

# 差餉物業估價署年報

Rating and Valuation Department  
Annual Summary

# 2013-14

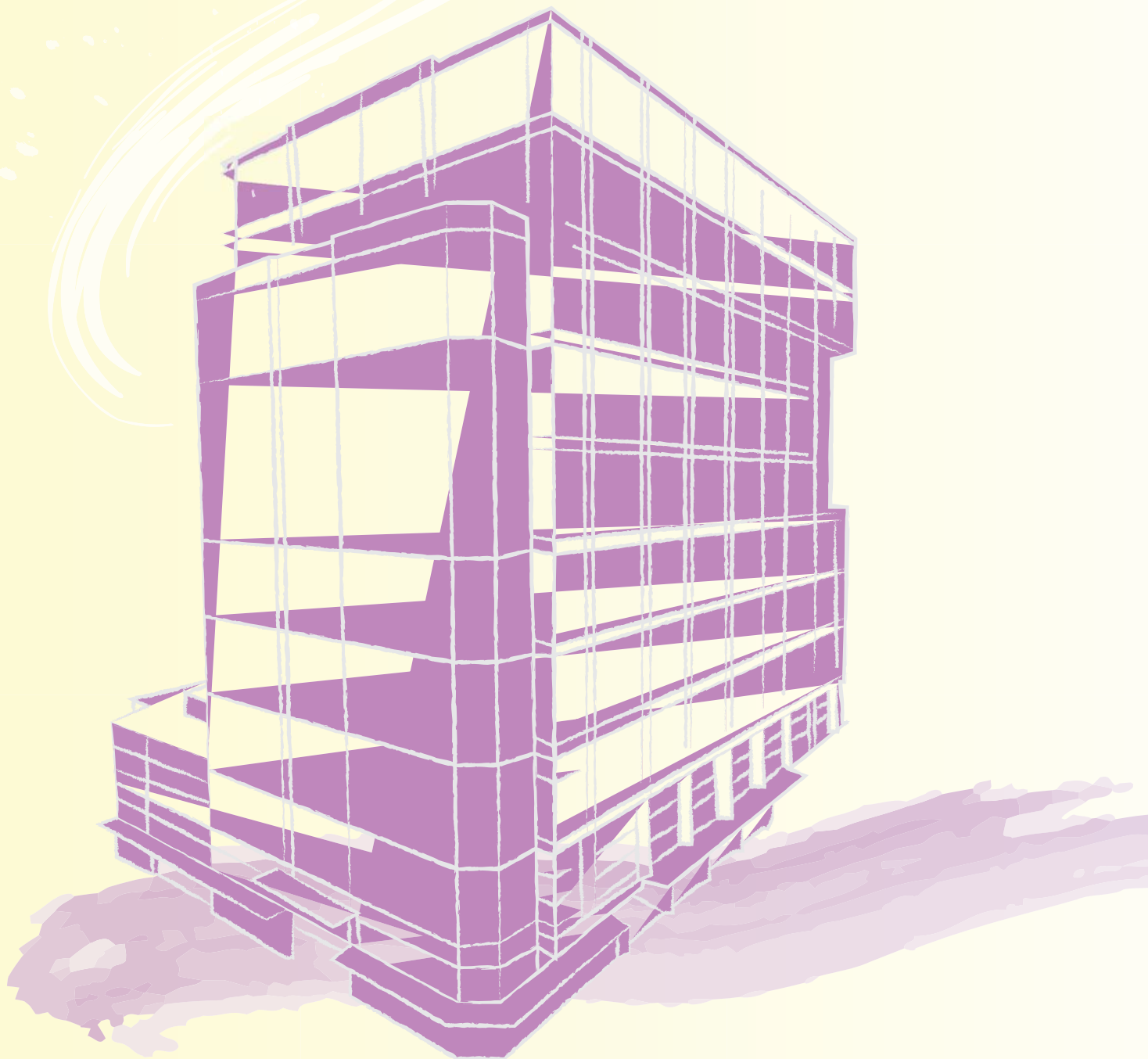


香港特別行政區政府差餉物業估價署  
Rating and Valuation Department  
The Government of the Hong Kong Special Administrative Region

# 2013-14

## 差餉物業估價署年報

Rating and Valuation Department  
Annual Summary



差餉物業估價署  
Rating and Valuation Department

# 目录 Contents

02	署长序言 Commissioner's Overview
10	理想和使命 Vision and Mission
12	职能 Functions
22	服务表现和成就 Performance and Achievements
38	新增和优化服务 New and Improved Services
42	迎接挑战 Challenges Ahead
46	环保报告 Environmental Report
56	人力资源 Human Resources
64	附表 Tables
78	附录 Annexures





# 署长序言

## Commissioner's Overview



差饷物业估价署署长  
邓炳光太平绅士  
PK TANG, JP  
Commissioner of Rating and Valuation\*

\* 自 2014 年 5 月 5 日起  
Since 5 May 2014



05	挑战与成果 Challenges and Achievements
09	机遇与展望 Opportunities and Prospects



# 署长序言

## Commissioner's Overview

2013-14 年度，全球经济环境虽然较 2012-13 年度有所改善，但仍然挑战重重。内地经济蓬勃，令香港经济年内有温和增长。差饷物业估价署继续致力服务社会，在部门主要职能中的各个服务范畴，我们均达到或超越相关的工作指标。

政府在 2013 年 2 月底制定新一轮物业市场冷却措施，加上受 2013 年 4 月投入服务的一手住宅物业销售资讯网影响，住宅物业市场明显转为淡静，楼价升势放缓。通胀在 2013 年大致受到抑制。政府推出的其中一项一次过纾缓措施，是宽减 2013-14 年度差饷，上限为每个应课差饷物业每季 1 500 元。根据这项差饷宽减措施，本年度约有 76% 的物业不用缴交差饷，余下的 24% 则受惠于全额宽减而得以减付差饷，政府因而少收约 116 亿元。

In 2013-14, the global economic environment was still challenging though it showed relative improvement over that in 2012-13. The Hong Kong economy attained a moderate growth underpinned by the Mainland's robust economy in the year. The Rating and Valuation Department (the Department) continued to make a concerted effort to serve the community as always. We were successful in achieving or exceeding the performance targets for all service areas in respect of the major functions of the Department.

With the combined effects of the Government's latest round of property market cooling measures introduced in late February 2013 and the launch of Sales of First-hand Residential Properties Electronic Platform (SRPE) in April 2013, the residential property market turned quiet visibly and the uptrend of prices was contracted. Inflation was largely contained during 2013. As one of the one-off easing measures rolled out by the Government, rates for 2013-14 subject to a ceiling of \$1 500 per quarter for each rateable property were waived. With this rates concession scheme, about 76% of properties were subject to no rates in the year while the rates payable of the remaining 24% of properties were reduced by the full concession amount, costing the Government about \$11.6 billion.



## 挑战与成果

本署的理想是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。我非常高兴香港于2014年9月公布的「最佳和最差的国际物业税管理：州份与国际物业税管理方法评分表」中获得最高评级。这个由美国州份税务议会和加拿大国际房产税学会携手合作的研究，旨在让各地税务决策机构认识国际管理物业税的情况，提供一个衡量其公平程度和效率的机制，以及最佳做法。研究中76个受评核的司法管辖区包括美国50个州及两个地区、澳洲八个州及领地、加拿大八个省、组成英国的四个区域，以及香港、爱尔兰、新西兰和南非。本署评估差饷及地租的机制，在评分表中衡量公平和有效率地管理物业税的三个主要范畴，即(1)具透明度、(2)简单和一致及(3)公平的程序方面均获得很高的评价。

年内，本署如期完成了2014-15年度全面重估差饷工作，经复核后的应课差饷租值乃参照于指定估价依据日期，即2013年10月1日的市值租金评估。重估完成后，新估价册由2014年4月1日起生效，估价项目增至242万个，应课差饷租值总额为5640亿元；地租登记册载有187万个估价项目，应课差饷租值总额为3270亿元。物业市场在2013年降温，升势明显放缓。本年度重估差饷之后，差饷及地租的应课差饷租值均录得较温和的增长，平均升幅为5%。

## Challenges and Achievements

With the Department's vision to be a world-wide model as a public agency in property valuation and information services, I am most delighted to announce that Hong Kong received the best grade in "The Best and Worst of International Property Tax Administration: Scorecard on State and International Property Tax Administrative Practices" announced in September 2014. The research was carried out jointly by The Council On State Taxation (COST), U.S.A. and the International Property Tax Institute (IPTI), Canada to provide an international scope for tax policymakers with best practices and a comparative measure of their property tax administrative practices. The Scorecard evaluated 76 jurisdictions including the 50 states and two districts of the U.S.A, eight states and territories of Australia, eight provinces of Canada, the four component states/regions of the United Kingdom, and Hong Kong, Ireland, New Zealand, and South Africa. The valuation of properties for rates and Government rent conducted by the Department achieved high grading in three important areas essential for fair and efficient property tax administration namely (1) transparency, (2) simplicity and consistency, and (3) procedural fairness in the Scorecard.

In the year, the 2014-15 general revaluation was completed on schedule with all rateable values reviewed by reference to the open market rents on the designated valuation reference date on 1 October 2013. After revaluation, the new Valuation List effective on 1 April 2014 grew to 2.42 million assessments with a total rateable value of \$564 billion, and the number of assessments in the Government Rent Roll was 1.87 million with a total rateable value of \$327 billion. The property market cooled off in 2013 and the uptrend decelerated noticeably. The annual revaluation resulted in a modest average increase in rateable values of 5% for both rates and Government rent.



## 署长序言 Commissioner's Overview

本署于 2014 年 3 月 14 日公布新估价册和地租登记册，两份表册均由 2014 年 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.rvdp.gov.hk](http://www.rvdp.gov.hk)），查询新的应课差饷租值。2014 年 3 月 17 日至 5 月 31 日接受递交建议书期间，本署共录得约 27 000 宗网上查询应课差饷租值，涉及约 166 万个物业，并接获约 53 000 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 3%。

本署致力促进香港物业市场的公平和透明度。很高兴现时市民可透过便于使用的综合政府网站，轻易查阅最新和可信赖的物业资料。

物业资讯网全日 24 小时提供服务，让市民轻易查阅物业地址、重要的物业资料，以及部门辖下约 260 万个估价物业的最新差饷及地租帐目。物业资讯网自 2009 年 2 月首次推出以来，一直运作畅顺，至今已就 200 多万项物业记录提供资料。2013 年 4 月，物业资讯网平台推出一项新服务，让个别差饷或地租缴纳人免费查阅私人住宅物业（不包括村屋）的资料。

The new Valuation List and Government Rent Roll effective on 1 April 2014, were declared on 14 March 2014 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 at [www.rvdp.gov.hk](http://www.rvdp.gov.hk). During the proposal period from 17 March to 31 May 2014, we recorded around 27 000 online searches of the rateable values of some 1.66 million properties, and received around 53 000 proposals to alter the Valuation List and/or Government Rent Roll, increased by 3% on previous year.

The Department is committed to promoting fairness and transparency in the Hong Kong property market. It is delighted that the public can now have easy access to up-to-date and reliable property information through centralised user friendly Government portals.

The PIO provides the public with round-the-clock service for easy access to check property addresses, essential property information and up-to-date rates and Government rent accounts of about 2.60 million assessments held by the Department. It has been operating smoothly since its first launch in February 2009. The system has so far provided information on over 2 million property records. In April 2013, a new service item was launched on the PIO platform to provide free service to individual rates or Government rent payers for checking the property data of private domestic properties (excluding village houses).



一手住宅物业销售资讯网自 2013 年 4 月 29 日起投入服务，在香港一手私人住宅物业销售方面，开启新一页。运输及房屋局委托本署开发一手住宅物业销售资讯网，市民可全日 24 小时在中央综合电子资料库查阅资料，包括在《一手住宅物业销售条例》生效后销售的一手住宅楼宇的售楼说明书、价单和成交记录册。

本署在执行主要职能时，收集和分析大量的物业资料。我们出版的《香港物业报告》载列全港物业的各类统计数据，政府和市民视该报告为最全面和可信赖的公正物业市场资讯来源。

The SRPE operating since 29 April 2013 has opened a new chapter for the sale of first-hand private residential properties in Hong Kong. Entrusted by the Transport and Housing Bureau, the Department has developed the SRPE to provide the public with 24-hour online access to a central and comprehensive electronic database containing sales brochures, price lists and registers of transactions of individual first-hand residential developments put up for sale after the coming into full operation of the Residential Properties (First-hand Sales) Ordinance.

The Department collects and analyses extensive property information when carrying out our principal functions. Our publication "Hong Kong Property Review" presents a wide range of statistical data relating to properties in the territory which has come to be regarded by the Government and members of the public as the most comprehensive and reliable source of unbiased property market information available.



## 署长序言 Commissioner's Overview

在职员培训和发展方面，本署在 2014 年 4 月获雇员再培训局嘉许为「人才企业」，以表扬本署在人才培训发展和推广学习文化方面，取得卓越成果。

本署在职员培训的其中一项成果，是开发和实施知识管理系统，这个新的资讯科技平台于 2013 年 2 月推出，有助建立知识分享文化，并鼓励在署内交流创新意念，让员工以电子方式，有效地分享部门内书面的知识，以及同事们的工作经验和心得。

本署获嘉许为「人才企业」后，将继续扩展积极进取的部门文化，与同事合力建立富有冲劲的团队，为公众提供专业服务。

On staff training and development front, the Department was awarded in April 2014 the status of Manpower Developer by the Employees Retraining Board (ERB) in recognition of our outstanding achievements in manpower training and development, and in promoting a learning culture.

One of the achievements of our staff development was the development and implementation of a new IT platform – Knowledge Management System in February 2013. The system facilitates the building up of knowledge sharing culture and encourages effective exchange of innovative ideas in the Department. Our written knowledge as well as colleagues' work experiences and wisdom can now be shared among staff effectively through electronic means.

With the Manpower Developer status, we would continue to develop a dynamic corporate culture and workforce in partnership with staff to display professionalism in delivering services to the community.





## 机遇与展望

面对未来的挑战，本署会善用资源，向顾客和伙伴提供最佳服务。我们将同心协力，致力推行下列措施，以改善服务：

- 探讨可否与其他政府部门合作，改良网上服务。
- 提升批量估价系统，以期有效地提供公平合理的估价。
- 研究运用顾客分析技巧，预计顾客的期望。
- 扩展差饷及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，本署的服务成果令人满意。本署同人尽心尽力为市民提供优质服务，未来我们会继续同心协力提升服务水平。

差饷物业估价署署长  
邓炳光太平绅士  
2014年10月

## Opportunities and Prospects

With challenges ahead, we strive to provide the best service to our customers and partners in the most cost-effective manner. We will continue to make concerted efforts to improve our services with the following initiatives:

- Exploring the possibility of collaboration with other Government departments with a view to improving our online service.
- Enhancing the mass appraisal systems in order to provide equitable valuations in an efficient way.
- Exploring the use of customer analytics techniques to anticipate customers' expectations.
- 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 the attainment of better cost effectiveness and efficiency, and what is more, for service improvements and innovations.

I am pleased to see the achievements of the Department in the past year. With my colleagues' dedication and commitment to delivering quality services to the public, I believe we would progress together further to serve the community better in coming years.

PK TANG, JP  
Commissioner of Rating and Valuation  
October 2014

# 理想和使命

Vision and Mission



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



# 职能

## Functions



14	评估差饷 Rating Assessment
15	评估地租 Government Rent Assessment
17	帐目和发单 Accounting and Billing
18	物业估价服务 Property Valuation Services
19	物业资讯服务 Property Information Services
21	业主与租客户服务 Landlord and Tenant Services



差饷物业估价署的主要职能计有：

- 评估差饷和地租；
- 管理差饷和地租的帐目与发单；
- 为政府的决策局和部门提供物业估价服务；
- 为政府的决策局和部门、公共机构与私营机构提供物业资讯服务；以及
- 执行《业主与租客（综合）条例》（第7章），包括就租务事宜向业主及租客提供咨询和调解服务。

The principal functions of the Rating and Valuation Department are :

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

## 评估差饷

「差饷」是一项就使用物业而征收的税项，并按应课差饷租值乘以一个指定百分率征收。

物业的「应课差饷租值」是根据物业在指定日期于公开市场上可取得的全年租金估值。

根据《差饷条例》（第116章），差饷物业估价署长负责编制估价册，当中载列全港已评估差饷的物业的资料。

## Rating Assessment

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

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

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

## 估价册

估价册载录所有已评估差饷的物业及其应课差饷租值。

截至2014年4月1日，估价册共载有2 418 892个差饷估价项目，应课差饷租值总值达5 642亿元，详情请参阅表1至表8。

## The Valuation List

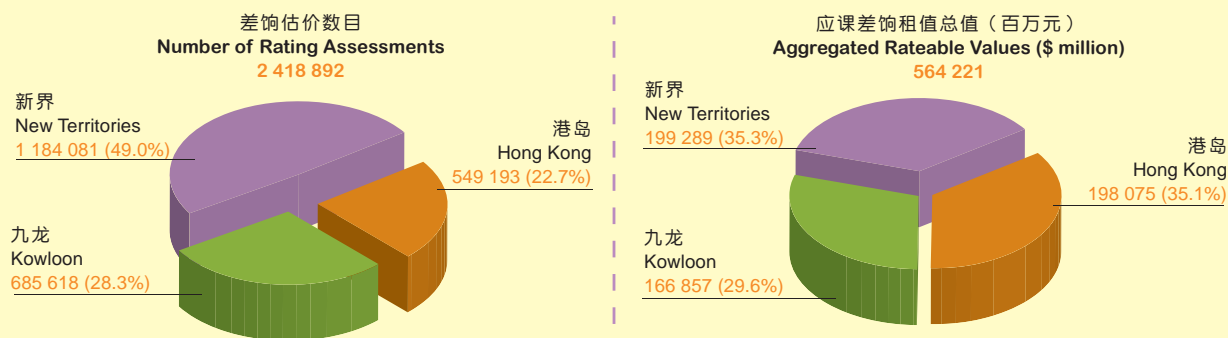
The Valuation List is a record of all properties assessed to rates with their corresponding rateable values.

The Valuation List as at 1 April 2014 contained 2 418 892 rating assessments with a total rateable value of \$564.2 billion. Further details are shown in Tables 1 - 8.





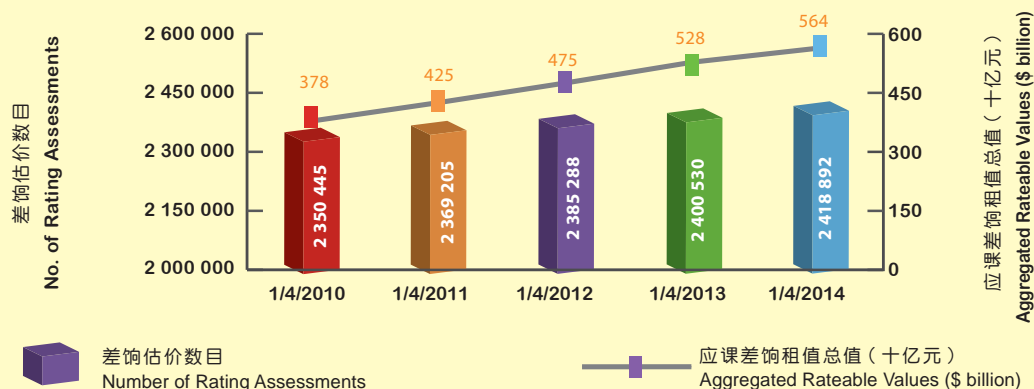
截止 2014 年 4 月 1 日的差饷估价数目和应课差饷租值总值  
Number of Rating Assessments and Aggregated Rateable Values as at 1 April 2014



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政府租契批出，承租人须缴纳「地租」。

本署负责评定两类根据下列法例征收的地租，并按物业的应课差饷租值计算应缴多少地租：

- (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 Assessment

Land in Hong Kong is normally held from the Government by way of a 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

差餉物業估價署署長負責評估和征收第515章所涵蓋的地租，並編制地租登記冊，載列所有根據本條例評估地租的物業的應課差餉租值。截至2014年4月1日，地租登記冊載有1 874 794個估價項目，應課差餉租值總值約為3 269億元，詳情請參閱表9。

第515章所指的地租，數額為物業應課差餉租值的3%，並隨應課差餉租值的改變而調整。條例規定須繳納地租的物業，包括根據下列適用租契持有的物業：

(a) 原本沒有續期權利，但自1985年5月27日《中英聯合聲明》生效之後獲准延期或續期的契約；以及

(b) 自1985年5月27日起新批出的契約，包括交回後重批的租契。

唯一獲豁免評估地租的是由鄉郊原居村民（或其父系合法繼承人）或祖／堂自1984年6月30日以來一直持有的舊批約地段、鄉村地段、小型屋宇或相若的鄉郊土地。繼續持有此類鄉郊土地的原居村民或祖／堂，只須向地政總署署長繳納象征式地租。

對於大部分須按第515章繳納地租的物業而言，用作計算地租的應課差餉租值，等同於用作計算差餉的應課差餉租值。如物業獲豁免評估差餉，或物業只有部分須繳納地租（例如：物業所處土地部分是根據適用租契而持有，而另一部分則根據其他類別的租契持有），則本署會分別厘定兩項應課差餉租值。

### 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 compilation of the Government Rent Roll containing the rateable values of all properties liable for assessment under this Ordinance. The Government Rent Roll contained 1 874 794 assessments as at 1 April 2014 with an aggregated rateable value of \$326.9 billion. Further details are shown in Table 9.

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

(a) leases where the original leases contained no right of renewal and which have been extended or renewed since the coming into force of the Sino-British Joint Declaration on 27 May 1985; and

(b) new leases granted, including those surrendered and regranted, since 27 May 1985.

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

# 职能 Functions

## 物业估价服务

### 印花税

本署审查物业的转让，向印花税署署长（由税务局局长兼任）提供估值方面的意见，以保障政府的印花税收入。如申报的转让价值低于市值，本署会提供物业的合理市值估价。

本署亦为没有订明价值的转让物业提供估值。

## Property Valuation Services

### Stamp Duty

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

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



### 遗产税

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

### Estate Duty

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

## 为其他政府部门提供估价服务

本署亦经常为其他政府部门和半官方机构的工作需要提供估价服务。

## Valuations for Other Government Departments

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



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

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

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

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

## 职能 Functions

### 编配门牌号数

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

本署在互联网上刊载《楼宇名称》，详列本港大部份楼宇的中英文名称、地址和落成年份。

《楼宇名称》的资料每半年更新一次，以便市民及游客识别楼宇位置、邮递派送及执行救援服务，并让公营部门确定楼宇的地址。

### Names of Buildings

The Department publishes online the “Names of Buildings” which contains a comprehensive list of names of buildings in the territory, their addresses in both Chinese and English, and the year of completion.

The publication is updated half-yearly for the convenience of the public, tourists, and for the delivery of postal and emergency services as well as 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规定。

## 咨询和调解服务

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

市民亦可透过本署24小时自动电话资讯服务或浏览本署网站，获得一般租务资讯。

## 新租出或重订协议通知书

本署为住宅物业业主批署新租出或重订协议通知书（表格CR109）。经批署的通知书，是采取法律行动追收欠租时所需的文件。

## Landlord and Tenant Services

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

## Advisory and Mediator Services

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

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

## Notice of New Letting or Renewal Agreement

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



# 服务表现和成就

## Performance and Achievements





24	评估差饷和地租 Rating and Government Rent
29	帐目和发单 Accounting and Billing
32	估价及物业资讯服务 Valuation and Property Information Services
36	业主与租客户服务 Landlord and Tenant Services
37	服务表现和目标 Performance and Service Targets



# 服务表现和成就

## Performance and Achievements

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

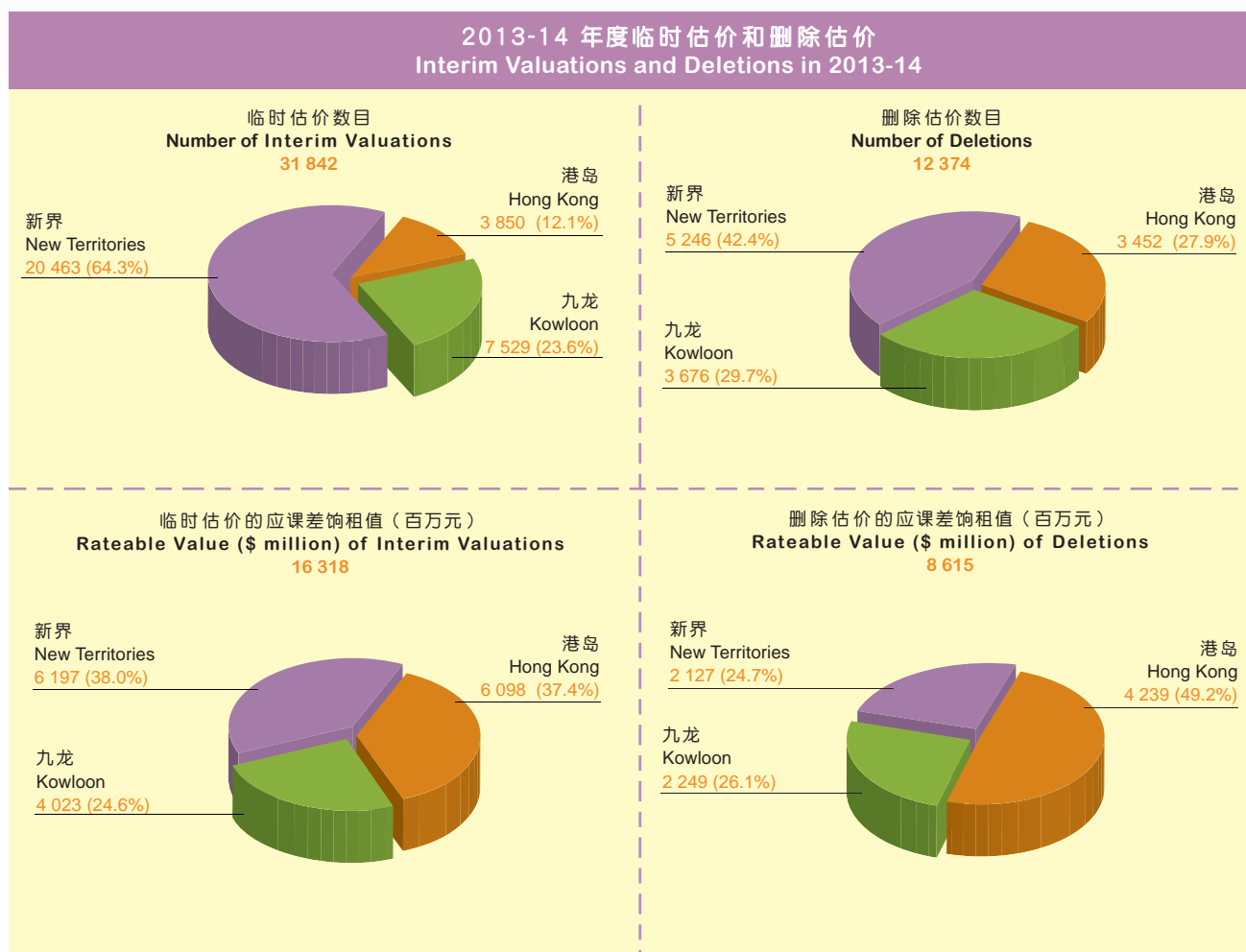
表 10 显示 2013-14 年度临时估价和删除估价的数目。下列图表显示估价册及地租登记册内按区域划分的临时估价和删除估价数目，以及有关的应课差饷租值：

### 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 2013-14 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

不同类别和位于不同地区的物业，其租金水平会受时间及其他不同因素影响而改变。为提供一个健全及公平的税基，本署自1999年起，每年均全面重估应课差饷租值，反映最新的市场租金水平。

在全面重估2014-15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2 418 892个物业的应课差饷租值，以及载于地租登记册内1 874 794个物业的应课差饷租值。

新应课差饷租值的生效日期是2014年4月1日，估价依据日期为2013年10月1日。

## Annual General Revaluations

Rental values for different types of property and for properties in different locations change over time due to many factors. To provide a sound and equitable tax base, revaluations have been conducted annually since 1999 to bring the rateable values up-to-date, reflecting changes in market rental values.

Altogether 2 418 892 assessments in the Valuation List and 1 874 794 assessments in the Government Rent Roll were reviewed in the revaluation for 2014-15.

The new rateable values which took effect on 1 April 2014 were based on market rents as at the valuation reference date of 1 October 2013.



重估完成后，差饷及地租的应课差饷租值分别平均上调5%。

在新的估价册内，其中84.5%物业的应课差饷租值平均上升8.3%，另有13.6%物业的应课差饷租值维持不变，余下1.9%物业的应课差饷租值则平均下跌9.1%。

表11 详列全面重估应课差饷租值后，主要类别物业的差饷和地租变动情况。

The exercise had resulted in an average increase in rateable values of 5% for rates and Government rent.

For 84.5% of the properties in the new Valuation List, the rateable values were increased by 8.3% on average. 13.6% had no change in rateable values. The remaining 1.9% of the properties had their rateable values decreased by 9.1% on average.

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

# 服务表现和成就

## Performance and Achievements

### 建议、反对和上诉

市民如欲反对估价册或地租登记册内的资料，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 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. If the Valuation List is altered as a result of the proposal, objection or appeal, alteration 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。2013-14 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。

## Rates Charges

Rates are payable at a percentage of rateable value. For the financial year 2013-14, 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.

## 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 2014 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：

## 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 2014 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	48 603
九龙 Kowloon	-	-	-	-
新界 New Territories	35	812	468	36 536
总数 Overall	36	843	488	85 139

# 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2014年4月1日，地租登记册载有1 874 794个估价项目。

2013-14年度，本署为征收地租而展开的临时估价有25 567个，删除的估价则有6 793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（评估及征收）条例》和《地租规例》的条文，发展用地、重新发展用地和农地均须缴纳地租。

此外，土地审裁处聆讯一宗发展用地估价方法的测试个案，并于2008年2月作出裁决，结果认同本署所采用的估价方法，但上诉人不服审裁处的裁决，并就法律观点向上诉法庭上诉。2010年11月，上诉法庭驳回有关上诉。其后上诉人成功直接向终审法院取得上诉许可。上诉随后于2012年11月26日、28日及29日审理，终审法院法官于2012年12月21日一致驳回有关上诉。

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

The number of assessments in the Government Rent Roll on 1 April 2014 was 1 874 794.

The number of interim valuations and deletions carried out in 2013-14 for Government rent purposes were 25 567 and 6 793 respectively. The details are 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 (Assessment and Collection) Ordinance/Regulation.

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 against the Tribunal's decision on points of law. The appeal was dismissed by the Court of Appeal in November 2010. The Appellant successfully sought leave to appeal directly from the Court of Final Appeal (CFA). The appeal was then heard in the CFA on 26, 28 and 29 November 2012. The CFA unanimously dismissed the Appellant's appeal on 21 December 2012.



# 服务表现和成就 Performance and Achievements

根据《政府租契条例》（第40章）为可续期土地契约征收地租

截至2014年3月31日，约有212 000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 2014, there were approximately 212 000 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)
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
2013-14	7 629	1 278	519	148

## 帐目和发单

### 差饷收入

2013-14年度的差饷收入为149.11亿元，款额反映年内因差饷宽减措施而少收的115.70亿元。

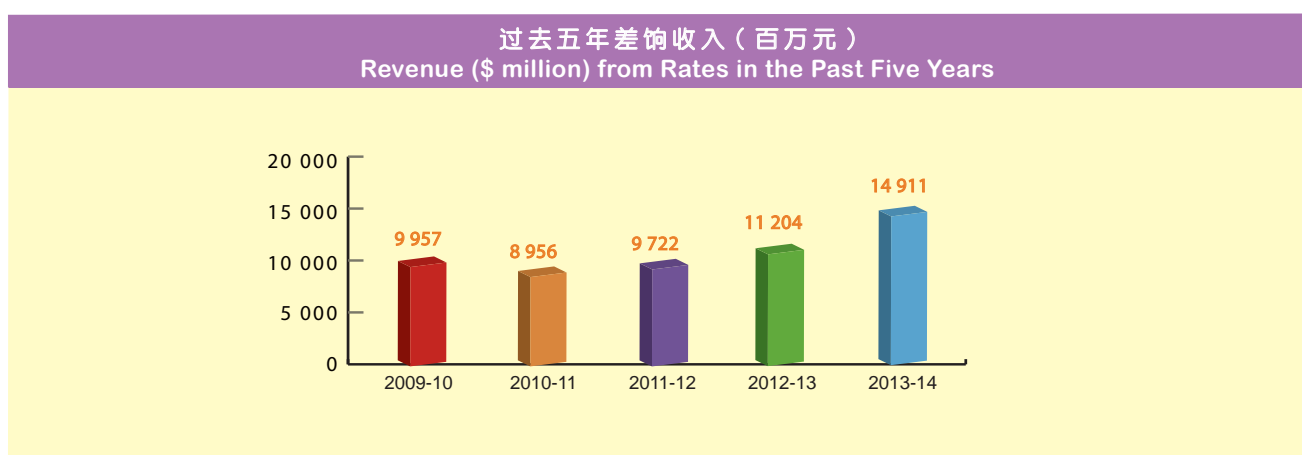
下图显示过去五年的差饷收入：

## Accounting and Billing

### Revenue from Rates

The revenue from rates in 2013-14 was \$14 911 million, reflecting the loss in revenue of \$11 570 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。2013-14 年度退还的款额微不足道。

### 差饷欠款

2013-14 年度，本署向欠交差饷的业主追讨欠款，涉及的个案约为 29 200 宗。

该财政年度终结时，约有 25 400 个帐目尚未清缴欠款，此数目并不包括现正办理由原居村民提交的豁免差饷申请。截至 2014 年 3 月 31 日，录得的拖欠差饷额为 5 700 万元，下图显示过去五年的差饷欠款情况：

### Refund of Rates

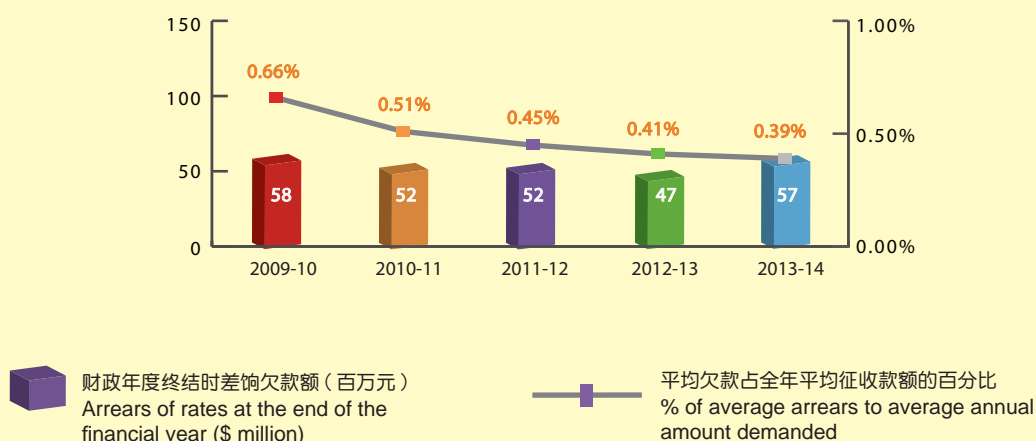
Only vacant open land and vacancies resulting from Court Orders obtained by the Government are eligible for refunds. The amount of refund was negligible in 2013-14.

### Arrears of Rates

In 2013-14, the Department took recovery action in respect of arrears outstanding for about 29 200 cases.

Some 25 400 accounts had outstanding rates at the end of the financial year. The number of accounts with outstanding rates excluded the properties for which applications for rates exemption by indigenous villagers were being processed. By 31 March 2014, \$57 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

2013-14 年度的地租收入为 85.91 亿元。

截至 2014 年 3 月 31 日，拖欠地租的帐目约有 22 500 个，未收的款项约为 5 900 万元，平均欠款占全年平均地租征收额 0.7%，欠款额并未包括原居村民因申请租金优惠而暂缓缴纳的地租。

## Revenue from Government Rent and Arrears

The revenue from Government rent in 2013-14 was \$8 591 million.

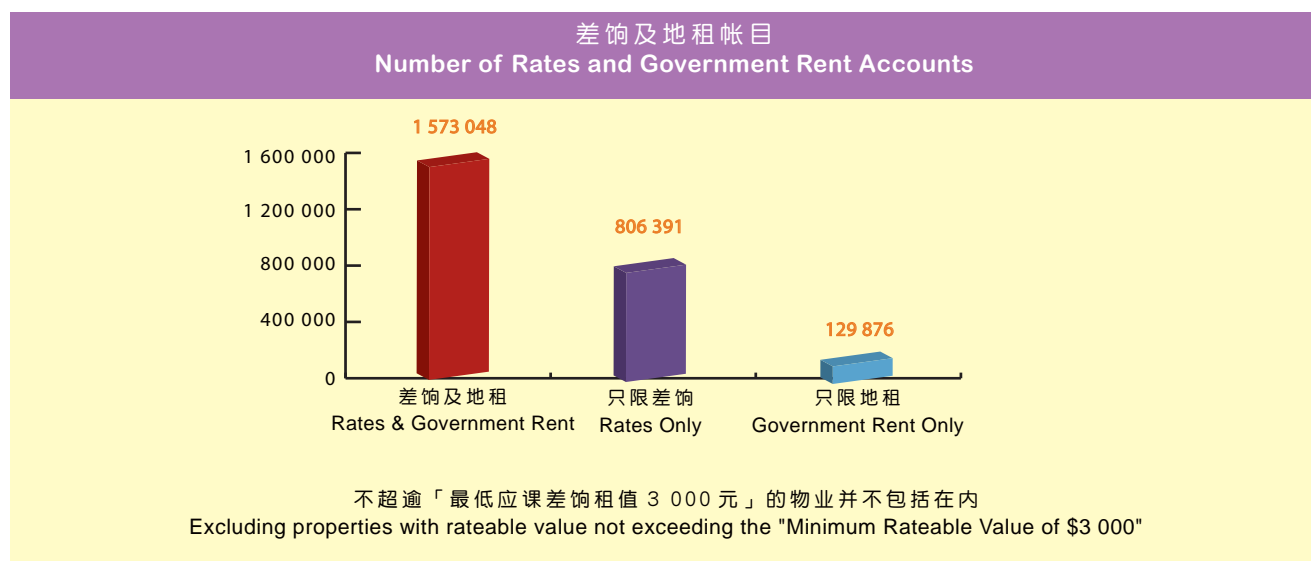
Some 22 500 accounts had rent arrears as at 31 March 2014, comprising about \$59 million. The percentage of average arrears to average annual Government rent demanded was 0.7%. This amount excluded the outstanding Government rent for properties owned by indigenous villagers where applications for rent concession were being processed.

## 差饷和地租帐目

截至 2014 年 4 月 1 日，差饷和地租帐目约 251 万个。下图显示各种帐目的数量：

## Rates and Government Rent Accounts

About 2.51 million rates and Government rent accounts were maintained by the Department as at 1 April 2014. 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.

# 服务表现和成就 Performance and Achievements

## 估价及物业资讯服务

### 印花税

2013-14 年度，共有 87 537 宗个案接受审查和估价。本署共提供 11 029 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。

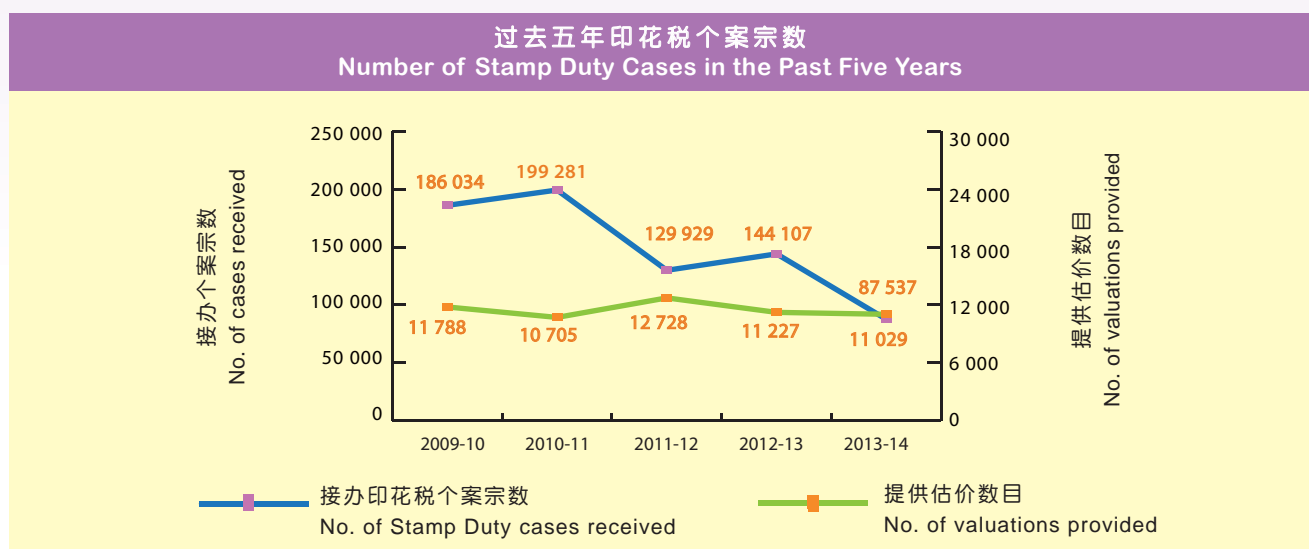
下图显示过去五年这方面的工作量：

## Valuation and Property Information Services

### Stamp Duty

In 2013-14, the number of cases received for examination and valuation was 87 537. The Department provided 11 029 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:

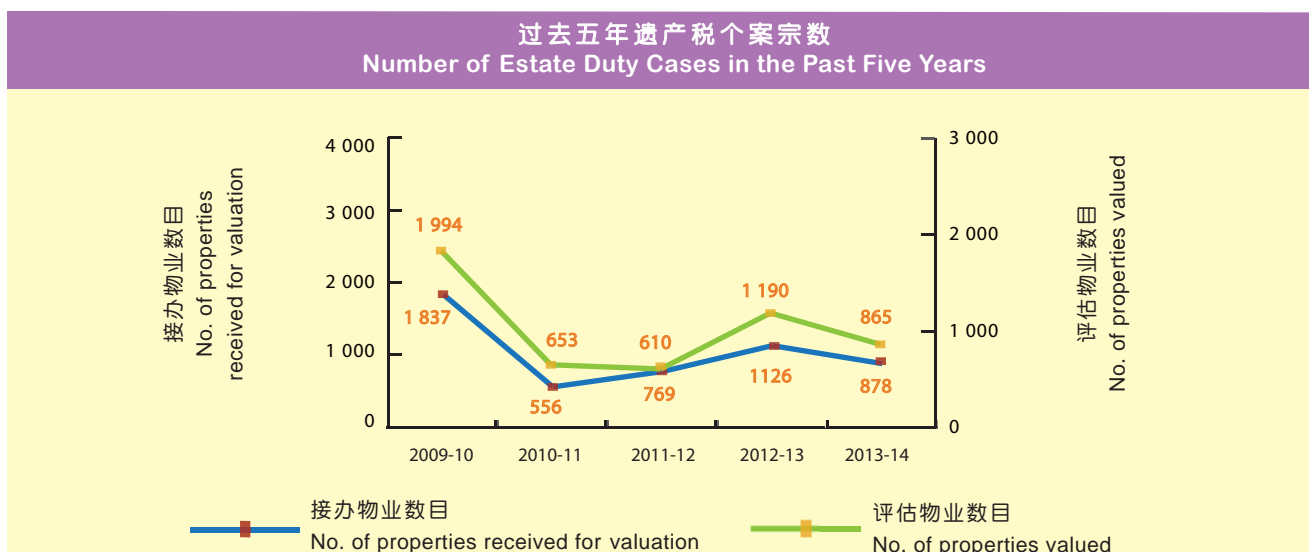


### 遗产税

年内共有 247 宗个案交由本署评定物业价值，涉及 878 个物业。下图显示过去五年的遗产税工作量：

### Estate Duty

During the year, 247 cases involving 878 properties were forwarded to the Department for valuation. The graph below shows the volume of Estate Duty work in the past five years:



## 服务表现和成就 Performance and Achievements

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。

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

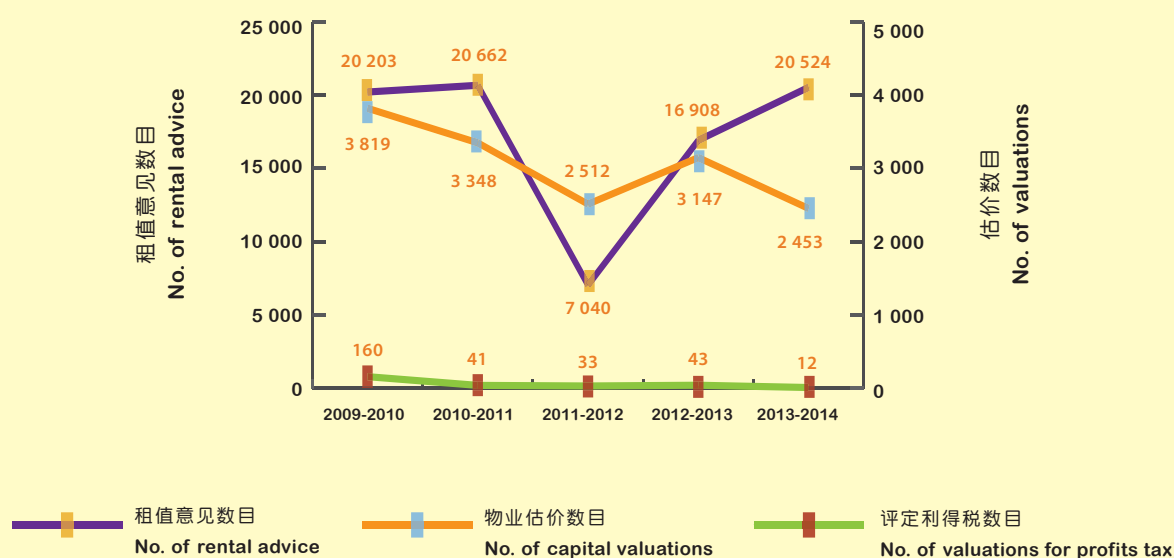
### 为其他政府部门和半官方机构提供估价服务

过去一年间，本署为其他政府部门和半官方机构提供估价服务，包括就20 524宗个案提供租值意见、评估2 453个物业的售价，以及处理12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：

### Valuations for Other Government Departments and Quasi-government Bodies

Other valuations, including 20 524 rental advice, 2 453 capital valuations and 12 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，本署亦悉心向运输及房屋局提供房屋产量和物业市况等物业市场的资料，以便当局准确掌握全港的房屋发展方向和市场动态。

《香港物业报告》2014年版回顾2013年物业市场的情况，并预测2014至2015年的楼宇落成量。市民可登入本署网站免费下载。

市民亦可登入本署网站浏览《香港物业报告 - 每月补编》，并可免费下载有关物业租金、售价和落成量的统计资料，或使用本署的24小时自动电话资讯服务（电话：2152 2152），经图文传真索取。

为配合实施《地产代理条例》（第511章），本署在2009年2月推出「物业资讯网」。市民可利用此收费服务索取住宅物业（乡村式屋宇除外）楼龄、实用面积和物业许可用途的资料。由2010年开始，本署将这网上平台服务增至查询估价册及地租登记册最新三个估价年度的应课差饷租值，以及差饷和地租帐目资料，每个查询项目的费用亦相对调低。

### Property Information Services

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

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

The 2014 edition of the "Hong Kong Property Review" gives a review of the property market in 2013 and provides forecasts of completions in 2014 to 2015. It 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 facsimile 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.





## 服务表现和成就 Performance and Achievements

### 编配门牌号数

2013-14 年度获编配门牌号数的发展项目约有 1 340 个，其中 1 258 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 2013-14, about 1 340 developments were allotted with building numbers, of which 1 258 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》

市民可登入本署网站免费浏览《楼宇名称》中的资料。资料每年 4 月和 10 月均会更新。

### "Names of Buildings"

The Names of Buildings can be viewed free of charge at the Department's website and is updated biannually in April and October.



# 服务表现和成就

## Performance and Achievements

### 业主与租客服务

#### 《业主与租客（综合）条例》

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

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

#### 咨询和调解服务

2013-14年度，本署处理约163 000宗查询，其中43 000宗由本署每天派驻土地审裁处当值的人员处理，另有5 200宗由本署每星期指定时间派往民政事务处当值的人员处理。

### Landlord and Tenant Services

#### Landlord and Tenant (Consolidation) Ordinance

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

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

#### Advisory and Mediatory Services

In 2013-14, some 163 000 enquiries were handled, with 43 000 and 5 200 of these being dealt with by officers during their daily and weekly visits to the Lands Tribunal and District Offices respectively.



### 新租出或重订协议通知书

2013-14年度，本署共处理51 500份新租出或重订协议通知书。

### Notice of New Letting or Renewal Agreement

A total of 51 500 Notices of New Letting or Renewal Agreement were processed in 2013-14.



# 服务表现和成就 Performance and Achievements

## 服务表现和目标

### 服务承诺

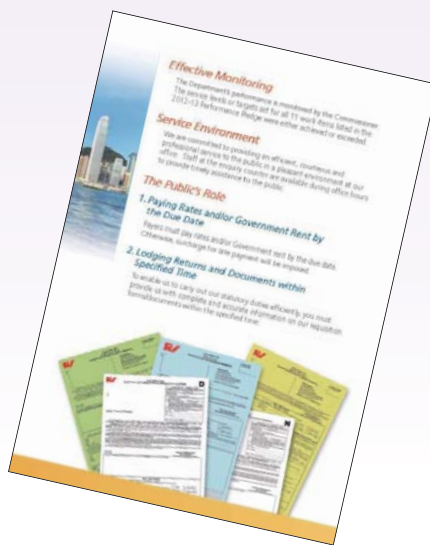
2013-14 年度服务承诺所载的全部 11 项工作均达标或超额完成。



## Performance and Service Targets

### Performance Pledge

For all the 11 work items listed in the 2013-14 Performance Pledge, the set service levels or targets were either achieved or exceeded.



## 24 小时自动电话资讯服务

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

使用这项服务的人士亦可选择以传真方式，索取物业市场统计数字等资料。

对市民有影响的政策和程序如有任何修改，本署亦会借此项服务通知市民。市民只需致电 2152 2152，便可使用这项服务。

### 「1823」

除上述自动电话资讯服务之外，市民亦可致电 2152 0111，使用由「1823」接线生 24 小时接听电话查询服务，此服务涵盖本署所处理的一切事宜。

## 24-hour Automated Telephone Enquiry Service

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

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

The system is also used to inform the public of any changes in policy and procedures affecting them. The public may access this service through telephone by dialling 2152 2152.

### "1823"

In addition to the automated telephone enquiry service, a 24-hour operator answering service is available through the "1823", 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





40	以电子方式递交表格及通知书 Electronic Submission of Forms and Notices
40	综合发单和缴款服务 Consolidated Billing and Payment Service
40	物业资讯网 Property Information Online (PIO)
41	发出征收差饷地租电子通知书 Electronic Issue of Rates / Government Rent Demands
41	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新猷。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。有关「递交表格电子化」的资料，市民可浏览本署网站（网址：[www.rvd.gov.hk](http://www.rvd.gov.hk)），或致电 2152 0111 向「1823」查询。

### Electronic Submission of Forms and Notices

As part of a new wave 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. The public can visit the Department's website at [www.rvd.gov.hk](http://www.rvd.gov.hk) or call the "1823" at 2152 0111 for information on "Electronic Submission of Forms".

### 综合发单和缴款服务

持有多个物业的缴纳人可申请综合帐单服务，以一张帐单罗列每个物业的季度应缴款项，使帐单管理更省时便捷。截至 2014 年 3 月底，用户共开设近 1 900 个综合帐户，连结大约 150 000 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。

### 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 with an easy and time-saving means of managing their quarterly demand notes. Up to end March 2014, close to 1 900 consolidated accounts have been set up linking about 150 000 individual property accounts. This customer-focus and environmentally friendly service will continue to be expanded and promoted to payers with multiple properties.

### 物业资讯网

物业资讯网在 2009 年 2 月推出，现时提供以下公共服务：

### Property Information Online (PIO)

The PIO was launched in February 2009 and has now provided the public with the following service items:

#### 收费服务

- 查询私人住宅物业（不包括村屋）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。

#### Chargeable Service

- Enquiry on saleable area, age and permitted occupation purposes of private domestic properties (excluding village houses).
- Enquiry on rateable values contained in the Valuation Lists and/or Government Rent Rolls for the last three 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（不包括村屋）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 257 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。

## 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 houses).

With the alignment of address records with the Land Registry, PIO offers a versatile bilingual search engine with five different searching paths for 2.57 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.

## 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 17 400 位用户登记使用，连结 24 900 多个缴纳人帐目。其中逾六成用户于启用帐目时选择停止收取纸本帐单，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。

## Electronic Issue of Rates / Government Rent Demands

Since the launch of "eRVD Bill" service in December 2010, over 17 400 subscribers have registered for the service, linking up over 24 900 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.

## 一手住宅物业销售资讯网

自 2012 年制定《一手住宅物业销售条例》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，同时让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，供公众查阅上述有关资料。

## 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 vendors of first-hand residential properties uploading the requisite information of sales brochures, price lists and registers of transactions, and at the same time allowing 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





44	每年全面重估应课差餉租值 Annual General Revaluations
44	评估地租 Government Rent Assessment
45	外判机遇 Outsourcing Opportunities
45	推行部门资讯科技计划 Implementation of Departmental Information Technology Plan (DITP)



# 迎接挑战

## Challenges Ahead

### 每年全面重估应课差饷租值

全面重估差饷的目的，是根据差饷缴纳人所占用物业的市值租金水平厘订应课差饷租值，从而建立公平合理的征税基础。由于估价宗数庞大、时间迫切，加上人手紧绌，每年重估应课差饷租值实非易事。能够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

The purpose of a general revaluation of all properties is to provide a sound and equitable tax base by updating the rateable values according to the prevailing rental levels. The 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，阻碍了评估发展用地地租的工作。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。上诉人其后就法律论点先后上诉至上诉法庭及终审法院，但有关上诉均被驳回。

本署已解决部份涉及发展用地地租的上诉个案，并会继续与其他上诉人跟进以处理余下个案。

### Government Rent Assessment

The assessment of Government rent in respect of development sites 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 Department's valuation approach. The Appellant appealed to the Court of Appeal and then to the Court of Final Appeal on points of law but both appeals were dismissed.

The Department has settled some of the outstanding Government rent appeals relating to development sites and will continue to approach appellants with a view to resolving the remaining appeals.



## 外判机遇

本署善用外聘服务供应商，以改善各项服务和推陈出新，在这方面经验不少。年内，本署把空置物业调查、巡查作公众宗教礼拜用途的物业等工作外判，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，以取得预期成效，仍属我们今后需要迎接的挑战。

## Outsourcing Opportunities

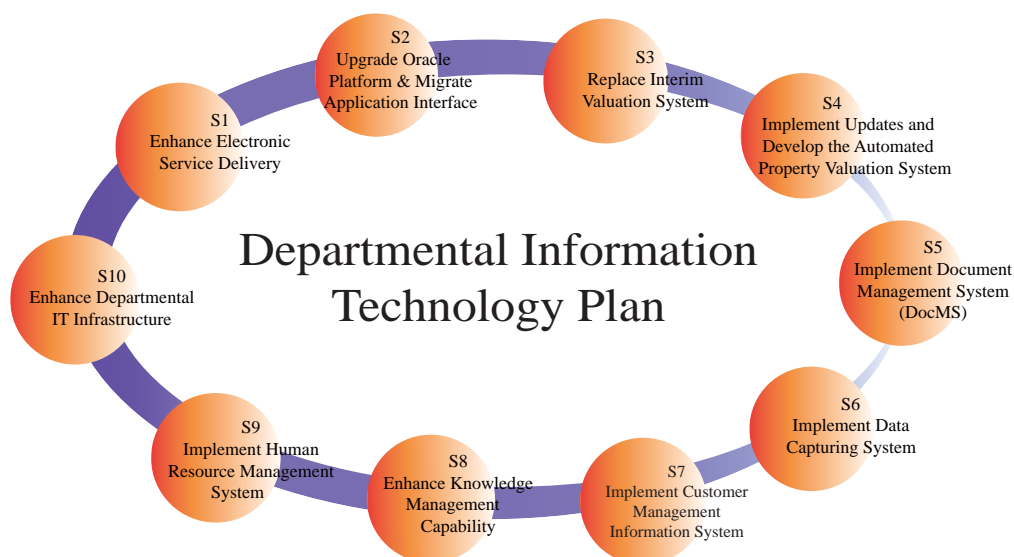
The Department has considerable experience in tapping into external service providers for service improvements and innovations. During the year, we contracted out projects like vacancy survey and inspection of properties occupied for public religious worship purpose, and continued to outsource valuation 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





48	环保政策和目标 Environmental Policy and Objectives
48	提高员工的环保意识 Promotion of Staff Awareness
49	节省能源 Energy Conservation
50	善用纸张及信封 Saving of Paper and Envelopes
51	废物管理 Management of Wastes

52	采购环保产品 Procurement of Green Products
52	环保方面的成果 Green Performance
53	《清新空气约章》 Clean Air Charter
54	前瞻 The Way Forward



# 环保报告

## Environmental Report

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

### 环保政策和目标

差饷物业估价署致力确保营运过程中履行环保责任，恪守《清新空气约章》的承诺。本署制定了下列环保政策和目标：

政策：差饷物业估价署使用资源时，遵循「减用、再用和再造」三大原则。

目标：节约资源和减少废物。

本署在运作上处处体现环保文化，日常运作中亦以推行各项环保措施为要务。为此，本署委任内务秘书为「环保经理」，负责监察和检讨部门推行环保措施的情况。

### 提高员工的环保意识

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

- 透过内联网，定期公布各项环保内务管理措施和最新的环保计划；
- 发布资源节约小锦囊；

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;



- 鼓励员工通过公务员建议书计划、部门协商委员会会议提出环保建议；
- 建立网上讨论区，方便员工讨论部门各项改善措施；以及
- 借着康乐社筹办的活动，将环保观念从办公室推展至日常生活中，例如在本署的电子布告板设立「交换角」，让员工刊登交换二手物品的电子广告。
- 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
- extended the green concepts from office to daily life through activities organised by the Recreation Club, e.g. exchange goods among colleagues by posting e-advertisements on "Exchange Corner" in the Department's electronic bulletin board.

## 节省能源

本署在日常工作中推行的节省能源措施包括：

### 办公室

- 当阳光直射室内时，将百叶帘放下；
- 员工即将进入房间（例如会议室）之前，才启动空调；
- 午膳时间或没有人使用办公室时关掉电灯；
- 使用省电的 T5 光管，节约能源；
- 安排能源监督在午膳时间和下班时间后定期巡查，确保办公室及会议室的电灯、文仪器材和空调已关上；
- 办公时间内将办公室文仪器材设定至省电模式；
- 使用定时开关器于办公时间后关闭网络打印机；

## 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;
- set up timer to switch off network printers after office hours;

# 环保报告

## Environmental Report

- 避免使用非必要的照明设备，并拆除过多的光管，把员工一般不会在该处阅读文件的地方调暗；
- 把电脑设备室的室温调高摄氏 1 度至 2 度；以及
- 提醒员工穿着轻便而合适的衣服，将办公室的温度保持在摄氏 25.5 度。

- 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.

### 汽车

- 鼓励共用部门车队，以减少汽油消耗量；
- 事先计划路线，以缩短行车距离和时间，避开拥挤的地区；
- 善用外出车辆或安排多人乘搭同一车辆，避免一人用车的情况；
- 车辆等候时停车熄火，以节省能源和减少废气排放；
- 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。

### Vehicles

- encourage sharing of pool cars to reduce fuel consumption;
- plan routes to minimise the journey distance and time, and to avoid congested areas;
- plan travel or carpool to avoid single-passenger car trips;
- switch off vehicle engines while waiting to save energy and reduce vehicle emissions;
- closely monitor vehicle maintenance to ensure low emissions; and
- closely monitor vehicle fuel consumption.

### 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；

### 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;





- 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；
  - 于会议时使用平板电脑，减少列印会议文件；
  - 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。
- 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;
  - use tablets to store documents for meetings to save printing of hard copies;
  - 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.

## 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。

## 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.

# 环保报告

## Environmental Report

### 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，2013-14 年度本署的 A3 和 A4 纸耗用量合共为 7 715 令，较 2012-13 年度的 9 074 令减少 15%，相对 2002-03 年度的 12 070 令更减少 36%。此外，2013-14 年度的耗纸量约 97% 为再造纸。

### Procurement of Green Products

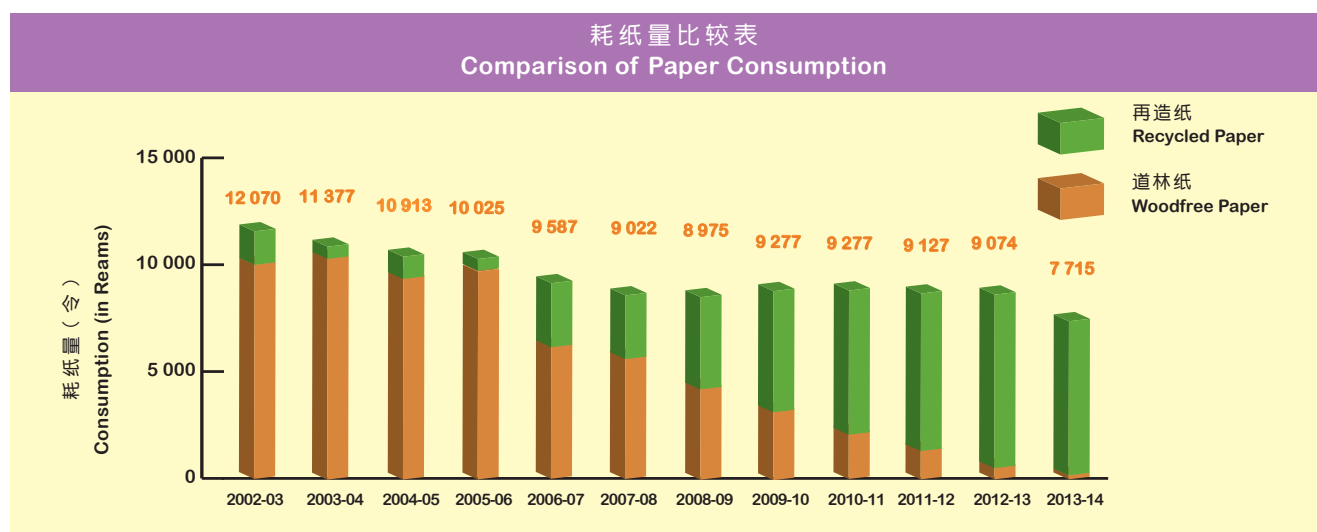
The Department is committed to green procurement. In conducting procurement, we took into account environmental factors as far as applicable:

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

### Green Performance

#### Reduced Consumption of Paper

With concerted staff efforts, the consumption of A3 and A4 paper in 2013-14 was 7 715 reams, indicating a decrease of 15% against 9 074 reams in 2012-13 and 36% against 12 070 reams in 2002-03. Besides, about 97% of the paper requirement for 2013-14 was met by recycled paper.



来年本署定当继续提醒同事注意保护环境，确保纸张用得其所。

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2013-14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。2013-14年度共回收了51 512公斤废纸，并收集了886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。2014年3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。

In the coming year, the Department shall keep on promoting environmental awareness among colleagues and endeavour to continue to economise consumption.

The consumption of paper and envelopes has been reducing since the launching of the Consolidated Billing and Payment Service in January 2004, which allows payers with multiple properties the option of receiving a consolidated demand.

As at the end of 2013-14, 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 environmental friendly service.

### Reduce and Recycle of Wastes

The Department has continued its efforts to reduce and recycle wastes. In 2013-14, 51 512 kilograms of waste paper were collected for recycling; and 886 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 March 2014, 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.

# 环保报告

## Environmental Report

### 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。

### 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。

### The Way Forward

To support the Government's drive to economise the use of energy and paper, the Department will sustain its effort in saving paper and electricity with best endeavour. All divisions will continue to critically review and closely monitor their paper and energy consumption patterns with a view to achieving a greener office.

### Electronic Information Management System (EIMS)

We have joined the Electronic Information Management (EIM) Working Group led by OGCIO in July 2009 to provide inputs in formulating the EIM Strategy covering domains such as Document Management, Records Management, and Knowledge Management, with the finalised report endorsed by the Working Group in October 2010. 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 environmental-friendly objective.





截至 2014 年 3 月为止，超过 17 000 个用户登记使用电子发单服务，连结超过 24 260 个缴纳人帐户，当中约 64% 用户登记户口时，选择停收通知书印文本，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。

As at March 2014, over 17 000 subscribers have registered for the service, linking up over 24 260 payer accounts. About 64% of the subscribers have opted to drop their paper bills 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.

### 《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。

### 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 PK TANG, JP  
Deputy Commissioner

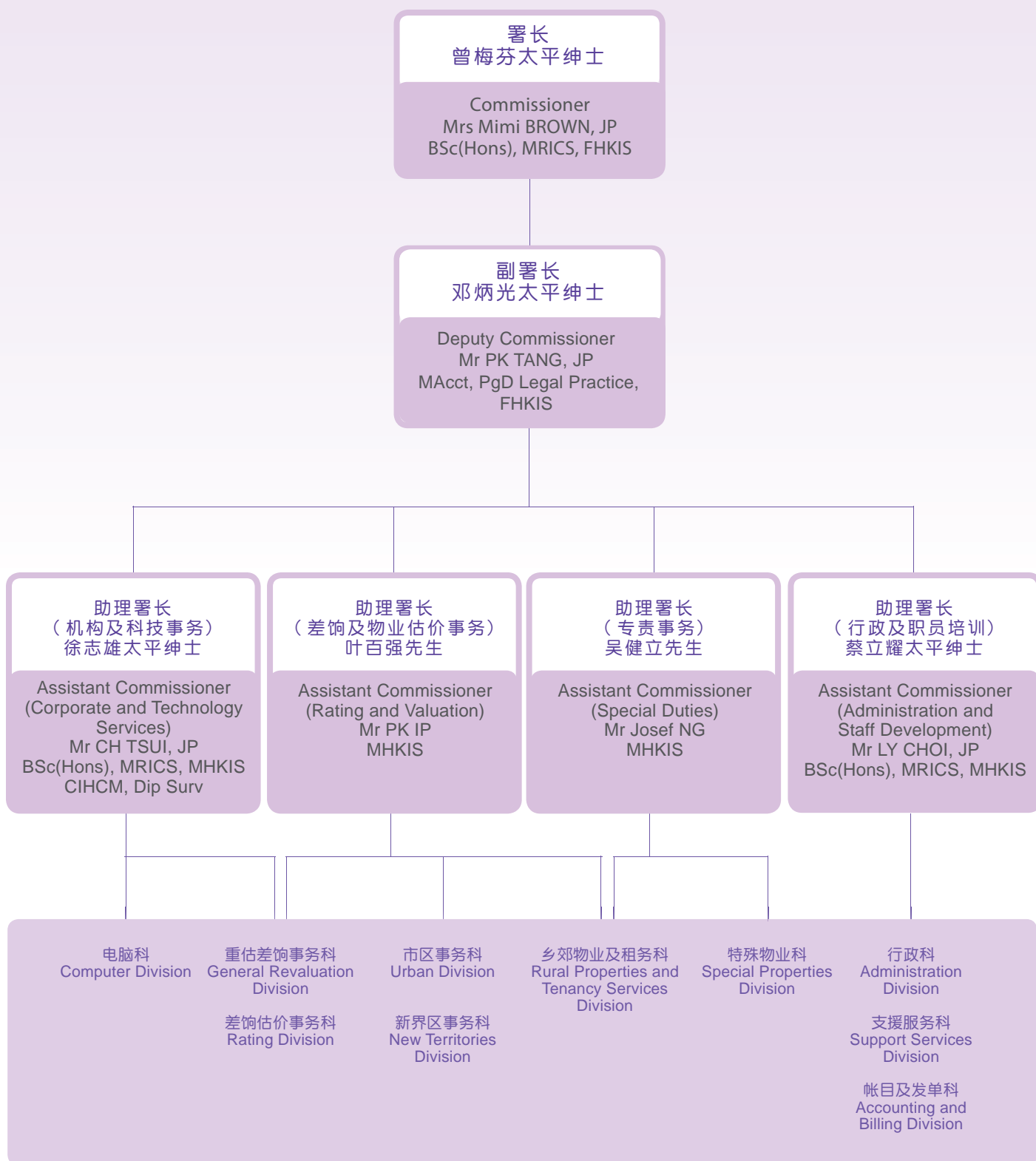
蔡立耀太平绅士  
助理署长  
(行政及职员培训)  
Mr LY CHOI, JP  
Assistant Commissioner  
(Administration and  
Staff Development)

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

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

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

部门架构 (2014年4月1日)  
Organisation Structure (1 April 2014)

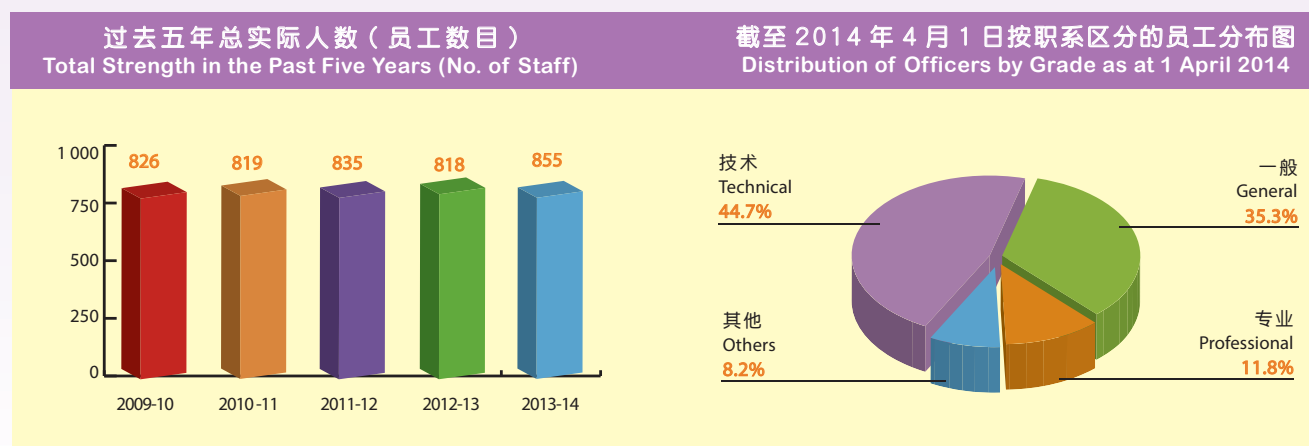


# 人力资源 Human Resources

## 人手编制

截至 2014 年 4 月 1 日，本署实际总人数为 855 人，其中专业职系人员占 101 名，技术职系人员占 382 名，一般职系人员占 302 名，其他职系人员占 70 名。

以下图表显示过去五年的实际总人数，以及截至 2014 年 4 月 1 日按职系区分的员工比例：



附录 B 列出 2013 年 4 月 1 日和 2014 年 4 月 1 日本署的编制与实际人数比较。

本署 2013-14 年度的个人薪酬（不计长俸、旅费、宿舍等开支）和部门开支达 4.60 亿元，上年度则为 4.34 亿元。

## 培训与发展计划

本署 2013-14 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 3.5 天。署方深知由于环境转变、工作量与日俱增、工作愈趋复杂，以及市民更高的要求，员工须面对种种挑战，因此安排多方面的培训和发展课程，内容既针对部门提供服务的需要，又照顾到员工的事业发展与个人抱负。

## Staffing

As at 1 April 2014, the Department had a total strength of 855 officers including 101 professional officers, 382 technical officers, 302 general grade officers and 70 officers of other grades.

The following figures show the total strength of staff in the past five years and the distribution of officers by grade as at 1 April 2014:

Annex B sets out a comparison of the establishment and strength as at 1 April 2013 and 1 April 2014.

Expenditure on personal emoluments (other than pensions, passages, quarters, etc.), and charges for departmental expenses amounted to \$460 million in 2013-14, compared with \$434 million in the preceding year.

## Training and Development Plan

The Departmental Training and Development Plan for 2013-14 was implemented successfully. During the year, departmental grade staff received training for 3.5 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2013年7月起实习五个月。

2014年2月，一名高级物业估价测量师借调到教育局实习六个月。另外一名首席物业估价测量师于2014年3月至10月期间，借调到财经事务及库务局实习。经委派到政府不同决策局实习，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，副署长、一名首席物业估价测量师和一名高级物业估价测量师分别参加由国家行政学院、清华大学和北京大学举办的国情研习课程，另有三名物业估价测量师分别参加由南京大学和浙江大学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两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、初级物业估价测量师和助理物业估价测量师而设的师友制计划，早于2003年年初和2004年9月相继推出。在去年的计划中，本署安排了47名新进物业估价测量师和助理物业估价测量师接受一名助理署长、九名首席物业估价测量师和15名高级物业估价测量师指导，而七名物业估价测量见习生则分别由七名资深的物业估价测量师指导。

## Professional Staff Training

For career development and updating overseas practices, a Valuation Surveyor was attached to the Valuation Office Agency (VOA) of the United Kingdom for five months from July 2013.

A Senior Valuation Surveyor was seconded to the Education Bureau for six months from February 2014. Another Principal Valuation Surveyor was seconded to the Financial Services and Treasury Bureau from March to October 2014. 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, economic and legal systems in the Mainland, the Deputy Commissioner, a Principal Valuation Surveyor and a Senior Valuation Surveyor attended the National Studies Courses at the Chinese Academy of Governance, the Tsinghua University and the Peking University respectively. Three Valuation Surveyors respectively participated in the National Studies Courses at the Nanjing University and the Zhejiang University.

For continuing professional development, two 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 47 junior Valuation Surveyors/Assistant Valuation Surveyors placed under the mentorship of an Assistant Commissioner, nine Principal Valuation Surveyors and 15 Senior Valuation Surveyors, as well as seven Valuation Surveying Graduates under the mentorship of seven experienced Valuation Surveyors.

# 人力资源

## Human Resources

### 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，本署接待了广州大学学者访问团，这次访问不仅促进学术和专业层面的交流，亦让双方分享工作心得。

### 专业资格

2013-14 年度，本署五名人员通过了香港测量师学会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 64 班的课程和研讨会，涵盖 27 个不同课题，出席数目为 3 186 人次。

此外，职员培训组年内为 51 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 was a visit to the Department from academics of the Guangzhou University. The visit 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 2013-14, five officers passed the Final Assessment of Professional Competence (APC) conducted by the Hong Kong Institute of Surveyors (HKIS) and they were then elected to professional membership.

### In-house Training Courses

The Department's Staff Development Section has organised a wide variety of in-house job-specific training courses and experience sharing sessions on different subjects including computer systems in RVD, valuation practices and work procedures. A total of 64 classes covering 27 topics were held with a total attendance of 3 186 trainees.

In-house induction seminars were held for 51 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 55 人次参加由政府承办商提供的各类电脑课程。此外，八名专业职系人员参加专家证人培训课程。

本署人员共有 772 人次参加公务员培训处举办的各类课程。

## Other Training Courses

Responses of staff on computer training and IT applications were good. A total of 55 trainees attended a variety of computer courses run by the Government bulk contractors. On the other hand, eight professional officers attended an Expert Witness Training Course.

For other wide-ranging CSTD courses, a total attendance of 772 was recorded.

## 估价署网上学习系统和知识管理系统

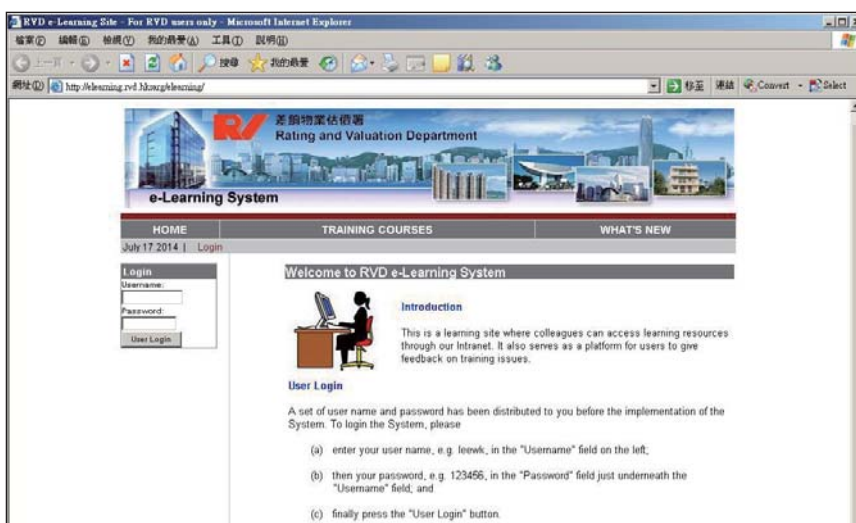
除网上学习系统之外，署方于 2013 年 2 月推出知识管理系统，目的是改善搜集、分享和应用机构知识的途径。两个系统均方便员工经内联网善用网上学习资源。

2013-14 年度，网上学习系统共录得 1 940 次点击，83 名学员报读不同的网上课程。知识管理系统作为「一站式知识平台」，为署内资讯和知识的单一接触点。系统提供各种协作工具，包括项目支援工具与讨论区，让同事就有兴趣的课题分享资讯和交流意见。

## 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.

In 2013-14, 1 940 hits to the e-Learning System were recorded with 83 users enrolling on various web-courses. Serving as a “one-stop knowledge shop”, 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。

署长不时在内联网以《电子快讯》，就专门课题向全体员工发送关于本署当前事务和未来的挑战等最新资讯。至于有关员工的消息，则经本署内联网每月发送的《部门快讯》报道。

为进一步改善部门的沟通，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。

## 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。

## 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.

From time to time, the Commissioner issued the "E-Update" on specific topics via the Intranet, keeping staff informed of current issues and upcoming challenges. News pertaining to staff matters is disseminated through the monthly "RVD Express" on the Department's Intranet.

To further improve communication, informal get-togethers are also held regularly 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 subjects, contributed by staff.

## Social and Recreation

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





## 康乐社

年内，本署康乐社除了举办多项体育比赛，还组队参加了由康乐及文化事务署主办的工商机构运动会。此外，康乐社举办了多个兴趣班，包括太极拳、瑜伽、手工艺及书法班等。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及护老院，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 39 000 元。

## Recreation Club

The Department's Recreation Club organised a variety of sport competitions and participated in the Corporate Games organised by the Leisure and Cultural Services Department during the year. The Club also organised various interest classes, such as Taichi class, Yoga class, handicraft workshops and calligraphy class to which colleagues could join and take part.

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 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 and the residential care homes for the elderly in various festivals, organising game stalls in carnivals 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 \$39 000 in total for various charity events organised by the Community Chest, Oxfam and other charitable organisations.

# 附表

## Tables



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

估价册 - 截至 2014 年 4 月 1 日各地区的已估价物业  
Valuation List - Assessments by District as at 1 April 2014

地区	District	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	151 068	79 341 423
湾仔	Wan Chai	101 573	47 421 655
东区	Eastern	206 542	46 197 924
南区	Southern	90 010	25 113 862
港岛	Hong Kong	549 193	198 074 865
油尖旺	Yau Tsim Mong	185 962	66 816 682
深水埗	Sham Shui Po	120 157	23 287 044
九龙城	Kowloon City	143 570	27 585 212
黄大仙	Wong Tai Sin	93 174	15 764 837
观塘	Kwun Tong	142 755	33 403 012
九龙	Kowloon	685 618	166 856 787
葵青	Kwai Tsing	108 331	34 371 263
荃湾	Tsuen Wan	122 499	23 287 470
屯门	Tuen Mun	167 392	18 703 775
元朗	Yuen Long	164 415	20 030 140
北区	North	98 746	10 434 227
大埔	Tai Po	106 793	13 195 581
沙田	Sha Tin	220 544	35 258 916
西贡	Sai Kung	142 584	21 812 588
离岛	Islands	52 777	22 195 006
新界	New Territories	1 184 081	199 288 964
总数	OVERALL	2 418 892	564 220 616





估价册 - 截至 2014 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 2014

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	70 446	10 233 677	9 562	3 381 530	13 623	11 264 604	407	121 114	94 038	25 000 924
湾仔 Wan Chai	43 642	6 834 728	7 298	2 450 007	11 436	8 270 951	221	35 507	62 597	17 591 192
东区 Eastern	138 973	19 925 228	17 772	5 195 310	5 676	2 661 432	192	77 952	162 613	27 859 922
南区 Southern	44 669	5 522 552	4 037	1 263 629	11 322	10 703 714	67	123 055	60 095	17 612 950
港岛 Hong Kong	297 730	42 516 185	38 669	12 290 476	42 057	32 900 701	887	357 628	379 343	88 064 989
油尖旺 Yau Tsim Mong	97 371	10 431 176	14 445	4 063 535	4 864	2 505 712	437	54 258	117 117	17 054 681
深水埗 Sham Shui Po	71 948	7 257 736	6 642	1 382 732	3 119	1 392 345	308	165 038	82 017	10 197 851
九龙城 Kowloon City	77 828	8 477 817	17 722	4 051 153	10 881	4 793 771	200	217 374	106 631	17 540 116
黄大仙 Wong Tai Sin	68 375	6 531 333	1 444	373 609	499	211 081	123	9 013	70 441	7 125 036
观塘 Kwun Tong	89 792	8 671 522	706	100 783	126	20 180	158	34 435	90 782	8 826 920
九龙 Kowloon	405 314	41 369 583	40 959	9 971 813	19 489	8 923 088	1 226	480 119	466 988	60 744 603
葵青 Kwai Tsing	63 882	6 234 155	2 892	637 781	603	174 508	278	37 859	67 655	7 084 302
荃湾 Tsuen Wan	71 342	7 972 525	6 777	1 299 199	1 444	449 019	383	47 746	79 946	9 768 489
屯门 Tuen Mun	111 596	7 813 831	4 193	540 672	2 731	628 442	292	57 136	118 812	9 040 082
元朗 Yuen Long	109 823	7 019 188	12 572	1 666 234	7 321	1 326 273	1 111	32 992	130 827	10 044 686
北区 North	71 706	4 660 285	3 354	294 409	3 432	629 983	1 108	28 445	79 600	5 613 122
大埔 Tai Po	70 483	5 479 828	5 270	816 553	7 749	2 571 957	495	36 047	83 997	8 904 384
沙田 Sha Tin	137 755	13 647 830	16 007	3 325 748	5 774	2 109 720	190	96 691	159 726	19 179 990
西贡 Sai Kung	109 113	11 728 891	5 277	1 025 378	4 720	2 576 942	113	65 865	119 223	15 397 077
离岛 Islands	33 746	2 589 569	8 154	1 454 266	3 267	1 369 031	190	5 752	45 357	5 418 618
新界 New Territories	779 446	67 146 102	64 496	11 060 240	37 041	11 835 875	4 160	408 532	885 143	90 450 749
总数 OVERALL	1 482 490	151 031 870	144 124	33 322 528	98 587	53 659 664	6 273	1 246 279	1 731 474	239 260 341

\* 这表示住宅楼宇内的处所，包括天台屋、由阁楼或「阁仔」改建而成的住宅物业、储物室等。

• 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。

\* This denotes premises in a residential block including a penthouse, domestic premises converted from a mezzanine floor or a cockloft, a storeroom, etc.

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

# 附表 Table 3

## 估价册 - 截至 2014 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 2014

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	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	-	-	-	-	5	35 206	878	150 247
湾仔	Wan Chai	-	-	-	-	-	-	-	-
东区	Eastern	2 637	212 327	989	62 885	70	2 548 279	452	434 286
南区	Southern	7 408	476 657	3 118	155 895	42	1 392 254	5	42 559
港岛	Hong Kong	10 045	688 984	4 107	218 779	117	3 975 740	1 335	627 092
油尖旺	Yau Tsim Mong	-	-	-	-	4	243 753	672	56 780
深水埗	Sham Shui Po	4 661	254 896	2 069	91 435	102	2 871 521	8	62 121
九龙城	Kowloon City	-	-	-	-	32	1 062 155	18	347 006
黄大仙	Wong Tai Sin	16 632	1 081 555	6 777	340 095	134	4 049 735	-	-
观塘	Kwun Tong	10 210	552 851	5 835	228 743	189	6 765 360	342	280 853
九龙	Kowloon	31 503	1 889 302	14 681	660 273	461	14 992 523	1 040	746 760
葵青	Kwai Tsing	10 976	642 386	3 629	160 769	155	5 240 869	461	176 985
荃湾	Tsuen Wan	-	-	-	-	39	1 010 633	175	104 507
屯门	Tuen Mun	10 768	469 843	10 579	333 609	59	1 358 004	-	-
元朗	Yuen Long	4 279	166 828	4 204	152 424	109	2 051 719	-	-
北区	North	12 474	546 070	5 110	185 850	21	771 379	18	20 889
大埔	Tai Po	14 077	834 622	6 766	301 635	15	461 852	-	-
沙田	Sha Tin	21 234	1 212 080	5 275	248 536	85	3 006 362	20	198 547
西贡	Sai Kung	10 216	596 648	4 986	233 340	34	1 484 815	249	95 875
离岛	Islands	-	-	-	-	64	791 423	-	-
新界	New Territories	84 024	4 468 478	40 549	1 616 164	581	16 177 055	923	596 804
总数	OVERALL	125 572	7 046 763	59 337	2 495 216	1 159	35 145 318	3 298	1 970 656

# 包括房屋协会长者安居乐计划下兴建的单位。

• 另行评估的停车位并不包括在上述数字内。

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

\* TPS: Tenants Purchase Scheme

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

• The above figures exclude parking spaces which are separately assessed.

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



估价册 - 截至 2014 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 2014

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	9 085	9 028 455	2 487	5 377 596
湾仔	Wan Chai	7 285	9 883 910	2 084	3 254 997
东区	Eastern	8 836	3 514 159	1 061	762 601
南区	Southern	2 178	1 011 460	604	284 401
港岛	Hong Kong	27 384	23 437 983	6 236	9 679 595
油尖旺	Yau Tsim Mong	20 720	19 355 011	3 849	6 418 367
深水埗	Sham Shui Po	9 517	3 919 062	1 393	517 646
九龙城	Kowloon City	7 742	2 627 457	875	585 990
黄大仙	Wong Tai Sin	3 341	1 655 166	148	113 533
观塘	Kwun Tong	5 372	3 735 870	277	375 849
九龙	Kowloon	46 692	31 292 565	6 542	8 011 385
葵青	Kwai Tsing	3 813	2 056 534	169	163 449
荃湾	Tsuen Wan	5 243	3 016 156	213	348 714
屯门	Tuen Mun	5 304	2 371 626	145	270 852
元朗	Yuen Long	7 134	2 863 255	402	367 259
北区	North	2 767	1 552 407	51	71 490
大埔	Tai Po	2 579	1 269 716	147	165 228
沙田	Sha Tin	4 505	3 942 414	73	335 792
西贡	Sai Kung	3 238	1 950 378	27	44 149
离岛	Islands	2 600	4 635 996	62	34 499
新界	New Territories	37 183	23 658 483	1 289	1 801 432
总数	OVERALL	111 259	78 389 031	14 067	19 492 412

# 附表 Table 5

## 估价册 - 截至 2014 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 2014

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	23 411	27 535 022	-	-
湾仔	Wan Chai	13 135	11 603 372	-	-
东区	Eastern	4 897	5 288 123	200	158 504
南区	Southern	1 359	494 378	26	6 729
港岛	Hong Kong	42 802	44 920 895	226	165 233
油尖旺	Yau Tsim Mong	22 299	11 242 838	86	16 456
深水埗	Sham Shui Po	1 682	761 176	1 055	380 681
九龙城	Kowloon City	1 335	599 148	18	3 462
黄大仙	Wong Tai Sin	165	119 248	349	57 548
观塘	Kwun Tong	2 829	4 293 794	1 302	597 811
九龙	Kowloon	28 310	17 016 205	2 810	1 055 958
葵青	Kwai Tsing	667	706 662	432	236 070
荃湾	Tsuen Wan	1 409	378 934	456	32 020
屯门	Tuen Mun	447	95 550	-	-
元朗	Yuen Long	560	119 543	-	-
北区	North	205	90 145	62	8 168
大埔	Tai Po	61	16 079	-	-
沙田	Sha Tin	943	864 030	112	36 330
西贡	Sai Kung	5	16 308	-	-
离岛	Islands	403	646 927	-	-
新界	New Territories	4 700	2 934 178	1 062	312 587
总数	OVERALL	75 812	64 871 277	4 098	1 533 778





估价册 - 截至 2014 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 2014

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	379	81 539	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	6 264	2 183 461	25	103 664
南区	Southern	3 940	882 352	11	27 276
港岛	Hong Kong	10 583	3 147 353	36	130 940
油尖旺	Yau Tsim Mong	2 094	382 474	2	341
深水埗	Sham Shui Po	5 042	1 738 111	52	134 026
九龙城	Kowloon City	3 143	1 110 479	110	140 454
黄大仙	Wong Tai Sin	3 263	742 738	2	1 446
观塘	Kwun Tong	19 457	4 353 136	156	230 461
九龙	Kowloon	32 999	8 326 938	322	506 728
葵青	Kwai Tsing	16 773	2 919 377	764	2 265 854
荃湾	Tsuen Wan	11 278	2 359 421	444	527 535
屯门	Tuen Mun	7 040	1 117 935	270	111 946
元朗	Yuen Long	1 172	652 231	103	102 662
北区	North	2 284	425 504	42	112 136
大埔	Tai Po	340	666 500	-	-
沙田	Sha Tin	10 515	1 675 283	313	645 775
西贡	Sai Kung	34	321 043	5	4 752
离岛	Islands	25	99 759	115	202 452
新界	New Territories	49 461	10 237 053	2 056	3 973 112
总数	OVERALL	93 043	21 711 344	2 414	4 610 779

# 附表 Table 7

## 估价册 - 截至 2014 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 2014

类别	Category	数量 Number	%	应课差饷租值 Rateable Value (千元 \$'000)	%
住宅	Domestic Premises	1 795 268	74.2	278 871 531	49.4
铺位及其他商业楼宇	Shop and Other Commercial Premises	125 326	5.2	97 881 443	17.3
写字楼	Office	75 812	3.1	64 871 277	11.5
工贸大厦	Industrial/Office Premises	4 098	0.2	1 533 778	0.3
工厂大厦	Factory	93 043	3.8	21 711 344	3.8
货仓	Storage Premises	2 414	0.1	4 610 779	0.8
停车位 *	Parking Spaces *	266 110	11.0	10 546 553	1.9
其他物业	Others	56 821	2.3	84 193 911	14.9
总数	OVERALL	2 418 892	100	564 220 616	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 2014 年 4 月 1 日按应课差饷租值划分的已估价物业  
Valuation List - Analysis of Assessments by Rateable Value Range as at 1 April 2014

应课差饷租值 (元) Rateable Value Range (\$)	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	总数 Total	%	累积 % <sup>^</sup> Cumulative % <sup>^</sup>
3 001 - 9 999	2 457	7 706	40 024	50 187	2.1	2.1
10 000 - 19 999	17 487	21 445	84 275	123 207	5.1	7.2
20 000 - 29 999	33 498	35 242	46 476	115 216	4.8	11.9
30 000 - 39 999	17 423	25 952	54 817	98 192	4.1	16.0
40 000 - 49 999	7 158	27 879	65 453	100 490	4.2	20.1
50 000 - 59 999	6 996	43 538	97 676	148 210	6.1	26.3
60 000 - 69 999	11 449	58 951	111 579	181 979	7.5	33.8
70 000 - 79 999	17 922	56 407	114 755	189 084	7.8	41.6
80 000 - 89 999	22 406	48 554	94 591	165 551	6.8	48.5
90 000 - 99 999	28 565	41 510	88 675	158 750	6.6	55.0
100 000 - 119 999	60 129	58 055	106 425	224 609	9.3	64.3
120 000 - 139 999	53 055	46 859	79 243	179 157	7.4	71.7
140 000 - 159 999	38 819	33 335	46 814	118 968	4.9	76.6
160 000 - 179 999	32 810	30 763	34 904	98 477	4.1	80.7
180 000 - 199 999	24 515	22 048	24 692	71 255	2.9	83.6
200 000 - 249 999	41 392	32 523	30 821	104 736	4.3	88.0
250 000 - 299 999	24 981	21 745	14 817	61 543	2.5	90.5
300 000 - 349 999	18 298	14 859	8 185	41 342	1.7	92.2
350 000 - 399 999	10 955	10 599	5 338	26 892	1.1	93.3
400 000 - 449 999	11 269	7 563	4 345	23 177	1.0	94.3
450 000 - 499 999	9 100	5 886	3 577	18 563	0.8	95.1
500 000 - 599 999	11 744	6 733	4 978	23 455	1.0	96.0
600 000 - 749 999	11 168	6 525	5 180	22 873	0.9	97.0
750 000 - 999 999	11 408	5 643	4 440	21 491	0.9	97.9
1 000 000 - 1 499 999	10 327	5 066	4 177	19 570	0.8	98.7
1 500 000 - 1 999 999	4 017	2 710	1 905	8 632	0.4	99.0
2 000 000 - 2 999 999	3 424	2 501	2 071	7 996	0.3	99.4
3 000 000 - 9 999 999	4 875	3 722	2 686	11 283	0.5	99.8
10 000 000 - 99 999 999	1 502	1 265	1 121	3 888	0.2	100.0
100 000 000 - 999 999 999	42	31	36	109	*	100.0
1 000 000 000 - 99 999 999 999	2	3	5	10	*	100.0
总数 OVERALL	549 193	685 618	1 184 081	2 418 892	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 2014 年 4 月 1 日各地区的已估价物业  
Government Rent Roll - Assessments by District as at 1 April 2014

地区	District	不超逾最低应课差餉租值 * Not Exceeding Minimum Rateable Value *		超逾最低应课差餉租值 Above Minimum Rateable Value	
		数量 Number	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	
中西区	Central and Western	117	15 165	18 587 815	
湾仔	Wan Chai	1	10 736	5 760 178	
东区	Eastern	123	47 347	10 850 825	
南区	Southern	49	47 717	9 826 185	
港岛	Hong Kong	290	120 965	45 025 004	
油尖旺	Yau Tsim Mong	41	54 776	23 903 403	
深水埗	Sham Shui Po	342	118 590	21 163 157	
九龙城	Kowloon City	16	45 821	12 050 885	
黄大仙	Wong Tai Sin	75	93 023	14 857 369	
观塘	Kwun Tong	304	143 040	30 368 908	
九龙	Kowloon	778	455 250	102 343 722	
葵青	Kwai Tsing	406	107 195	27 777 155	
荃湾	Tsuen Wan	2 623	122 531	20 024 786	
屯门	Tuen Mun	5 473	164 631	16 579 211	
元朗	Yuen Long	31 713	159 259	17 953 823	
北区	North	37 571	88 992	9 338 310	
大埔	Tai Po	31 786	99 759	13 024 036	
沙田	Sha Tin	5 494	215 852	33 645 778	
西贡	Sai Kung	16 385	137 671	21 440 888	
离岛	Islands	20 721	49 449	19 759 502	
新界	New Territories	152 172	1 145 339	179 543 490	
总数	OVERALL	153 240	1 721 554	326 912 216	

\* 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.





2013-14 年度临时估价及删除估价\*  
Interim Valuations and Deletions in 2013-14\*

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	1 477	168	2 369	3 275	4	9
	应课差餉租值 Rateable Value (千元 \$'000)	2 206 606	1 297 411	3 853 378	2 876 471	37 656	65 099
九龙 Kowloon	数量 Number	5 892	1 585	1 603	2 034	34	57
	应课差餉租值 Rateable Value (千元 \$'000)	1 970 081	816 244	1 707 803	1 056 650	345 536	375 754
新界 New Territories	数量 Number	14 226	2 485	2 303	272	3 934	2 489
	应课差餉租值 Rateable Value (千元 \$'000)	4 439 466	1 573 988	913 115	354 634	844 142	198 616
总数 OVERALL	数量 Number	21 595	4 238	6 275	5 581	3 972	2 555
	应课差餉租值 Rateable Value (千元 \$'000)	8 616 152	3 687 643	6 474 297	4 287 755	1 227 335	639 469

\* 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.

# 附表 Table 11

## 2014-15 年度重估应课差饷租值 - 对主要类别物业的影响<sup>(1)</sup> 2014-15 General Revaluation - Effect on Main Property Types<sup>(1)</sup>

物业类别 Property Type	差饷 Rates			地租 Government Rent		
	应课差饷租值 平均增减 Average Change in Rateable Value %	平均每月 差饷 (元) Average Rates Payment \$p.m.	平均每月 差饷增减 (元) Average Change in Rates \$p.m.	应课差饷租值 平均增减 Average Change in Rateable Value %	平均每月 地租 (元) Average Govt. Rent Payment \$p.m.	平均每月 地租增减 (元) Average Change in Govt. Rent \$p.m.
小型私人住宅物业 <sup>(2)</sup> Private Small Domestic Premises <sup>(2)</sup>	+7	424	+28	+7	239	+15
中型私人住宅物业 <sup>(2)</sup> Private Medium Domestic Premises <sup>(2)</sup>	+3	962	+30	+3	544	+18
大型私人住宅物业 <sup>(2)</sup> Private Large Domestic Premises <sup>(2)</sup>	*	2 265	-2	#	1 107	+6
私人住宅物业 Private Domestic Premises	+5	574	+26	+5	300	+15
公屋住宅物业 <sup>(3)</sup> Public Domestic Premises <sup>(3)</sup>	+7	218	+14	+7	129	+9
所有住宅物业 <sup>(4)</sup> All Domestic Premises <sup>(4)</sup>	+5	434	+21	+6	232	+12
铺位及其他商业楼宇 Shop and Other Commercial Premises	+7	3 127	+214	+7	1 737	+108
写字楼 Office	+3	3 540	+113	+2	3 611	+63
工业楼宇 <sup>(5)</sup> Industrial Premises <sup>(5)</sup>	+10	1 126	+103	+10	676	+62
所有非住宅物业 <sup>(6)</sup> All Non-domestic Premises <sup>(6)</sup>	+6	2 848	+148	+5	1 529	+77
所有类别物业 All Types of Properties	+5	746	+37	+5	372	+20

注：

(1) 住宅物业的计算主要是反映物业数目，而非住宅物业则反映估价数目。

(2) 所有住宅物业均按实用面积分类：

小型住宅 -- 不超过 69.9 平方米

中型住宅 -- 70 至 99.9 平方米

大型住宅 -- 100 平方米或以上

(3) 指由房屋委员会、房屋协会及香港平民屋宇有限公司提供的租住单位。

(4) 包括停车位。

(5) 包括工厂、货仓及工贸大厦。

(6) 包括其他形式物业如酒店、戏院、油站、学校及停车位。

\* 低于 - 0.5%。

# 低于 0.5%。

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.

\* Less than - 0.5%.

# Less than 0.5%.



2012-13 及 2013-14 年度的估价建议书、反对书及上诉个案  
Proposals, Objections and Appeals in 2012-13 and 2013-14

	差饷 Rating		地租 Government Rent	
	2012-13	2013-14	2012-13	2013-14
<b>建议书 Proposals</b>				
接办及完成个案 Cases received and completed	50 474*	51 254	411*	406
<u>复核结果 Status on review:</u>				
- 估价作实 assessment confirmed	39 376*	33 695	392*	83
- 削减应课差饷租值 rateable value reduced	1 024*	1 006	6*	6
- 其他 others <sup>(1)</sup>	10 074*	16 553	13*	317
<b>反对书 Objections <sup>(2)</sup></b>				
年初所余 Outstanding at beginning of year	824	1 257	98	163
接办个案 Cases received	3 940	2 998*	737	784
完成个案 Cases completed	3 507	3 415	672	635
<u>复核结果 Status on review:</u>				
- 建议临时估价、删除或更正估价作实 proposed interim valuation, deletion or correction confirmed	2 927	2 379	496	345
- 削减应课差饷租值 rateable value reduced	359	159	117	113
- 其他 others <sup>(1)</sup>	221	877	59	177
<b>上诉 Appeals</b>				
年初所余 Outstanding at beginning of year	919	947	2 609	2 737
接办个案 Cases received	112	129	167	71
完成个案 Cases completed	84	149	39	186
<u>个案完成结果 Status of completed cases:</u>				
- 估价作实 (全面聆讯) assessment confirmed (full hearing)	-	-	-	1
- 削减应课差饷租值 (全面聆讯) rateable value reduced (full hearing)	-	-	1	-
- 同意令 consent orders	52	39	14	2
- 撤销 / 失效 withdrawn / lapsed	32	110	24	183

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





## 刊物 Publications

### 公开发售

香港差饷税收历史  
(英文版、繁体及简体版)

香港差饷税制  
- 评估、征收及管理  
(英文版、繁体及简体版)

### On Sale to the Public

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

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

### 其他供公众阅览的刊物

香港物业报告

楼宇名称

年报

差饷及地租简介

谁有责任缴纳差饷与地租

服务承诺

差饷物业估价署历年发展(英文版)

香港物业报告每月补编

「物业资讯网」服务的简介小册子

《业主与租客(综合)条例》指引概要

宣传标示门牌号数的资料单张

电子快讯

### Other Unrestricted Publications

Hong Kong Property Review

Names of Buildings

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

Explanatory Leaflet of Property Information Online

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

Explanatory Leaflet for Display of Building Numbers

E-Update

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

	1.4.2013		1.4.2014		增加 / 减少 Increase/Decrease	
	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *
署长 Commissioner	1	1	1	1	-	-
副署长 Deputy Commissioner	1	1	1	1	-	-
助理署长 Assistant Commissioner	4	3	4	4	-	+1
首席物业估价测量师 Principal Valuation Surveyor	8	8	8	8	-	-
高级物业估价测量师 Senior Valuation Surveyor	23	14	23	15	-	+1
物业估价测量师 Valuation Surveyor	59	62	59	64	-	+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	10	15	11	-	+1
高级物业估价主任 Senior Valuation Officer	80	75	80	74	-	-1
物业估价主任 / 见习物业估价主任 Valuation Officer/Valuation Officer Trainee	266	271	268	277	+2	+6
一级 / 二级物业估价助理 Valuation Assistant I/II	1	1	1	-	-	-1
高级租务主任 Senior Rent Officer	4	4	4	2	-	-2
一级租务主任 Rent Officer I	8	7	8	8	-	+1
二级租务主任 Rent Officer II	6	6	6	5	-	-1
物业调查员 Valuation Referencer	1	1	1	1	-	-
高级统计主任 Senior Statistical Officer	2	2	2	2	-	-
一级统计主任 Statistical Officer I	3	3	3	3	-	-
二级统计主任 Statistical Officer II	3	3	3	3	-	-

\* EST. = Establishment      SG. = Strength



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

	1.4.2013		1.4.2014		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
高级技术主任 Senior Technical Officer	2	2	2	2	-	-
技术主任 / 见习技术主任 Technical Officer/Technical Officer Trainee	4	4	4	4	-	-
总行政主任 Chief Executive Officer	1	1	1	1	-	-
高级行政主任 Senior Executive Officer	1	1	1	1	-	-
一级行政主任 Executive Officer I	3	2	3	3	-	+1
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	6	6	6	6	-	-
机密档案室助理 Confidential Assistant	1	1	1	1	-	-
高级文书主任 Senior Clerical Officer	16	14	16	13	-	-1
文书主任 Clerical Officer	37	39	37	40	-	+1
助理文书主任 Assistant Clerical Officer	112	98	112	107	-	+9
文书助理 Clerical Assistant	105	98	105	105	-	+7
一级物料供应员 Supplies Supervisor I	1	1	1	1	-	-
二级物料供应员 Supplies Supervisor II	1	1	1	1	-	-
物料供应服务员 Supplies Attendant	1	1	1	1	-	-

\* EST. = Establishment SG. = Strength

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

	1.4.2013		1.4.2014		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
高级库务会计师 Senior Treasury Accountant	1	1	1	1	-	-
高级会计主任 Senior Accounting Officer	1	1	1	1	-	-
一级会计主任 Accounting Officer I	4	4	4	4	-	-
执达主任助理 Bailliff's Assistant	2	2	2	2	-	-
电话接线生 Telephone Operator	1	1	1	1	-	-
司机 Motor Driver	7	7	7	7	-	-
办公室助理 Office Assistant	10	10	10	10	-	-
二级工人 Workman II	10	6	10	6	-	-
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	4	-	-1
二级电脑操作员 / 见习电脑操作员 Computer Operator II/Student Computer Operator	7	7	7	8	-	+1
高级系统经理 Senior Systems Manager	1	1	1	1	-	-
系统经理 Systems Manager	3	1	3	2	-	+1
一级系统分析 / 程序编制主任 Analyst/Programmer I	8	7	9	8	+1	+1
二级系统分析 / 程序编制主任 Analyst/Programmer II	4	4	4	5	-	+1
小计 Sub-total	856	813	859	839	+3	+26

\* EST. = Establishment      SG. = Strength





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

	1.4.2013		1.4.2014		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
<b>额外人员</b> Supernumerary Staff						
高级物业估价测量师 Senior Valuation Surveyor	-	-	2	2	+2	+2
物业估价测量师 Valuation Surveyor	-	-	2	2	+2	+2
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	2	2	+1	+1
物业估价主任 Valuation Officer	1	1	1	1	-	-
高级租务主任 Senior Rent Officer	-	-	1	1	+1	+1
高级文书主任 Senior Clerical Officer	-	-	2	2	+2	+2
文书主任 Clerical Officer	1	1	2	2	+1	+1
助理文书主任 Assistant Clerical Officer	1	1	3	3	+2	+2
文书助理 Clerical Assistant	-	-	1	1	+1	+1
小计 Sub-total	5	5	16	16	+11	+11
总数 Total	861	818	875	855	+14	+37

\* EST. = Establishment SG. = Strength

见于本年报内的下述用语，除另有注明外，其意思如下：

### (1) 楼面面积

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

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

### (2) 物业类别

住宅：

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

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.



## 技术附注 Technical Notes

### 非住宅：

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

### (3) 租金

本书所载租金全部以港元计算，通常不包括差饷、管理费及其他费用在内。

### (4) 汇率

除另有说明外，本年报所用的「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 clubs 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





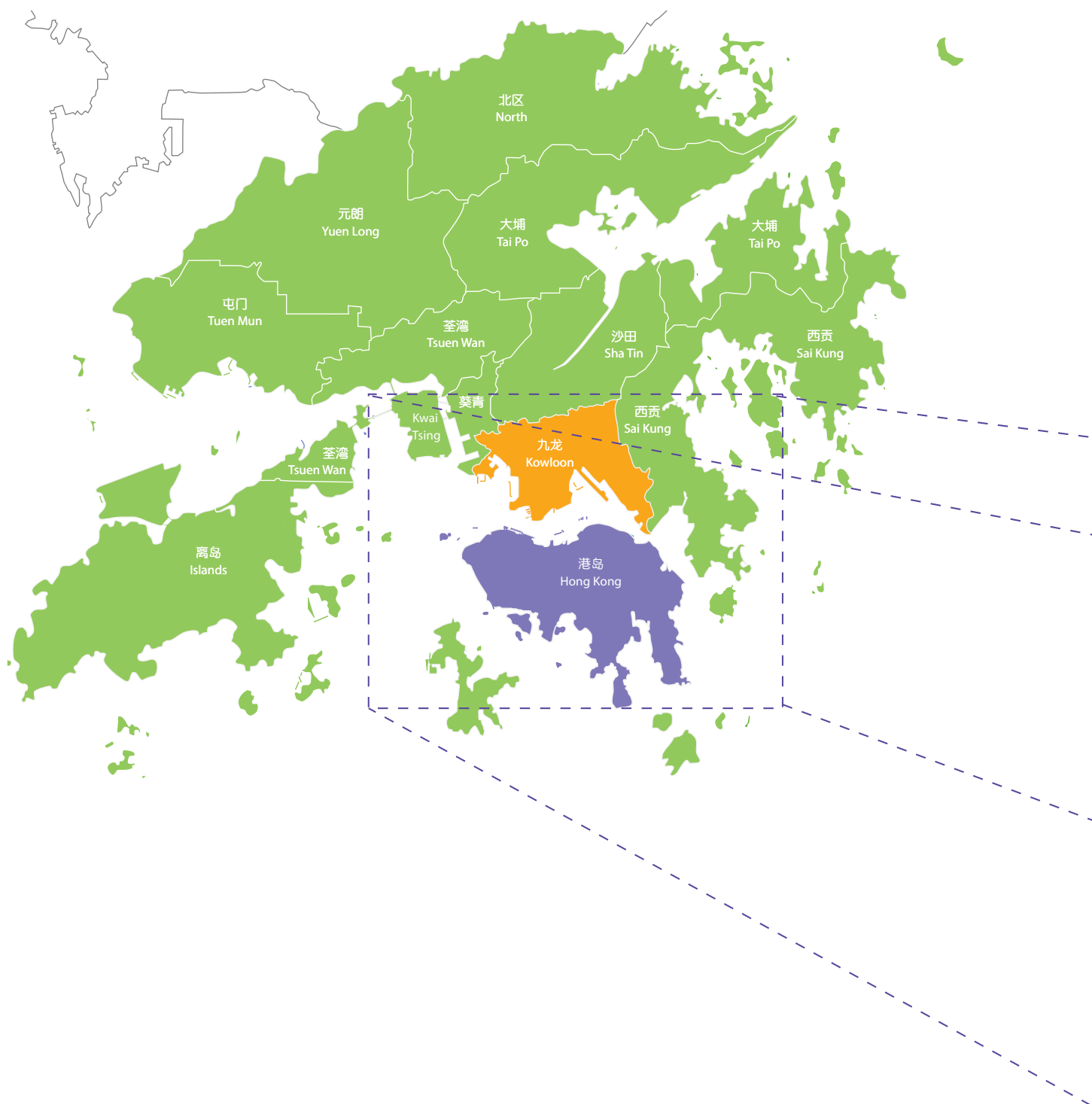
各区域及地区  
Areas and Districts

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：新界 Area : New Territories			
葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	320, 326, 327, 328, 329, 350, 351
荃湾 Tsuen Wan	荃湾、梨木树、 汀九、深井、 青龙头、马湾、 欣澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	310, 321, 322, 323, 324, 325, 331, 332, 333, 334, 335, 336, 340, 731, 973(p), 974, 975
屯门 Tuen Mun	大榄涌、扫管笏、 屯门、蓝地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	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	洪水桥、厦村、 流浮山、天水围、 元朗、新田、 落马洲、锦田、 石岗、八乡	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	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	粉岭、联和墟、 上水、石湖墟、 沙头角、鹿颈、 乌蛟腾	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	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、大尾笃、 船湾、樟木头、 企岭下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	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	大围、沙田、 火炭、马料水、 乌溪沙、马鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	732, 733, 753, 754, 755, 756, 757, 758, 759, 761, 762
西贡 Sai Kung	清水湾、西贡、 大网仔、将军澳、 坑口、调景岭、 马游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	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	长洲、坪洲、 大屿山 (包括东涌)、 南丫岛	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951, 961, 962, 963, 971, 973(p), 976

(p) = part 部分

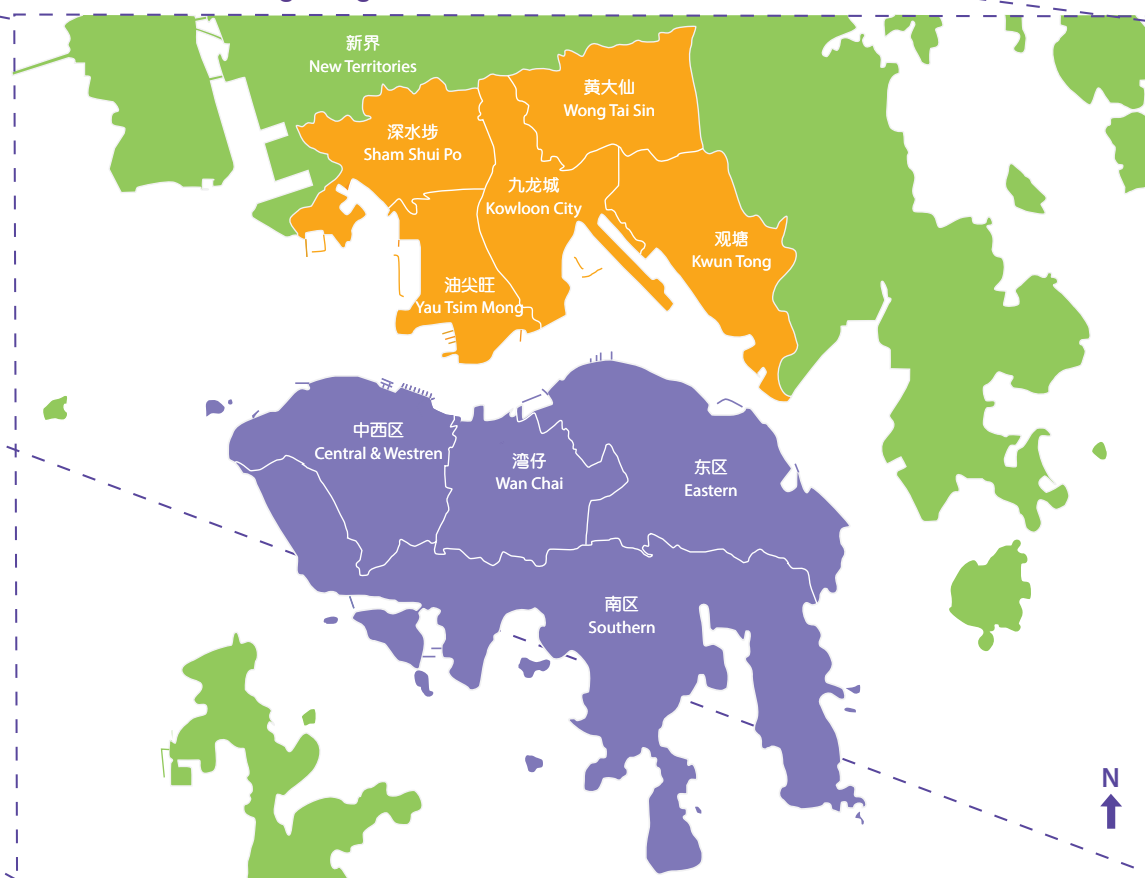
## 分区图 Plans

### 新界地区 New Territories Districts



分区图  
Plans

港岛及九龙地区 Hong Kong and Kowloon Districts





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