

# 差餉物業估價署年報

Rating and Valuation Department  
Annual Summary

## 2012-13



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

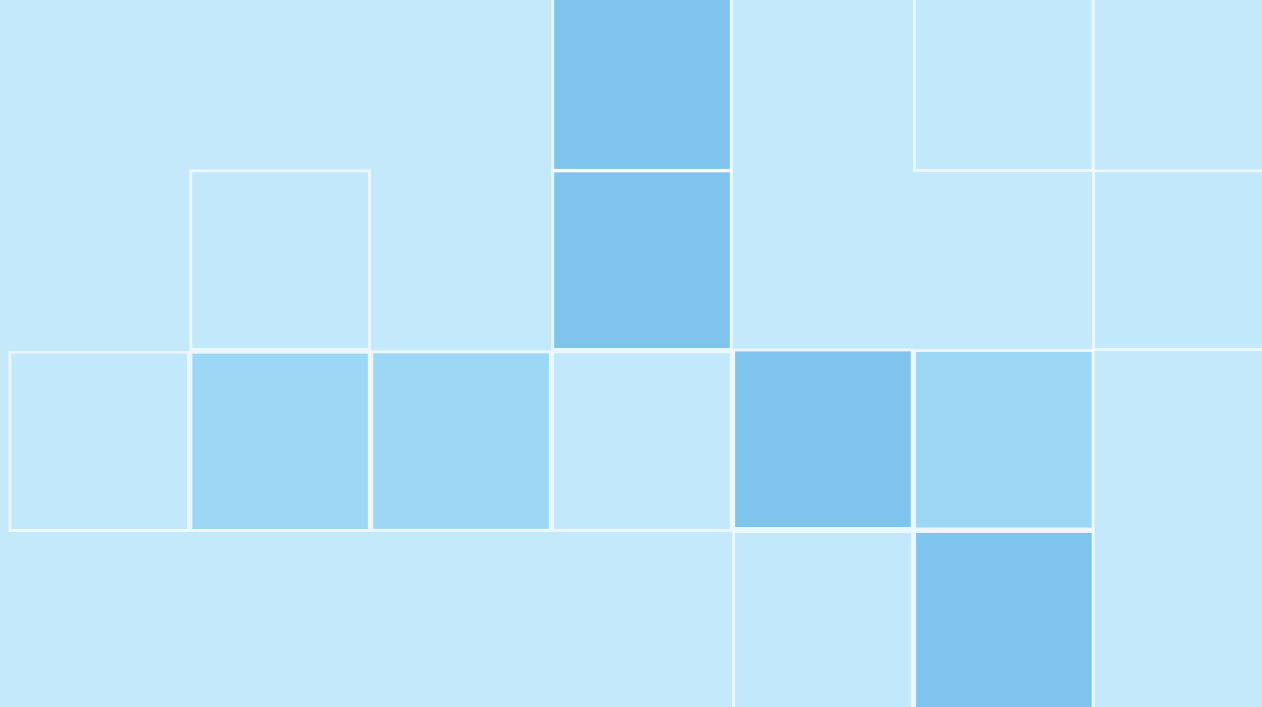
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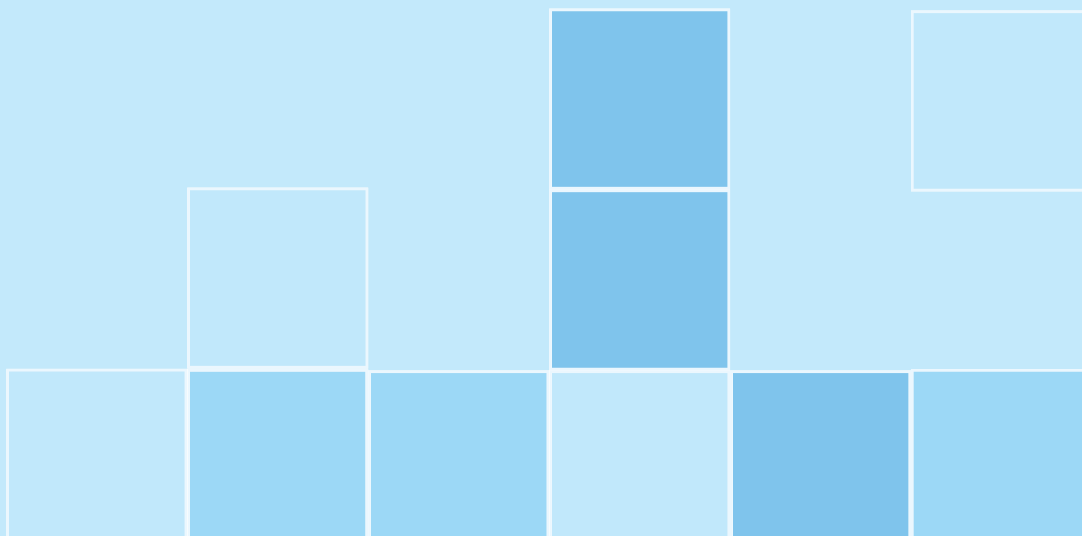
差餉物業估價署  
Rating and Valuation Department



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差餉物業估價署署長  
曾梅芬太平紳士

Mrs Mimi BROWN, JP  
Commissioner of Rating and Valuation

## 署長序言

Commissioner's Overview

04 挑战与成果  
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全球经济环境虽然严峻，但 2012-13 年度香港经济仍有温和增长。差餉物业估价署继续竭尽所能服务社会，在部门主要职能中的各个服务范围，我们均达到或超越工作指标。

2012 年大部分时间住宅物业市场持续炽热，但政府针对物业市场推出新一轮需求管理措施后，住宅物业市场自 2013 年初开始冷却，年内通货膨胀压力纾缓。为减轻经济下行对市民带来的压力，政府继续宽减 2012-13 年度差餉，上限为每个应课差餉物业每季 2 500 元。根据这项差餉宽减措施，本年度约有九成物业不用缴交差餉，余下的一成则受惠于全额宽减而得以减付差餉，政府因而少收约 125 亿元。

## 挑战与成果

为确保差餉地租缴纳人按评定的应课差餉租值，公平分担缴付差餉地租的责任，本署参照指定估价依据日期，即 2012 年 10 月 1 日的公开市场租金，完成复核所有应课差餉租值。新估价册由 2013 年 4 月 1 日起生效，载有约 240 万个估价项目，应课差餉租值总额为 5 280 亿元；地租登记册的估价项目增至 186 万个，应课差餉租值合共 3 040 亿元。畅旺的物业市场令物业租金增长不少，新的应课差餉租值亦如是。本年度重估差餉之后，差餉地租的应课差餉租值均录得 8% 平均升幅。这是环球金融海啸爆发以来，连续第四年应课差餉租值经重估后录得整体上升。

Under an austere global economic environment, the Hong Kong economy saw a modest growth in 2012-13. The Rating and Valuation Department (the Department) continued to strive its best to serve the community. We were successful in achieving or exceeding the performance targets for all service areas in respect of the major functions of the Department.

The residential property market remained buoyant in most part of 2012 but started to cool off from early 2013 after the Government introduced another round of demand-side management measures for the property market. Inflationary pressure was easing up over the year. To help alleviate the pressure on the community brought about by an economic downturn, the Government further waived rates for 2012-13 subject to a ceiling of \$2 500 per quarter for each rateable property. With this rates concession scheme, about 90% of properties were subject to no rates in the year while the rates payable of the remaining 10% of properties were reduced by the full concession amount, costing the Government about \$12.5 billion.

## Challenges and Achievements

To ensure that the rates and Government rent liability are distributed fairly among rates and rent payers in accordance with the assessed rateable values, the Department successfully reviewed all rateable values by reference to the open market rents on the designated valuation reference date on 1 October 2012. The new Valuation List effective on 1 April 2013 contained about 2.4 million assessments with a total rateable value of \$528 billion, and the number of assessments in the Government Rent Roll increased to 1.86 million with a total rateable value of \$304 billion. Underpinned by the buoyant property market, property rentals recorded solid gains and so did the new rateable values. The annual revaluation resulted in an average increase in rateable values of 8% for both rates and Government rent. This has been the fourth consecutive year since the outbreak of the global financial turmoil that a general increase in rateable values was registered upon revaluation.



2013年3月15日公布新估价册和地租登记册之后，两份表册自4月1日起生效，市民可登入本署网站（网址：[www.rvd.gov.hk](http://www.rvd.gov.hk)）和物业资讯网（网址：[www.rvdpi.gov.hk](http://www.rvdpi.gov.hk)），查询新的应课差饷租值。2013年3月18日至5月31日递交建议书期间，本署共录得约35 000宗应课差饷租值的网上查询，涉及约263万个物业，并接获约52 000份要求修改估价册及／或地租登记册的建议书，数目较去年增加1.5%。

物业资讯网全日24小时提供服务，让市民轻易查询物业地址、重要的物业资料，以及部门辖下250多万个估价物业的最新差饷地租帐目。若干政府部门亦认为物业资讯网实用，通过这网上平台查询某些物业资料。物业资讯网至今已处理了150多万宗收费查询。

自2011年底起，新落成住宅楼宇（乡村式屋宇除外）的缴纳人可从首次评估物业差饷通知书中，获得有关物业的实用面积和附属地方的资料。2013年4月，这项免费提供物业资料的服务扩展至其他私人住宅楼宇（乡村式屋宇除外）的缴纳人。他们可根据征收通知书印备的独有查询编号和估价编号，经物业资讯网查阅实用面积资料。本署提供这些资料，亦方便地产代理能达至地产代理监管局订立的规定，即由2013年1月起，在销售或出租二手住宅物业的广告中，必须列明实用面积。

The new Valuation List and Government Rent Roll, taking effect on 1 April 2013, were declared by me on 15 March 2013 and the public was able to make online search of the new rateable values on our website at [www.rvd.gov.hk](http://www.rvd.gov.hk) and our Property Information Online (PIO) website [www.rvdpi.gov.hk](http://www.rvdpi.gov.hk). During the proposal period from 18 March to 31 May 2013, we recorded around 35 000 online searches of the rateable values of some 2.63 million properties, and received around 52 000 proposals to alter the Valuation List and/or Government Rent Roll, increased by 1.5% on previous year.

The PIO provides the public with a round-the-clock service for easy access to check property addresses, essential property information and up-to-date rates and Government rent accounts of over 2.5 million assessments held by the Department. Some Government departments also find PIO useful and utilise the online platform to check certain property information. The system has so far handled over 1.5 million fee-paying enquiries.

Starting from late 2011, payers of newly completed domestic properties (excluding village type houses) are informed of the saleable area and ancillary accommodation of their properties when they receive the first rates assessment of their properties. This release of property information free of charge was extended to payers of other private domestic properties (excluding village type houses) in April 2013. The payers can make use of the unique enquiry code and the assessment number of their properties printed on the demand notes to obtain saleable area information from PIO. The provision of saleable area facilitates estate agents' fulfillment of requirement laid down by the Estate Agents Authority in January 2013 that the saleable area of second-hand residential property should be provided at the time of advertising the property for sale or letting.



## 署长序言

## Commissioner's Overview

凭借本署建立和营运物业资讯网的经验，运输及房屋局委托部门开发一手住宅物业销售资讯网，以配合《一手住宅物业销售条例》的生效。一手住宅物业销售资讯网于2013年4月29日投入服务，让卖方上载售楼说明书、价单、成交记录等所需资料，而准买家则可全日24小时随时查阅有关资料。

本署亦重新设计其网页。经改良后各个项目更加方便使用，而表达方式亦有所改进，让顾客瞬间知道部门提供的各项服务。全新面貌的网页于2012年12月17日正式推出，市民现时可轻易浏览本署网页，弹指间获得所需资料。

本署在所有业务范畴融入对环境负责的文化，并于运作中优先采用各种环保内务管理方法。我们新近开发知识管理系统，这个新的资讯科技平台于2013年2月推出，让员工以电子方式，有效分享部门的书面知识，以及同事们的工作经验和心得。署方亦正在开发部门的档案管理系统，以整体一致的方式管理电子和非电子档案。这些系统可减少贮存需要，让部门向无纸办公室迈进一步。

Riding on the Department's experience in the building and running of the PIO, we were entrusted by the Transport and Housing Bureau to develop the Sales of First-hand Residential Properties Electronic Platform (SRPE) in support of the Residential Properties (First-hand Sales) Ordinance. Coming into operation on 29 April 2013, the SRPE allows the vendors to upload the requisite information of sales brochures, price lists and transactions while the potential buyers can access to such information on a timely and 24-hour basis.

The website of the Department was re-designed to provide enhanced user-friendly features and improved presentation. The revamped homepage gives our customers all our services at a glance. The new look came on stage officially on 17 December 2012. The public can now easily navigate and get hold of the required information on our website at their fingertips.

The Department has integrated an environmentally responsible culture in all aspects of its operations and has accorded a high priority to the implementation of various green housekeeping measures in its operations. We developed and implemented a new IT platform – Knowledge Management System in February 2013 under which the Department's written knowledge as well as colleagues' work experiences and wisdom can be shared among staff effectively through electronic means. The Department is also developing a department-wide Document Management System to manage both electronic and non-electronic records in an integrated and consistent manner. These systems will help reduce our need for storage and take a step towards a paperless office.



## 机遇与展望

本署致志求进，坚持以进取的态度，迎接未来的挑战，并为下列目标悉力以赴：

- 探讨可否与其他政府部门合作，改良物业资讯网服务。
- 扩展差饷地租的综合发单和缴款服务，切合持有多个物业的缴纳人所需。
- 发掘方法提升运作效率，把握机会外判合适的工作，以期在维持理想的成本效益和效率之余，改进服务，推陈出新。

过去一年，本署全寅在公务上尽心尽力，我谨此衷心致谢。我们将继续并肩前行，同心协力服务大众。

差饷物业估价署署长  
曾梅芬太平绅士  
2013年10月

## Opportunities and Prospects

The Department is committed to striving for continuous improvement. We will continue to take on the challenges ahead in a proactive manner and press ahead with the following initiatives:

- Exploring the possibility of collaboration with other Government departments with a view to improving our PIO service.
- Expanding the consolidated Billing and Payment service for rates and Government rent to meet the needs of payers with multiple properties.
- Identifying ways to enhance our operational efficiency and seizing opportunities to outsource suitable tasks for attaining better cost effectiveness and efficiency, and what is more, for service improvements and innovations.

In closing, I would like to take this opportunity to thank my colleagues for their unfailing support and efforts over the past year. Looking forward, we will continue to progress together and serve our customers better.

Mrs Mimi BROWN, JP  
Commissioner of Rating and Valuation  
October 2013





理想和使命

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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><b>称心服务</b> 我们主动掌握顾客的需要，时刻提供称心满意的服务。</p> <p><b>全力承担</b> 我们就服务水平和表现，竭诚尽责。</p> <p><b>专业精神</b> 我们善用专业知识、技术和经验，并坚守至高的诚信。</p> <p><b>创新求进</b> 我们力求创新，积极进取，掌握机遇和勇于面对挑战。</p> <p><b>以人为本</b> 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><b>物有所值</b> 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><b>Customer satisfaction</b> We proactively identify customers' needs, and take every opportunity to enhance customer satisfaction.</p> <p><b>Accountability</b> We accept our accountability to the Government and community for our service standards and performance.</p> <p><b>Professionalism</b> We apply appropriate professional knowledge, skills and experience, and uphold the highest standard of integrity in our work.</p> <p><b>Innovation</b> We anticipate new challenges and opportunities, and respond to these in a timely and creative way.</p> <p><b>Respect</b> We value our colleagues, partners and customers, and look to work with them in a spirit of mutual respect and trust.</p> <p><b>Value for Money</b> 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		





差餉物業估價署的主要職能計有：

- 評估差餉和地租；
- 管理差餉和地租的帳目與發單；
- 為政府的決策局和部門提供物業估價服務；
- 為政府的決策局和部門、公共機構與私營機構提供物業資訊服務；以及
- 執行《業主與租客（綜合）條例》（第7章），包括就租務事宜向業主及租客提供諮詢和調解服務。

## 評估差餉

「差餉」是對房地產徵收的稅項，並按應課差餉租值乘以一個指定百分率徵收。

物業的「應課差餉租值」是根據物業在指定日期於公開市場上可取得的全年租金估值。

根據《差餉條例》（第116章），差餉物業估價署署長負責編制估價冊，當中載列全港已評估差餉的物業的資料。

## 估價冊

估價冊載錄所有已評估差餉的物業及其應課差餉租值。

截至2013年4月1日，估價冊共載有2 400 530個差餉估價項目，應課差餉租值總值達5 279億元，詳情請參閱表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).

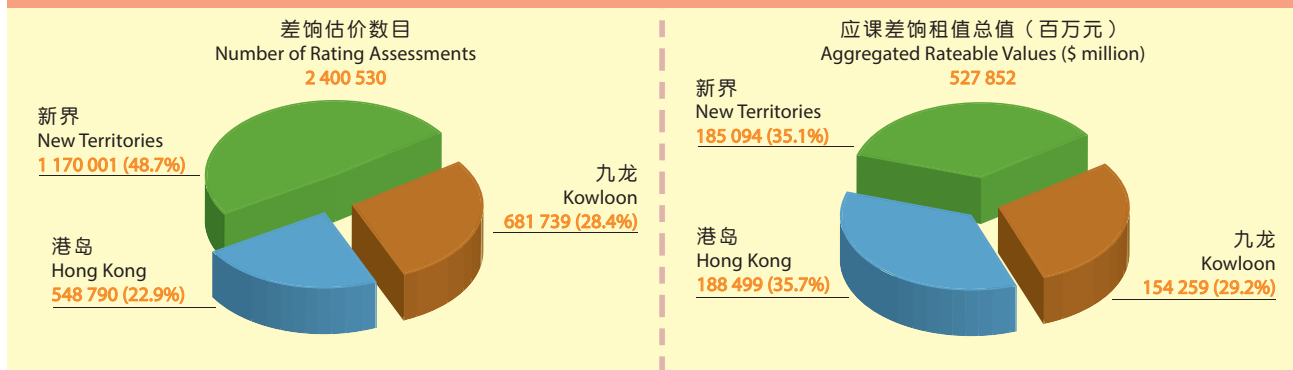
## The Valuation List

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

The Valuation List as at 1 April 2013 contained 2 400 530 rating assessments with total rateable values of \$527.9 billion. Further details are shown in Tables 1 - 8.



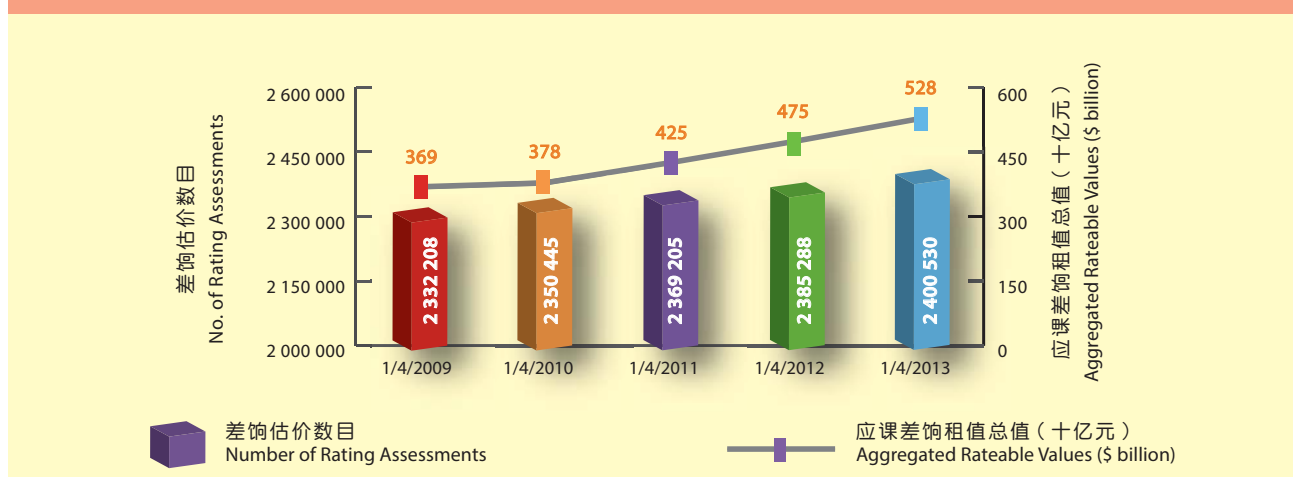
截止 2013 年 4 月 1 日的差饷估价数目和应课差饷租值总值  
Number of Rating Assessments and Aggregated Rateable Values as at 1 April 2013



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

差餉物业估价署署长负责评估和征收第 515 章所涵盖的地租，并编制地租登记册，载列所有根据本条例评估地租的物业的应课差餉租值。截至 2013 年 4 月 1 日，地租登记册载有 1 856 093 个估价项目，应课差餉租值总值约为 3 043 亿元，详情请参阅表 9。

第 515 章所指的地租，数额为物业应课差餉租值的 3%，并随应课差餉租值的改变而调整。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餉租值，等同于用作计算差餉的应课差餉租值。如物业获豁免评估差餉，或只有部分物业须缴纳地租（例如：物业座落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餉租值。

## 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 preparation of the Government Rent Roll containing the rateable values of all properties liable for assessment under this Ordinance. The Government Rent Roll contained 1 856 093 assessments as at 1 April 2013 with an aggregated rateable value of \$304.3 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.



## 印花稅

本署亦为没有订明价值的转让物业提供估值。

## Stamp Duty

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



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

署方因应其他政府部门和半官方机构的工作需要，定期提供估价服务。

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.

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

## 物业资讯服务

### 物业市场资料

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

此外，本署亦会应各局和部门的要求，展开专题研究与分析。

## Property Information Services

### Property Market Information

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

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



本署每年出版的《香港物业报告》，回顾过往一年物业市场的情况，并预测未来两年的楼宇落成量。报告亦载有主要物业类别的总存量和空置量。

本署亦编制《香港物业报告—每月补编》，定期更新物业售价、租金统计、市场回报率、落成量、买卖宗数和成交总值的资料。

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

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



### 编配门牌号数

根据《建筑物条例》（第 123 章），差饷物业估价署署长主管全港楼宇门牌号数的编配事宜。本署会在日常评估差饷期间，同时执行这项工作，在新建楼宇落成之前配予门牌号数。

本署透过举办宣传活动，鼓励市民在楼宇和店铺入口处标示正确门牌号数。

### Building Numbering

Under the Buildings Ordinance (Cap. 123), the Commissioner of Rating and Valuation is the authority for building numbering in the territory. This work is undertaken in the course of normal rating work, with numbers allocated in advance of the completion of new buildings.

The Department promotes the correct display of building numbers at entrances to shops and buildings by means of publicity campaigns.



### 楼宇名称

本署编制并修订《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。

## 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.



## 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。

## Notice of New Letting or Renewal Agreement

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





服务表现和成就

Performance and Achievements

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## 评估差饷和地租

### 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的常用方法。

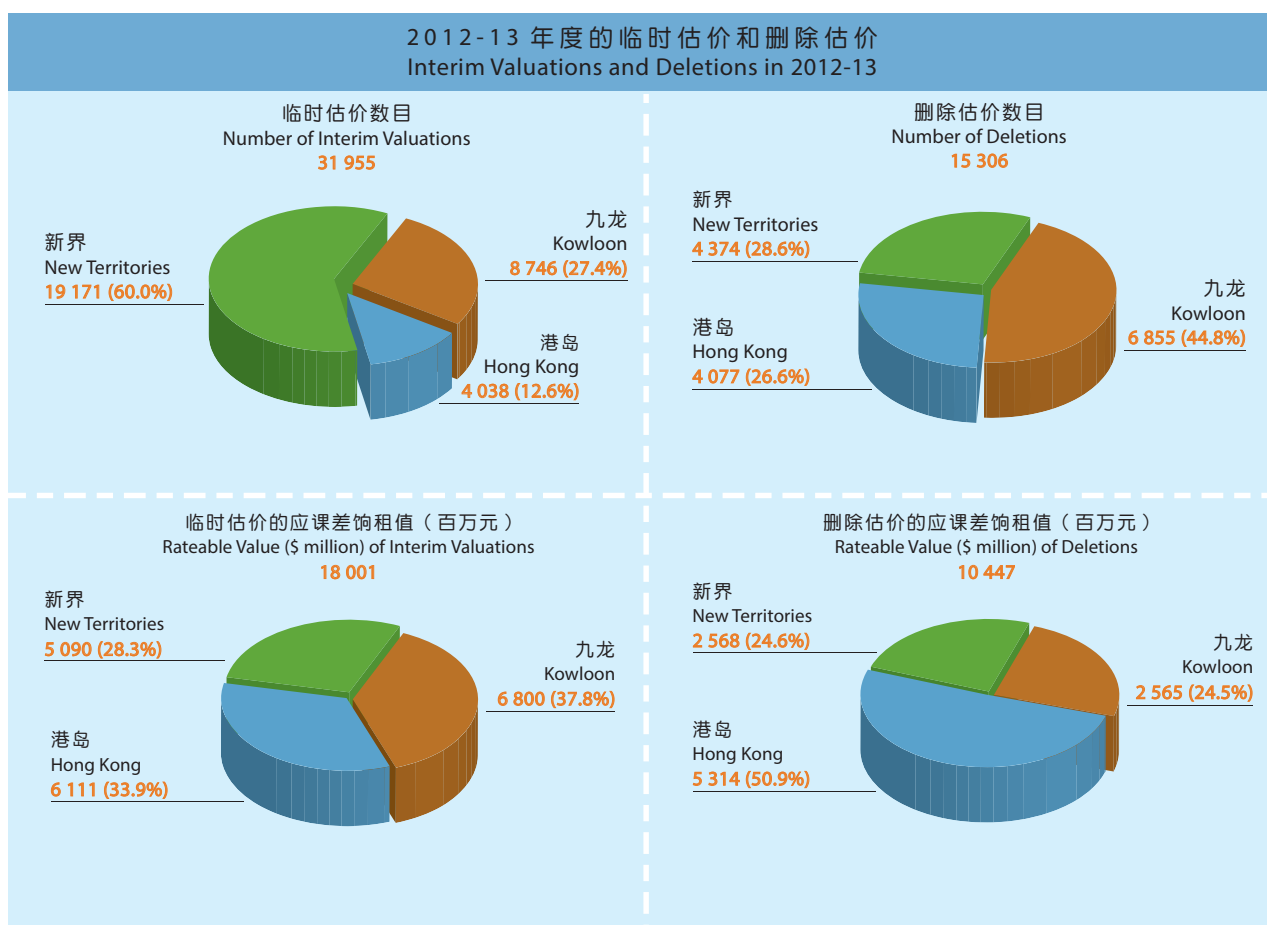
表 10 显示 2012-13 年度临时估价和删除估价的数目。下列图表显示估价册及地租登记册内按区域划分的临时估价和删除估价数目，以及有关的应课差饷租值：

## 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 2012-13 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 2013-14 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 2 400 530 个物业，以及载于地租登记册内 1 856 093 个物业的应课差饷租值。

新应课差饷租值的生效日期是 2013 年 4 月 1 日，估价依据日期为 2012 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 2 400 530 assessments in the Valuation List and 1 856 093 assessments in the Government Rent Roll were reviewed in the revaluation for 2013-14.

The new rateable values which took effect on 1 April 2013 were based on market rents as at the valuation reference date of 1 October 2012.



重估完成后，差饷及地租的应课差饷租值分别平均上调 8%。

在新的估价册内，其中 88.9% 物业的应课差饷租值平均上升 10.2%，另有 10.3% 物业的应课差饷租值维持不变，余下 0.8% 物业的应课差饷租值则平均下跌 7.7%。

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 8% for rates and Government rent.

For 88.9% of the properties in the new Valuation List, the rateable values were increased by 10.2% on average. 10.3% had no change in rateable values. The remaining 0.8% of the properties had their rateable values decreased by 7.7% 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见，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。



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。

### Proposals, Objections and Appeals

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

However, if the entry of a property in the Government Rent Roll is identical to that in the Valuation List, the proposal, objection or appeal can only be made against the entry in the Valuation List. Any alteration to the Valuation List resulting from the proposal, objection or appeal will also be made to the Government Rent Roll.

In the case of an interim valuation, deletion or correction to the Valuation List and Government Rent Roll, a payer can lodge an objection with the Commissioner within 28 days of the issue to the payer of the appropriate notice.

In both circumstances, the proposals and objections are carefully considered by professional staff of the Department, and in the absence of either withdrawal or agreement, Notices of Decision are issued.

On receipt of such Notices of Decision, the recipients who are not satisfied with the decisions may lodge an appeal with the Lands Tribunal within 28 days of the issue of the respective notices.

In such circumstances, professional officers of the Department prepare cases in support of the Valuation List and Government Rent Roll entries, and appear before the Lands Tribunal as the Commissioner's expert witnesses.

Details of proposals, objections and appeals dealt with in the past two years are shown in Table 12.



## 差饷征收率

差饷是根据应课差饷租值乘以一个百分率而征收的。2012-13 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 2013 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 2012-13, 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 2013 are summarised in the table below:

按供水情况扣减差饷的物业 Properties with Water Concessions				
	应缴差饷获扣减 7.5% Rates payable reduced by 7.5%		应缴差饷获扣减 15% Rates payable reduced by 15%	
	数目 No.	应课差饷租值（千元） Rateable Value (\$ '000)	数目 No.	应课差饷租值（千元） Rateable Value (\$ '000)
港岛 Hong Kong	1	31	20	43 274
九龙 Kowloon	-	-	-	-
新界 New Territories	36	982	612	41 843
总数 Overall	37	1 013	632	85 117



## 服务表现和成就 Performance and Achievements

### 根据《地租（评估及征收）条例》（第 515 章） 征收地租

截至 2013 年 4 月 1 日，地租登记册载有 1 856 093 个估价项目。

2012-13 年度，本署为征收地租而展开的临时估价有 23 922 个，删除的估价则有 7 345 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评估地租。

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

The number of assessments in the Government Rent Roll on 1 April 2013 was 1 856 093.

The number of interim valuations and deletions carried out in 2012-13 for Government rent purposes were 23 922 and 7 345 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.



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。上诉人不服土地审裁处的决定，并就法律观点先后向上诉法庭和终审法院上诉，但被这两级法院分别在 2010 年 11 月和 2012 年 12 月驳回。

A test case on valuation issues of development sites was 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 and then to the Court of Final Appeal against the Tribunal's decision on points of law. The appeals were dismissed by both courts in November 2010 and December 2012 respectively.



### 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2013年3月31日,约有203 477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 2013, there were 203 477 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)
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
2012-13	2 691	331	832	207

### 帐目和发单

#### 差饷收入

2012-13年度的差饷收入为112.04亿元,款额反映年内因差饷宽减措施而少收的125.22亿元。

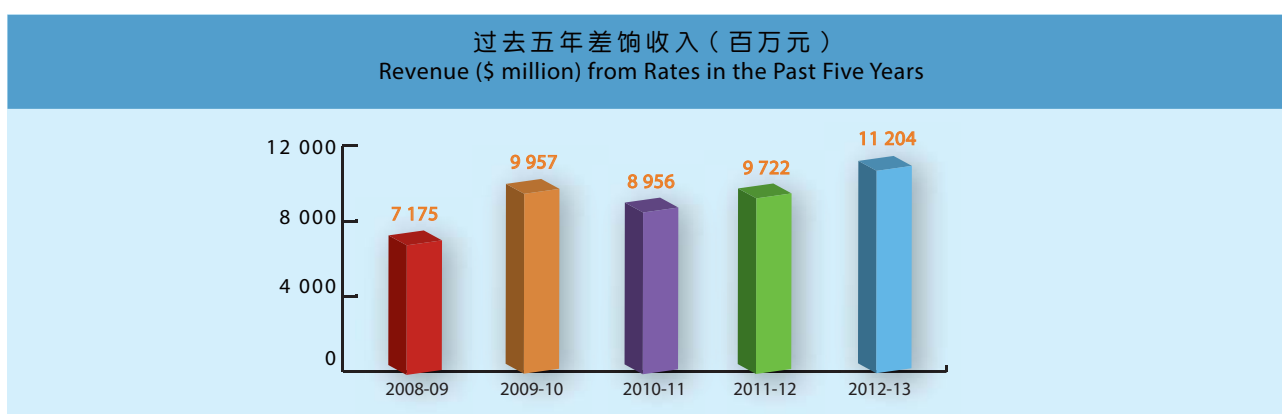
下图显示过去五年的差饷收入:

### Accounting and Billing

#### Revenue from Rates

The revenue from rates in 2012-13 was \$11 204 million, reflecting the loss in revenue of \$12 522 million due to rates concession granted in the year.

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



## 服务表现和成就 Performance and Achievements

### 差饷退款

只有空置土地和因政府取得法院颁令而空置的物业，才可获退还差饷。2012-13 年度退还的款额微不足道。

### 差饷欠款

2012-13 年度，本署向欠交差饷的业主追讨欠款，涉及的个案约为 33 800 宗。

该财政年度终结时，约有 24 100 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 2013 年 3 月 31 日，录得的拖欠差饷额为 4 700 万元，下图显示过去五年的差饷欠款情况：

### Refund of Rates

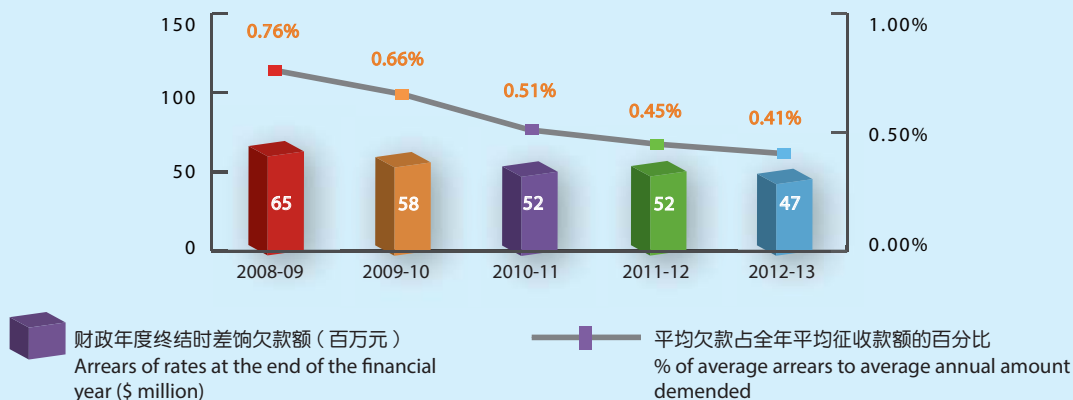
Only vacant open land and vacancies resulting from Court Orders obtained by the Government are eligible for refunds. The amount of refund was negligible in 2012-13.

### Arrears of Rates

In 2012-13, the Department took recovery action in respect of arrears outstanding for about 33 800 cases.

Some 24 100 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 2013, \$47 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

2012-13 年度的地租收入为 78.57 亿元。

截至 2013 年 3 月 31 日，拖欠地租的帐目约有 23 200 个，未收的款项约为 6 000 万元，平均欠款占全年平均地租征收额 0.8%，欠款额并未包括原居村民因申请租金优惠而暂缓缴纳的地租。

### 差饷和地租帐目

截至 2013 年 4 月 1 日，差饷和地租帐目约 250 万个。下图显示各种帐目的数量：

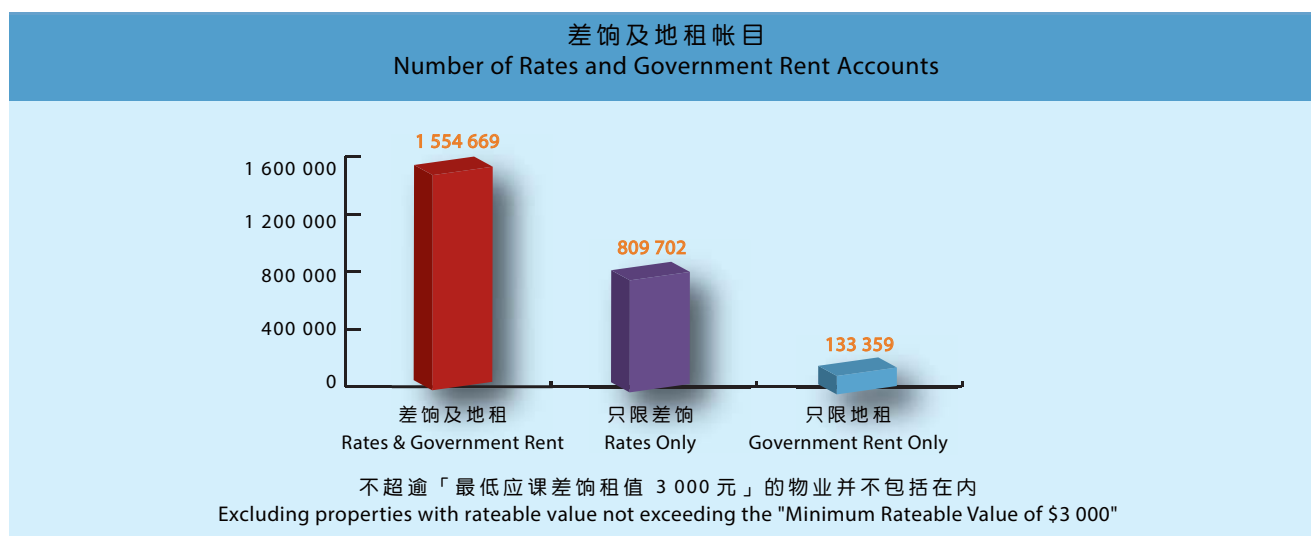
### Revenue from Government Rents and Arrears

The revenue from Government rents in 2012-13 was \$7 857million.

Some 23 200 accounts had rent arrears as at 31 March 2013, comprising about \$60 million. The percentage of average arrears to average annual Government rent demanded was 0.8%. This amount excluded the outstanding Government rent for properties owned by indigenous villagers where applications for rent concession were being processed.

### Rates and Government Rent Accounts

About 2.5 million rates and Government rent accounts were maintained by the Department as at 1 April 2013. These accounts are set out in the chart below:



### 宣传准时缴款

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

### Announcement on Prompt Payment

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



## 估价及物业资讯服务

### 印花税

2012-13 年度，共有 144 107 宗个案接受审查和估价。本署共提供 11 227 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。

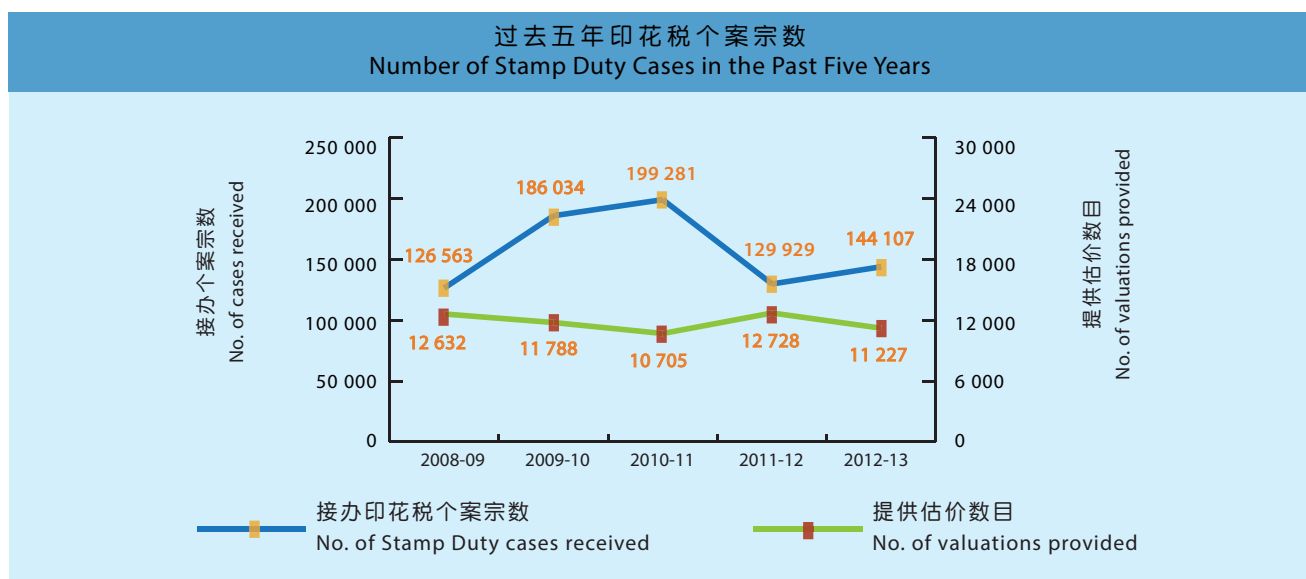
下图显示过去五年这方面的工作量：

## Valuation and Property Information Services

### Stamp Duty

In 2012-13, the number of cases received for examination and valuation was 144 107. The Department provided 11 227 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:

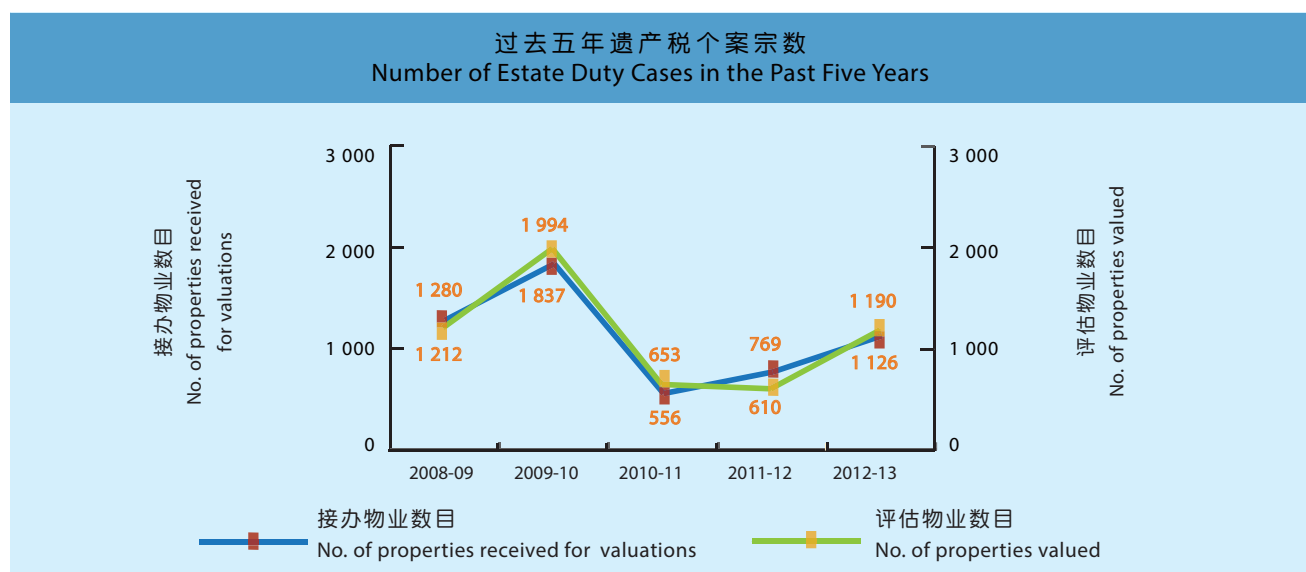


### 遗产税

年内共有 239 宗个案交由本署评定物业价值，涉及 1 126 个物业。下图显示过去五年的遗产税工作量：

### Estate Duty

During the year, 239 cases involving 1 126 properties were forwarded to the Department for valuation. The graph below shows the volume of Estate Duty work in the past five years:



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

### 为其他政府部门和半官方机构提供估价服务

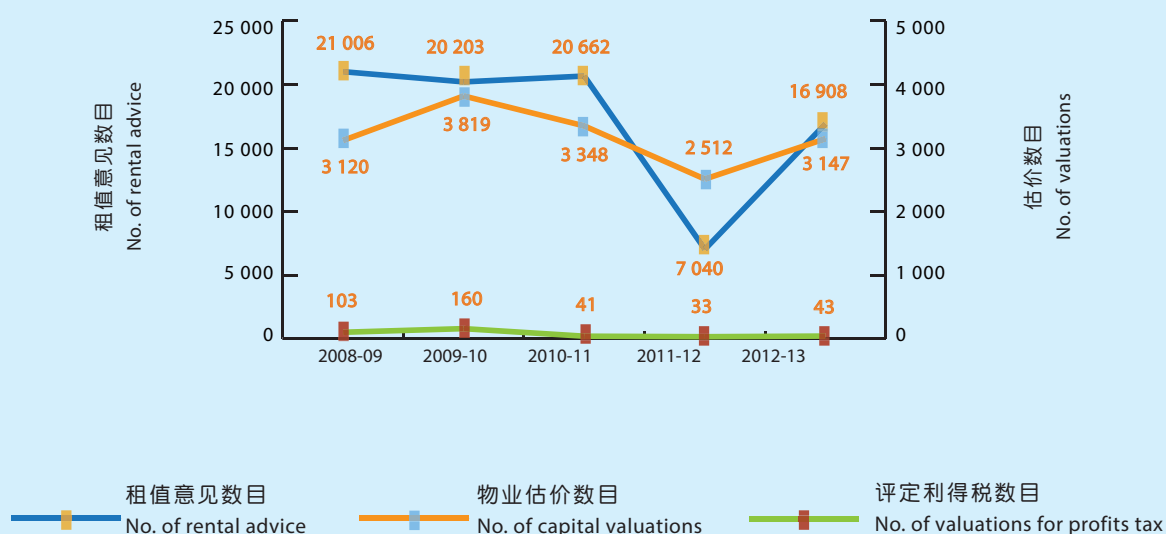
过去一年间，本署为其他政府部门和半官方机构提供估价服务，包括就 16 908 宗个案提供租值意见、评估 3 147 个物业的售价，以及处理 43 宗利得税个案。下图概述本署过去五年所提供的这类估价服务：

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 16 908 rental advice, 3 147 capital valuations and 43 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



## 服务表现和成就 Performance and Achievements

### 物业资讯服务

本署为协助政府制定政策而进行的物业研究和市场监察工作，过去数年间明显增多。

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

《香港物业报告》2013年版回顾2012年物业市场的情况，并预测2013至2014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。这网上平台服务在2010年获进一步提升，增至查询估价册及地租登记册最新三个估价年度的应课差餉租值，以及差餉和地租帐目资料，每个查询项目的费用亦大幅调低。

### 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 2013 edition of the "Hong Kong Property Review" gives a review of the property market in 2012 and provides forecasts of completions in 2013 to 2014. 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

2012-13 年度获编配门牌号数的发展项目约有 1 323 个，其中 1 245 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 2012-13, about 1 323 developments were allotted with building numbers, of which 1 245 were in the New Territories.

In addition to routinely assigning building numbers to new buildings within areas with established numbering systems, the Department is systematically establishing official numbering systems in rural areas in the New Territories where previously there were none.



## 《楼宇名称》

2011 年版《楼宇名称》的印行本已公开发售，市民亦可登入本署网站免费浏览书中资料。该书的印行本每三年修订一次，但网上版则每年 4 月和 10 月均会更新。

## “Names of Buildings” Book

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



### 业主与租客服务

#### 《业主与租客（综合）条例》

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

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

#### 咨询和调解服务

2012-13年度，本署处理约177 000宗查询，其中45 000宗由本署每天派驻土地审裁处当值的人员处理，另有4 500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。



**● 租務主任計劃**  
差餉物業估價署派出租務主任每星期定時在以下5間諮詢中心當值，就租務事宜及業主與租客的法定權利和責任，為市民提供指導。

諮詢中心	租務主任當值時段
灣仔	逢星期二上午及星期三下午
油尖旺	逢星期四下午
觀塘	逢星期五下午
荃灣	每月第一及第三個星期四上午
大埔	每月第二及第四個星期四下午

### 新租出或重订协议通知书

2012-13年度，本署共处理51 000份新租出或重订协议通知书。

### Landlord and Tenant Services

#### Landlord and Tenant (Consolidation) Ordinance

The Landlord and Tenant (Consolidation) (Amendment) Ordinance 2004 took effect from 9 July 2004. It removed the security of tenure restrictions for domestic tenancies under Part IV and the minimum notice requirement for terminating non-domestic tenancies under Part V of the principal Ordinance.

With the assistance rendered by the Department, landlords and tenants have gradually gained an understanding of the effect of the amending Ordinance 2004 and have adapted to the legislative changes.

#### Advisory and Mediatory Services

In 2012-13, some 177 000 enquiries were handled, with 45 000 and 4 500 of these being dealt with by officers during their daily and weekly visits to the Lands Tribunal and District Offices respectively.

### Notice of New Letting or Renewal Agreement

A total of 51 000 Notices of New Letting or Renewal Agreement were processed in 2012-13.



## 服务表现和目标

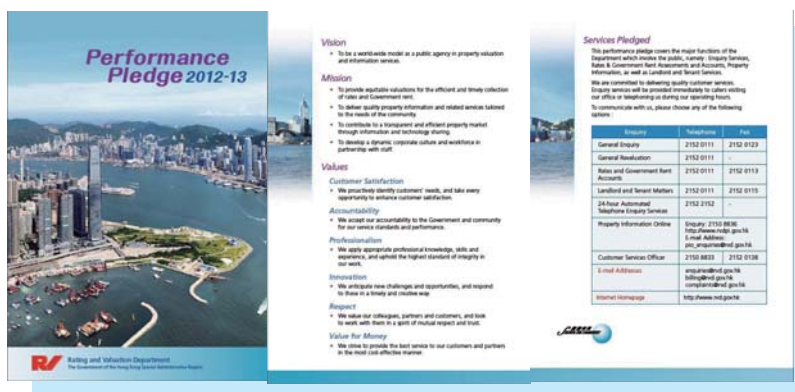
### 服务承诺

2012-13 年度服务承诺所载的全部 11 项工作均达标或超额完成。

## Performance and Service Targets

### Performance Pledge

For all the 11 work items listed in the 2012-13 Performance Pledge, the set service levels or targets were either achieved or exceeded.



### 24 小时自动电话资讯服务

本署设有 24 小时自动电话资讯服务，让市民透过预录声带，查询有关差餉、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。

### 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。

It also provides callers with an option to obtain certain information such as property market statistics by fax transmission.

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。

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 电话中心

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

### 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

38 物业资讯网  
Property Information Online (PIO)

39 发出征收差饷地租电子通知书  
Electronic Issue of Rates/  
Government Rent Demands

39 一手住宅物业销售资讯网  
Sales of First-hand Residential Properties  
Electronic Platform (SRPE)



## 新增和优化服务 New and Improved Services

### 以电子方式递交表格及通知书

本署接受缴纳人以电子方式，按《差饷条例》、《地租（评估及征收）条例》和《业主与租客（综合）条例》的规定递交法定表格和通知书，这是本署其中一项电子政府措施。这项服务为缴纳人提供邮寄和亲身递交等传统方式以外的选择。市民可登入本署网站（网址：[www.rvd.gov.hk](http://www.rvd.gov.hk)），了解「递交表格电子化」的细节，或致电本署（电话：2152 0111）查询。

### 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，以一张帐单罗列每个物业的季度应缴款项，使帐单管理更省时便捷。截至2013年3月底，用户共开设近1 900个综合帐户，连结大约152 000个物业帐目。本署日后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。

### 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，进一步加强我们的公共服务。本署年内提升物业资讯网的服务，为个别差饷或地租缴纳人免费提供住宅物业的资料（实用面积和楼龄）。物业资讯网现时提供以下公共服务：

#### 收费服务

- 查询私人住宅物业（乡村式屋宇除外）的实用面积、楼龄和许可用途
- 查询估价册及／或地租登记册所载最近三个估价年度的应课差饷租值
- 查询差饷及／或地租帐目

### Electronic Submission of Forms and Notices

As part of our e-Government initiatives, we accept electronic submissions of statutory forms and notices required to be served under the Rating Ordinance, the Government Rent (Assessment and Collection) Ordinance and the Landlord and Tenant (Consolidation) Ordinance. This electronic mode of service provides an alternative to the conventional mode of serving a form by post or in person. Detailed information on "Electronic Submission of Forms" is available on our Homepage at [www.rvd.gov.hk](http://www.rvd.gov.hk). Enquiries may also be made to us on 2152 0111.

### Consolidated Billing and Payment Service

Payers with multiple properties can apply for a consolidated bill listing out the rates and Government rent payable for each individual property. This service provides payers an easy and time-saving means of managing their quarterly demand notes. Up to end March 2013, close to 1 900 consolidated accounts have been set up linking about 152 000 individual property accounts. This customer-focus and environmentally friendly service will continue to be expanded and promoted to payers with multiple properties.

### 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. During the year, we have upgraded the PIO service to provide property data (saleable area and age of property) to individual rates or Government rent payers of domestic properties free of charge. The PIO has now provided the public with the following service items:

#### Chargeable Service

- Enquiry on saleable area, age and permitted occupation purposes of private domestic properties (excluding village type houses)
- Enquiry on rateable values contained in the Valuation Lists and/or Government Rent Rolls for the last 3 years of assessment
- Enquiry on rates and/or Government rent accounts



## 新增和优化服务 New and Improved Services

### 免费服务

- 供公众查阅新公布的估价册及地租登记册
- 供个别差饷或地租缴纳人查阅私人住宅物业（乡村式屋宇除外）的物业资料

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 253 万个物业地址记录。这项服务深受测量师、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。本署会探讨可否与其他政府部门加强合作。

### 发出征收差饷地租电子通知书

《电子差饷地租单》服务自 2010 年 12 月推出以来，超过 15 100 位用户登记使用，连结 22 000 多个缴纳人帐目。启用帐目时选择停止收取纸本帐单的用户逾六成，数字令人鼓舞。为了提供一站式发单和缴款服务，本署于 2011 年 7 月 7 日推出电子付款平台，供缴纳人即时清缴电子帐单。

### 一手住宅物业销售资讯网

《一手住宅物业销售条例》自 2012 年制定之后，运输及房屋局委托本署开发中央电子资料库，让一手住宅物业卖家上载售楼所需的资料，包括售楼说明书、价单和成交记录册，及供公众全天候查阅这些资讯。2013 年 4 月 29 日，一手住宅物业销售资讯网投入服务，给公众查阅上述有关资料。

### Free Service

- Public inspection of the newly declared Valuation List and Government Rent Roll
- Enquiry on property data for individual rates or Government rent payers of private domestic properties (excluding village type houses)

With the alignment of address records with the Land Registry, PIO offers a versatile bilingual search engine with five different searching paths for 2.53 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. The Department will explore the opportunities for further collaboration with other Government departments.

### Electronic Issue of Rates / Government Rent Demands

Since the launch of "eRVD Bill" service in December 2010, over 15 100 subscribers have registered for the service, linking up over 22 000 payer accounts. It is encouraging to see that over 60% 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. This online payment service allows payers to settle their electronic demands instantly.

### Sales of First-hand Residential Properties Electronic Platform (SRPE)

Following the enactment of the Residential Properties (First-hand Sales) Ordinance in 2012, the Department was entrusted by the Transport and Housing Bureau to develop an online centralised information platform catering for on the one hand vendors of first-hand residential properties uploading the requisite information of sales brochures, price lists and registers of transactions, and on the other hand public access to such information on a timely and 24-hour basis. The SRPE was opened for public access on 29 April 2013.





迎接挑战

Challenges Ahead

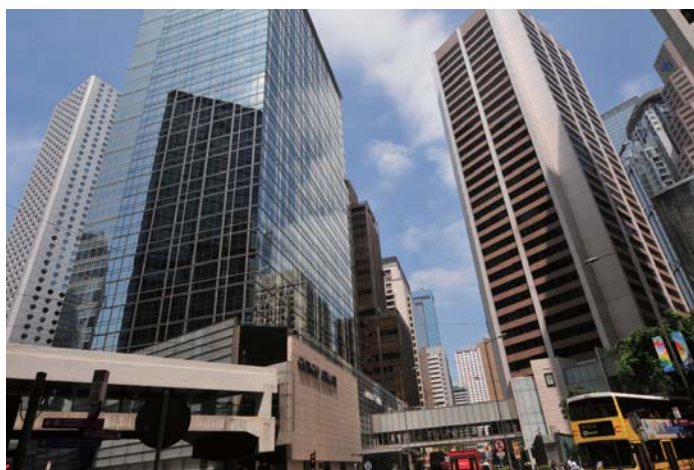
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## 每年全面重估应课差餉租值

本署每年均重估差餉，使应课差餉租值贴近市场水平，让缴纳人公平分担缴纳差餉地租的责任。在环球经济仍然相当不明朗之际，估算出公平公正的应课差餉租值尤其艰巨。由于估价宗数庞大、时间迫切，加上人手紧绌，每年重估应课差餉租值实非易事。能否如常依时顺利完成这项工作，端赖周详的计划和同事专心致志。

## Annual General Revaluations

Revaluations are conducted annually to bring rateable values up to date in order to provide a fair distribution of rates and Government rent liability. While the global economic climate remains fairly unstable, providing fair and equitable rateable values has become more challenging. In fact, annual revaluation has always been regarded as a challenging job in view of the large volume of assessments, the tight working schedule and the severe manpower constraints. Without meticulous planning and staff commitment, the revaluation work will not be completed timely and successfully as usual.



## 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。土地审裁处在2008年2月就测试个案中的估价问题颁下判决，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，但在2011年12月1日上诉人得到终审法院上诉委员会许可，可向终审法院提出上诉。终审法院于2012年11月聆讯此案，同年12月21日一致驳回上诉人提出的上诉。

署方已着手解决其他涉及发展用地的地租上诉个案。

## Government Rent Assessment

The assessment of Government rent has been hampered by the protracted litigation with developers. The Lands Tribunal handed down the judgment 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 was heard in November 2012. The CFA unanimously dismissed the Appellant's appeal on 21 December 2012.

The Department has started to resolve other outstanding Government rent appeals relating to development site.



## 外判机遇

本署将工作外判的历史超过 15 年，当中所累积的经验，令我们决意加紧把握机会，善用外聘服务供应商，以改善各项服务和推陈出新。年内把视察展示门牌号数计划外判，并继续外判估价工作，善用私营机构资源，加快评估新界的乡郊物业。有效管理外判的各项主要问题，例如品质保证和风险管理，对于能否提供预期的服务来说，仍属我们需要接受的挑战。

## Outsourcing Opportunities

The Department has conducted outsourcing projects for over 15 years, the experience amassed has fostered our determination of seizing further opportunities to tap into the external service providers for service improvements and innovations. During the year, we contracted out projects on the inspection of display of building number and continued to outsource valuation work to tap the private sector's resources to speed up the assessment of rural properties in the New Territories. Managing effectively all the key issues involved in outsourcing like quality assurance and risk control in order to deliver desired results will remain our challenges ahead.

## 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。

## 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

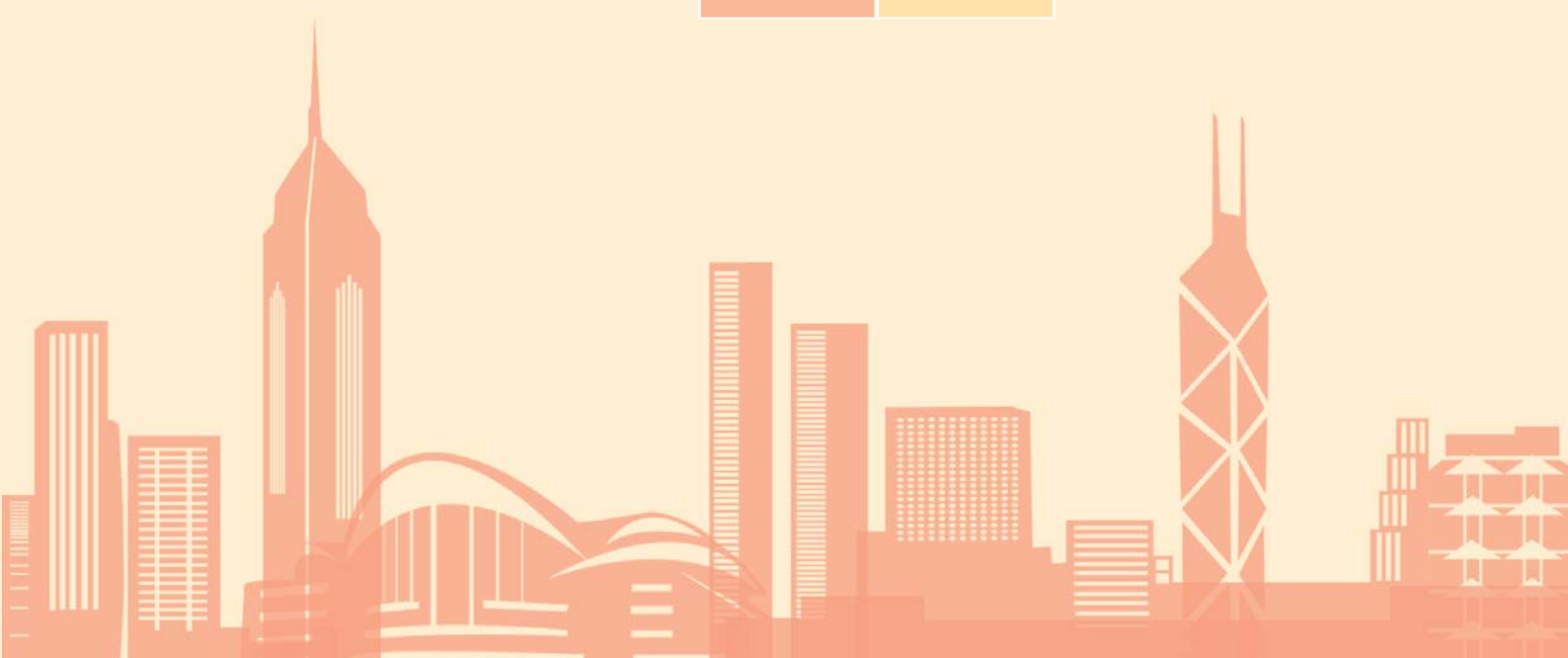
48 废物管理  
Management of Wastes

49 采购环保产品  
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本署主要负责评估物业的差餉与地租、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

差餉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：差餉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

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; and



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

## 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；

- 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.

## 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;



- 车辆等候时停车熄火，以节省能源和减少废气排放；
- 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；
- 影印机旁设置环保盒，放置经单面使用的纸张，以便用于复印；
- 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知识管理系统、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。

- switch off vehicle engines while waiting to save energy and reduce vehicle emissions;
- 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;
- set up green trays in photocopiers to facilitate printing with papers used on one side;
- 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 Knowledge Management System, 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 coordinated by the Building Management Office by placing recycling bins in the Department premises.



## 采购环保产品

本署致力推行环保采购，购买产品时尽可能考虑环保因素：

- 购置具有自动节能功能、符合能源效益的办公室文仪器材；
- 购置环保产品，例如再造纸、可替换笔芯的原子笔、可循环再造的碳粉盒 / 喷墨盒及环保电池 / 充电电池；
- 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，2012-13 年度本署的 A3 和 A4 纸耗用量合共为 9 074 令，较 2011-12 年度的 9 127 令减少 0.6%，相对 2002-03 年度的 12 070 令更减少 24.8%。此外，2012-13 年度的耗纸量约 93% 为再造纸。

## Procurement of Green Products

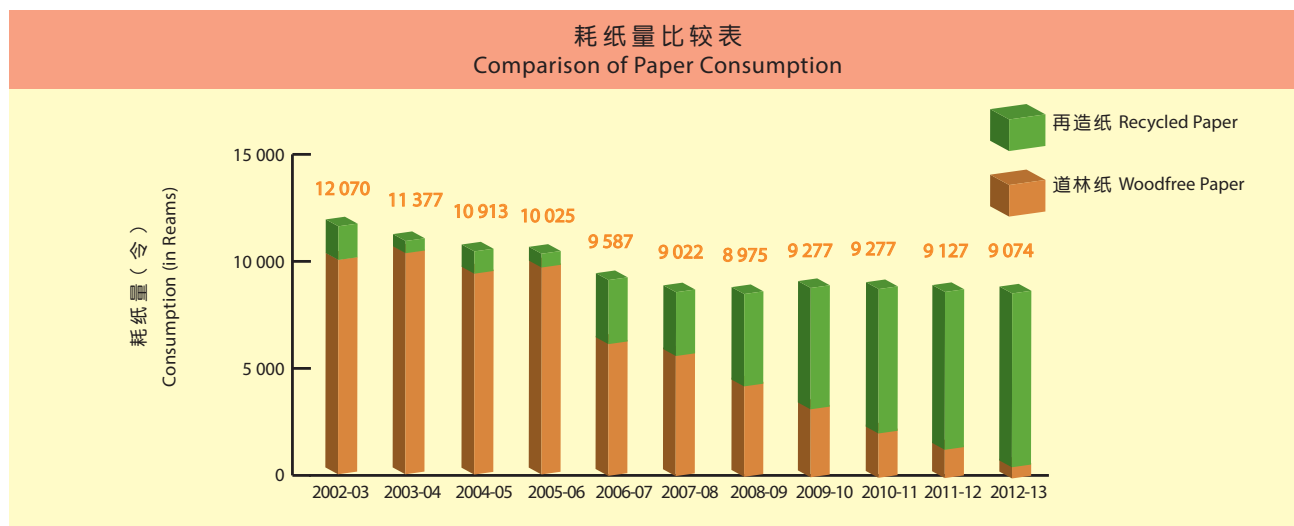
The Department is committed to green procurement. In conducting procurement, we took into account environmental factors as far as applicable:

- 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 environmentally 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 2012-13 was 9 074 reams, indicating a decrease of 0.6% against 9 127 reams in 2011-12 and 24.8% against 12 070 reams in 2002-03. Besides, about 93% of the paper requirement for 2012-13 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 endeavour to economise consumption with a view to reducing consumption.



## 环保报告 Environmental Report

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2012-13年度最后一季为止，约有15万个独立帐目整合成大约1 870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。2012-13年度共回收了44 420公斤废纸，并收集了1 266个用完的碳粉盒和喷墨盒，交予政府物流服务署公开拍卖。

### 《清新空气约章》

为配合《清新空气约章》的承诺，本署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例；
- 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。2012年2月，本署办事处所在的长沙湾政府合署获环境保护署颁发《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。

### 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用纸和用电模式，务求令办公室的运作更具环保效益。

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 2012-13, about 150 000 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 environmentally friendly service.

### Reduce and Recycle of Wastes

The Department has continued its efforts to reduce and recycle wastes. In 2012-13, 44 420 kilograms of waste paper were collected for recycling; and 1 266 numbers of empty toner/ink-jet cartridges were collected for sale by public auctions arranged by the Government Logistics Department.

### Clean Air Charter

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

- comply with all the applicable ordinance and regulations related to vehicle operation;
- arrange annual maintenance to ensure proper function of the Department's vehicle;
- conduct indoor air-quality monitoring regularly. In February 2012, 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.

### 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.



## 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。于电子资料管理研究之后，署方已开发并在2013年2月推出名为「知识管理系统」的新资讯科技平台，集合部门的书面知识，以及同事的工作经验和知识，通过电子媒介以有效的方式让同事分享。另外，为配合政府档案管理电子化的方针，本署正开发内部适用的文件管理系统，务求把电子和非电子档案以统一的方式整合管理。实施电子资料管理计划有助减少档案储存空间，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2013年3月为止，超过14 650个用户登记使用电子发单服务，连结超过21 240个缴纳人帐户，当中约67%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。

## 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. Following the EIM Study, the Department has developed and implemented a new IT platform - Knowledge Management System (KMS) in February 2013 under which the Department's written knowledge as well as colleagues' working experiences and knowledge can be built up and shared among staff effectively through electronic means. Separately, pursuant to the Government's drive for electronic records management, the Department is developing a department-wide Document Management System to manage both electronic and non-electronic records in an integrated and consistent manner. Implementation of the EIM strategy will help 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 environmentally friendly objective.

As at March 2013, over 14 650 subscribers have registered for the service, linking up over 21 240 payer accounts. It is encouraging to see that about 67% of the subscribers have opted to drop their paper bills readily at the initial account set-up. This has demonstrated the confidence of our payers in using the service and their high commitment to conserving the environment. The Department will continue its effort to join hands with the public in reducing paper consumption and in promoting a greener environment.

## Clean Air Charter

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



# 人力资源

## Human Resources



曾梅芬太平绅士  
署长  
Mrs Mimi BROWN, JP  
Commissioner

邓炳光太平绅士  
副署长  
Mr P.K. TANG, JP  
Deputy Commissioner

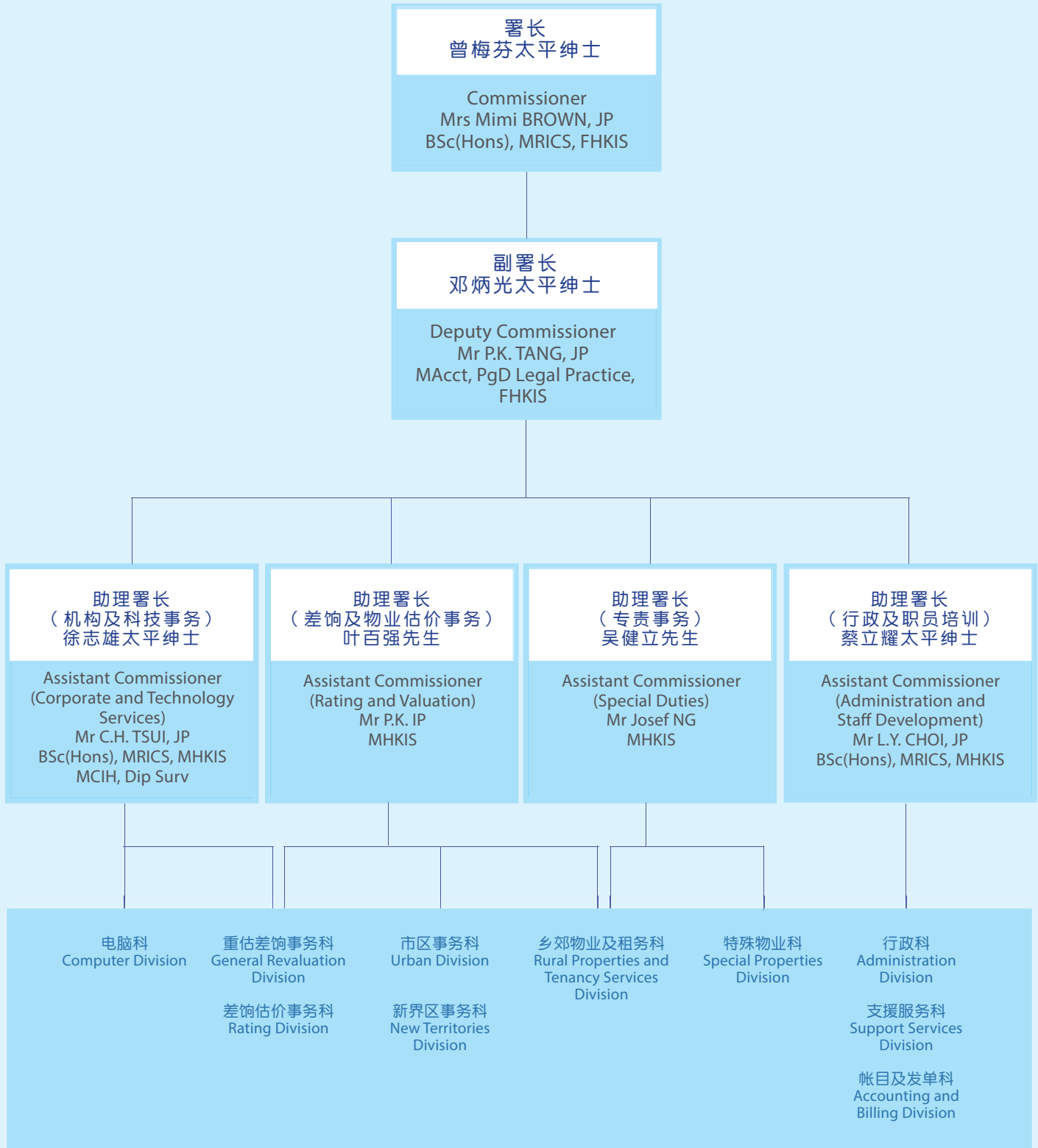
蔡立耀太平绅士  
助理署长  
(行政及职员培训)  
Mr L.Y. CHOI, JP  
Assistant Commissioner  
(Administration and  
Staff Development)

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)

徐志雄太平绅士  
助理署长  
(机构及科技事务)  
Mr C.H. TSUI, JP  
Assistant Commissioner  
(Corporate and Technology  
Services)

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

部门架构 (2013 年 4 月 1 日)  
Organisation Structure (1 April 2013)

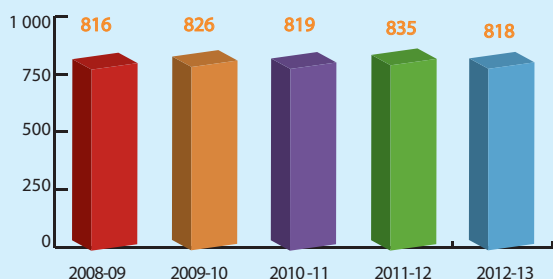


## 人手编制

截至 2013 年 4 月 1 日，本署实际总人数为 818 人，其中专业职系人员占 93 名，技术职系人员占 378 名，一般职系人员占 279 名，其他职系人员占 68 名。

以下图表显示过去五年的实际总人数，以及截至 2013 年 4 月 1 日按职系区分的员工比例：

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

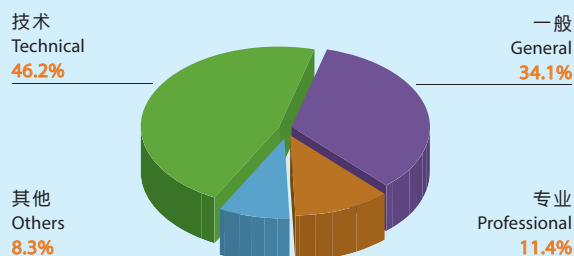


## Staffing

As at 1 April 2013, the Department had a total strength of 818 officers including 93 professional officers, 378 technical officers, 279 general grade officers and 68 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 2013:

截至 2013 年 4 月 1 日按职系区分的员工分布图  
Distribution of Officers by Grade as at 1 April 2013



附录 B 列出 2012 年 4 月 1 日和 2013 年 4 月 1 日本署的编制与实际人数比较。

本署 2012-13 年度的个人薪酬（不计长俸、旅费、宿舍等开支）和部门开支达 4.341 亿元，上年度则为 4.05 亿元。

Annex B sets out a comparison of the establishment and strength as at 1 April 2012 and 1 April 2013.

Expenditure on personal emoluments (other than pensions, passages, quarters, etc.), and charges for departmental expenses amounted to \$434.1 million in 2012-13, compared with \$405 million in the preceding year.

## 培训与发展计划

本署 2012-13 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。

## Training and Development Plan

The Departmental Training and Development Plan for 2012-13 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, 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 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2012年5月起实习六个月。

2013年3月，一名高级物业估价测量师借调到运输及房屋局实习九个月。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，一名助理署长、一名首席物业估价测量师和两名高级物业估价测量师分别参加由清华大学举办的国情研习课程，另有四名物业估价测量师分别参加由暨南大学、南京大学和北京大学深圳研究生院举办的国情研习课程。

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了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、新进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，本署安排了36名新进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，而八名物业估价测量见习生则分别由八名资深的物业估价测量师指导。

## Professional Staff Training

For career development and updating overseas practices, one Valuation Surveyor was attached to the Valuation Office Agency (VOA) of the United Kingdom for six months from May 2012.

One Senior Valuation Surveyor was seconded to the Transport and Housing Bureau for nine months from March 2013. 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, one Assistant Commissioner, one Principal Valuation Surveyor and two Senior Valuation Surveyors respectively attended the National Studies Courses at the Tsinghua University. Four Valuation Surveyors participated in the National Studies Courses at the Jinan University, Nanjing University and Shenzhen Graduate School of Peking University respectively.

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 36 junior Valuation Surveyors/Assistant Valuation Surveyors placed under the mentorship of 10 Principal Valuation Surveyors and 13 Senior Valuation Surveyors, and eight Valuation Surveying Graduates under the mentorship of eight 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，访客包括天津财政局和审计局的官员，以及来自海口、南京及深圳的税务官员。

这些访问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。

## 专业资格

2012-13年度，本署四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。

## 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 59 班的课程和研讨会，涵盖 31 个不同课题，出席数目为 2 953 人次。

此外，职员培训组年内为 48 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。

## 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 officials of the Financial Bureau and Audit Bureau of Tianjin as well as taxation authorities of Haikou, Nanjing and Shenzhen.

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

## Professional Membership

In 2012-13, four officers passed the Final Assessment of Professional Competence (APC) conducted by the Hong Kong Institute of Surveyors (HKIS) in 2012-13 and they were then elected to professional memberships.

## 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 59 classes covering 31 topics were held with a total attendance of about 2 953 trainees.

An in-house induction seminar was held for 48 new recruits as well as officers of the general/common grades posted to the Department during the year.



## 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 97 人次参加由政府承办商提供的各类电脑课程，另有五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 421 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和知识管理系统

除网上学习系统之外，署方 2013 年 2 月推出知识管理系统，目的是改善收集、分享和应用机构知识的途径。两个系统均方便员工经内联网善用网上学习资源。

## Other Training Courses

Responses of staff on computer training and IT applications were good. A total of 97 trainees attended a variety of computer courses run by the Government bulk contractors. In addition, five professional and technical officers attended SAS training courses run by a private contractor.

For other wide-ranging CSTD courses, a total attendance of 421 was recorded.

## RVD e-Learning System and Knowledge Management System

In addition to the RVD e-Learning System, the Department rolled out the Knowledge Management System in February 2013 to improve the way of capturing, sharing and using organisational knowledge. Both systems provide our staff with user-friendly access to learning resources via the Intranet.



2012-13 年度，網上學習系統共錄得 2 432 次點擊，188 名學員報讀不同的網上課程。知識管理系統作為「一站式知識平台」，為署內資訊和知識的單一接觸點。系統提供各種協作工具，包括項目支援工具與討論區，讓同事就有興趣的課題分享資訊和交流意見。

In 2012-13, 2 432 hits to the e-Learning System were recorded with 188 users enrolling in various web-courses. Serving as a "one-stop knowledge portal", the Knowledge Management System provides a single access point for internal information and knowledge as well as collaborative tools including project support tools and discussion forum for colleagues sharing advice and information on topics of interest.



## 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。

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。

署长经常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。

## Staff Relations and Participation

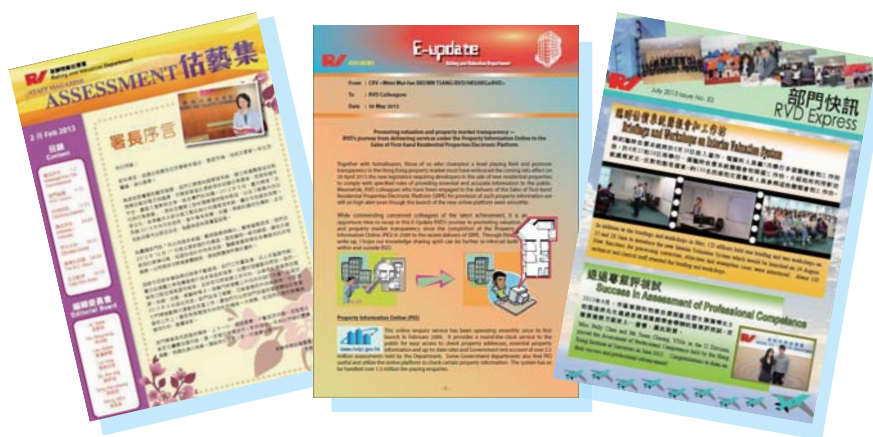
The Department makes every effort to ensure that individual staff members can freely air their views and concerns to foster good staff relations.

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.

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” regularly 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 also 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.



## 社交和康乐活动

本署一向鼓励同事保持作息平衡，注重健康生活。

我们于2012年5月一个周末举办了「团队运动会暨亲子同乐日」，参加人数达400人。通过各式各样的活动，例如团队比赛、田径运动、竞技游戏和摊位游戏，让同事建立团队精神，并鼓励他们和家人参与体育运动。大家都全情投入，尽兴而归。



### 康乐社

年内，本署康乐社除了举办多项体育比赛，还举办了一些兴趣班，如太极拳班、瑜伽班及手工艺班。透过参与这类活动，同事可在工余时间联谊一番，更可强身健体、舒缓压力。

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，义工队会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和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37 000元。

## Social and Recreation

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

We organised a Team Building cum Family Fun and Sports Day for about 400 participants in a weekend of May 2012. We promoted building team spirit and encouraged staff and their families to do exercises through a variety of activities such as team building games, track and field competitions and fun games. All the participants had an enjoyable day.



### Recreation Club

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, Yoga class and handicraft workshops 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 \$37 000 in total for various charity events organised by the Community Chest, Oxfam and other charitable organisations.





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估价册 - 截至 2013 年 4 月 1 日各地区的已估价物业  
Valuation List - Assessments by District as at 1 April 2013

地区	District	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	151 913	77 624 019
湾仔	Wan Chai	100 917	43 932 622
东区	Eastern	206 504	43 172 526
南区	Southern	89 456	23 769 791
港岛	Hong Kong	548 790	188 498 959
油尖旺	Yau Tsim Mong	184 458	61 684 094
深水埗	Sham Shui Po	119 913	21 564 697
九龙城	Kowloon City	142 332	25 898 110
黄大仙	Wong Tai Sin	93 095	14 695 259
观塘	Kwun Tong	141 941	30 416 365
九龙	Kowloon	681 739	154 258 525
葵青	Kwai Tsing	108 012	33 534 756
荃湾	Tsuen Wan	121 217	21 189 501
屯门	Tuen Mun	165 675	17 216 993
元朗	Yuen Long	161 778	17 951 324
北区	North	98 206	9 485 969
大埔	Tai Po	104 266	11 826 302
沙田	Sha Tin	218 963	32 223 171
西贡	Sai Kung	139 343	20 076 810
离岛	Islands	52 541	21 589 312
新界	New Territories	1 170 001	185 094 137
总数	OVERALL	2 400 530	527 851 620



估价册 - 截至 2013 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 2013

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	70 858	9 503 477	9 678	3 365 405	13 603	11 319 828	356	107 914	94 495	24 296 625
湾仔 Wan Chai	43 388	6 350 949	7 240	2 361 685	11 310	8 059 426	190	30 630	62 128	16 802 690
东区 Eastern	138 894	18 769 589	17 790	5 011 233	5 668	2 576 439	189	74 329	162 541	26 431 590
南区 Southern	44 573	5 114 398	4 014	1 210 148	11 045	10 800 527	65	108 264	59 697	17 233 338
港岛 Hong Kong	297 713	39 738 414	38 722	11 948 471	41 626	32 756 220	800	321 137	378 861	84 764 242
油尖旺 Yau Tsim Mong	96 787	9 752 020	14 375	4 011 607	4 735	2 493 351	449	51 368	116 346	16 308 347
深水埗 Sham Shui Po	71 615	6 809 326	6 644	1 313 562	3 131	1 336 836	313	131 767	81 703	9 591 492
九龙城 Kowloon City	77 780	8 013 200	17 580	3 886 716	10 496	4 470 544	218	205 696	106 074	16 576 156
黄大仙 Wong Tai Sin	68 096	6 099 811	1 444	354 091	498	200 026	124	8 646	70 162	6 662 574
观塘 Kwun Tong	89 542	8 157 037	661	85 016	124	18 461	168	32 954	90 495	8 293 468
九龙 Kowloon	403 820	38 831 394	40 704	9 650 992	18 984	8 519 219	1 272	430 431	464 780	57 432 037
葵青 Kwai Tsing	63 699	5 706 576	2 892	616 215	603	169 808	278	35 444	67 472	6 528 043
荃湾 Tsuen Wan	71 231	7 330 115	6 737	1 221 741	1 410	429 851	383	45 644	79 761	9 027 351
屯门 Tuen Mun	109 944	6 950 444	4 041	477 424	2 637	557 190	292	39 339	116 914	8 024 398
元朗 Yuen Long	107 969	6 286 171	12 477	1 537 470	6 894	1 130 821	974	28 534	128 314	8 982 996
北区 North	71 007	4 227 650	3 324	269 724	3 331	627 203	1 022	25 140	78 684	5 149 718
大埔 Tai Po	69 687	5 037 555	4 964	708 104	6 790	2 134 908	490	33 702	81 931	7 914 269
沙田 Sha Tin	136 907	12 611 720	15 759	3 116 952	5 463	1 934 211	183	65 622	158 312	17 728 506
西贡 Sai Kung	107 502	10 979 994	4 654	885 242	4 499	2 372 182	113	60 479	116 768	14 297 897
离岛 Islands	33 654	2 399 229	8 111	1 352 196	3 199	1 311 854	180	5 453	45 144	5 068 731
新界 New Territories	771 600	61 529 454	62 959	10 185 069	34 826	10 668 028	3 915	339 357	873 300	82 721 908
总数 OVERALL	1 473 133	140 099 262	142 385	31 784 532	95 436	51 943 467	5 987	1 090 926	1 716 941	224 918 187

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 2013 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 2013

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		非租者置其屋计划 Non TPS *		租住公屋 Rental Housing	
		数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区	Central and Western	-	-	-	-	5	32 623	878	137 124
湾仔	Wan Chai	-	-	-	-	-	-	-	-
东区	Eastern	2 575	192 080	1 051	62 390	70	2 359 373	452	401 494
南区	Southern	7 275	442 850	3 251	153 894	42	1 311 555	5	40 113
港岛	Hong Kong	9 850	634 930	4 302	216 284	117	3 703 551	1 335	578 732
油尖旺	Yau Tsim Mong	-	-	-	-	4	225 704	672	51 616
深水埗	Sham Shui Po	4 549	237 516	2 181	92 349	97	2 525 737	8	59 157
九龙城	Kowloon City	-	-	-	-	32	1 002 018	18	327 270
黄大仙	Wong Tai Sin	16 351	1 015 080	7 058	338 970	132	3 785 399	-	-
观塘	Kwun Tong	9 999	517 417	6 046	226 949	184	6 201 312	342	266 523
九龙	Kowloon	30 899	1 770 013	15 285	658 268	449	13 740 171	1 040	704 567
葵青	Kwai Tsing	10 793	577 453	3 812	154 975	155	4 869 934	461	164 445
荃湾	Tsuen Wan	-	-	-	-	39	944 826	175	97 260
屯门	Tuen Mun	10 171	408 868	11 176	328 168	59	1 245 865	-	-
元朗	Yuen Long	4 032	143 388	4 451	146 948	109	1 865 117	-	-
北区	North	12 122	474 607	5 462	178 921	21	688 598	18	20 309
大埔	Tai Po	13 642	758 906	7 201	302 928	15	431 868	-	-
沙田	Sha Tin	20 877	1 115 284	5 632	249 890	78	2 522 608	20	185 704
西贡	Sai Kung	10 044	551 301	5 158	226 710	34	1 413 618	249	89 999
离岛	Islands	-	-	-	-	64	733 821	-	-
新界	New Territories	81 681	4 029 807	42 892	1 588 539	574	14 716 255	923	557 717
总数	OVERALL	122 430	6 434 751	62 479	2 463 091	1 140	32 159 976	3 298	1 841 015

# 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 2013 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 2013

地区	District	铺位 Shop		其他商业楼宇 Other Commercial	
		数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区	Central and Western	9 175	8 008 916	2 522	4 912 600
湾仔	Wan Chai	7 236	8 562 846	2 088	2 924 857
东区	Eastern	8 850	3 264 751	1 063	721 215
南区	Southern	2 160	950 496	606	257 569
港岛	Hong Kong	27 421	20 787 008	6 279	8 816 240
油尖旺	Yau Tsim Mong	20 974	17 167 113	3 847	5 797 803
深水埗	Sham Shui Po	9 623	3 718 525	1 388	500 661
九龙城	Kowloon City	7 775	2 388 646	879	547 164
黄大仙	Wong Tai Sin	3 230	1 516 396	148	106 742
观塘	Kwun Tong	5 363	3 436 708	283	381 087
九龙	Kowloon	46 965	28 227 387	6 545	7 333 458
葵青	Kwai Tsing	3 756	1 852 742	167	152 917
荃湾	Tsuen Wan	5 235	2 606 864	214	313 409
屯门	Tuen Mun	5 171	1 985 001	146	233 084
元朗	Yuen Long	7 067	2 510 381	401	323 394
北区	North	2 834	1 355 178	56	60 483
大埔	Tai Po	2 611	1 163 620	146	145 744
沙田	Sha Tin	4 565	3 618 693	69	262 134
西贡	Sai Kung	3 212	1 636 159	27	40 089
离岛	Islands	2 609	4 441 773	62	32 606
新界	New Territories	37 060	21 170 411	1 288	1 563 861
总数	OVERALL	111 446	70 184 806	14 112	17 713 559



估价册 - 截至 2013 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 2013

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	23 527	28 250 445	-	-
湾仔	Wan Chai	13 175	10 801 497	-	-
东区	Eastern	4 895	4 669 521	189	139 360
南区	Southern	1 238	363 788	25	5 596
港岛	Hong Kong	42 835	44 085 252	214	144 956
油尖旺	Yau Tsim Mong	22 380	10 668 839	86	14 973
深水埗	Sham Shui Po	1 659	643 745	1 061	340 418
九龙城	Kowloon City	1 332	524 710	18	3 278
黄大仙	Wong Tai Sin	168	105 623	349	52 808
观塘	Kwun Tong	2 536	3 492 689	1 340	528 026
九龙	Kowloon	28 075	15 435 607	2 854	939 503
葵青	Kwai Tsing	656	502 862	432	230 450
荃湾	Tsuen Wan	1 401	340 702	464	28 621
屯门	Tuen Mun	448	75 565	-	-
元朗	Yuen Long	561	102 122	-	-
北区	North	209	83 541	62	7 827
大埔	Tai Po	61	13 199	-	-
沙田	Sha Tin	910	770 630	112	31 979
西贡	Sai Kung	5	13 788	-	-
离岛	Islands	391	593 972	-	-
新界	New Territories	4 642	2 496 382	1 070	298 877
总数	OVERALL	75 552	62 017 241	4 138	1 383 336



估价册 - 截至 2013 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 2013

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	405	79 304	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	6 270	1 945 035	25	93 847
南区	Southern	4 141	795 584	11	26 922
港岛	Hong Kong	10 816	2 819 923	36	120 769
油尖旺	Yau Tsim Mong	2 094	352 967	2	324
深水埗	Sham Shui Po	5 062	1 578 356	52	108 088
九龙城	Kowloon City	3 097	1 031 066	111	127 942
黄大仙	Wong Tai Sin	3 263	674 452	2	1 314
观塘	Kwun Tong	19 416	3 919 477	155	219 440
九龙	Kowloon	32 932	7 556 318	322	457 109
葵青	Kwai Tsing	16 682	2 602 109	737	1 716 115
荃湾	Tsuen Wan	10 891	2 061 181	453	462 223
屯门	Tuen Mun	7 051	974 811	270	100 435
元朗	Yuen Long	1 194	581 189	102	82 862
北区	North	2 278	365 954	42	98 880
大埔	Tai Po	340	593 907	-	-
沙田	Sha Tin	10 529	1 501 527	312	591 413
西贡	Sai Kung	34	295 975	5	4 680
离岛	Islands	25	90 643	115	189 444
新界	New Territories	49 024	9 067 296	2 036	3 246 051
总数	OVERALL	92 772	19 443 536	2 394	3 823 929



估价册 - 截至 2013 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 2013

类别	Category	数量 Number	%	应课差饷租值 Rateable Value (千元 \$'000)	%
住宅	Domestic Premises	1 783 858	74.3	261 382 270	49.5
铺位及其他商业楼宇	Shop and Other Commercial Premises	125 558	5.2	87 898 366	16.7
写字楼	Office	75 552	3.1	62 017 241	11.7
工贸大厦	Industrial / Office Premises	4 138	0.2	1 383 336	0.3
工厂大厦	Factory	92 772	3.9	19 443 536	3.7
货仓	Storage Premises	2 394	0.1	3 823 929	0.7
停车位 *	Parking Spaces *	260 338	10.8	9 638 835	1.8
其他物业	Others	55 920	2.3	82 264 108	15.6
总数	OVERALL	2 400 530	100	527 851 620	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 2013 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 2013

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 % <sup>^</sup> Cumulative % <sup>^</sup>
3 001 - 9 999	2 770	8 570	40 071	51 411	2.1	2.1
10 000 - 19 999	22 192	23 364	89 275	134 831	5.6	7.8
20 000 - 29 999	30 428	35 856	52 027	118 311	4.9	12.7
30 000 - 39 999	17 464	25 911	63 664	107 039	4.5	17.1
40 000 - 49 999	6 917	33 816	85 405	126 138	5.3	22.4
50 000 - 59 999	10 602	53 615	113 371	177 588	7.4	29.8
60 000 - 69 999	17 924	66 287	128 821	213 032	8.9	38.7
70 000 - 79 999	24 689	58 206	103 375	186 270	7.8	46.4
80 000 - 89 999	29 034	45 981	95 151	170 166	7.1	53.5
90 000 - 99 999	37 647	40 126	70 514	148 287	6.2	59.7
100 000 - 119 999	56 088	53 825	95 571	205 484	8.6	68.3
120 000 - 139 999	47 478	40 570	63 012	151 060	6.3	74.6
140 000 - 159 999	34 371	31 650	41 233	107 254	4.5	79.0
160 000 - 179 999	26 210	28 416	27 677	82 303	3.4	82.4
180 000 - 199 999	23 853	18 754	19 861	62 468	2.6	85.0
200 000 - 249 999	35 140	29 680	27 124	91 944	3.8	88.9
250 000 - 299 999	23 944	19 641	11 338	54 923	2.3	91.2
300 000 - 349 999	16 969	13 999	7 126	38 094	1.6	92.8
350 000 - 399 999	11 095	9 740	4 316	25 151	1.0	93.8
400 000 - 449 999	10 366	7 050	3 901	21 317	0.9	94.7
450 000 - 499 999	8 434	5 257	3 292	16 983	0.7	95.4
500 000 - 599 999	10 391	5 873	4 503	20 767	0.9	96.3
600 000 - 749 999	10 841	6 418	4 801	22 060	0.9	97.2
750 000 - 999 999	11 052	5 135	4 009	20 196	0.8	98.0
1 000 000 - 1 499 999	9 655	4 753	3 542	17 950	0.7	98.8
1 500 000 - 1 999 999	3 953	2 445	1 809	8 207	0.3	99.1
2 000 000 - 2 999 999	3 266	2 330	1 808	7 404	0.3	99.4
3 000 000 - 9 999 999	4 548	3 318	2 363	10 229	0.4	99.8
10 000 000 - 99 999 999	1 426	1 120	1 000	3 546	0.1	100.0
100 000 000 - 999 999 999	41	31	36	108	*	100.0
1 000 000 000 - 99 999 999 999	2	2	5	9	*	100.0
总数 OVERALL	548 790	681 739	1 170 001	2 400 530	100.0	-

\* 低于 0.05%。

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

\* Percentage below 0.05%.

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



地租登记册 - 截至 2013 年 4 月 1 日各地区的已估价物业  
Government Rent Roll - Assessments by District as at 1 April 2013

地区	District	不超逾最低应课差餉租值 *	超逾最低应课差餉租值	应课差餉租值 Rateable Value (千元 \$'000)
		Not Exceeding Minimum Rateable Value *	Above Minimum Rateable Value	
		数量 Number	数量 Number	
中西区	Central and Western	117	15 068	19 061 156
湾仔	Wan Chai	1	10 452	5 600 709
东区	Eastern	123	47 345	10 136 374
南区	Southern	49	46 797	9 262 373
港岛	Hong Kong	290	119 662	44 060 612
油尖旺	Yau Tsim Mong	40	52 547	22 790 094
深水埗	Sham Shui Po	348	118 367	19 788 014
九龙城	Kowloon City	17	44 922	10 951 699
黄大仙	Wong Tai Sin	92	92 955	14 144 531
观塘	Kwun Tong	304	142 154	27 828 183
九龙	Kowloon	801	450 945	95 502 520
葵青	Kwai Tsing	413	106 866	25 796 902
荃湾	Tsuen Wan	2 898	121 370	18 128 274
屯门	Tuen Mun	5 441	162 907	14 758 252
元朗	Yuen Long	31 238	157 132	15 759 727
北区	North	37 610	88 557	8 496 568
大埔	Tai Po	31 835	97 360	11 790 801
沙田	Sha Tin	5 598	214 294	31 008 297
西贡	Sai Kung	16 526	134 485	19 778 612
离岛	Islands	20 642	49 223	19 215 299
新界	New Territories	152 201	1 132 194	164 732 732
总数	OVERALL	153 292	1 702 801	304 295 864

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

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



2012-13 年度临时估价及删除估价 \*  
Interim Valuations and Deletions in 2012-13 \*

区域 Area		差餉及地租 Rates and Government Rent		只计差餉 Rates Only		只计地租 Government Rent Only	
		临时估价 Interim Valuations	删除估价 Deletions	临时估价 Interim Valuations	删除估价 Deletions	临时估价 Interim Valuations	删除估价 Deletions
港岛 Hong Kong	数量 Number	390	283	3 615	3 789	33	5
	应课差餉租值 Rateable Value (千元 \$'000)	2 221 752	2 040 383	3 842 474	3 166 704	46 589	106 563
九龙 Kowloon	数量 Number	5 843	1 902	2 570	3 825	333	1 128
	应课差餉租值 Rateable Value (千元 \$'000)	2 590 734	917 543	2 396 165	1 278 233	1 813 523	369 707
新界 New Territories	数量 Number	13 103	2 066	1 848	347	4 220	1 961
	应课差餉租值 Rateable Value (千元 \$'000)	3 091 459	1 329 738	679 912	233 014	1 318 861	1 005 246
总数 OVERALL	数量 Number	19 336	4 251	8 033	7 961	4 586	3 094
	应课差餉租值 Rateable Value (千元 \$'000)	7 903 945	4 287 663	6 918 551	4 677 951	3 178 973	1 481 516

\* 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.



2013-14 年度重估应课差餉租值 - 对主要类别物业的影响<sup>(1)</sup>  
2013-14 General Revaluation - Effect on Main Property Types<sup>(1)</sup>

物业类别 Property Type	差餉 Rates			地租 Government Rent		
	应课差餉租值 平均增减 Average Change in Rateable Value %	平均每月 差餉 (元) Average Rates Payment \$p.m.	平均每月 差餉增减 (元) Average Change in Rates \$p.m.	应课差餉租值 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 <sup>(2)</sup> Private Small Domestic Premises <sup>(2)</sup>	+11	394	+38	+11	223	+21
中型私人住宅物业 <sup>(2)</sup> Private Medium Domestic Premises <sup>(2)</sup>	+8	926	+72	+8	522	+38
大型私人住宅物业 <sup>(2)</sup> Private Large Domestic Premises <sup>(2)</sup>	+6	2 257	+120	+5	1 087	+54
私人住宅物业 Private Domestic Premises	+9	543	+46	+9	282	+24
公屋住宅物业 <sup>(3)</sup> Public Domestic Premises <sup>(3)</sup>	+10	203	+18	+10	120	+11
所有住宅物业 <sup>(4)</sup> All Domestic Premises <sup>(4)</sup>	+9	410	+34	+9	217	+18
铺位及其他商业楼宇 Shop and Other Commercial Premises	+7	2 741	+187	+7	1 530	+98
写字楼 Office	+6	3 396	+184	+4	3 609	+138
工业楼宇 <sup>(5)</sup> Industrial Premises <sup>(5)</sup>	+8	1 000	+72	+8	599	+43
所有非住宅物业 <sup>(6)</sup> All Non-domestic Premises <sup>(6)</sup>	+7	2 645	+175	+6	1 422	+84
所有类别物业 All Types of Properties	+8	701	+53	+8	347	+26

註：

(1) 住宅物业的计算主要是反映物业数目，而非住宅物业则反映估价数目。

(2) 所有住宅物业均按实用面积分类：

小型住宅 -- 不超过 69.9 平方米

中型住宅 -- 70 至 99.9 平方米

大型住宅 -- 100 平方米或以上

(3) 指由房屋委员会、房屋协会及香港平民屋宇有限公司提供的租住单位。

(4) 包括停车位。

(5) 包括工厂、货仓及工贸大厦。

(6) 包括其他形式物业如酒店、戏院、油站、学校及停车位。

Notes:

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

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

Small domestic -- up to 69.9 m<sup>2</sup>

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

Large domestic -- 100 m<sup>2</sup> or over

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

(4) Include car parking spaces.

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

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



2011-12 及 2012-13 年度的估价建议书、反对书及上诉个案  
Proposals, Objections and Appeals in 2011-12 and 2012-13

	差饷 Rating		地租 Government Rent	
	2011-12	2012-13	2011-12	2012-13
<b>建议书 Proposals</b>				
接办及完成个案 Cases received and completed	54 531	50 474*	451	411*
复核结果 Status on review :				
- 估价作实 assessment confirmed	41 082	39 376*	359	392*
- 削减应课差饷租值 rateable value reduced	2 102	1 024*	10	6*
- 其他 others <sup>(1)</sup>	11 347	10 074*	82	13*
<b>反对书 Objections <sup>(2)</sup></b>				
年初所余 Outstanding at beginning of year	590	824	252	98
接办个案 Cases received	2 363	3 940	468	737
完成个案 Cases completed	2 129	3 507	622	672
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	1 685	2 927	486	496
- 削减应课差饷租值 rateable value reduced	246	359	65	117
- 其他 others <sup>(1)</sup>	198	221	71	59
<b>上诉 Appeals</b>				
年初所余 Outstanding at beginning of year	899	919	2 504	2 609
接办个案 Cases received	116	112	109	167
完成个案 Cases completed	96	84	4	39
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	1
- 同意令 consent orders	36	52	1	14
- 撤销 / 失效 withdrawn/lapsed	59	32	2	24

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。

\* 修订数字。

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.

\* Revised figure.



# 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

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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)

### On Sale to the Public

Hong Kong Property Review

Names of Buildings

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

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

### 其他供公众阅览的刊物

年报

差饷及地租简介

谁有责任缴纳差饷与地租

服务承诺

差饷物业估价署历年发展 (英文版)

香港物业报告每月补编

《业主与租客 (综合) 条例》指引概要

「物业资讯网」服务的简介小册子

宣传标示门牌号数的资料单张

电子快讯

### 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

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

Explanatory Leaflet of Property Information Online

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

	1.4.2012		1.4.2013		增加 / 减少 Increase/Decrease	
	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *
署长 Commissioner	1	1	1	1	-	-
副署长 Deputy Commissioner	1	-	1	1	-	+1
助理署长 Assistant Commissioner	4	4	4	3	-	-1
首席物业估价测量师 Principal Valuation Surveyor	8	7	8	8	-	+1
高级物业估价测量师 Senior Valuation Surveyor	23	15	23	14	-	-1
物业估价测量师 Valuation Surveyor	58	60	59	62	+1	+2
助理物业估价测量师 Assistant Valuation Surveyor	5	4	5	4	-	-
首席物业估价主任 Principal Valuation Officer	15	12	15	10	-	-2
高级物业估价主任 Senior Valuation Officer	76	69	80	75	+4	+6
物业估价主任 / 见习物业估价主任 Valuation Officer/Valuation Officer Trainee	257	266	266	271	+9	+5
一级 / 二级物业估价助理 Valuation Assistant I/II	4	2	1	1	-3	-1
高级租务主任 Senior Rent Officer	4	4	4	4	-	-
一级租务主任 Rent Officer I	11	7	8	7	-3	-
二级租务主任 Rent Officer II	7	6	6	6	-1	-
物业调查员 Valuation Referencer	4	1	1	1	-3	-
高级统计主任 Senior Statistical Officer	2	1	2	2	-	+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



	1.4.2012		1.4.2013		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	2	-	-1
一级法定语文主任 Official Language Officer I	1	1	1	1	-	-
二级法定语文主任 Official Language Officer II	2	2	2	2	-	-
缮校员 Calligraphist	1	1	1	1	-	-
高级私人秘书 Senior Personal Secretary	1	1	1	1	-	-
一级私人秘书 Personal Secretary I	5	5	5	5	-	-
二级私人秘书 Personal Secretary II	7	7	6	6	-1	-1
机密档案室助理 Confidential Assistant	1	1	1	1	-	-
高级文书主任 Senior Clerical Officer	16	12	16	14	-	+2
文书主任 Clerical Officer	37	40	37	39	-	-1
助理文书主任 Assistant Clerical Officer	111	105	112	98	+1	-7
文书助理 Clerical Assistant	103	99	105	98	+2	-1
一级物料供应员 Supplies Supervisor I	1	0	1	1	-	+1
二级物料供应员 Supplies Supervisor II	1	2	1	1	-	-1
物料供应服务员 Supplies Attendant	1	1	1	1	-	-

\* EST. = Establishment SG. = Strength



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

	1.4.2012		1.4.2013		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 Bailiff's Assistant	2	2	2	2	-	-
电话接线生 Telephone Operator	1	1	1	1	-	-
司机 Motor Driver	7	7	7	7	-	-
办公室助理 Office Assistant	15	11	10	10	-5	-1
二级工人 Workman II	9	6	10	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	2	3	1	-	-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	4	4	4	-	-
小计 Sub-total	854	813	856	813	+2	-

\* EST. = Establishment SG. = Strength



	1.4.2012		1.4.2013		增加 / 减少 Increase/Decrease	
	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *
<b>额外人员 Supernumerary Staff</b>						
助理署长 Assistant Commissioner	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	-	-	1	1	+1	+1
高级物业估价主任 Senior Valuation Officer	-	-	1	1	+1	+1
物业估价主任 Valuation Officer	8	8	1	1	-7	-7
二级租务主任 Rent Officer II	1	1	-	-	-1	-1
高级文书主任 Senior Clerical Officer	1	1	-	-	-1	-1
文书主任 Clerical Officer	3	3	1	1	-2	-2
助理文书主任 Assistant Clerical Officer	2	2	1	1	-1	-1
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	22	22	5	5	-17	-17
总数 Total	876	835	861	818	-15	-17

\* 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点起计。窗台、天井、花园、庭院、平台、车位等地方则不包括在内。

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

### (2) 物业类别

住宅：

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

住宅单位可按楼面面积分类如下：

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

- (b) 公屋住宅单位 - 由香港房屋委员会、香港房屋协会和香港平民屋宇有限公司兴建的租住单位。

- (c) 杂类住宅单位 - 包括用作住宅的阁仔、天台建筑物等。

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

### (1) Floor Areas

Areas are expressed in square metres. A domestic unit is measured on the basis of "saleable area" which is defined as the floor area exclusively allocated to the unit including balconies and 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 m<sup>2</sup>
- Class B - Saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>
- Class C - Saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>
- Class D - Saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>
- Class E - Saleable area of 160 m<sup>2</sup> or above

- (b) Public domestic - Units built for rental by the Hong Kong Housing Authority, Hong Kong Housing Society and Hong Kong Settlers Housing Corporation Limited.

- (c) Miscellaneous domestic units - Include cocklofts, roof top structures etc. used for domestic purposes.



#### 非住宅：

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

### (3) 租金

本书所载租金全部以港元计算，通常不包括差饷、管理费及其他费用在内。

### (4) 汇率

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

### (5) 四舍五入

由于数字四舍五入，所以个别项目的总和与各表所示的总数可能有些微差别。

#### Non-Domestic：

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

### (3) Rent

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

### (4) Exchange Rate

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

### (5) Rounding of Figures

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



## 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, 112, 113, 114, 115, 116, 121, 122, 123, 124, 141, 142, 143, 181, 182
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	131, 132, 133, 134, 135, 140, 144, 145, 146, 149, 183, 184, 190
东区 Eastern	天后、宝马山、 北角、鲗鱼涌、 西湾河、筲箕湾、 柴湾、小西湾	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	147, 148, 151, 152, 153, 154, 155, 156, 157, 158, 161, 162, 163, 164, 165, 166, 167
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	171, 172, 173, 174, 175, 176, 191, 192, 193, 194, 195, 196, 197, 198
区域：九龙 Area：Kowloon			
油尖旺 Yau Tsim Mong	尖沙咀、油麻地、 西九龙填海区、 京士柏、旺角、 大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Reclamation, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 214, 215, 216, 217, 220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254, 256
深水埗 Sham Shui Po	美孚、荔枝角、 长沙湾、深水埗、 石硖尾、又一村、 大窝坪、昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	255, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269
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, 231, 232, 233, 234, 235, 236, 237, 241, 242, 243, 244, 245, 246, 247, 271, 272, 285, 286
黄大仙 Wong Tai Sin	新蒲岗、黄大仙、 东头、横头磡、 乐富、钻石山、 慈云山、牛池湾	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	281, 282, 283, 284, 287, 288, 289
观塘 Kwun Tong	坪石、九龙湾、 牛头角、佐敦谷、 观塘、秀茂坪、 蓝田、油塘、 鲤鱼门	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	280, 290, 291, 292, 293, 294, 295, 297, 298



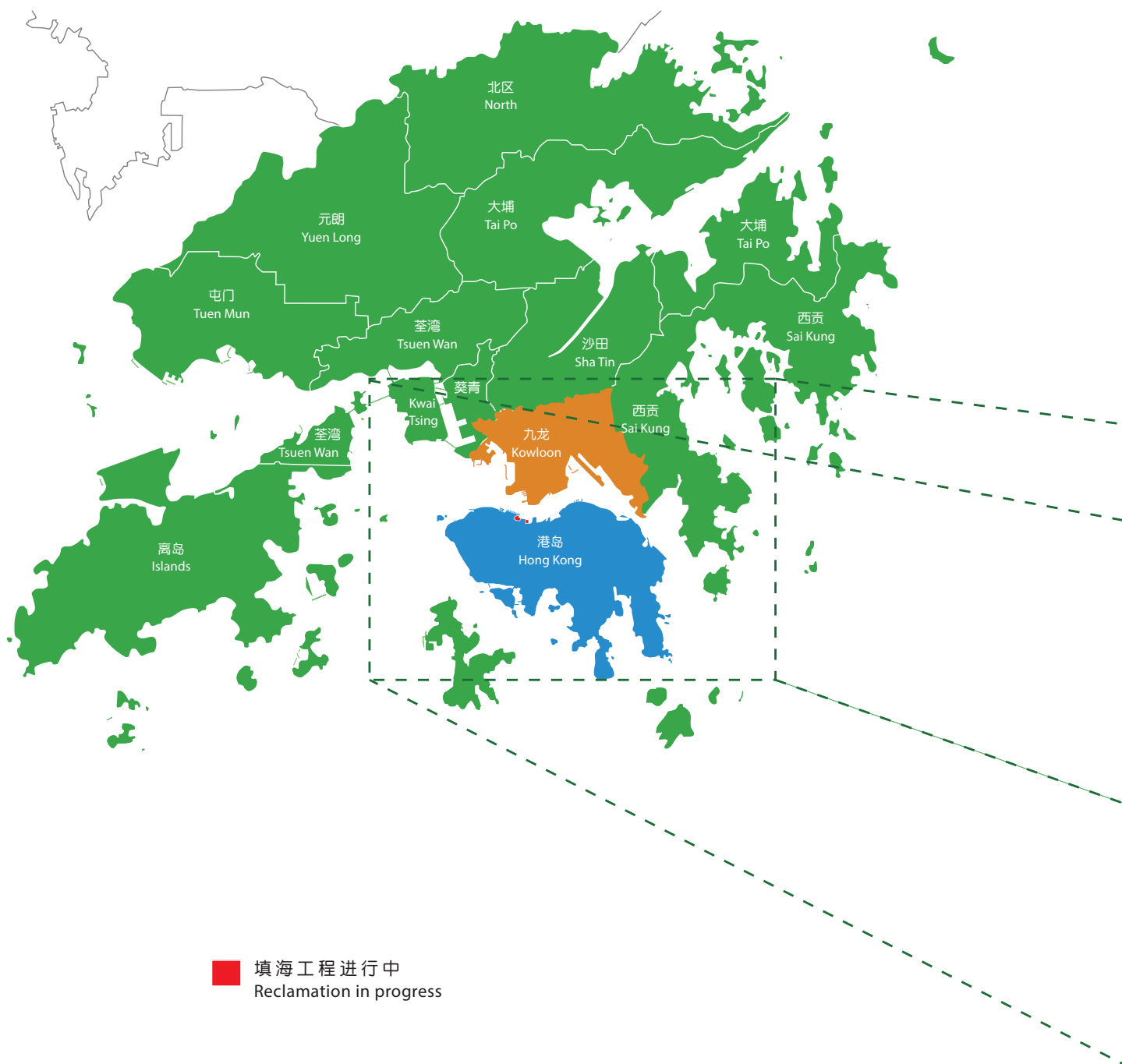
地区 District	地区内的分区名称 Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
區域：新界 Area : New Territories		
葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi 320, 326, 327, 328, 329, 350, 351
荃灣 Tsuen Wan	荃灣、梨木樹、 汀九、深井、 青龍頭、馬灣、 欣澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay 310, 321, 322, 323, 324, 325, 331, 332, 333, 334, 335, 336, 340, 731, 973(p), 974, 975
屯門 Tuen Mun	大欖涌、掃管笏、 屯門、藍地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei 411, 412(p), 413, 414, 415, 416, 421, 422, 423, 424, 425, 426, 427, 428, 431, 432, 433, 434, 441, 442
元朗 Yuen Long	洪水橋、廈村、 流浮山、天水圍、 元朗、新田、 落馬洲、錦田、 石崗、八鄉	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung 412(p), 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531, 532, 533, 541, 542, 543, 544, 610
北区 North	粉嶺、聯和墟、 上水、石湖墟、 沙頭角、鹿頸、 烏蛟騰	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang 545, 546, 621, 622, 623, 624, 625, 626, 627, 628, 629, 632, 634, 641, 642, 651, 652, 653, 711(p), 712(p)
大埔 Tai Po	大埔墟、大埔、 大埔滘、大尾篤、 船灣、樟木頭、 企嶺下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha 631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751
沙田 Sha Tin	大圍、沙田、 火炭、馬料水、 馬溪沙、馬鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan 732, 733, 753, 754, 755, 756, 757, 758, 759, 761, 762
西貢 Sai Kung	清水灣、西貢、 大網仔、將軍澳、 坑口、調景嶺、 馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong 296, 811, 812, 813, 814, 815, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
离岛 Islands	長洲、坪洲、 大嶼山 (包括東涌)、 南丫島	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, 961, 962, 963, 971, 973(p), 976

(p) = part 部分



分区图  
Plans

新界地区 New Territories Districts



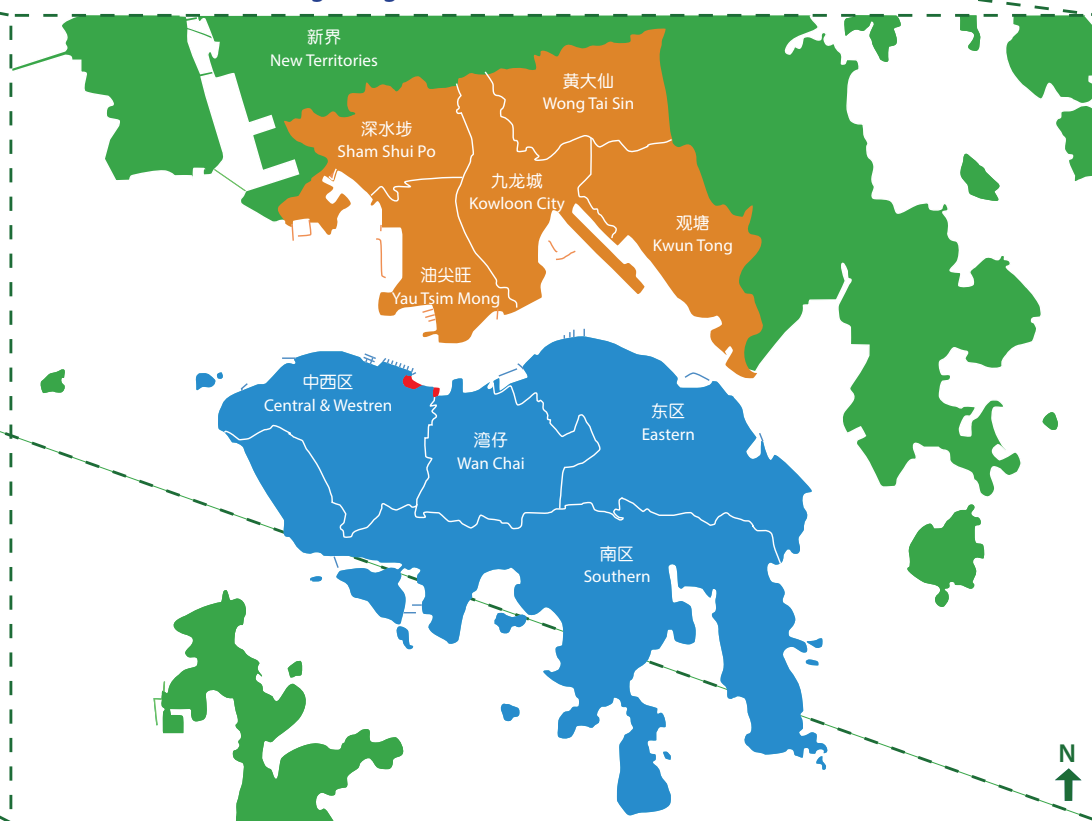
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Reclamation in progress

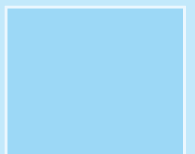
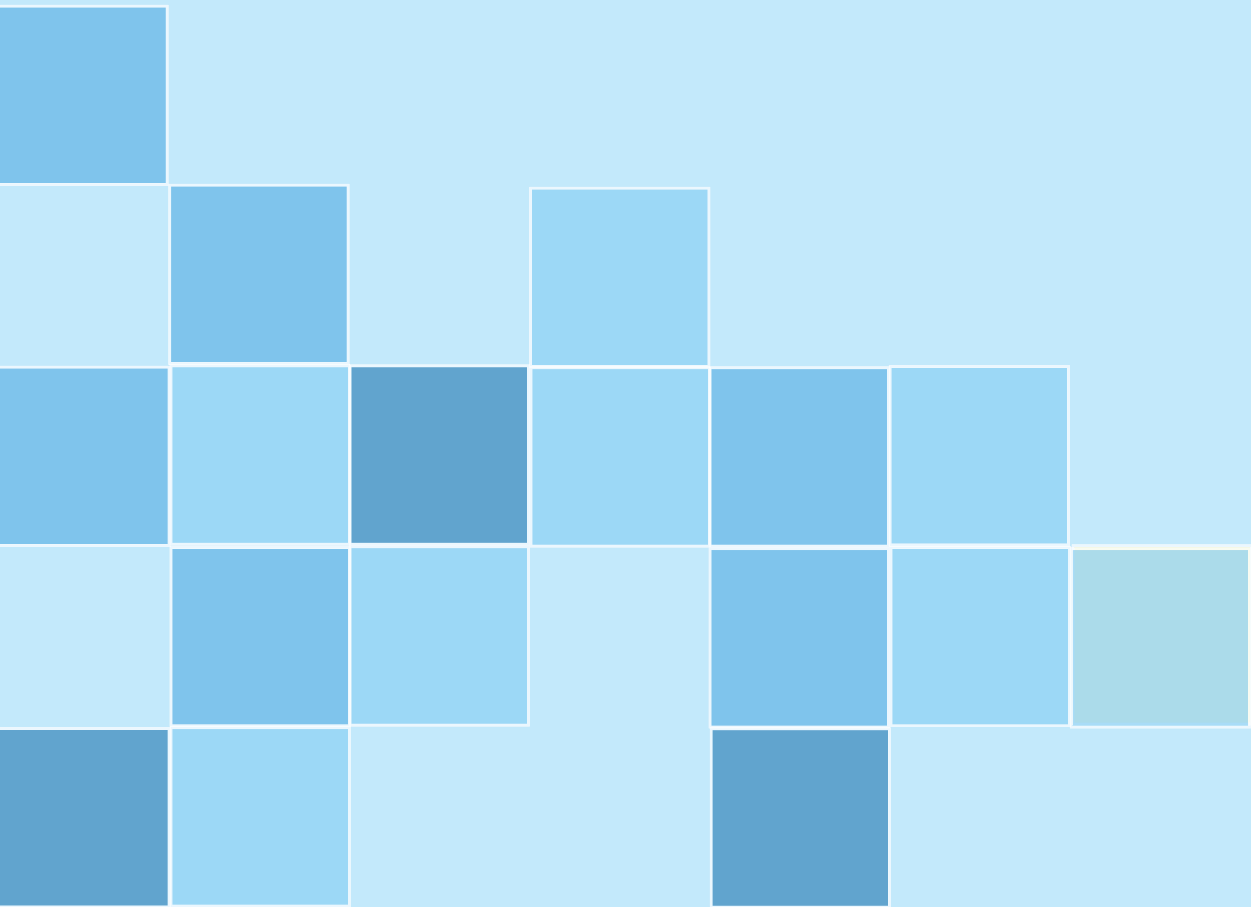




差饷物业估价署年报  
Rating and Valuation Department Annual Summary

港岛及九龙地区 Hong Kong and Kowloon Districts







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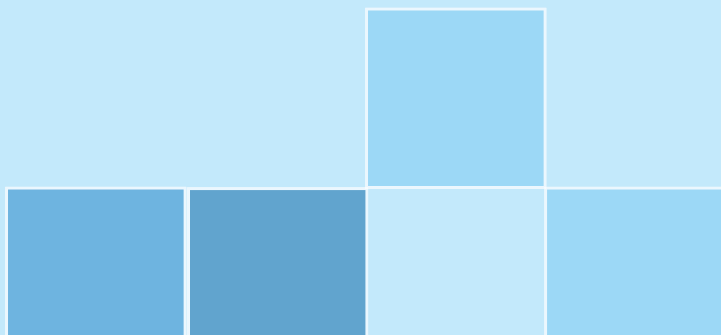
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