charge from our website or obtained by fax transmission through the 24-hour automated telephone enquiry service at 2152 2152.

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

2011-12 年度获编配门牌号数的发展项目约有 1 174 个，其中 1 030 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 2011-12, about 1 174 developments were allotted with building numbers, of which 1 030 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

2011-12年度，本署处理约205 000宗查询，其中45 500宗由本署每天派驻土地审裁处当值的人员处理，另有8 500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 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 Mediatory Services

In 2011-12, some 205 000 enquiries were handled, with 45 500 and 8 500 of these being dealt with by officers during their daily and weekly visits to the Lands Tribunal and District Offices respectively.



新租出或重订协议通知书

2011-12年度，本署共处理52 000份新租出或重订协议通知书。

Notice of New Letting or Renewal Agreement

A total of 52 000 Notices of New Letting or Renewal Agreement were processed in 2011-12.

服务表现和目标

服务承诺

2011-12 年度服务承诺所载的全部 11 项工作均达标或超额完成。

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，查询有关差餉、地租和租务事宜，以及取得差餉 / 地租发单和征收的最新资讯。

Performance and Service Targets

Performance Pledge

For all the 11 work items listed in the 2011-12 Performance Pledge, the set service levels or targets were either achieved or exceeded.

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.



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 1823 电话中心服务，此服务涵盖本署所处理的一切事宜。

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

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，我们在 2011 年 11 月推出网上批署按《业主与租客（综合）条例》递交的《新租出或重订协议通知书》。市民可登入本署网站（网址：www.rvd.gov.hk）或致电 1823 电话中心（电话：2152 0111），了解更多有关「递交表格电子化」的资料。

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 launched in November 2011 the 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 at 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 2012 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 155 000 个。日后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 2012, close to 1 900 consolidated accounts have been set up linking about 155 000 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。此项服务提供简便的方法，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搜寻服务；市民可以五种不同的搜寻方式，寻找 252 万个物业地址记录。是项服务深受测量师、律师、物业代理，以及与房地产工作有关的政府部门和半官方机构欢迎。截至 2012 年 3 月 31 日为止，这网站曾处理 60 多万个查询，本署会研究如何加强与其他政府部门合作。

Property Information Online (PIO)

Since the 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 (excluding village houses).

With the alignment of address records with the Land Registry, PIO offers a versatile bilingual search engine with five different searching paths for 2.52 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 2012, more than 600 000 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

自 2010 年 12 月推出「电子差饷地租单」以来，超过 10 800 个用户登记使用这项服务，共连结逾 16 300 个缴纳人帐户。接近七成用户启用帐户时，选择停止接收印文本帐单，数字令人鼓舞。为了提供一站式全面发单和缴款服务，本署在 2011 年 7 月 7 日建立电子付款平台。新的网上缴费服务，让缴纳人即时清缴电子帐单。

Electronic Issue of Rates/Government Rent Demands

Since the launch of "eRVD Bill" service in December 2010, over 10 800 subscribers have registered for the service, linking up over 16 300 payer accounts. It is encouraging to see that near 70% of the subscribers have opted to drop their paper bills readily at the initial account set-up. To provide a seamless billing and payment service, e-Payment platform was implemented on 7 July 2011. The new online payment service allows payers to settle their electronic demands instantly.



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餉租值

本署每年均全面重估差餉，使物业的应课差餉租值贴近市场水平，从而确保税基公平合理。年度重估差餉亟需资源，因此在人手紧绌的情况下，要顺利完成这项工作，端赖周详的计划和同事专心致志。本港的经济属于开放型，不免受到其他地区的市场影响；每当环境不明朗时，物业估价尤其艰巨。即使工作繁重，我们仍力求估算出公平公正的应课差餉租值。

Annual General Revaluations

To ensure a fair tax base to all payers, revaluation is conducted every year to bring the rateable values of properties on a par with the current market rents. Annual revaluation is a resource-hungry exercise, therefore meticulous planning and staff commitment are crucial to the successful completion of the task under severe manpower constraints. Being an open economy, Hong Kong is not insulated from the rest of the global market and property valuation becomes increasingly challenging at times of uncertainty. Strenuous though it is, we will strive to provide fair and equitable rateable values.



评估地租

本署与发展商展开的诉讼延宕多时，阻碍了评估地租的工作。土地审裁处 2008 年 2 月就测试个案中的估价问题作出裁决，认同我们的估价方法。虽然上诉法庭驳回上诉人就法律论点所提出的上诉，并拒绝批准上诉人向终审法院上诉，但 2011 年 12 月 1 日上诉人得到终审法院上诉委员会许可，可向终审法院就法律论点提出上诉。2012 年 11 月聆讯完毕，现正等候裁决。

Government Rent Assessment

The assessment of Government rent has been hampered by the protracted litigation with developers. The Lands Tribunal handed down the judgement on the test case on valuation issues in February 2008 confirming the valuation approach. Although the Court of Appeal dismissed the Appellant's appeal on points of law and refused to grant leave to the Appellant to appeal to the Court of Final Appeal (CFA), the Appellant successfully sought leave to appeal directly from the CFA's Appeal Committee on 1 December 2011. The appeal has been heard in November 2012. The judgement is awaited.

外判工作

本署一直积极发掘外判工作的机会，以改善运作效率，年内首次外判检讨住宅单位实体数据和价值模式的项目，并就视察展示门牌号数的试验计划招标。我们根据过往工作所累积的经验，继续外判估价工作，通过善用私营机构资源，加快评估新界的乡郊物业。即使外聘承办商协助改善服务成果，但有效管理外判工作相关事项，当中包括品质保证和风险管理，对能否提供预期的服务来说，尤为重要。

推行部门资讯科技计划

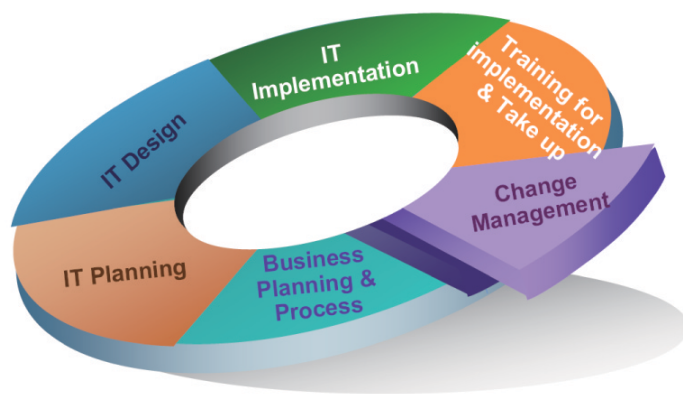
本署现正分阶段推行部门资讯科技计划的措施。这个策略性蓝本让我们更能配合新的电子政府环境，并通过应用资讯科技，引入更多以客为本的服务，以及提升业务运作成效。

Outsourcing Opportunities

The Department has been actively identifying outsourcing opportunities to improve operational efficiency. During the year we contracted out the project on the review of the physical data and value patterns of residential units for the first time, and invited tender for the pilot project on the inspection of display of building number. Drawing on the experience gained from previous exercises, we continued to outsource valuation work to tap the private sector's resources to speed up the assessment of rural properties in the New Territories. While we engage external service providers to help us improve service output, managing effectively the various issues involved in outsourcing, which include among other things quality assurance and risk control, remain vitally important to the delivery of desired result.

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



46 环保政策和目标
Environmental Policy and Objectives

46 提高员工的环保意识
Promotion of Staff Awareness

47 节省能源
Energy Conservation

48 善用纸张及信封
Saving of Paper and Envelopes

48 废物管理
Management of Wastes

49 采购环保产品
Procurement of Green Products

49 环保方面的成果
Green Performance

50 《清新空气约章》
Clean Air Charter

51 前瞻
The Way Forward

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咨询与调解服务。

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。本署制定了下列环保政策和目标：

政策： 差饷物业估价署使用资源时，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推行环保措施的情况。

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：

- 透过内联网，定期公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
- 借着康乐社筹办的活动，将环保观念从办公室推展至日常生活中，例如在本署的电子布告板设立「交换角」，让员工刊登交换二手物品的电子广告。

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

Environmental Policy and Objectives

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;
- 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；
- 员工即将进入房间（例如会议室）之前，才启动空调；
- 午膳时间或没有人使用办公室时关掉电灯；
- 使用省电的 T5 光管，节约能源；
- 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；
- 把电脑设备室的温度调高摄氏 1 至 2 度；以及
- 提醒员工穿着轻便合适的衣服，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；
- 车辆等候时停车熄匙，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;
- use energy-saving T5 fluorescent tubes to reduce energy consumption;
- 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

本署采取下列措施，以善用纸张及信封：

- 充分利用每张纸的正反两面，并把多页资料印在同一张纸上；
- 把过时表格的空白一面用作草稿纸；
- 使用再造纸代替原木浆纸；
- 以可供重复使用的钉孔信封传递非机密文件；
- 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，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，本署采取下列各项措施：

- 收集废纸及报纸作回收之用；
- 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 and recycle, the Department has adopted the following :

- collect waste paper/newspaper for recycling;
- return used laser printer toner and ink-jet cartridges for recycling; and
- participate in the recycling programme co-ordinated 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；
- 购置具有双面影印与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。

环保方面的成果

减少耗纸量

由于员工协力节约，2011-12 年度本署的 A3 和 A4 纸耗用量合共为 9 127 令，较 2010-11 年度的 9 277 令减少 1.6%，相对 2002-03 年度的 12 070 令更减少 24.4%。此外，2011-12 年度的耗纸量约 84% 为再造纸。

Procurement of Green Products

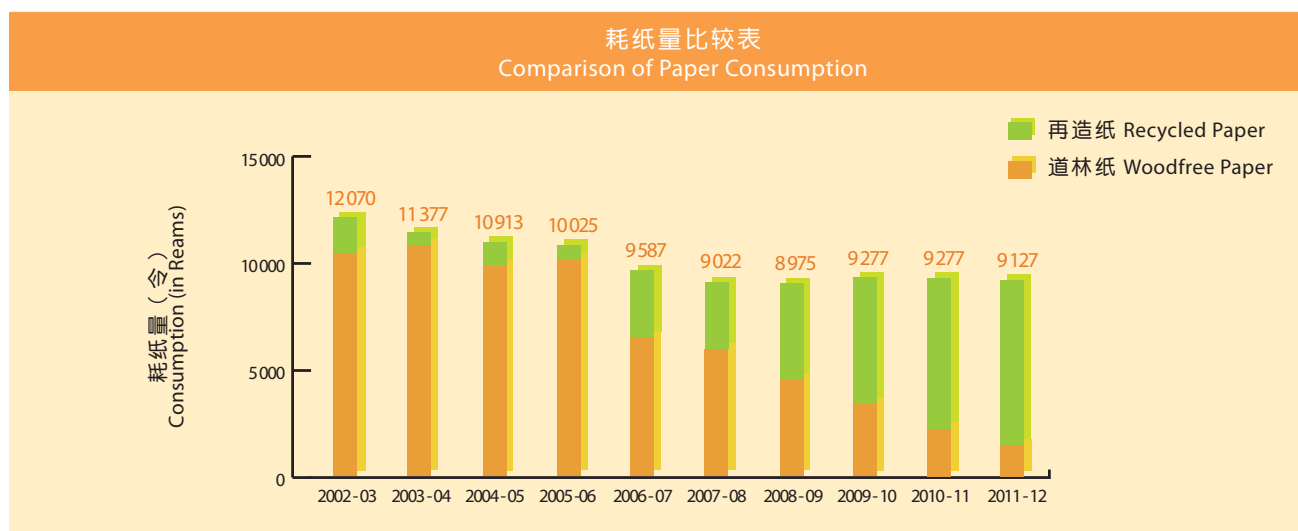
The Department is committed to green procurement. In conducting procurement, we took into account environmental factors as far as applicable :

- 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.

Green Performance

Reduced Consumption of Paper

With concerted staff efforts, the consumption of A3 and A4 paper in 2011-12 was 9 127 reams, indicating a decrease of 1.6% against 9 277 reams in 2010-11 and 24.4% against 12 070 reams in 2002-03. Besides, about 84% of the paper requirement for 2011-12 was met by recycled paper.



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。

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.

2004年1月，本署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2011-12年度最后一季为止，约有16万个独立帐目整合成大约1870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。2011-12年度共回收了49 037公斤废纸，并收集了740个用完的碳粉盒和喷墨盒，交予政府物流服务署公开拍卖。

嘉许对环保的贡献

在香港环保卓越计划2011界别卓越奖中，本署荣获公营机构及公用事业界别优异奖。此计划旨在鼓励机构推动环境管理，并借此机会表扬彼等对环保所作的贡献。这个奖项显示本署在推动卓越环保管理的承诺和最佳执行措施方面的努力。

《清新空气约章》

为配合《清新空气约章》的承诺，本署实施下列有助改善空气质素的环保标准和做法，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，曾于2011年获环境保护署颁发《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 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 2011-12, about 160 000 individual accounts have been replaced by around 1 870 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 2011-12, 49 037 kilograms of waste paper were collected for recycling; and 740 numbers of empty toner/ink-jet cartridges were collected for sale by public auctions arranged by the Government Logistics Department.

Recognition on Commitment to Environmental Protection

The Department was awarded a Certificate of Merit in the Public Sector of the 2011 Hong Kong Awards for Environmental Excellence (HKAEE) Sectoral Awards. The HKAEE Sectoral Awards scheme aims to encourage organisations to adopt green management and present them with an opportunity to benchmark their commitment towards environmental protection. The Award demonstrates the Department's commitment and best practices for environmental excellence.

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 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。

电子资料管理系统

2009年7月，本署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，工作小组于2010年10月审批正式的报告。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2012年3月为止，共有10 700多个用户登记使用电子发单服务，连结超过16 300个缴纳人帐户，当中近七成用户登记户口时，选择停收通知书印文本，情况令人鼓舞，表示缴纳人对本署的电子服务有信心，并且力行环保。本署会继续努力与市民合作节约用纸，提倡绿化环境。

《清新空气约章》

本署将一如既往，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

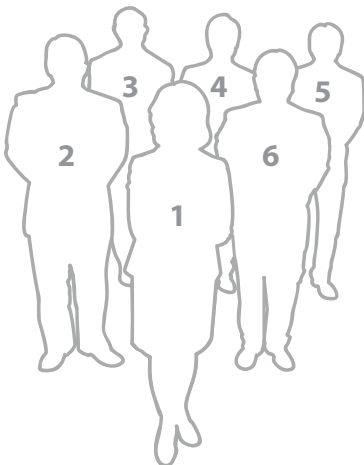
To provide a convenient, efficient service and to conserve paper consumption, the Department launched the e-billing service in December 2010. This allows the public to receive the quarterly demands for rates and/or Government rent via the Internet in advance of the paper bills. Dispensing with paper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

As at March 2012, over 10 700 subscribers have registered for the service, linking up over 16 300 payer accounts. It is encouraging to see that near 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

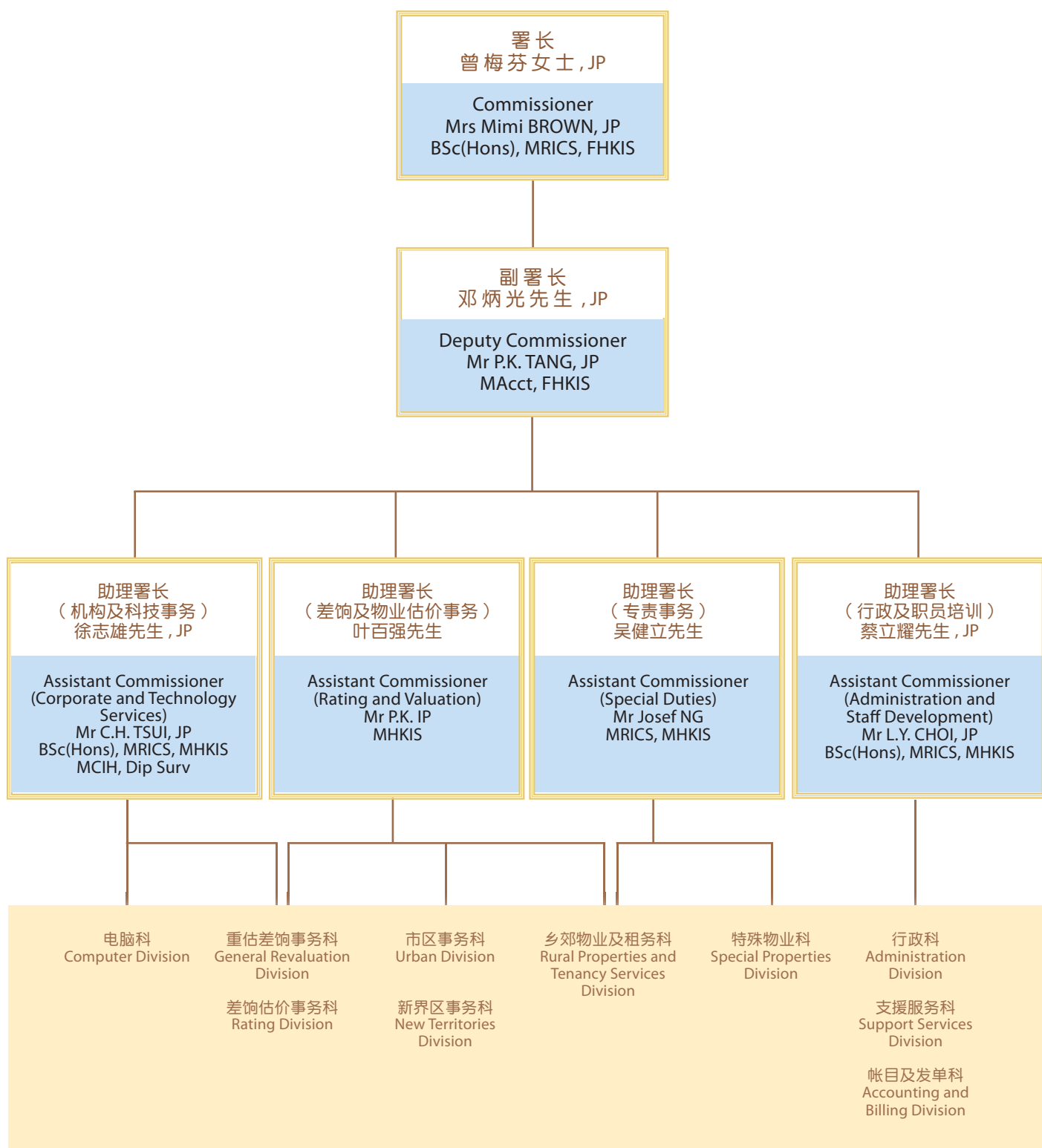
The Department will continue to adopt energy-efficient measures in all its practices in an effort to improve Hong Kong's air quality in compliance with the commitments of the Clean Air Charter.

人力资源 Human Resources



- | | | | |
|---|--|---|--|
| 1 | 曾梅芬女士, JP
署长
Mrs Mimi BROWN, JP
Commissioner | 4 | 蔡立耀先生, JP
助理署长 (行政及职员培训)
Mr L.Y. CHOI, JP
Assistant Commissioner
(Administration and Staff Development) |
| 2 | 邓炳光先生, JP
副署长
Mr P.K. TANG, JP
Deputy Commissioner | 5 | 徐志雄先生, JP
助理署长 (机构及科技事务)
Mr C.H. TSUI, JP
Assistant Commissioner
(Corporate and Technology Services) |
| 3 | 吴健立先生
助理署长 (专责事务)
Mr Josef NG
Assistant Commissioner
(Special Duties) | 6 | 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) |

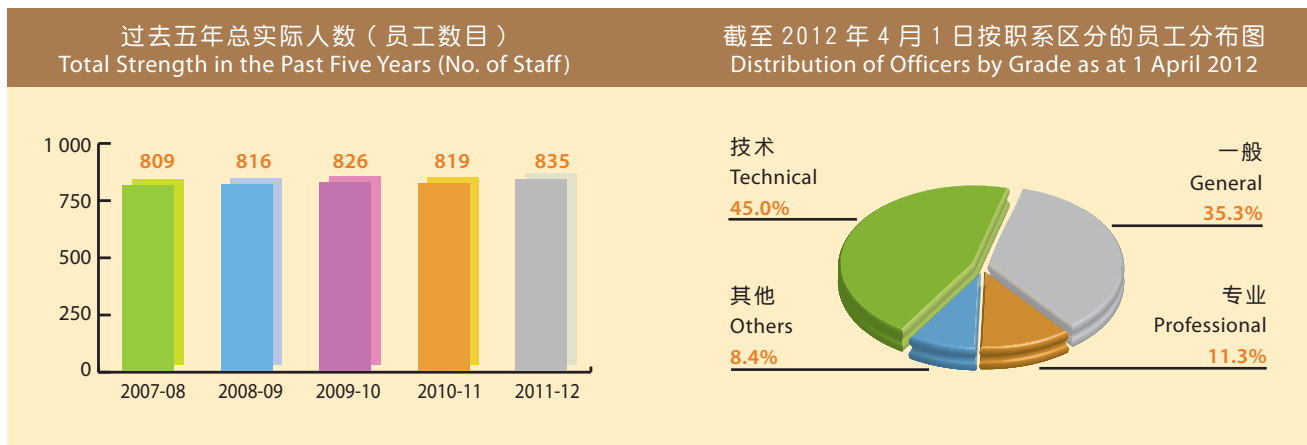
部门架构 (2012 年 4 月 1 日) Organisation Structure (1 April 2012)



人手编制

截至 2012 年 4 月 1 日，本署实际总人数为 835 人，其中专业职系人员占 94 名，技术职系人员占 376 名，一般职系人员占 295 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 2012 年 4 月 1 日按职系区分的员工比例：



附录 B 列出 2011 年 4 月 1 日和 2012 年 4 月 1 日本署的编制与实际人数比较。

本署 2011-12 年度的个人薪酬（不计长俸、旅费、宿舍等开支）和部门开支达 4.05 亿元，上年度则为 3.841 亿元。

培训与发展计划

本署 2011-12 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了三天。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。

Staffing

As at 1 April 2012, the Department had a total strength of 835 officers including 94 professional officers, 376 technical officers, 295 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 2012:

Annex B sets out a comparison of the establishment and strength as at 1 April 2011 and 1 April 2012.

Expenditure on personal emoluments (other than pensions, passages, quarters, etc.), and charges for departmental expenses amounted to \$405 million in 2011-12, compared with \$384.1 million in the preceding year.

Training and Development Plan

The Departmental Training and Development Plan for 2011-12 was implemented successfully. During the year, departmental grade staff received training for three 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 2011 年 4 月起实习六个月。

2012 年 2 月，一名高级物业估价测量师借调到食物及卫生局实习六个月。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。

为加深了解内地的政治、社会、经济和法律制度，署长在 2011 年 10 月参加了为期一周的北京国家行政学院进阶中国事务研习课程；而两名高级物业估价测量师及一名物业估价测量师则分别参加了由清华大学和北京大学深圳研究生院举办的国情研习课程。

管理方面，为加强员工在公共管理方面的实际知识和技巧，并提高领导才能，一名高级物业估价测量师参加了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，英国专家学院在 2011 年 11、12 月间，假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，举办五个涉及不同专业课题的内部研讨会。

为物业估价测量见习生、以及初级物业估价测量师和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。在去年的计划中，本署安排 35 名初级物业估价测量师和助理物业估价测量师，接受 10 名首席物业估价测量师和 13 名高级物业估价测量师指导。至于 2011 年获聘的四名物业估价测量见习生，则由四名资深的物业估价测量师指导。

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 2011.

One Senior Valuation Surveyor was seconded to the Food and Health Bureau for six months from February 2012. Various 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, Commissioner of Rating and Valuation attended a one-week Advanced National Studies Programme at the Chinese Academy of Governance in Beijing in October 2011 while two Senior Valuation Surveyors and one Valuation Surveyor attended the National Studies Courses at the Tsinghua University and Shenzhen Graduate School of Peking University respectively.

On the management front, in order to further develop practical knowledge and skills in public administration and leadership, one Senior Valuation Surveyor had attended a three-week Leadership in Action Programme organised by the CSTDI of CSB.

As in previous years, a two-day expert witness course run by the Academy of Experts, United Kingdom, was held in November/December 2011 for eight Valuation Surveyors.

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

The mentoring schemes for Valuation Surveying Graduates and junior Valuation Surveyors/Assistant Valuation Surveyors have been in place since early 2003 and September 2004 respectively. There were 35 Junior Valuation Surveyors/Assistant Valuation Surveyors placed under the mentorship of 10 Principal Valuation Surveyors and 13 Senior Valuation Surveyors. For four 2011 intake Valuation Surveying Graduates, they were placed under the mentorship of four 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。

与内地同业交流方面，本署去年共接待了五个内地访问团，访客包括上海市住房保障局的高级官员，以及来自深圳、南京、江苏及天津的税务官员。

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, there were five visits to the Department from senior officials of the Shanghai Municipal Housing Bureau, Taxation authorities of Shenzhen, Nanjing, Jiangsu & Tianjin.



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

2011-12 年度，本署五名人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 2011-12, five officers passed the Final Assessment of Professional Competence (APC) conducted by the Hong Kong Institute of Surveyors (HKIS) in 2011-12 and they were then elected to professional memberships.

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，该组共举办了 68 班的课程和研讨会，涵盖 37 个不同课题，出席数目约为 2 825 人次。

此外，职员培训组年内为 34 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理想，年内共有 196 人次参加由政府承办商提供的各类电脑课程，另有两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 705 人次参加公务员培训处举办的各类课程。

估价署网上学习系统

为了向员工提供更佳的网上学习机会，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。2011-12 年度，系统共录得逾 2 290 次点击，超过 200 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，提供一个有效的沟通平台。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。

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 68 classes covering 37 courses/seminars were held with a total attendance of about 2 825 trainees.

An in-house induction seminar was held for 34 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 196 trainees attended a variety of computer courses run by the Government bulk contractors. In addition, two professional and technical officers have attended SAS training courses run by a private contractor.

For other wide-ranging CSTD courses, a total attendance of 705 was recorded.

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 2011-12, over 2 290 hits to the System were recorded with about 200 users enrolling in various web-courses.

Staff Relations and Participation

The Department makes every effort to ensure that individual staff members 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 a platform for effective communication. Meetings are held regularly to discuss matters affecting the well-being of staff, and prompt follow-up action is taken on matters raised.

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，专责评审员工就提高工作效率、改善公共服务质素和开源节流等事宜提交的建议。年内收到多项建议，部门亦已颁发奖励或纪念品予有关同事，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。

The General Grades Consultative Committee aims at strengthening communication and co-operation between the management and General Grades staff through regular discussions.

The Departmental Staff Suggestion Committee considers proposals submitted by staff on efficiency enhancement, service improvement 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.



为进一步改善部门的沟通，署方定期举办工余茶叙，让管职双方在轻松的气氛下聚首一堂，交流专业知识、分享工作经验和交换意见。

本署每半年编印一份名为《估艺集》的部门杂志，内容丰富，包括部门花絮和不同题材的文章，全部稿件均由本署职员提供。

To further improve communication, informal get-togethers are held regularly allowing staff and the management to share knowledge and experience and exchange views in a relaxed atmosphere.

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

社交及康乐活动

康乐社

本署一向鼓励同事保持作息平衡，注重健康生活。

年内，本署康乐社除了举行多项体育比赛之外，还举办一些兴趣班，例如太极拳、排排舞和 Funky Dance 舞蹈班。透过参与这些活动，同事可在工余时间联谊一番，更可强身健体，纾缓压力。



本署义工队一向热心公益，年内与多个非牟利慈善团体合作，关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、香港公益金、圣公会圣匠堂和母亲的抉择。此外，义工队在不同节日到地区探访独居长者、为伤健人士举办嘉年华摊位，以及陪同体弱人士出外观光。

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。

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，筹得善款逾 32 000 元。

Social and Recreation

Recreation Club

The Department encourages staff to maintain a healthy work-life balance and live a healthy lifestyle.

The Department's Recreation Club organised a variety of sport competitions during the year. The Club also organised various interest classes such as Taichi class and dancing classes where colleagues could join and take part in it.

The RVD Volunteer Service Team worked together with different non-profit making organisations, such as the Yang Memorial Methodist Social Service, Hong Kong Community Chest, SKH Holy Carpenter Church and the Mother's Choice to serve the people in need from all walks of life. The 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 game stalls in carnival for disadvantaged persons and accompanying people with physical disability for sightseeing.

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

Charity

The Department raised over \$32 000 in total for various charity events organised by the Community Chest, Oxfam and other charitable organisations.

附表 Tables



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

估价册 - 截至 2012 年 4 月 1 日各地区的已估价物业
Valuation List - Assessments by District as at 1 April 2012

地区	District	数量 Number	应课差饷租值 Rateable Value (千元 \$' 000)
中西区	Central and Western	152 214	72 477 095
湾仔	Wan Chai	100 778	38 781 833
东区	Eastern	206 486	38 651 024
南区	Southern	89 377	22 248 172
港岛	Hong Kong	548 855	172 158 124
油尖旺	Yau Tsim Mong	182 719	53 443 818
深水埗	Sham Shui Po	119 931	19 902 402
九龙城	Kowloon City	142 482	23 521 874
黄大仙	Wong Tai Sin	91 857	13 133 077
观塘	Kwun Tong	142 051	27 097 422
九龙	Kowloon	679 040	137 098 594
葵青	Kwai Tsing	107 939	30 750 042
荃湾	Tsuen Wan	121 014	19 097 078
屯门	Tuen Mun	164 499	15 313 685
元朗	Yuen Long	158 623	15 714 157
北区	North	97 662	8 580 938
大埔	Tai Po	103 744	10 695 411
沙田	Sha Tin	213 768	28 585 059
西贡	Sai Kung	137 725	18 014 511
离岛	Islands	52 419	19 425 902
新界	New Territories	1 157 393	166 176 782
总数	OVERALL	2 385 288	475 433 500

估价册 - 截至 2012 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 2012

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	71 205	8 633 843	9 701	3 123 153	13 419	10 461 111	207	81 753	94 532	22 299 860
湾仔 Wan Chai	43 373	5 639 746	7 269	2 150 102	11 153	7 433 301	169	24 906	61 964	15 248 055
东区 Eastern	138 992	16 611 782	17 837	4 570 200	5 700	2 355 916	150	65 711	162 679	23 603 610
南区 Southern	44 435	4 725 342	4 012	1 135 493	10 996	10 358 187	54	95 853	59 497	16 314 874
港岛 Hong Kong	298 005	35 610 713	38 819	10 978 949	41 268	30 608 515	580	268 223	378 672	77 466 399
油尖旺 Yau Tsim Mong	96 715	8 652 852	14 118	3 595 630	4 467	2 182 061	385	31 917	115 685	14 462 461
深水埗 Sham Shui Po	71 597	6 217 531	6 831	1 241 873	3 139	1 257 263	312	124 583	81 879	8 841 250
九龙城 Kowloon City	77 683	7 122 687	17 550	3 529 594	10 733	4 284 707	182	181 877	106 148	15 118 866
黄大仙 Wong Tai Sin	67 292	5 405 582	1 122	252 221	453	168 003	135	9 329	69 002	5 835 135
观塘 Kwun Tong	90 300	7 409 172	662	77 550	124	16 962	191	30 880	91 277	7 534 562
九龙 Kowloon	403 587	34 807 824	40 283	8 696 868	18 916	7 908 996	1 205	378 586	463 991	51 792 274
葵青 Kwai Tsing	63 541	5 075 850	2 893	569 092	603	158 880	295	34 614	67 332	5 838 436
荃湾 Tsuen Wan	71 256	6 473 548	6 741	1 095 788	1 408	393 615	344	39 153	79 749	8 002 104
屯门 Tuen Mun	109 246	6 092 633	3 915	405 106	2 390	461 924	279	35 667	115 830	6 995 330
元朗 Yuen Long	106 066	5 433 261	12 163	1 368 511	6 620	996 395	900	26 286	125 749	7 824 452
北区 North	70 483	3 806 127	3 327	251 073	3 231	609 648	941	22 236	77 982	4 689 083
大埔 Tai Po	69 123	4 490 597	4 942	659 951	6 668	1 989 620	461	31 492	81 194	7 171 659
沙田 Sha Tin	134 527	11 169 401	13 893	2 619 590	5 438	1 801 334	181	63 189	154 039	15 653 513
西贡 Sai Kung	106 149	9 901 466	4 218	755 714	4 452	2 166 624	112	54 104	114 931	12 877 909
离岛 Islands	33 681	2 162 501	8 111	1 226 212	3 172	1 200 851	176	5 143	45 140	4 594 707
新界 New Territories	764 072	54 605 382	60 203	8 951 036	33 982	9 778 890	3 689	311 885	861 946	73 647 193
总数 OVERALL	1 465 664	125 023 919	139 305	28 626 852	94 166	48 296 401	5 474	958 694	1 704 609	202 905 866

上述数字包括在租者置其屋计划下已售出的租住单位，但不包括另行评估的停车位。

The above figures include those former public rental housing units sold under the Tenants Purchase Scheme, but exclude parking spaces which are separately assessed.

估价册 - 截至 2012 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 2012

地区	District	房屋委员会 HOUSING AUTHORITY				房屋协会及 香港平民屋宇有限公司 # HOUSING SOCIETY & HONG KONG SETTLERS HOUSING CORPORATION LIMITED #			
		租者置其屋计划下 已售出的前租住公屋单位 Former Rental Housing Units sold under TPS *		租住公屋 Rental Housing		租者置其屋计划下 仍未售出的单位 Units unsold under TPS *		非租者置其屋计划 Non TPS *	
		数量 Number	应课差餉租值 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	30 795	878	129 065
湾仔	Wan Chai	-	-	-	-	-	-	-	-
东区	Eastern	2 555	173 409	1 071	57 928	68	2 050 448	452	365 463
南区	Southern	7 103	399 549	3 423	149 270	42	1 201 459	5	37 167
港岛	Hong Kong	9 658	572 958	4 494	207 198	115	3 282 702	1 335	531 695
油尖旺	Yau Tsim Mong	-	-	-	-	4	205 159	673	46 850
深水埗	Sham Shui Po	4 511	218 338	2 219	87 083	103	2 398 921	8	54 822
九龙城	Kowloon City	-	-	-	-	29	801 810	18	295 861
黄大仙	Wong Tai Sin	16 157	919 922	7 252	321 641	129	3 394 403	-	-
观塘	Kwun Tong	9 837	472 307	6 208	216 976	172	5 249 136	342	246 242
九龙	Kowloon	30 505	1 610 566	15 679	625 700	437	12 049 429	1 041	643 775
葵青	Kwai Tsing	10 655	509 776	3 950	144 113	153	4 361 835	461	148 925
荃湾	Tsuen Wan	-	-	-	-	39	858 387	175	86 916
屯门	Tuen Mun	9 762	351 702	11 585	306 334	59	1 132 642	-	-
元朗	Yuen Long	3 862	123 791	4 621	137 061	109	1 695 379	-	-
北区	North	11 862	423 115	5 722	171 041	21	626 019	18	19 331
大埔	Tai Po	13 417	650 425	7 425	272 715	15	385 269	-	-
沙田	Sha Tin	20 652	985 525	5 857	232 472	78	2 211 565	20	161 481
西贡	Sai Kung	9 756	488 233	5 446	219 021	31	1 207 259	249	80 580
离岛	Islands	-	-	-	-	64	625 162	-	-
新界	New Territories	79 966	3 532 565	44 606	1 482 757	569	13 103 517	923	497 234
总数	OVERALL	120 129	5 716 089	64 779	2 315 655	1 121	28 435 649	3 299	1 672 704

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 2012 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 2012

地区	District	铺位 Shop		其他商业楼宇 Other Commercial	
		数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	9 262	6 985 717	2 566	4 441 115
湾仔	Wan Chai	7 419	7 052 599	2 122	2 361 633
东区	Eastern	8 861	2 947 035	1 064	650 557
南区	Southern	2 158	864 932	605	244 928
港岛	Hong Kong	27 700	17 850 283	6 357	7 698 232
油尖旺	Yau Tsim Mong	20 856	15 066 521	3 830	5 057 915
深水埗	Sham Shui Po	9 656	3 440 733	1 387	459 960
九龙城	Kowloon City	7 906	2 208 942	893	481 070
黄大仙	Wong Tai Sin	3 161	1 324 614	148	121 887
观塘	Kwun Tong	5 247	3 072 838	296	367 844
九龙	Kowloon	46 826	25 113 649	6 554	6 488 676
葵青	Kwai Tsing	3 747	1 654 900	166	139 281
荃湾	Tsuen Wan	5 221	2 328 821	208	291 931
屯门	Tuen Mun	5 179	1 844 772	147	229 693
元朗	Yuen Long	6 925	2 098 978	399	284 803
北区	North	2 836	1 174 560	55	49 697
大埔	Tai Po	2 608	1 024 903	146	130 019
沙田	Sha Tin	4 525	3 248 721	68	234 543
西贡	Sai Kung	3 209	1 465 917	27	37 283
离岛	Islands	2 604	3 462 745	65	30 291
新界	New Territories	36 854	18 304 316	1 281	1 427 541
总数	OVERALL	111 380	61 268 249	14 192	15 614 450

估价册 - 截至 2012 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 2012

地区	District	写字楼 Office		工贸大厦 Industrial/Office	
		数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	23 671	27 533 970	-	-
湾仔	Wan Chai	13 214	9 861 606	-	-
东区	Eastern	4 891	4 168 344	189	104 435
南区	Southern	1 234	338 257	25	4 301
港岛	Hong Kong	43 010	41 902 177	214	108 736
油尖旺	Yau Tsim Mong	22 446	9 311 675	81	13 726
深水埗	Sham Shui Po	1 668	591 857	1 065	321 595
九龙城	Kowloon City	1 340	478 883	18	3 127
黄大仙	Wong Tai Sin	172	83 285	354	47 402
观塘	Kwun Tong	2 338	2 961 539	1 337	479 983
九龙	Kowloon	27 964	13 427 240	2 855	865 833
葵青	Kwai Tsing	669	443 803	428	206 156
荃湾	Tsuen Wan	1 420	322 729	464	28 465
屯门	Tuen Mun	448	65 380	-	-
元朗	Yuen Long	570	91 262	-	-
北区	North	213	75 887	62	7 129
大埔	Tai Po	61	12 605	-	-
沙田	Sha Tin	929	711 665	111	30 909
西贡	Sai Kung	5	13 140	-	-
离岛	Islands	337	564 143	-	-
新界	New Territories	4 652	2 300 614	1 065	272 658
总数	OVERALL	75 626	57 630 031	4 134	1 247 227

估价册 - 截至 2012 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 2012

地区	District	工厂大厦 Factory		货仓 Storage	
		数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区	Central and Western	446	81 312	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	6 276	1 830 802	25	86 377
南区	Southern	4 186	738 535	11	24 228
港岛	Hong Kong	10 908	2 650 649	36	110 605
油尖旺	Yau Tsim Mong	1 959	315 432	2	308
深水埗	Sham Shui Po	4 892	1 453 418	52	101 965
九龙城	Kowloon City	3 052	958 618	142	131 035
黄大仙	Wong Tai Sin	3 374	654 453	2	1 314
观塘	Kwun Tong	19 431	3 589 989	155	201 147
九龙	Kowloon	32 708	6 971 909	353	435 769
葵青	Kwai Tsing	16 687	2 424 528	737	1 541 845
荃湾	Tsuen Wan	10 827	1 847 347	454	431 274
屯门	Tuen Mun	7 043	881 327	270	92 600
元朗	Yuen Long	1 189	521 693	102	78 659
北区	North	2 276	339 513	42	88 257
大埔	Tai Po	344	518 027	-	-
沙田	Sha Tin	10 504	1 414 993	313	544 231
西贡	Sai Kung	35	260 723	5	4 434
离岛	Islands	25	82 173	115	174 072
新界	New Territories	48 930	8 290 324	2 038	2 955 373
总数	OVERALL	92 546	17 912 883	2 427	3 501 747

估价册 - 截至 2012 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 2012

类别	Category	数量 Number	%	应课差饷租值 Rateable Value (千元 \$' 000)	%
住宅	Domestic Premises	1 773 808	74.4	235 329 873	49.5
铺位及其他商业楼宇	Shop and Other Commercial Premises	125 572	5.3	76 882 698	16.2
写字楼	Office	75 626	3.2	57 630 031	12.1
工贸大厦	Industrial/Office Premises	4 134	0.2	1 247 227	0.3
工厂大厦	Factory	92 546	3.9	17 912 883	3.8
货仓	Storage Premises	2 427	0.1	3 501 747	0.7
停车位 *	Parking Spaces *	256 322	10.7	9 013 662	1.9
其他物业	Others	54 853	2.3	73 915 378	15.5
总数	OVERALL	2 385 288	100	475 433 500	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 2012 年 4 月 1 日按应课差餉租值划分的已估价物业
Valuation List - Analysis of Assessments by Rateable Value Range as at 1 April 2012

应课差餉租值 (元) Rateable Value Range (\$)	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	总数 Total	%	累积 % [^] Cumulative % [^]
3 001 - 9 999	2 952	9 334	42 471	54 757	2.3	2.3
10 000 - 19 999	22 713	27 055	95 447	145 215	6.1	8.4
20 000 - 29 999	33 418	33 639	55 729	122 786	5.1	13.5
30 000 - 39 999	14 871	33 622	80 564	129 057	5.4	18.9
40 000 - 49 999	8 713	49 950	122 516	181 179	7.6	26.5
50 000 - 59 999	17 459	70 066	138 148	225 673	9.5	36.0
60 000 - 69 999	28 321	71 151	123 626	223 098	9.4	45.4
70 000 - 79 999	32 332	52 921	101 001	186 254	7.8	53.2
80 000 - 89 999	39 172	44 132	74 893	158 197	6.6	59.8
90 000 - 99 999	36 070	31 393	57 694	125 157	5.2	65.0
100 000 - 119 999	56 658	50 030	79 782	186 470	7.8	72.9
120 000 - 139 999	38 859	34 216	48 682	121 757	5.1	78.0
140 000 - 159 999	31 923	32 427	31 215	95 565	4.0	82.0
160 000 - 179 999	23 605	21 170	21 818	66 593	2.8	84.8
180 000 - 199 999	17 981	15 757	14 611	48 349	2.0	86.8
200 000 - 249 999	31 874	25 131	22 224	79 229	3.3	90.1
250 000 - 299 999	20 937	17 308	8 897	47 142	2.0	92.1
300 000 - 349 999	13 311	12 620	6 001	31 932	1.3	93.4
350 000 - 399 999	11 451	8 432	4 219	24 102	1.0	94.4
400 000 - 449 999	9 171	6 291	3 399	18 861	0.8	95.2
450 000 - 499 999	6 876	4 080	3 041	13 997	0.6	95.8
500 000 - 599 999	9 859	5 511	4 167	19 537	0.8	96.6
600 000 - 749 999	9 837	5 585	4 189	19 611	0.8	97.5
750 000 - 999 999	9 625	4 658	3 624	17 907	0.8	98.2
1 000 000 - 1 499 999	8 881	4 301	3 097	16 279	0.7	98.9
1 500 000 - 1 999 999	3 472	2 173	1 686	7 331	0.3	99.2
2 000 000 - 2 999 999	3 098	2 135	1 523	6 756	0.3	99.5
3 000 000 - 9 999 999	4 107	2 963	2 158	9 228	0.4	99.9
10 000 000 - 99 999 999	1 265	970	936	3 171	0.1	100.0
100 000 000 - 999 999 999	42	18	29	89	*	100.0
1 000 000 000 - 99 999 999 999	2	1	6	9	*	100.0
总数 OVERALL	548 855	679 040	1 157 393	2 385 288	100	-

* 低于 0.05%。

[^] 在“%”及“累积 %”二栏内之数字是独立计算得来，由于四舍五入关系，最后一栏的数字，表面上看来可能出现误差。

* Percentage below 0.05%.

[^] Figures in the “%” and “Cumulative %” columns are computed separately, and there may be apparent errors for some figures in the last column due to rounding.

地租登记册 - 截至 2012 年 4 月 1 日各地区的已估价物业
Government Rent Roll - Assessments by District as at 1 April 2012

地区	District	不超逾最低应课差饷租值 *	超逾最低应课差饷租值	应课差饷租值 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	118	15 064	18 610 777
湾仔	Wan Chai	1	10 442	5 141 028
东区	Eastern	120	47 277	9 037 105
南区	Southern	50	46 748	8 860 601
港岛	Hong Kong	289	119 531	41 649 510
油尖旺	Yau Tsim Mong	21	50 515	18 694 130
深水埗	Sham Shui Po	346	118 325	18 214 309
九龙城	Kowloon City	19	44 943	9 726 781
黄大仙	Wong Tai Sin	76	91 725	12 825 135
观塘	Kwun Tong	303	142 334	25 168 698
九龙	Kowloon	765	447 842	84 629 054
葵青	Kwai Tsing	503	106 792	23 811 324
荃湾	Tsuen Wan	2 897	121 114	16 083 731
屯门	Tuen Mun	5 417	161 797	13 039 364
元朗	Yuen Long	30 881	154 123	14 042 986
北区	North	37 040	88 057	7 608 170
大埔	Tai Po	31 868	96 906	10 366 825
沙田	Sha Tin	5 562	209 082	27 872 934
西贡	Sai Kung	16 547	132 862	17 661 791
离岛	Islands	20 651	49 078	17 118 721
新界	New Territories	151 366	1 119 811	147 605 846
总数	OVERALL	152 420	1 687 184	273 884 411

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

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

2011-12 年度临时估价及删除估价 *
Interim Valuations and Deletions in 2011-12 *

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	1 815	574	2 783	3 635	15	57
	应课差饷租值 Rateable Value (千元 \$'000)	1 843 250	1 408 118	2 935 739	2 400 152	364 664	1 202 832
九龙 Kowloon	数量 Number	7 778	1 872	1 555	2 611	146	290
	应课差饷租值 Rateable Value (千元 \$'000)	3 580 039	2 434 682	2 343 193	1 495 658	1 849 742	3 281 029
新界 New Territories	数量 Number	10 194	1 863	2 771	265	4 522	2 723
	应课差饷租值 Rateable Value (千元 \$'000)	2 847 781	1 300 358	505 341	184 641	724 815	861 592
总数 OVERALL	数量 Number	19 787	4 309	7 109	6 511	4 683	3 070
	应课差饷租值 Rateable Value (千元 \$'000)	8 271 070	5 143 158	5 784 273	4 080 451	2 939 221	5 345 453

* 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.

2012-13 年度重估应课差饷租值 - 对主要类别物业的影响⁽¹⁾
2012-13 General Revaluation - Effect on Main Property Types⁽¹⁾

物业类别 Property Type	差饷 Rates			地租 Government Rent		
	应课差饷租值 平均增减 Average Change in Rateable Value %	平均每月 差饷 (元) Average Rates Payment \$p.m.	平均每月 差饷增减 (元) Average Change in Rates \$p.m.	应课差饷租值 平均增减 Average Change in Rateable Value %	平均每月 地租 (元) Average Govt. Rent Payment \$p.m.	平均每月 地租增减 (元) Average Change in Govt. Rent \$p.m.
小型私人住宅物业 ⁽²⁾ Private Small Domestic Premises ⁽²⁾	+10	355	+30	+9	202	+17
中型私人住宅物业 ⁽²⁾ Private Medium Domestic Premises ⁽²⁾	+8	855	+65	+8	485	+36
大型私人住宅物业 ⁽²⁾ Private Large Domestic Premises ⁽²⁾	+7	2 134	+130	+6	1 035	+56
私人住宅物业 Private Domestic Premises	+9	495	+39	+8	257	+20
公屋住宅物业 ⁽³⁾ Public Domestic Premises ⁽³⁾	+8	184	+13	+8	109	+8
所有住宅物业 ⁽⁴⁾ All Domestic Premises ⁽⁴⁾	+8	375	+29	+8	198	+15
铺位及其他商业楼宇 Shop and Other Commercial Premises	+8	2 464	+174	+7	1 378	+92
写字楼 Office	+25	3 162	+639	+27	3 393	+717
工业楼宇 ⁽⁵⁾ Industrial Premises ⁽⁵⁾	+9	921	+75	+9	551	+45
所有非住宅物业 ⁽⁶⁾ All Non-domestic Premises ⁽⁶⁾	+12	2 400	+247	+10	1 287	+113
所有类别物业 All Types of Properties	+10	640	+58	+9	315	+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 m²

Medium domestic -- 70 m² to 99.9 m²

Large domestic -- 100 m² or over

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

(4) Include car parking spaces.

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

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

2010-11 及 2011-12 年度的估价建议书、反对书及上诉个案 Proposals, Objections and Appeals in 2010-11 and 2011-12

	差饷 Rating		地租 Government Rent	
	2010-11	2011-12	2010-11	2011-12
建议书 Proposals				
接办及完成个案 Cases received and completed	52 368	54 531	136	451
复核结果 Status on review :				
- 估价作实 assessment confirmed	34 622	41 082	111	359
- 削减应课差饷租值 rateable value reduced	2 634	2 102	3	10
- 其他 others ⁽¹⁾	15 112	11 347	22	82
反对书 Objections ⁽²⁾				
年初所余 Outstanding at beginning of year	716	590	79	252
接办个案 Cases received	2 187	2 363	782	468
完成个案 Cases completed	2 313	2 129	609	622
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	1 699	1 685	413	486
- 削减应课差饷租值 rateable value reduced	427	246	79	65
- 其他 others ⁽¹⁾	187	198	117	71
上诉 Appeals				
年初所余 Outstanding at beginning of year	786	899	2 376	2 504
接办个案 Cases received	203	116	138	109
完成个案 Cases completed	90	96	10	4
个案完成结果 Status of completed cases :				
- 估价作实 (全面聆讯) assessment confirmed (full hearing)	-	-	-	-
- 削减应课差饷租值 (全面聆讯) rateable value reduced (full hearing)	-	1	-	1
- 同意令 consent orders	54	36	9	1
- 撤销 / 失效 withdrawn/lapsed	36	59	1	2

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



刊物 Publications

公开发售

香港物业报告

楼宇名称

香港差饷税收历史
(英文版及中文版)

香港差饷税制
- 评估、征收及管理
(英文版及中文版)

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

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

物业资讯网

《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

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

Who is responsible for paying rates and Government rent

Performance Pledge

Rating and Valuation Department - A Chronology

Hong Kong Property Review - Monthly Supplement

Property Information Online

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

Explanatory Leaflet for Display of Building Numbers

E-Update

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

	1.4.2011		1.4.2012		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	4	4	4	-	-
首席物业估价测量师 Principal Valuation Surveyor	8	6	8	7	-	+1
高级物业估价测量师 Senior Valuation Surveyor	23	19	23	15	-	-4
物业估价测量师 Valuation Surveyor	58	60	58	60	-	-
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	11	15	12	-	+1
高级物业估价主任 Senior Valuation Officer	76	69	76	69	-	-
物业估价主任 / 见习物业估价主任 Valuation Officer/Valuation Officer Trainee	257	256	257	266	-	+10
一级 / 二级物业估价助理 Valuation Assistant I/II	4	2	4	2	-	-
高级租务主任 Senior Rent Officer	4	2	4	4	-	+2
一级租务主任 Rent Officer I	11	9	11	7	-	-2
二级租务主任 Rent Officer II	7	7	7	6	-	-1
物业调查员 Valuation Referencer	4	2	4	1	-	-1
高级统计主任 Senior Statistical Officer	2	2	2	1	-	-1
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

	1.4.2011		1.4.2012		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	13	16	12	-	-1
文书主任 Clerical Officer	37	40	37	40	-	-
助理文书主任 Assistant Clerical Officer	109	100	111	105	+2	+5
文书助理 Clerical Assistant	103	97	103	99	-	+2
一级物料供应员 Supplies Supervisor I	1	1	1	0	-	-1
二级物料供应员 Supplies Supervisor II	1	1	1	2	-	+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

	1.4.2011		1.4.2012		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	7	9	6	-	-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	2	-	-1
一级系统分析 / 程序编制主任 Analyst/Programmer I	8	7	8	7	-	-
二级系统分析 / 程序编制主任 Analyst/Programmer II	4	3	4	4	-	+1
小计 Sub-total	852	803	854	813	+2	+10

* EST. = Establishment SG. = Strength

	1.4.2011		1.4.2012		增加 / 减少 Increase/Decrease	
	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *
额外人员 Supernumerary Staff						
助理署长 Assistant Commissioner	1	1	1	1	-	-
首席物业估价测量师 Principal Valuation Surveyor	1	1	-	-	-1	-1
高级物业估价测量师 Senior Valuation Surveyor	-	-	1	1	+1	+1
物业估价测量师 Valuation Surveyor	-	-	1	1	+1	+1
首席物业估价主任 Principal Valuation Officer	2	2	-	-	-2	-2
高级物业估价主任 Senior Valuation Officer	4	4	-	-	-4	-4
物业估价主任 Valuation Officer	1	1	8	8	+7	+7
高级租务主任 Senior Rent Officer	1	1	-	-	-1	-1
二级租务主任 Rent Officer II	-	-	1	1	+1	+1
高级文书主任 Senior Clerical Officer	2	2	1	1	-1	-1
文书主任 Clerical Officer	2	2	3	3	+1	+1
助理文书主任 Assistant Clerical Officer	2	2	2	2	-	-
文书助理 Clerical Assistant	-	-	2	2	+2	+2
高级统计主任 Senior Statistical Officer	-	-	2	2	+2	+2
小计 Sub-total	16	16	22	22	+6	+6
总数 Total	868	819	876	835	+8	+16

* EST. = Establishment SG. = Strength

技术附注
Technical Notes

见于本年报内的下述用语，除另有注明外，其意思如下：

(1) 楼面面积

面积以平方米计算。住宅单位的楼面面积是以「实用面积」来计算。「实用面积」是指单位独占的楼面面积，包括露台及工作平台，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 utility platforms 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 m²
Class B - Saleable area of 40 m² to 69.9 m²
Class C - Saleable area of 70 m² to 99.9 m²
Class D - Saleable area of 100 m² to 159.9 m²
Class E - Saleable area of 160 m² or above

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

非住宅：

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

(3) 租金

本书所载租金全部以港元计算，通常不包括差饷、管理费及其他费用在内。

(4) 汇率

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

(5) 四舍五入

由于数字四舍五入，所以个别项目的总和与各表所示的总数可能有些微差别。

Non-Domestic：

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

(3) Rent

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

(4) Exchange Rate

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

(5) Rounding of Figures

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

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、鰂鱼涌、 西湾河、筲箕湾、 柴湾、小西湾	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	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、 石硖尾、又一村、 大窝坪、昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	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)

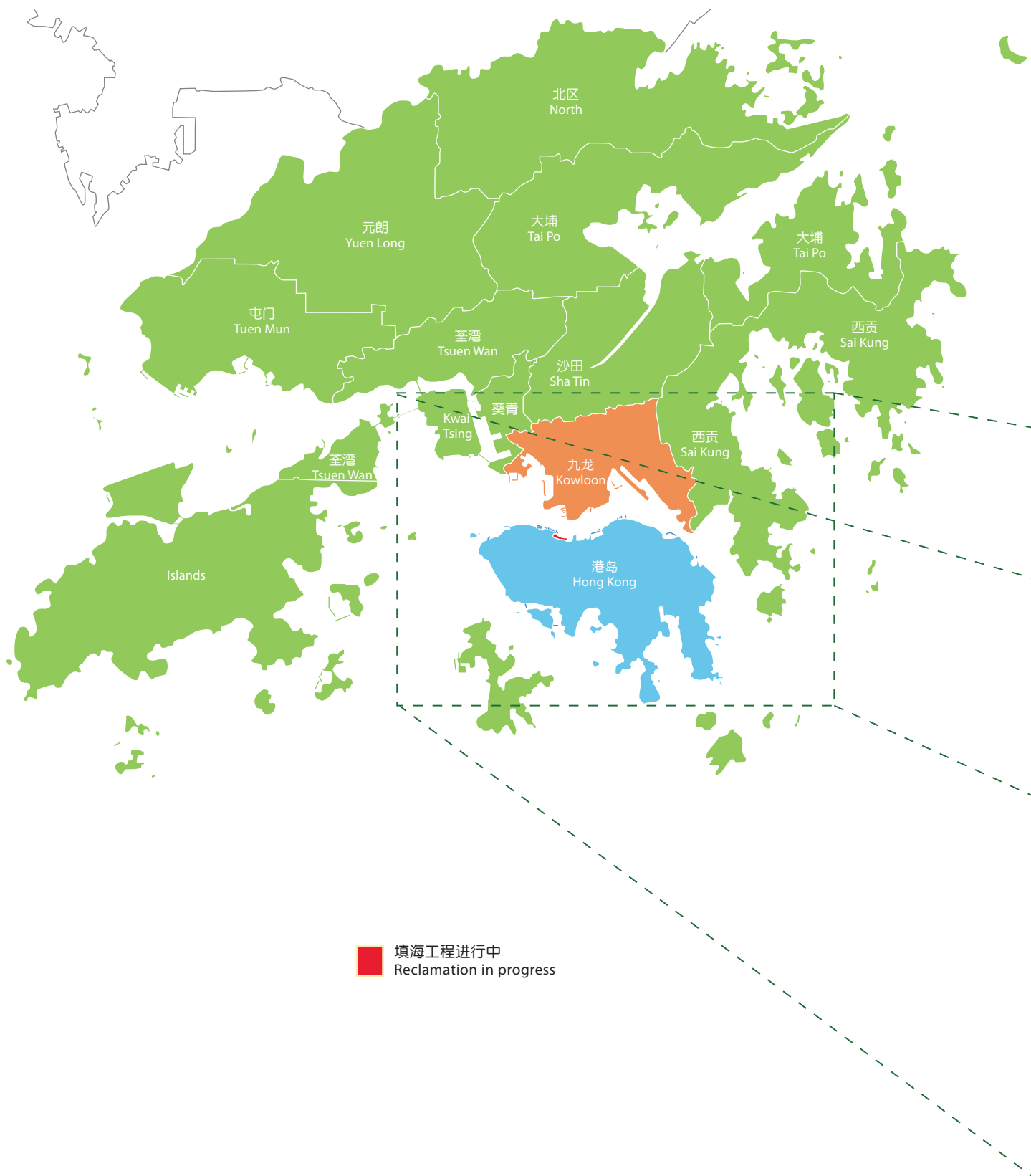
(p) = part 部分

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、 大埔湾、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

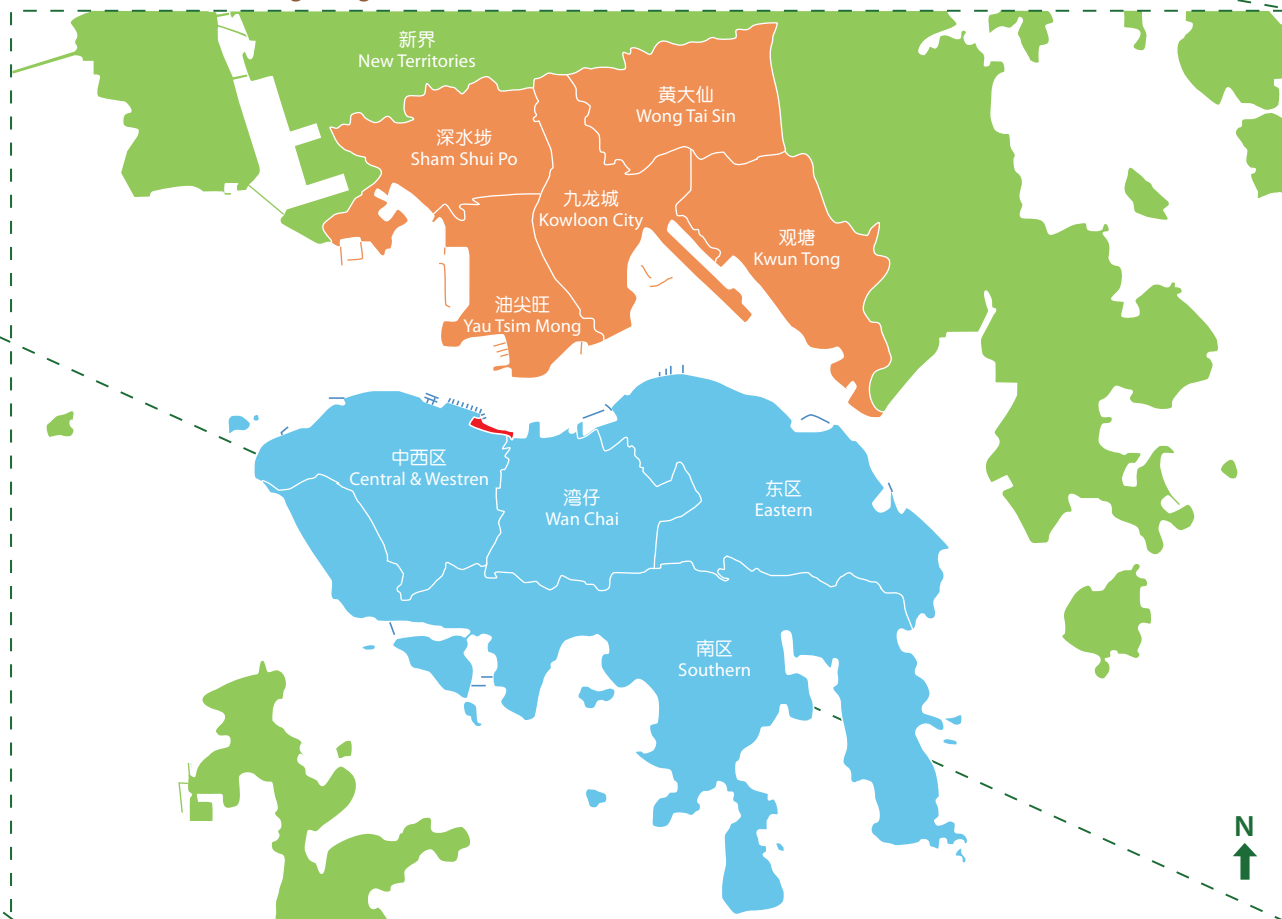
分区图 Plans

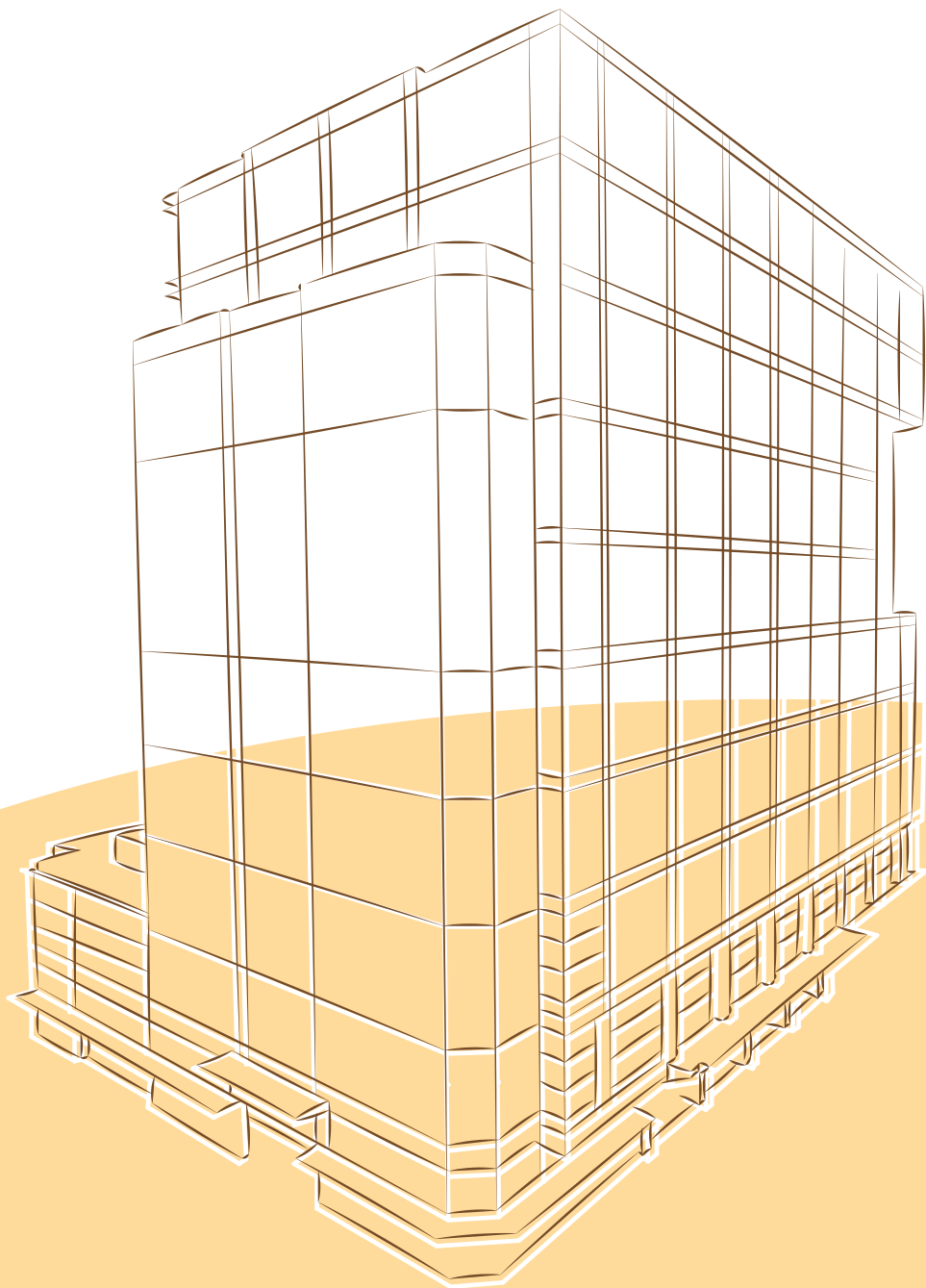
新界地区 New Territories Districts



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

港岛及九龙地区 Hong Kong and Kowloon Districts





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