

差饷物业估价署年报

Rating and Valuation Department
Annual Summary

2015-16



香港特别行政区政府差饷物业估价署
Rating and Valuation Department
The Government of the Hong Kong Special Administrative Region

2015-16

差饷物业估价署年报

**Rating and Valuation Department
Annual Summary**



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Rating and Valuation Department

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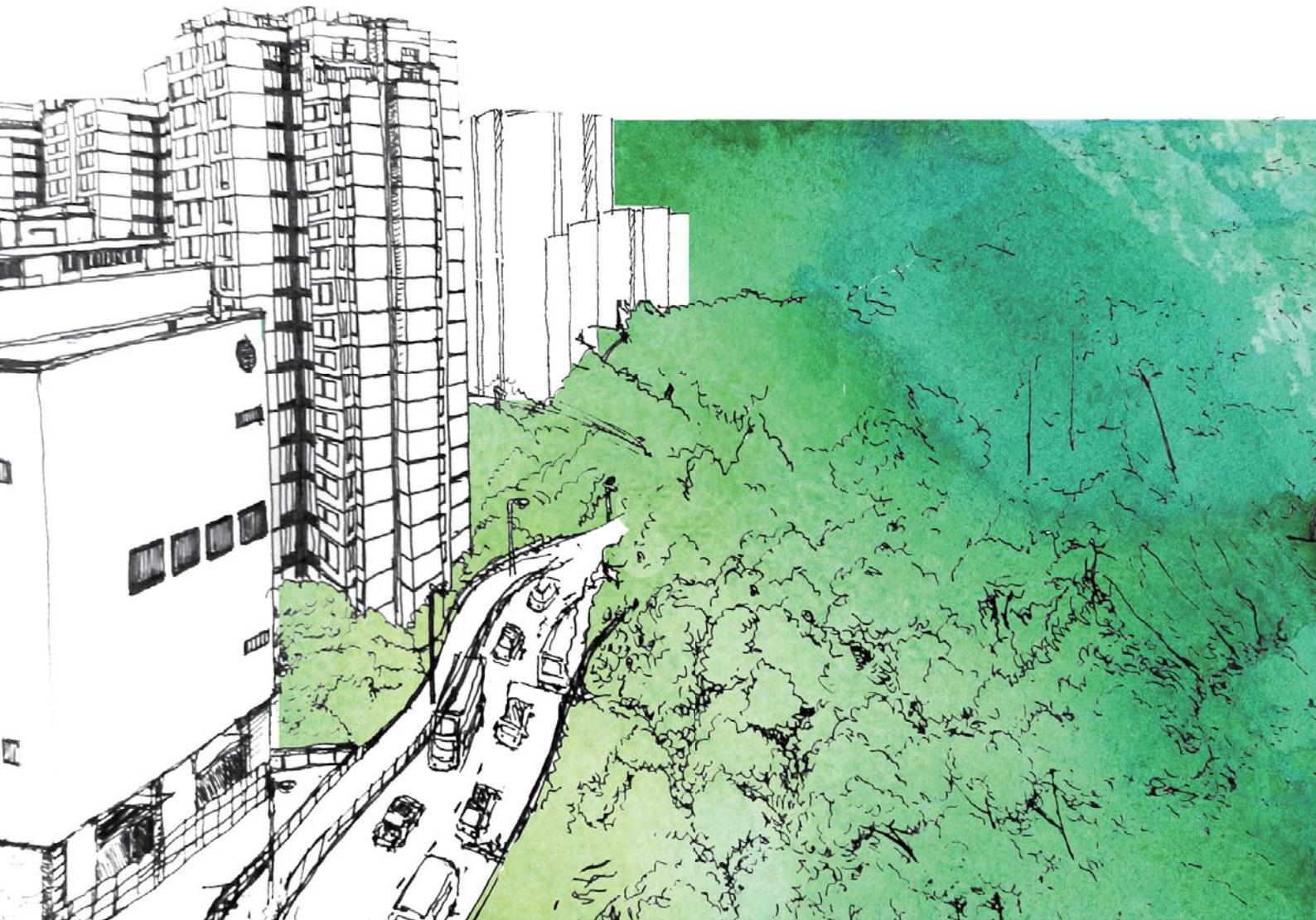
差饷物业估价署署长
邓炳光太平绅士
PK TANG, JP
Commissioner of Rating and Valuation

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署长序言

Commissioner's Overview

在环球经济放缓下，香港经济在 2015 年仍然温和增长。尽管访港旅游业放缓加重本港经济所受压力，但失业率在内部需求保持平稳的情况下仍处于低水平。面对日趋不明朗的情况，差饷物业估价署（本署）继续致力提供优质服务，在部门主要职能中的各个服务范畴，我们均达到或超越年内的工作目标。

Despite the slackened global economy, the Hong Kong economy still attained moderate growth in 2015. Though the slowdown in inbound tourism added pressure to the local economy, the unemployment rate stayed low under stable domestic demand. In the face of growing uncertainties, the Rating and Valuation Department (the Department) was fully committed to continue delivering quality services. In the year, we were successful in achieving or exceeding the performance targets for all service areas in respect of the major functions of the Department.

物业市场在 2015 年初期交投颇为活跃，但后期本港股票市场波动、美国息率温和增加及全球经济前景欠佳，令物业市场有回落迹象。不过，香港经济和物业市场其后在 2016 年第二季稍为重拾增长动力。政府推出的其中一项纾缓措施是宽减 2015-16 年度首两季的差饷，上限为每季 2 500 元，惠及 315 万个物业，政府收入因而减少 77 亿元。这项差饷宽减措施令约 86% 的差饷缴纳人首两季无须缴交差饷，余下的 14% 则受惠于全数宽减而得以缴付较少差饷。

The property market was rather active in early 2015, but it showed signs of correction in the latter part of the year amid fluctuations of local stock market, a mild hike of US interest rate and subdued global economic outlook. The Hong Kong economy together with the property market however regained some momentum later in the second quarter of 2016. As one of the relief measures, rates for the first two quarters of 2015-16 subject to a ceiling of \$2 500 per quarter were waived. It benefited 3.15 million properties and reduced government revenue by \$7.7 billion. With this rates concession scheme, about 86% of properties were subject to no rates in the two quarters while the rates payable of the remaining 14% were reduced by the full concession amount.

挑战与成果

一如往年，本署顺利地完成了 2016-17 年度全面重估差饷的工作，重估的应课差饷租值乃参照指定估价依据日期，即 2015 年 10 月 1 日的市值租金评估。重估完成后，新估价册由 2016 年 4 月 1 日起生效，估价项目增至 245 万个，应课差饷租值总额为 6 410 亿元；地租登记册载有 191 万个估价项目，应课差饷租值总额为 3 800 亿元。本年度重估差饷之后，差饷及地租的应课差饷租值分别平均上调 4% 和 5%。

Challenges and Achievements

As in the previous years, the 2016-17 general revaluation was completed successfully with all rateable values reviewed by reference to the open market rents on the designated valuation reference date of 1 October 2015. After revaluation, the new Valuation List effective on 1 April 2016 grew to 2.45 million assessments with a total rateable value of \$641 billion, and the number of assessments in the Government Rent Roll was 1.91 million with a total rateable value of \$380 billion. The annual revaluation resulted in an average increase in rateable values of 4% and 5% for rates and Government rent respectively.

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Commissioner's Overview

本署于 2016 年 3 月 11 日公布新估价册和地租登记册，两份表册自 2016 年 4 月 1 日起生效。市民可登入本署网站（网址：www.rvd.gov.hk）和物业资讯网（网址：www.rvdpi.gov.hk），查阅新的应课差饷租值。于 2016 年 3 月 14 日至 5 月 31 日接受递交建议书期间，本署共录得约 56 000 宗应课差饷租值网上查询，涉及约 520 万个物业，并接获约 49 000 份要求修改估价册及 / 或地租登记册的建议书，数目较去年减少约 3%。

一直以来，本署致力提升公众服务。年内，本署于 2015 年 5 月 24 日推出《电子差饷地租单》第二阶段服务。除了检索和下载《电子差饷地租单》和网上付款外，已登记用户现可于网上查询付款记录、更新通讯地址和收取有关填妥和交回《物业详情申报表》的通知等。2015 年 6 月，本署的《电子差饷地租单》服务连系至「我的政府一站通」的「我的帐单」服务。同年 9 月，本署亦参与香港金融管理局和银行业界共同开发的电子帐单及缴费服务平台。网上银行客户可方便地透过这个平台检视和缴交差饷及地租帐单，以及私营机构和政府的其他帐单。

2015 年 12 月，本署推出网上查询进度服务。这项新服务让已递交电子表格或书面申请的申请人，使用交易编号或查询进度编号，在本署网站查询已递交的电子表格或书面申请的处理进度和现况。

The new Valuation List and Government Rent Roll effective on 1 April 2016, were declared on 11 March 2016 and the public was able to make online search of the new rateable values on our website at www.rvd.gov.hk and our Property Information Online (PIO) website at www.rvdpi.gov.hk. During the proposal period from 14 March to 31 May 2016, we recorded around 56 000 online searches of the rateable values of some 5.2 million properties. Around 49 000 proposals to alter the Valuation List and/or Government Rent Roll were received, decreased by about 3% from the previous year.

All along, we have been taking initiative to enhance our services to the public. In the year, the second phase of eRVD Bill service was launched on 24 May 2015. Apart from retrieving and downloading electronic demands and making e-payment online, registered users can now view payment history, update correspondence addresses, receive notifications for completing and returning "Requisition for Particulars of Tenements", etc. on Internet. In June 2015, the Department's eRVD Bill was correlated to the service "My Bills" under GovHK. In September 2015, the Department also joined the Electronic Bill Presentment and Payment platform jointly developed by the Hong Kong Monetary Authority and the banking sector, through which e-banking customers can conveniently view and settle rates and Government rent demands, as well as other bills from the private sector and the Government.

In December 2015, the Department launched the Online Progress Tracking Facility. The new service allows the applicants who submitted e-forms or written applications to enquire through our website about the action progress and status of the submitted applications by using the Transaction Reference Number or the Progress Enquiry Number.



署长序言

Commissioner's Overview

物业资讯网全日 24 小时提供服务，方便市民查阅物业的地址和主要资料，以及本署辖下 260 多万个估价项目的最新差饷及地租帐目资料。物业资讯网自 2009 年 2 月推出以来，一直运作畅顺，至今已提供超过 280 万项物业资料。

The PIO provides the public with round-the-clock service for easy access to check property addresses, essential property information and up-to-date information of rates and Government rent accounts of over 2.6 million assessments held by the Department. Since its launch in February 2009, the system has been operated smoothly in providing information on over 2.8 million property records.

本署为编配全港楼宇门牌号数的主管当局，年内继续举行地区性门牌号数展示运动，以提醒市民正确展示门牌的重要性。为宣传楼宇业主有责任正确展示门牌号数的信息，本署自本年 3 月开始已将全新制作的政府宣传短片和声带，分别在电视台和电台播放，并上载于本署网站及政府新闻处 YouTube 频道。

As the competent authority for building numbering throughout Hong Kong, the Department has continued to conduct a district-based Building Numbering Campaign during the year to remind the public of the importance of proper display of building numbers. A newly-produced "Announcements in the Public Interests" publicising owners' duty of displaying correct building numbers has also been broadcasted on TV, radio, our website and the YouTube channel of the Information Services Department since March this year.

机遇与展望

为了善用资源，向顾客和伙伴提供最佳服务，本署将致力推行下列措施，以改善服务：

- 探讨可否与其他政府部门合作，改良网上服务；
- 加强批量估价工作，以期更有效地提供公平合理的估价；

Opportunities and Prospects

To provide the best service to our customers and partners in the most cost-effective manner, we will strive 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 valuation work in order to provide equitable valuations in an efficient way;

署长序言

Commissioner's Overview

- 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，切合缴纳人所需；以及
- 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。

本署一众同事过去一年贡献良多，再次取得丰硕成果。展望来年，我们会继续抓紧机遇，寻求方法提升对公众服务的水平。

The past year was again a fruitful one under the invaluable contributions of my colleagues. In the coming year, we shall continue to seize opportunities in identifying ways to improve our services to the public.

差饷物业估价署署长
邓炳光太平绅士
2016年10月

PK TANG, JP
Commissioner of Rating and Valuation
October 2016

2015-16

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



理想和使命

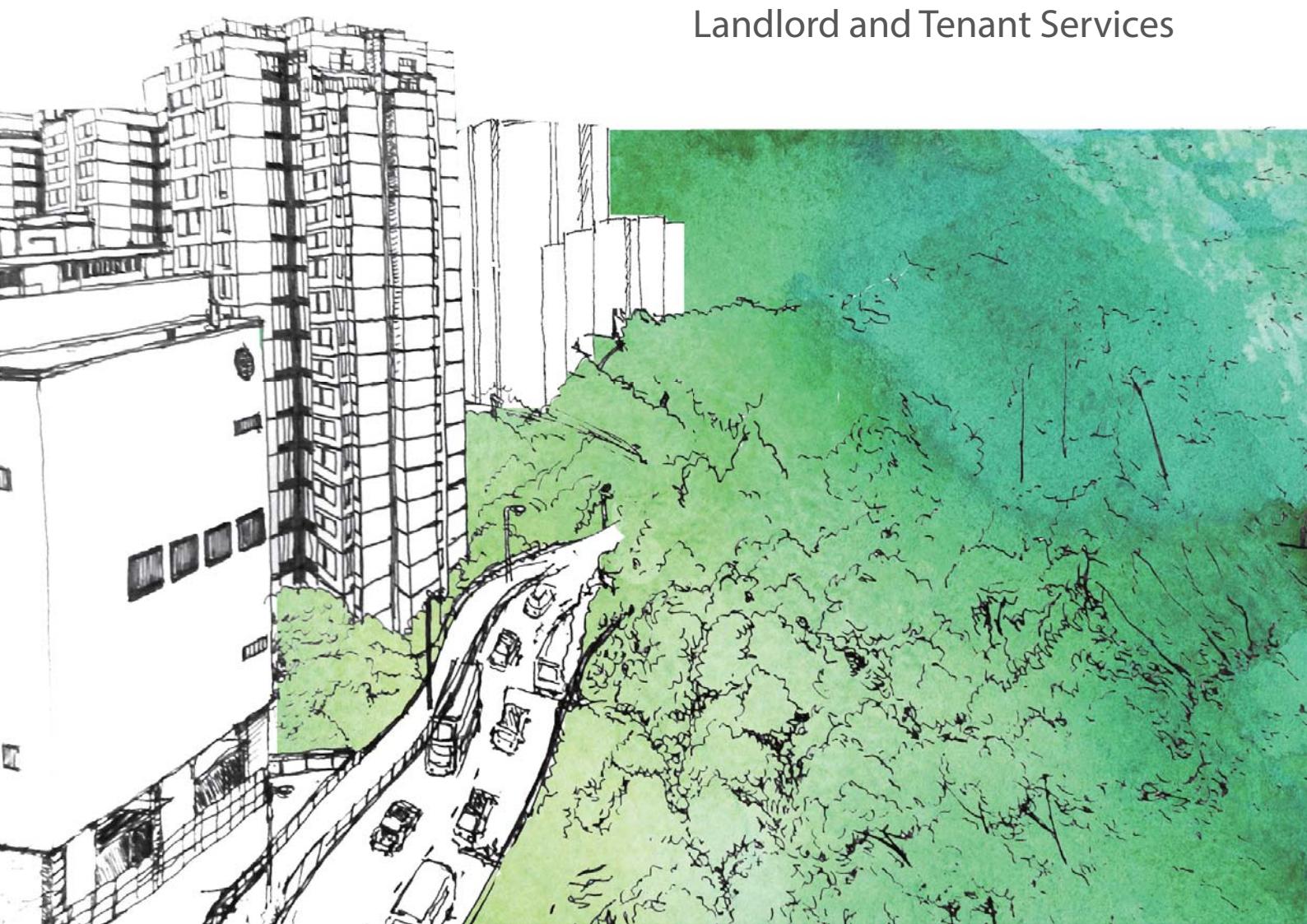
Vision and Mission

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

职能

Functions



- 
- 12 评估差饷**
Rating Assessment
 - 13 评估地租**
Government Rent Assessment
 - 15 帐目和发单**
Accounting and Billing
 - 16 物业估价服务**
Property Valuation Services
 - 17 物业资讯服务**
Property Information Services
 - 19 业主与租客服务**
Landlord and Tenant Services

职能 Functions

差饷物业估价署的主要职能计有：

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

The principal functions of the Rating and Valuation Department are:

- Assessment of properties to Rates and Government rent;
- Managing accounting and billing of Rates and Government rent;
- Provision of property valuation services 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).

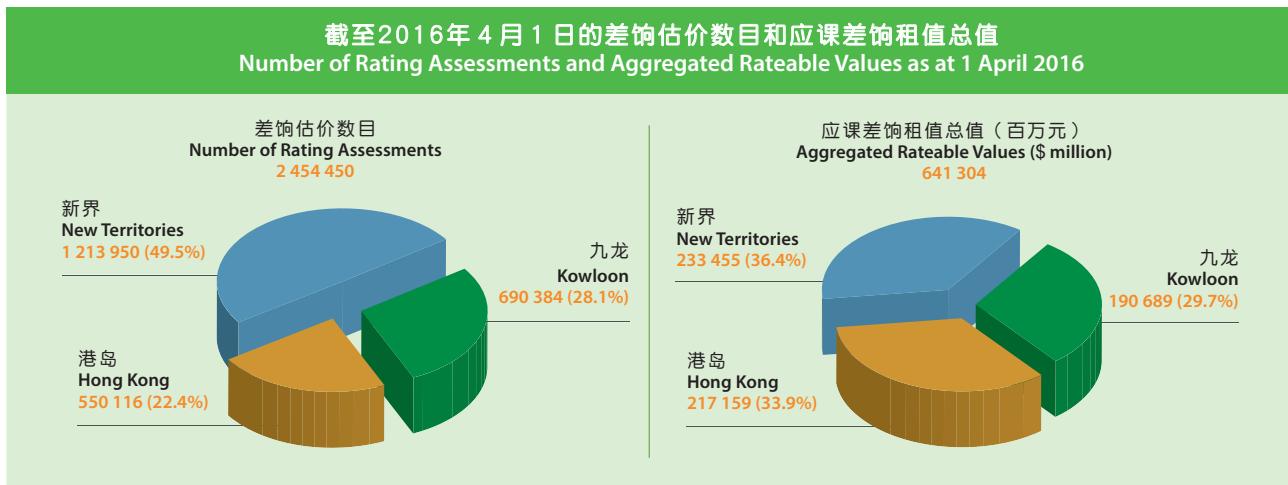
估价册

估价册载录所有已评估差饷的物业及其应课差饷租值。

The Valuation List

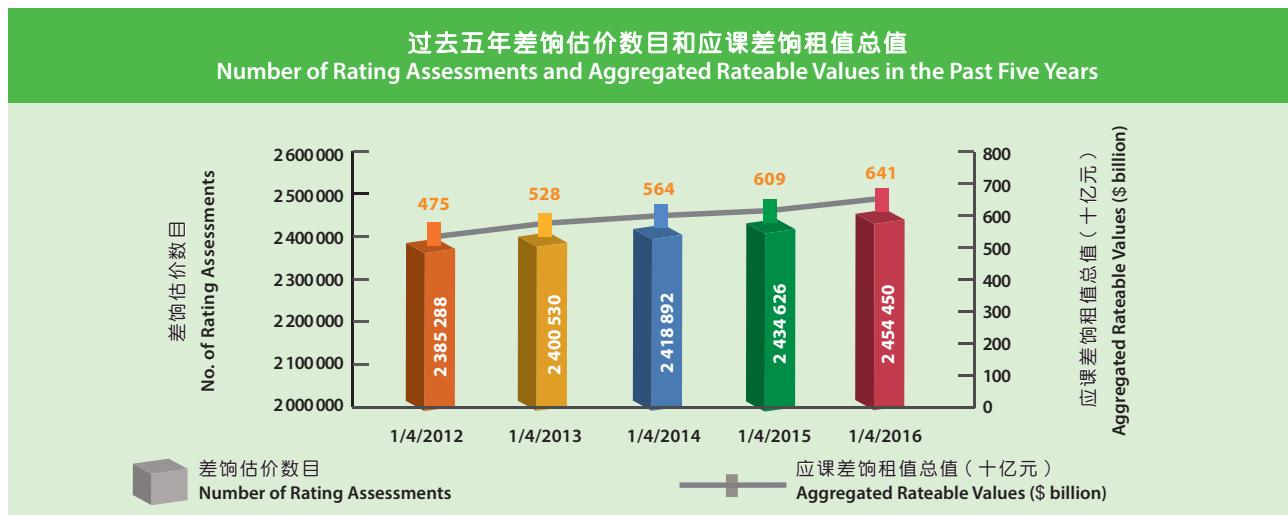
The Valuation List is a record of all properties assessed to rates with their corresponding rateable values.

The Valuation List as at 1 April 2016 contained 2 454 450 rating assessments with a total rateable value of \$641.3 billion. Further details are shown in Tables 1 - 8.



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:



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).

职能 Functions

根据《地租(评估及征收)条例》(第 515 章)
评估的地租

差饷物业估价署署长负责评估和征收地租，并编制地租登记册，载列所有根据本条例评估地租的物业及其应课差饷租值。截至 2016 年 4 月 1 日，地租登记册载有 1 909 952 个估价项目，应课差饷租值总值约为 3 796 亿元，详情请参阅表 9。

按第 515 章征收的地租，数额为物业应课差饷租值的 3%，并随应课差饷租值的改变而调整。须缴纳此地租的物业，包括根据下列适用租契持有的物业：

- (a) 原本没有续期权利，但自 1985 年 5 月 27 日《中英联合声明》生效之后获准延期或续期的契约；以及
- (b) 自 1985 年 5 月 27 日起新批出的契约，包括收回后重批的租契。

唯一获豁免评估地租的是由乡郊原居村民（或其父系合法继承人）或祖 / 堂自 1984 年 6 月 30 日以来一直持有的旧批约地段、乡村地段、小型屋宇或相若的乡郊土地。继续持有此类乡郊土地的原居村民或祖 / 堂，只须向地政总署署长缴纳象征式地租。

对于大部分须按第 515 章缴纳地租的物业而言，用作计算地租的应课差饷租值，等同于用作计算差饷的应课差饷租值。如物业获豁免评估差饷，或物业只有部分须缴纳地租（例如：物业所处土地部分是根据适用租契而持有，而另一部分则根据其他类别的租契持有），则本署会厘定相关的应课差饷租值。

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

The Commissioner is responsible for assessing and collecting 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 1 909 952 assessments as at 1 April 2016 with an aggregated rateable value of \$379.6 billion. Further details are shown in Table 9.

Under 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 so liable to 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 the Government rent under Cap. 515, 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 the Government rent under Cap. 515, 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，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。

差饷和按第 515 章征收的地租均须每季预缴，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 the Government rent under Cap. 515 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。



遗产税

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

为其他政府部门提供估价服务

本署亦经常为其他政府部门和半官方机构的工作需要提供估价服务。

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.

Estate Duty

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

Valuations for Other Government Departments

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

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

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

Property Information Services

Property Market Information

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

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

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

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



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 by means of publicity campaigns.



楼宇名称

本署在互联网上刊载《楼宇名称》，详列本港大部分楼宇的中英文名称、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 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所规定。

谘询和调解服务

本署人员免费为市民提供全面的租务谘询服务。本署亦定期派员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

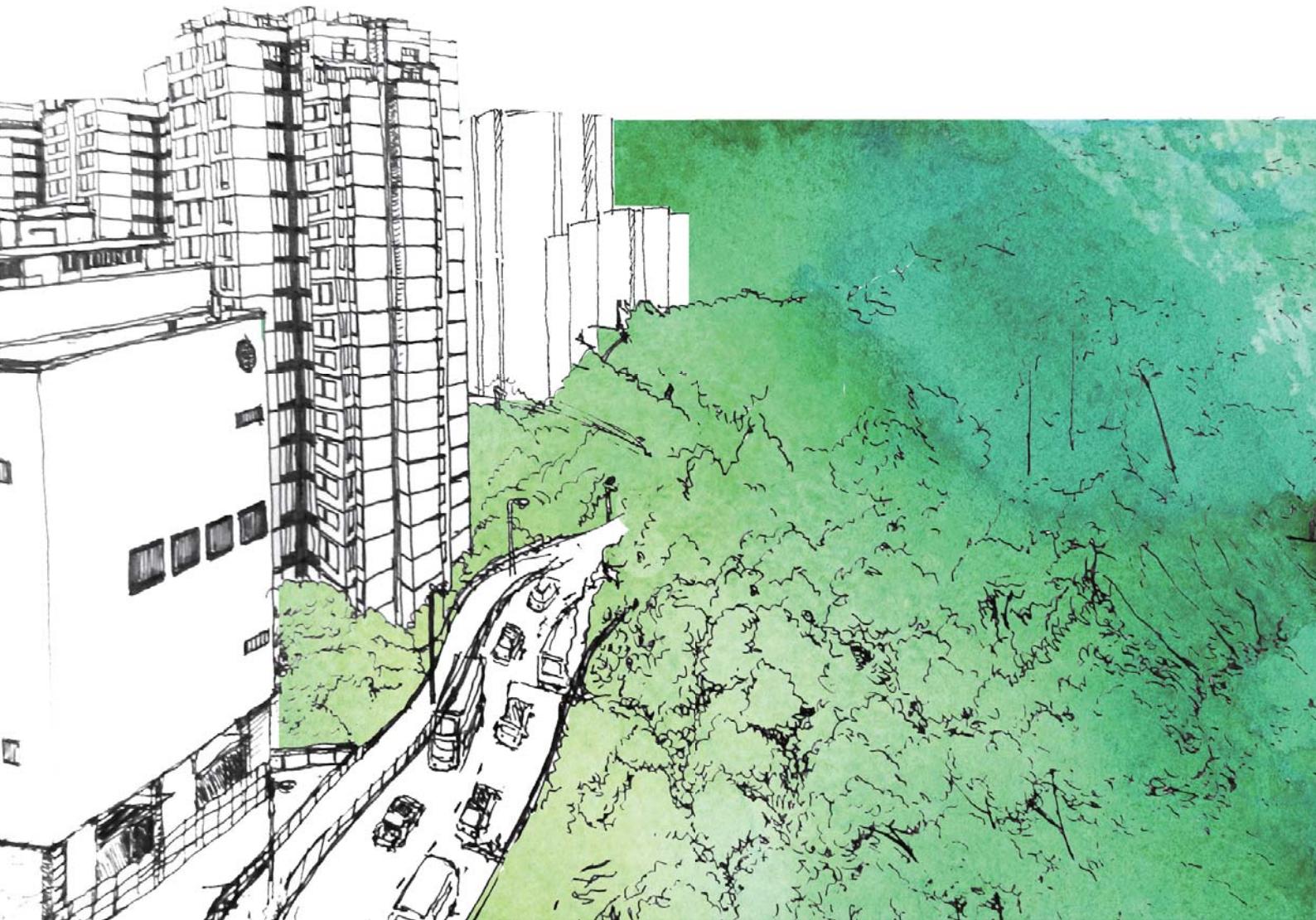
The Department endorses Notices of New Letting or Renewal Agreement (Form CR109) submitted by landlords of residential properties. The Notices are required in legal proceedings for recovery of rent.



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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。

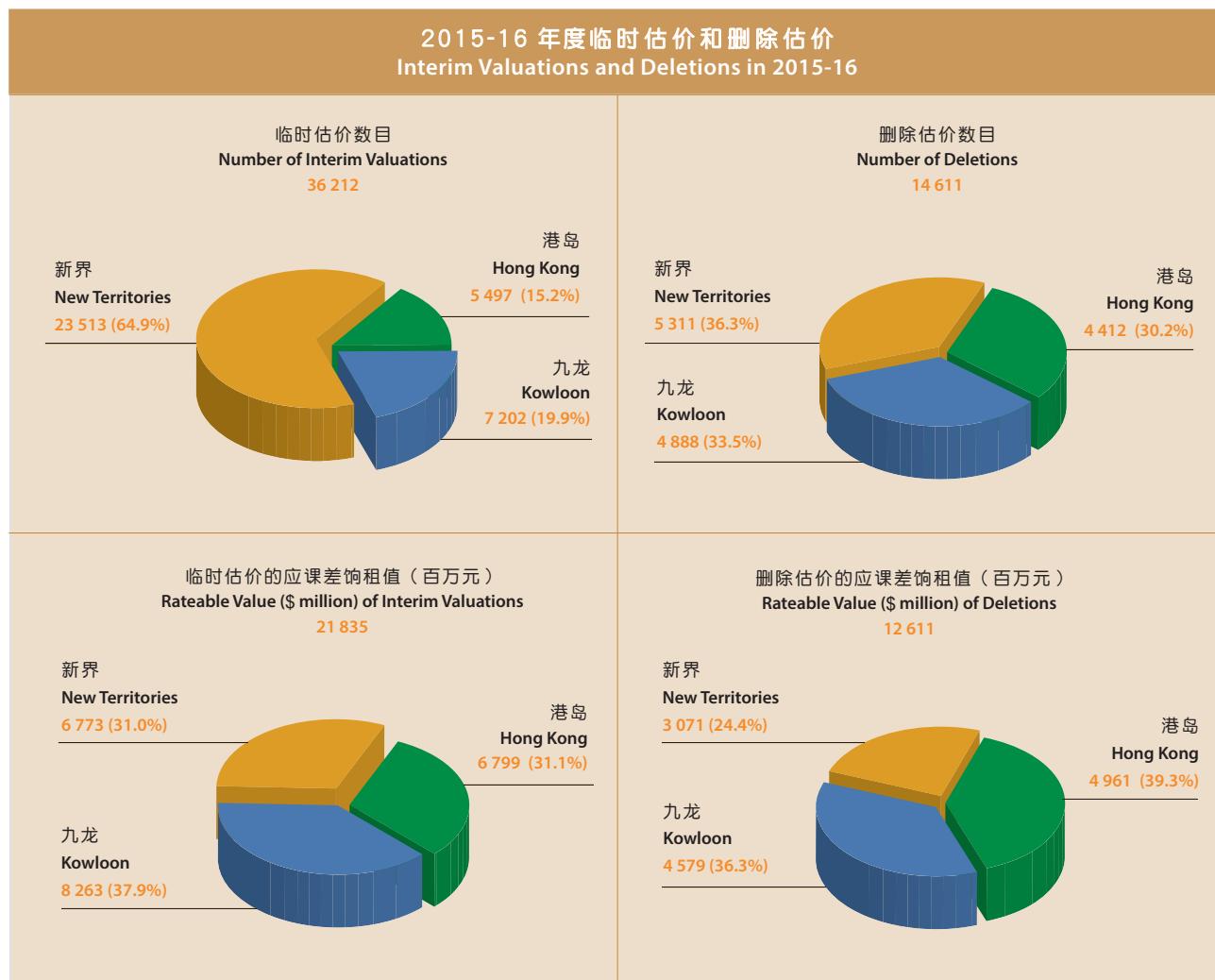
表 10 显示 2015-16 年度临时估价和删除估价的数目。下列图表显示估价册及地租登记册内按区域划分的临时估价和删除估价数目，以及有关的应课差饷租值：

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 Government rent, deleting buildings demolished or premises which have ceased to be liable to assessment for rates and/or Government 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 2015-16 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:



服务表现和成就 Performance and Achievements

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 2016-17 年度应课差饷租值的过程中，本署重新评估了载于估价册内 2 454 450 个物业的应课差饷租值，以及载于地租登记册内 1 909 952 个物业的应课差饷租值。

新应课差饷租值的生效日期是 2016 年 4 月 1 日，估价依据日期为 2015 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 2 454 450 assessments in the Valuation List and 1 909 952 assessments in the Government Rent Roll were reviewed in the revaluation for 2016-17.

The new rateable values which took effect on 1 April 2016 were based on market rents as at the valuation reference date of 1 October 2015.



重估完成后，差饷及地租的应课差饷租值分别平均上调 4% 和 5%。

在新的估价册内，其中 89.5% 物业的应课差饷租值平均上升 6.5%，另有 9.5% 物业的应课差饷租值维持不变，余下 1.0% 物业的应课差饷租值则平均下跌 10.3%。

表 11 详列全面重估应课差饷租值后，主要类别物业的差饷和地租变动情况。

The exercise had resulted in an average increase in rateable values of 4% for rates and 5% for Government rent.

For 89.5% of the properties in the new Valuation List, the rateable values were increased by 6.5% on average. Another 9.5% had no change in rateable values. The remaining 1.0% of the properties had their rateable values decreased by 10.3% on average.

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

服务表现和成就

Performance and Achievements

建议、反对和上诉

市民如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，可向其送达有关通知书后 28 天内，向署长提交反对书。

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，可于决定通知书送达后 28 天内，向土地审裁处上诉。

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

表 12 详列本署过去两年所处理的建议书、反对书及上诉个案数目。

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 service on the payer of the appropriate notice.

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 service 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.

服务表现和成就

Performance and Achievements

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。2015-16 财政年度的差饷征收率为 5%，这征收率自 1999-2000 年度起一直维持不变。

现时所有差饷收入均拨归政府一般收入帐目。

按供水情况扣减差饷

任何物业如只获政府输水管供应未经过滤的淡水，每年缴纳的差饷额可获扣减 7.5%。

如没有淡水供应，则每年缴纳的差饷额可获扣减 15%。

下表概括列出截至 2016 年 4 月 1 日，这些按供水情况获扣减差饷的物业数目和应课差饷租值总数：

Rates Charges

Rates are payable at a percentage of rateable value. For the financial year 2015-16, this percentage was 5%. The rates percentage charge has remained unchanged at 5% since 1999-2000.

All rates revenue is now included in the Government General Revenue Account.

Water Concessions

Where the supply of fresh water from a Government water main is unfiltered, the annual rates payable are reduced by 7.5%.

Where no fresh water supply is available, the annual rates payable are reduced by 15%.

The number and aggregated rateable values of assessments with water concessions as at 1 April 2016 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	12	55 678
九龙 Kowloon	-	-	-	-
新界 New Territories	30	415	454	39 756
总数 Overall	31	446	466	95 434

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2016年4月1日，地租登记册载有1 909 952个估价项目。

2015-16年度，本署为征收地租而展开的临时估价有27 374个，删除的估价则有7 714个，详情见表10。

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

The number of assessments in the Government Rent Roll on 1 April 2016 was 1 909 952.

The number of interim valuations and deletions carried out in 2015-16 for Government rent purposes were 27 374 and 7 714 respectively. The details are in Table 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，并就法律观点先后向上诉法庭和终审法院上诉。上诉法庭及终审法院分别于2010年11月及2012年12月一致驳回有关上诉。

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

A test case on valuation issues of development sites was heard before the Lands Tribunal, which handed down the judgement in February 2008. The Tribunal endorsed the Department's valuation approach but the Appellant appealed to the Court of Appeal and then to the CFA against the Tribunal's decision on points of law. The appeals were dismissed unanimously by both courts in November 2010 and December 2012 respectively.

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 2016 年 3 月 31 日，约有 225 100 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 2016, there were approximately 225 100 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	已估价物业数目 No. of Assessments	续期 Renewal		重新发展 Redevelopment	
		应课差饷租值总值 (百万元) Total Rateable Value (\$ million)	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)	
2011-12	2 536	270	349	115	
2012-13	2 691	331	832	207	
2013-14	7 629	1 278	519	148	
2014-15	8 218	1 225	712	462	
2015-16	3 433	812	638	225	

帐目和发单

差饷收入

2015-16 年度的差饷收入为 227.33 亿元，款额反映年内因差饷宽减措施而少收的 77.67 亿元。

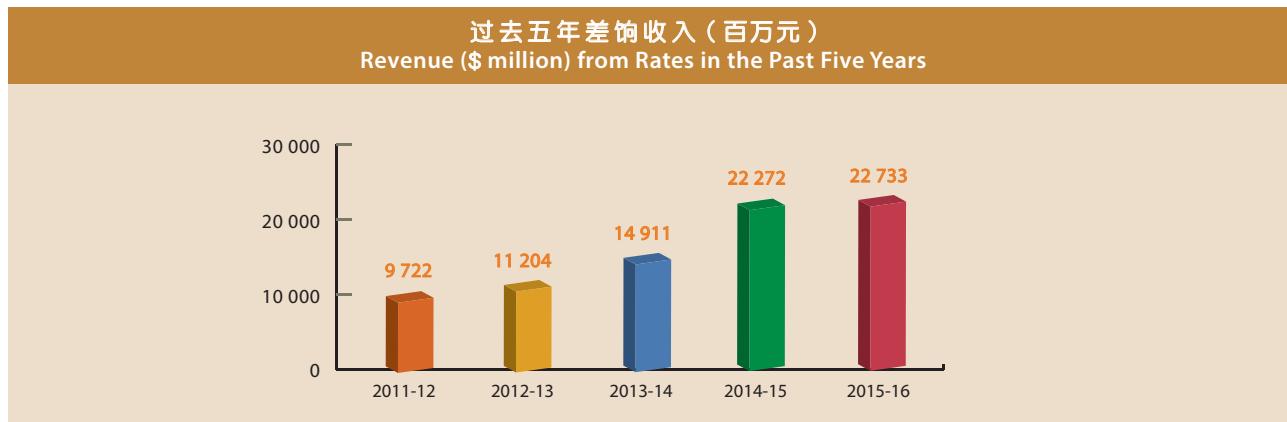
下图显示过去五年的差饷收入：

Accounting and Billing

Revenue from Rates

The revenue from rates in 2015-16 was \$22 733 million, reflecting the loss in revenue of \$7 767 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。2015-16 年度退还的款额微不足道。

Refund of Rates

Only vacant open land and vacancies resulting from Court Orders obtained by the Government are eligible for refunds. The amount of refund was negligible in 2015-16.

差饷欠款

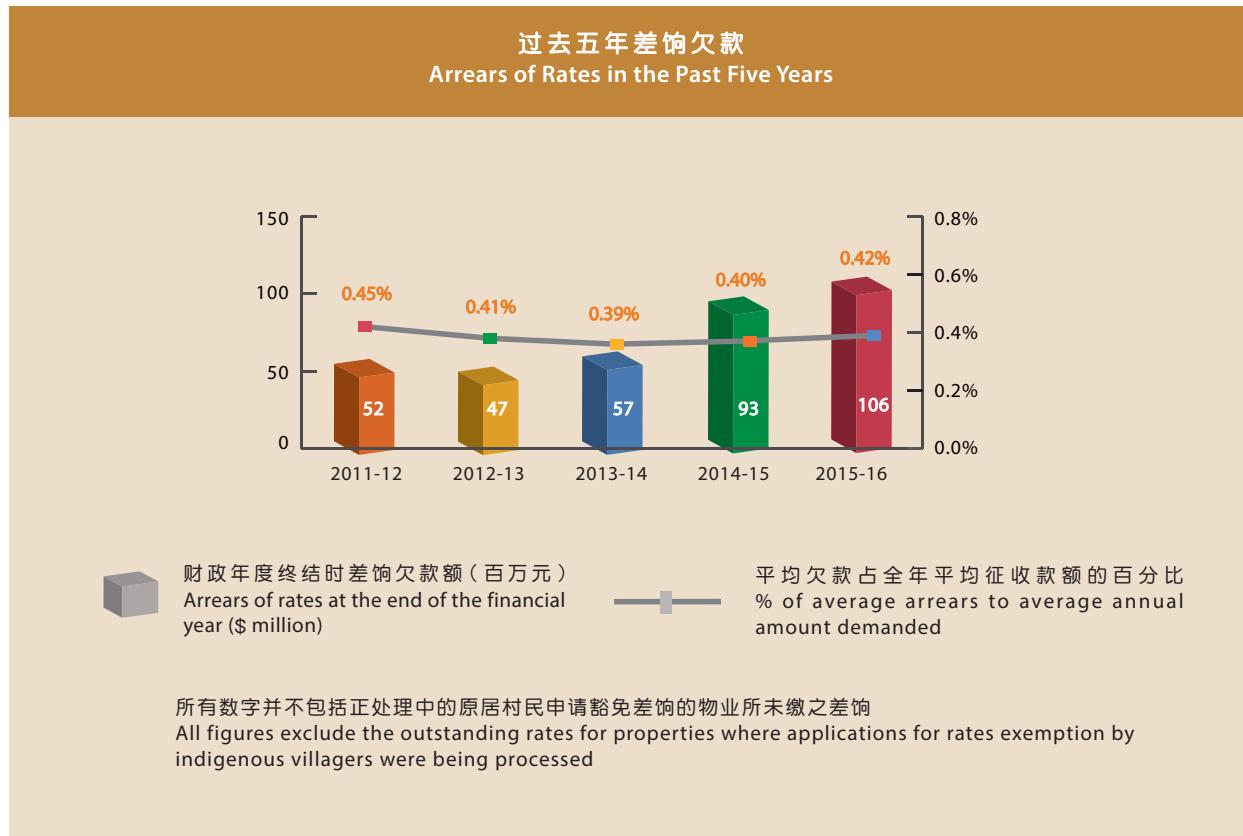
2015-16 年度，本署向欠交差饷的业主追讨欠款，涉及的个案约为 22 900 宗。

Arrears of Rates

In 2015-16, the Department took recovery action in respect of arrears outstanding for about 22 900 cases.

该财政年度终结时，约有 31 900 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 2016 年 3 月 31 日，录得的拖欠差饷额为 1.06 亿，或相等于全年平均差饷征收额的 0.4%。此差饷欠款比率远较其他司法管辖地区所征收类似物业税项的欠款比率低。下图显示过去五年的差饷欠款情况：

Some 31 900 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 2016, \$106 million of rates arrears, or 0.4% of average annual rates demanded were recorded. This arrears rate is far below those in other jurisdictions charging similar property rates. The chart below shows arrears of rates in the past five years:



服务表现和成就

Performance and Achievements

地租收入及欠款

2015-16 年度按第 515 章所评估的地租收入为 102.22 亿元。

截至 2016 年 3 月 31 日，拖欠地租的帐目约有 21 500 个，未收的款项约为 6 700 万元，平均欠款占全年平均地租征收额 0.6%，欠款额并未包括原居村民因申请租金优惠而暂缓缴纳的地租。

差饷和地租帐目

截至 2016 年 4 月 1 日，差饷和地租帐目约 254 万个。下图显示各类帐目的数量：

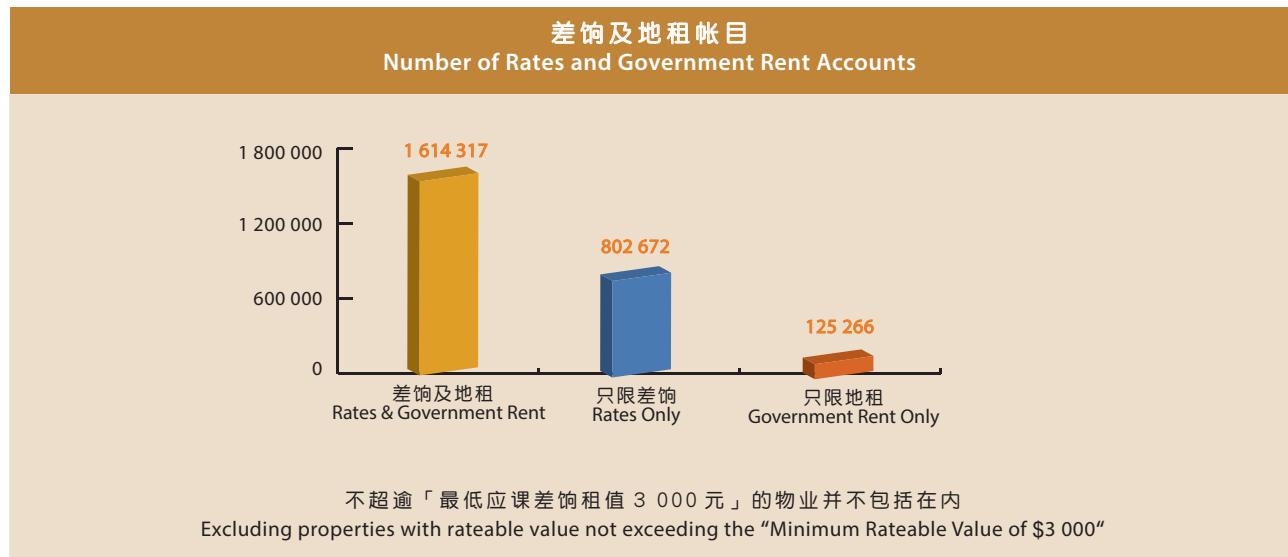
Revenue from Government Rent and Arrears

The revenue from Government rent assessed under Cap. 515 in 2015-16 was \$10 222 million.

Some 21 500 accounts had rent arrears as at 31 March 2016, comprising about \$67 million. The percentage of average arrears to average annual Government rent demanded was 0.6%. This amount excluded the outstanding Government rent for properties owned by indigenous villagers where applications for rent concession were being processed.

Rates and Government Rent Accounts

About 2.54 million rates and Government rent accounts were maintained by the Department as at 1 April 2016. 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

2015-16 年度，共有 86 428 宗个案接受审查和估价。本署共提供 10 625 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：



遗产税

年内共有 208 宗个案交由本署评定物业价值，涉及 765 个物业。下图显示过去五年的遗产税工作量：

Valuation and Property Information Services

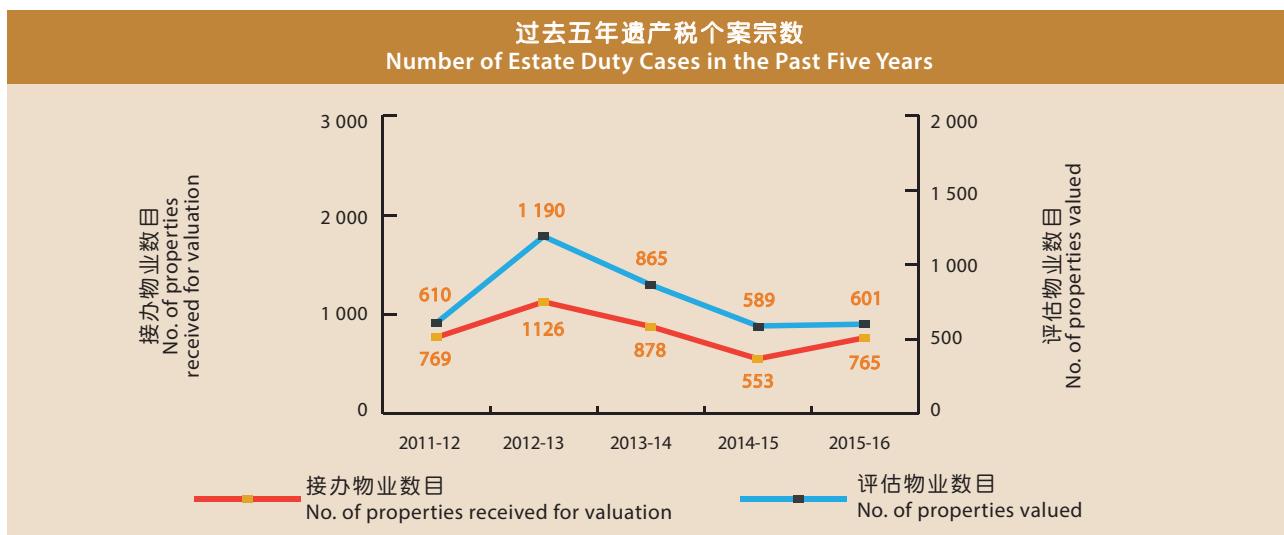
Stamp Duty

In 2015-16, the number of cases received for examination and valuation was 86 428. The Department provided 10 625 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:

Estate Duty

During the year, 208 cases involving 765 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。

Despite abolition of Estate Duty in July 2005, past cases have continued to be received.

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 22 914 宗个案提供租值意见、评估 4 446 个物业的售价，以及处理 34 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 22 914 rental advice, 4 446 capital valuations and 34 profits tax cases, were provided to other Government departments and quasi-government bodies in the past year. These valuation services given in the past five years are summarised in the graph below:



服务表现和成就

Performance and Achievements

物业资讯服务

本署为协助政府制定政策而进行的物业研究和市场监察工作，过去数年间明显增多。

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

《香港物业报告》2016 年版回顾 2015 年物业市场的情况，并预测 2016 至 2017 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（不包括村屋）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物业在估价册及地租登记册最近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 2016 edition of the "Hong Kong Property Review" gives a review of the property market in 2015 and provides forecasts of completions in 2016 to 2017. 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 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

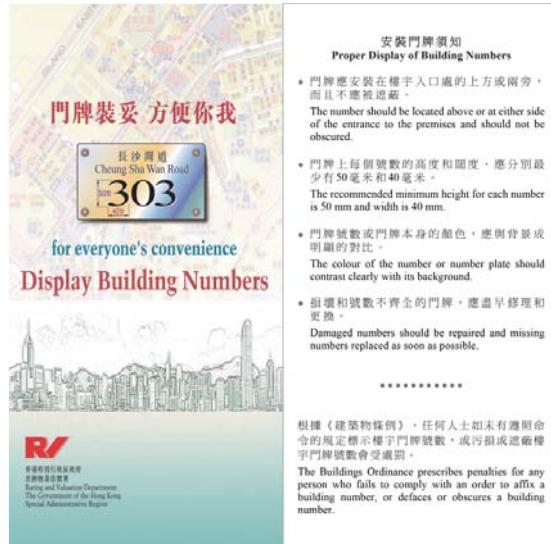
2015-16 年度获编配门牌号数的发展项目约有 1 236 个，其中 1 154 个位于新界。

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 2015-16, about 1 236 developments were allotted with building numbers, of which 1 154 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.

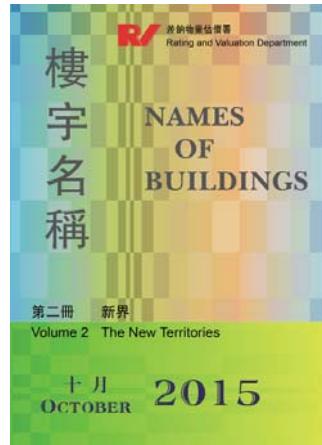
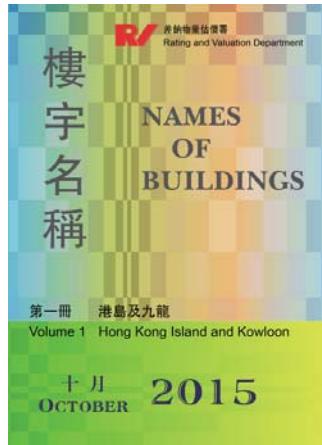


《楼宇名称》

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

“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，业主与租客得以明白 2004 年修订条例的运作，并适应了法例所引致的转变。

谘询和调解服务

2015-16 年度，本署处理约 142 000 宗查询，其中 41 500 宗由本署每天派驻土地审裁处当值的人员处理，另有 4 100 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。



新租出或重订协议通知书

2015-16 年度，本署共处理约 50 500 份新租出或重订协议通知书。

Landlord and Tenant Services

Landlord and Tenant (Consolidation) Ordinance

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

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

Advisory and Mediator Services

In 2015-16, some 142 000 enquiries were handled, with 41 500 and 4 100 of these being dealt with by officers during their daily and weekly visits to the Lands Tribunal and District Offices respectively.

Notice of New Letting or Renewal Agreement

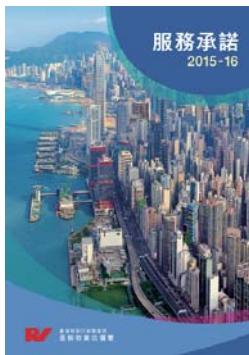
A total of some 50 500 Notices of New Letting or Renewal Agreement were processed in 2015-16.

服务表现和成就 Performance and Achievements

服务表现和目标 Performance and Service Targets

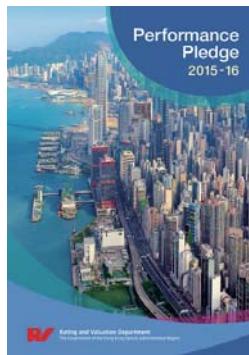
服务承诺 Performance Pledge

2015-16 年度服务承诺所载的全部 11 项工作均达标或超额完成。



服务承诺 Performance Pledge

For all the 11 work items listed in the 2015-16 Performance Pledge, the set service levels or targets were either achieved or exceeded.



24 小时自动电话资讯服务 24-hour Automated Telephone Enquiry Service

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，以及取得差饷及 / 或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」 "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 小时接听的电话查询服务，此服务涵盖本署所处理的一切事宜。

24 小时自动电话资讯服务 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 and/or 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」 "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

- 38 以电子方式递交表格及通知书
Electronic Submission of Forms and Notices
- 38 综合发单和缴款服务
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- 38 物业资讯网
Property Information Online (PIO)
- 39 发出征收差饷地租电子通知书
Electronic Issue of Rates /
Government Rent Demands
- 39 网上查询进度服务
Online Progress Tracking Facility (OPTF)



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），或致电 2152 0111 向本署查询。

Electronic Submission of Forms and Notices

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 or call us at 2152 0111 for information on "Electronic Submission of Forms".

综合发单和缴款服务

持有多個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差饷和地租，使帐单管理更省时便捷。用户已开设共约 1 900 个综合帐户，连结大约 150 000 个物业帐目。本署日后将继续扩展这项环保和以客为本的服务，以迎合持有多個物业的缴纳人的需要。

Consolidated Billing and Payment Service

Payers with multiple properties can apply for a consolidated bill setting 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. About 1 900 consolidated accounts involving some 150 000 individual property accounts have been set up. This customer-focus and environmentally friendly service will continue to be expanded to meet the needs of 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：

收费服务

- 查询私人住宅物业（不包括村屋）的实用面积、楼龄和许可以用途；
- 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；以及
- 查询差饷及 / 或地租帐目。

Property Information Online (PIO)

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

Chargeable Service

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

Free Service

- Public inspection of the newly declared Valuation List and Government Rent Roll (information will be displayed online after the declaration of the Valuation List and Government Rent Roll in mid March and up to 31 May every year); and

新增和优化服务 New and Improved Services

- 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，寻找约 260 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，以优化我们的网上服务。

- 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 of about 2.6 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 with a view to improving our online service.

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，逾 23 900 名用户登记使用，连结 34 000 多个缴纳人帐目，其中约六成用户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。

《电子差饷地租单》第二阶段服务于 2015 年 5 月 24 日推出，新增功能包括收取有关填妥和交回《物业详情申报表》(表格 R1A) 的通知、查询付款记录，以及更新有关帐目的通讯地址或其他个人资料。

Electronic Issue of Rates/Government Rent Demands

Since the launch of "eRVD Bill" service in December 2010, over 23 900 subscribers have registered for the service, linking up over 34 000 payer accounts. It is encouraging to see that about 60% of the subscribers have opted to drop their paper bills. 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.

The second phase of "eRVD Bill" service was launched on 24 May 2015. New functions like notifications for completing and returning "Requisition for Particulars of Tenement" (Form R1A), enquiry of the payment history and updating of the correspondence address or other personal details of an account are added.

网上查询进度服务

新的网上查询进度服务于 2015 年 12 月推出。公众可分别使用交易编号或查询进度编号，在本署网站查询已递交的电子表格或书面申请的处理进度。

Online Progress Tracking Facility (OPTF)

A new service OPTF was launched in December 2015. The public can enquire about the progress of their e-forms or written applications for action through the website of the Department by using the Transaction Reference Number or the Progress Enquiry Number respectively.

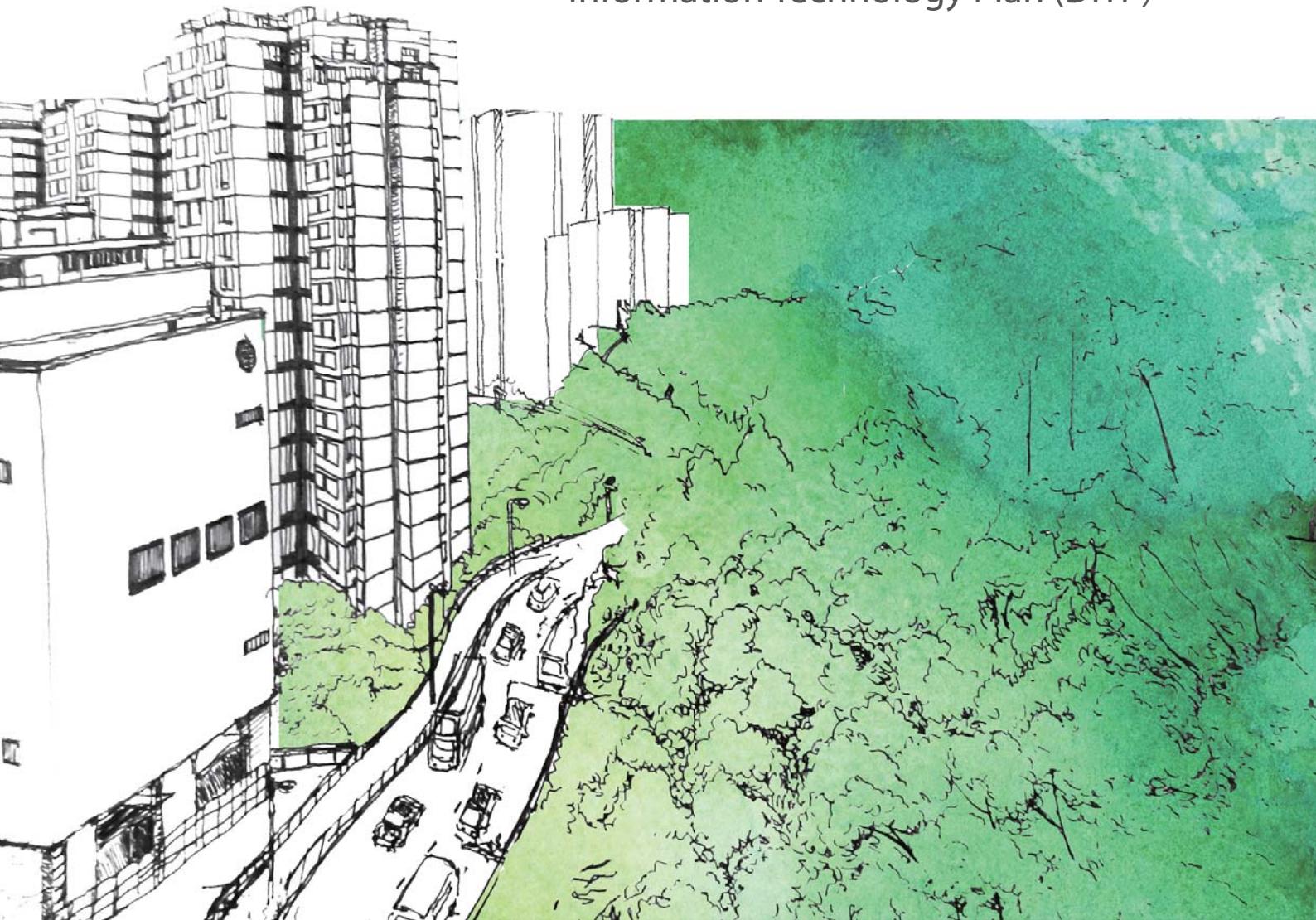




迎接挑战

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Annual General Revaluations
- 42** 评估地租
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- 43** 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, tight working schedule and 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。

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 judgement 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.

本署已解决部分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余下个案。

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.

迎接挑战 Challenges Ahead

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、巡查荃湾区楼宇门牌数展示情况、评估新界的乡郊物业等工作外判。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

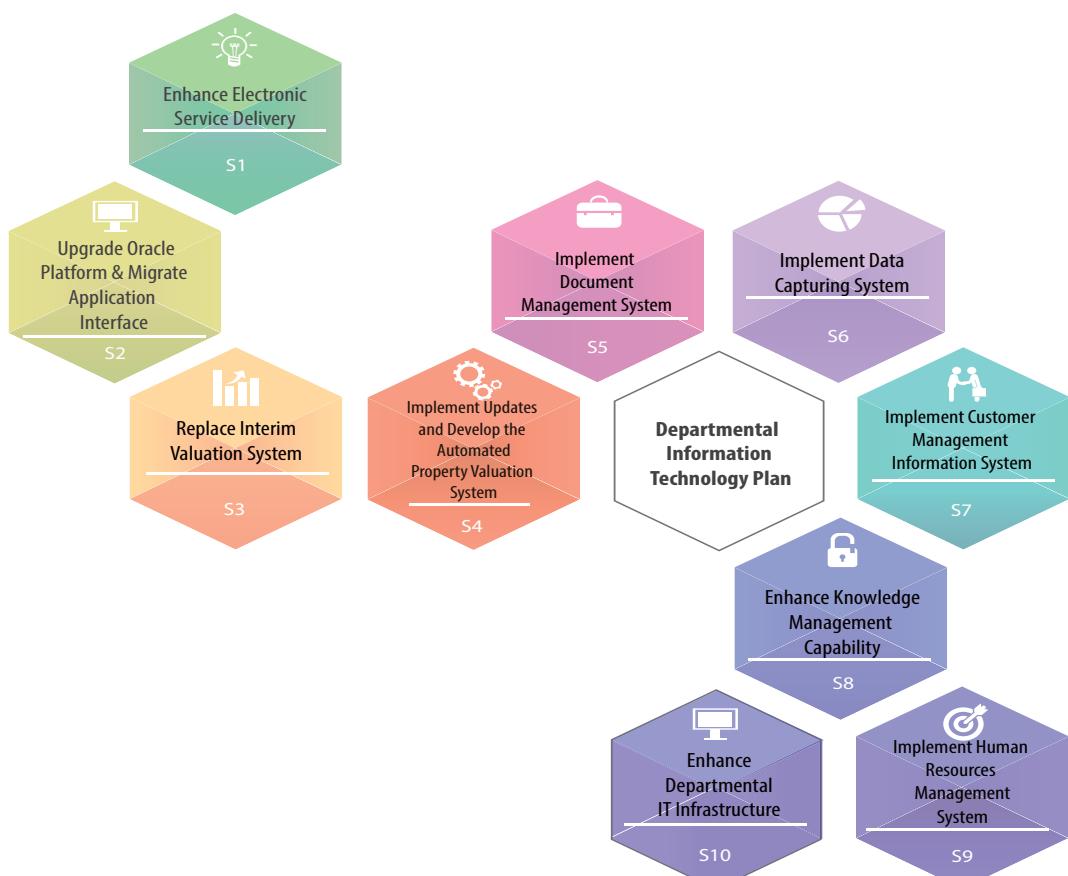
The Department has considerable experience in tapping into external service providers for service improvements and innovations. During the year, we contracted out projects like vacancy survey, inspection of display of building numbers in Tsuen Wan and assessment of rural properties in the New Territories. 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

这个策略性蓝本让本署更能配合电子政府环境，并改善以客为本的服务和业务运作。上一个部门资讯科技计划定下的各项工作目标全已达成或接近完成。本署现正预备新的部门资讯科技计划，以有系统和具策略性的方式定下短期及中期计划以支援本署的业务。

Implementation of Departmental Information Technology Plan (DITP)

This strategic blueprint aligns the Department with the e-government environment and improves customer-centric services and business operations. The initiatives identified in the last DITP have all been achieved or near completion. A new DITP is being prepared to support RVD's business in a systematic and strategic manner in the short to medium-term.





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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谘询与调解服务。

环保政策和目标

差饷物业估价署致力确保营运过程中履行环保责任，恪守《清新空气约章》的承诺。本署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;

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- 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。

节省能源

本署在日常工作中推行的节省能源措施包括：

办公室

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

- 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.

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;
- 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;



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- 把电脑设备室的温度调高摄氏 1 至 2 度；以及
- 提醒员工穿着轻便合适的衣服，将办公室的温度保持在摄氏 25.5 度。

汽车

- 鼓励共用部门车队，以减少汽油消耗量；
- 事先计划路线，以缩短行车距离和时间，避开拥挤的地区；
- 善用外出车辆或安排多人乘搭同一车辆，避免一人用车的情况；
- 车辆等候时停车熄匙，以节省能源和减少废气排放；
- 密切监察汽车保养，确保车辆不会排出大量废气；以及
- 密切留意汽车耗油量。

善用纸张及信封

本署采取下列措施，以善用纸张及信封：

- 充分利用每张纸的正反两面，并把多页资料印在同一张纸上；
- 把过时表格的空白一面用作草稿纸；
- 使用再造纸代替原木浆纸；
- 影印机旁设置环保盒，放置经单面使用的纸张，以便用于复印；
- 以可供重复使用的钉孔信封传递非机密文件；
- 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；

- adjust upwards the air-conditioning temperature of the computer equipment rooms by 1°C to 2°C; and

- dress light, casual and smart, and maintain the indoor office temperature at 25.5°C.

Vehicles

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

Saving of Paper and Envelopes

The Department has adopted the following measures to economise the use of paper and envelopes:

- use both sides of the paper and print multiple pages on one sheet;
- use obsolete forms with one clean side as drafting paper;
- use recycled paper instead of virgin paper;
- set up green trays in photocopiers to facilitate printing with papers used on one side ;
- use transit envelopes for unclassified documents;
- 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;

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- 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；
- 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；以及
- 逐步采用文件管理系统，管理电子和非电子档案。
- 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;
- 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; and
- adopt the Document Management System by phases to manage both electronic and non-electronic records.

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.



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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／充电池；以及
- 购置具有双面影印与列印功能的影印机和打印机。

环保方面的成果

减少耗纸量

2015-16 年度本署的 A3 和 A4 纸耗用量合共为 7 995 令，较 2002-03 年度的 12 070 令减少 33.7%。此外，2015-16 年度的耗纸量约 98.5% 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; and
- procure photocopiers and printers with double-sided copying/printing function.

Green Performance

Reduced Consumption of Paper

The consumption of A3 and A4 paper in 2015-16 was 7 995 reams, indicating a reduction of 33.7% against 12 070 reams in 2002-03. Besides, about 98.5% of the paper requirement for 2015-16 was met by recycled paper.



环保报告 Environmental Report

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2015-16年度最后一季为止，约有15万个独立帐目整合成大约1 900个综合帐目。本署会继续鼓励拥有多个物业的差饷缴纳人，采用这种以客为本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。2015-16年度共回收了35 112公斤废纸，并收集了1 057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量的环保标准和做法，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；以及
- 采取各项办公室和车辆操作的节能措施。

自2009年起，本署办事处所在的长沙湾政府合署已获颁发《良好级室内空气质量检定证书》。

In the coming year, the Department shall keep on promoting environmental awareness among colleagues and endeavor 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 2015-16, about 150 000 individual accounts have been replaced by around 1 900 consolidated accounts. The Department will continue to invite multi-property ratepayers to use this customer-focus and environmental friendly service.

Reduce and Recycle of Wastes

The Department has continued its efforts to reduce and recycle wastes. In 2015-16, 35 112 kilograms of waste paper were collected for recycling; and 1 057 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; and
- adopt a number of energy saving measures in the office and for vehicle operation.

Our office building, the Cheung Sha Wan Government Offices, has been awarded the "Good Class" Indoor Air Quality Certificate since 2009.



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。

The Way Forward

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

电子资料管理系统

因应电子资料管理策略工作小组的建议，本署已于 2013 年 2 月推出名为「知识管理系统」的资讯科技平台，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，本署已开发第一阶段的文件管理系统，务求把部门内部的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。

Electronic Information Management System (EIMS)

Following the recommendation of the Electronic Information Management (EIM) Working Group, the Department has developed and implemented an 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 has implemented the first phase of the 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.

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。自 2015 年开始，本署已参与电子帐单及缴费平台。差饷缴纳人可于这平台收到征收差饷及 / 或地租通知书的电子帐单摘要及安排以电子缴费方式缴交其物业的差饷及 / 或地租。本署希望最终可停发印文本通知书，以达到环保的目标。

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. Starting from 2015, the Department has joined the Electronic Bill Presentment and Payment (EBPP) Platform. Through the platform, ratepayers can use the EBPP service for receiving e-Bill summaries from and making e-payments to the Department in respect of the Demand for Rates and/or Government Rent of their properties. Dispensing with paper bills is our ultimate environmental-friendly objective.

环保报告 Environmental Report

截至 2016 年 3 月为止，超过 22 600 个用户登记使用电子发单服务，连结 32 900 个缴纳人帐户，当中约 59% 用户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，并且支持环保。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 2016, over 22 600 subscribers have registered for the service, linking up about 32 900 payer accounts. About 59% of the subscribers have opted to drop their paper bills. This has demonstrated the confidence of our payers in using the service and their 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.



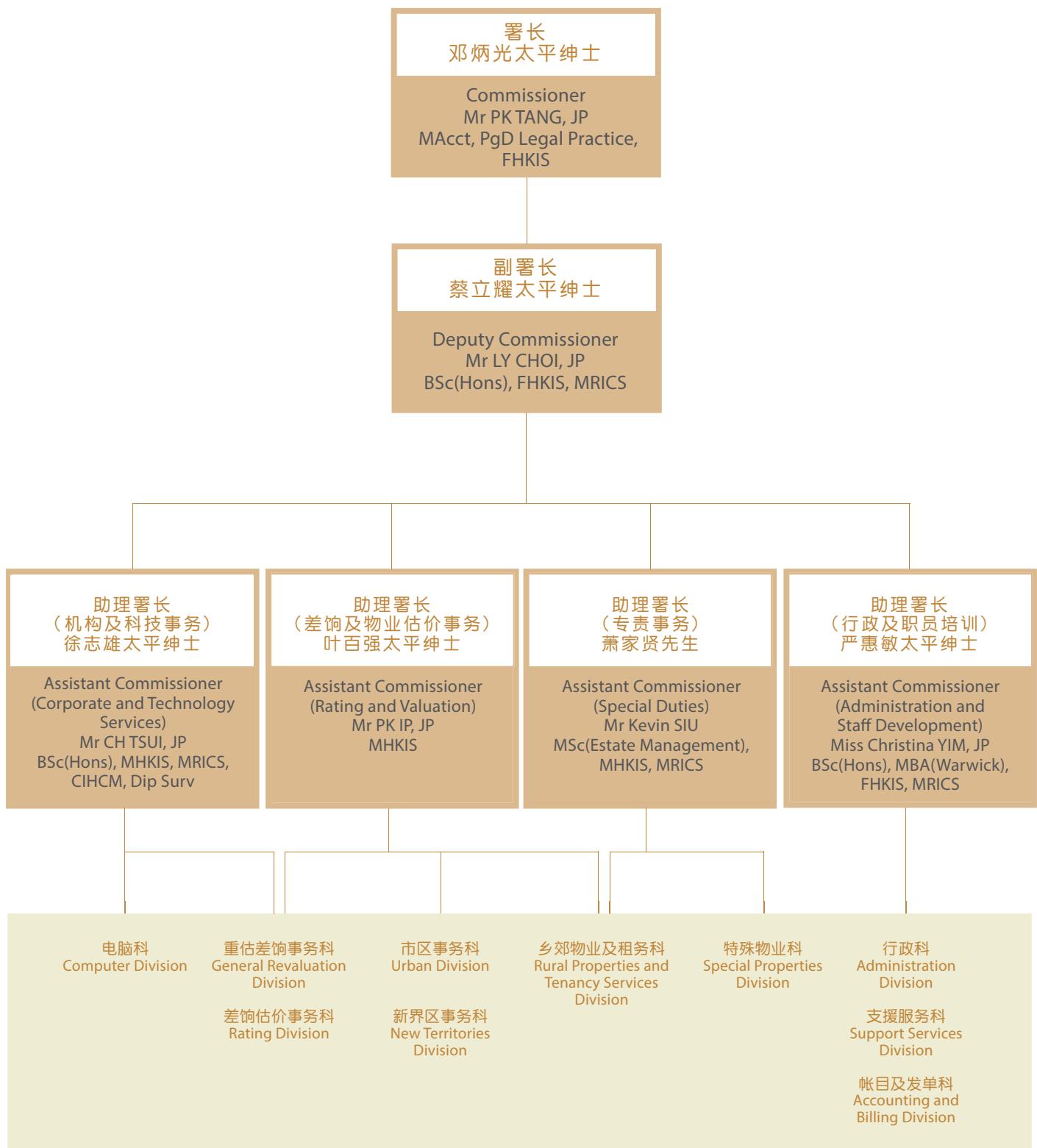
人力资源

Human Resources



萧家贤先生 助理署长 (专责事务) Mr Kevin SIU Assistant Commissioner (Special Duties)	蔡立耀太平绅士 副署长 Mr LY CHOI, JP Deputy Commissioner	邓炳光太平绅士 署长 Mr PK TANG, JP Commissioner	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)	严惠敏太平绅士 助理署长 (行政及职员培训) Miss Christina YIM, JP Assistant Commissioner (Administration and Staff Development)	叶百强太平绅士 助理署长 (差饷及物业估价事务) Mr PK IP, JP Assistant Commissioner (Rating and Valuation)
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部门架构 (2016 年 4 月 1 日)
Organisation Structure (1 April 2016)



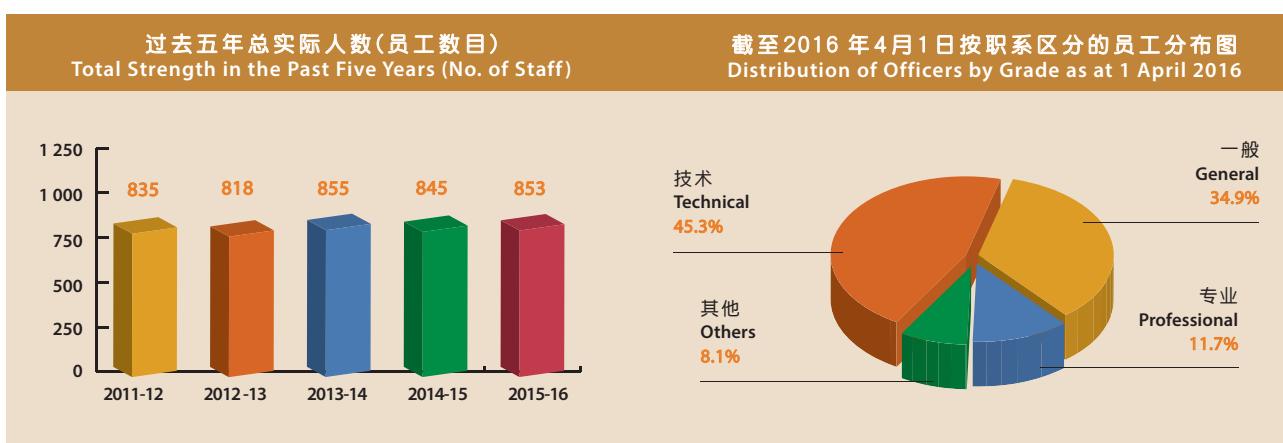
人力资源

Human Resources

人手编制

截至 2016 年 4 月 1 日，本署实际总人数为 853 人，其中包括 100 名专业职系及 386 名技术职系人员，298 名一般职系及 69 名其他职系人员。

以下图表显示过去五年的实际总人数，以及截至 2016 年 4 月 1 日按职系区分的员工比例：



附录 B 列出 2015 年 4 月 1 日和 2016 年 4 月 1 日本署的编制与实际人数比较。

本署 2015-16 年度的个人薪酬（不计长俸、旅费、宿舍等开支）和部门开支达 4.96 亿元，上年度则为 4.76 亿元。

培训与发展计划

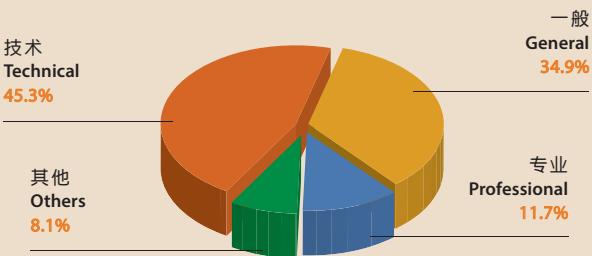
本署 2015-16 年度培训与发展计划顺利推行，年内每名部门职系人员平均受训了 1.9 天。本署深知由于环境转变、工作量与日俱增、工作愈趋复杂，以及为满足市民更高的要求，员工须面对种种挑战，因此安排多方面的培训和发展课程，内容既针对部门提供服务的需要，又照顾到员工的事业发展与个人抱负。

Staffing

As at 1 April 2016, the Department had a total strength of 853 officers comprising 100 professional and 386 technical officers, 298 officers of general grade and 69 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 2016:

截至 2016 年 4 月 1 日按职系区分的员工分布图
Distribution of Officers by Grade as at 1 April 2016



Annex B sets out a comparison of the establishment and strength as at 1 April 2015 and 1 April 2016.

Expenditure on personal emoluments (other than pensions, passages, quarters, etc.), and charges for departmental expenses amounted to \$496 million in 2015-16, compared with \$476 million in the preceding year.

Training and Development Plan

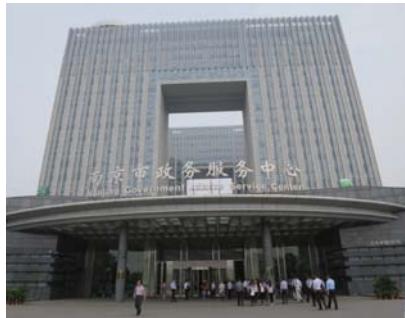
The Departmental Training and Development Plan for 2015-16 was implemented successfully. During the year, departmental grade staff received training for 1.9 days on average. The Department is fully aware of challenges faced by staff due to the changing environment, increase in workload, complexity of 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 2015 年 6 月起实习四个月。

2015 年 4 月，一名高级物业估价测量师借调到商务及经济发展局实习六个月。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，深入认识政府的内部运作。

为加深了解内地的政治、社会、经济和法律制度，本署一名助理署长曾到国家行政学院参加进阶国家事务研习课程，一名高级物业估价测量师和一名物业估价测量师分别参加由清华大学和南京大学所举办的国家事务研习课程。



持续专业发展方面，本署年内为拥有专业资格的人员和见习人员举办了六个涉及不同专业课题的内部研讨会。

一如往年，英国专家学院于 2016 年 3 月举办了为期两天的专家证人培训课程，有八名物业估价测量师参加。

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 four months from June 2015.

One Senior Valuation Surveyor was seconded to the Commerce and Economic Development Bureau for six months from April 2015. 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, an Assistant Commissioner of Rating and Valuation attended the Advanced National Studies Course at the Chinese Academy of Governance, one Senior Valuation Surveyor and one Valuation Surveyor attended National Studies Courses at Tsinghua University and Nanjing University respectively.



For continuing professional development, six in-house seminars on different professional topics were held for professionally qualified officers and trainees of the Department during the year.

As in previous years, a two-day expert witness course run by the Academy of Experts, United Kingdom, was held in March 2016 for eight Valuation Surveyors.

人力资源

Human Resources

为物业估价测量见习生、年资浅的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 年初和 2004 年 9 月相继推出。本署于年内安排 55 名资历较浅的物业估价测量师和助理物业估价测量师接受四名首席物业估价测量师和 14 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。

The mentoring schemes for Valuation Surveying Graduates, junior Valuation Surveyors and Assistant Valuation Surveyors have been in place since early 2003 and September 2004 respectively. There were 55 junior Valuation Surveyors and Assistant Valuation Surveyors placed under the mentorship of four Principal Valuation Surveyors and 14 Senior Valuation Surveyors, as well as seven Valuation Surveying Graduates under the mentorship of seven experienced Valuation Surveyors.

专业资格

2015-16 年度，本署一名人员通过了香港测量师学会的专业评核试最终评审，成为该学会的专业会员。

Professional Membership

In 2015-16, one officer passed the Final Assessment of Professional Competence (APC) conducted by the Hong Kong Institute of Surveyors (HKIS) and was then elected to professional membership.

内部培训课程

本署职员培训组负责举办内部职业培训课程和经验分享会，内容涉及不同课题，包括部门电脑系统运作、估价实务与工作程序等。该组于年内共举办了 12 班课程和研讨会，涵盖九个不同课题，共有 363 人次出席。

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 12 classes covering nine topics were held with a total attendance of 363 trainees.

此外，职员培训组年内为 62 名新入职人员及新到任的一般和共通职系人员安排入职讲座。

In-house induction seminars were held for 62 new recruits as well as officers of the general and 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的培训反应理想，年内共有 95 名学员参加由政府承办商提供的各类电脑课程。

本署人员共有 395 人次参加了公务员事务局公务员培训处和其他决策局 / 部门举办的各类课程。

估价署网上学习系统和知识管理系统

除网上学习系统之外，本署于 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。

2015-16 年度，网上学习系统共录得 1 272 次点击，26 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」，已成为署内资讯和知识的单一接触点，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。

Other Training Courses

Responses of staff on computer training and IT applications were good. A total of 95 trainees attended a variety of computer courses run by the Government bulk contractors.

For other wide-ranging courses organised by the Civil Service Training and Development Institute of the Civil Service Bureau, and other Government bureaux/departments, a total attendance of 395 was recorded.

RVD e-Learning System and Knowledge Management System

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

In 2015-16, 1 272 hits to the e-Learning System were recorded with 26 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.



人力资源

Human Resources

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，而管方会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。

为进一步改善内部沟通，署方定期举办工余茶敍，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。

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，部门亦已颁发纪念品予有关同事，嘉许其创意和进取精神。

至于有关员工的消息，部门每月透过内联网发送《部门快讯》，报道相关资讯。此外，本署每年编印一份名为《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。



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.

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

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.

News pertaining to staff matters is disseminated through the monthly "RVD Express" on the Department's Intranet. In addition, a lively in-house magazine "ASSESSMENT" is published each year. It contains news roundups and articles, on a variety of subjects, contributed by staff.

社交和康乐活动

本署一向鼓励同事保持作息平衡，注重健康生活。

康乐社

年内，本署康乐社举办多项体育比赛，包括羽毛球、足球、篮球、乒乓球和网球。此外，康乐社亦举办多个兴趣班和工作坊，例如太极拳、瑜伽、书法、扭气球及制作天然个人护理用品，大受同事欢迎。

康乐社亦举办节日活动，如新春对联比赛和复活蛋竞猜游戏，同事均踊跃参加。此外，康乐社在年内更推出午间健康讲座系列。

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、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，陪同体弱人士出外观光和协助慈善团体举办筹款活动。

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 38 000 元。

Social and Recreation

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

Recreation Club

The Department's Recreation Club organised a variety of sport competitions including badminton, football, basketball, table tennis and tennis. The Club also organised various interest classes and workshops on Taichi, Yoga, Chinese calligraphy, balloon art and DIY natural personal care products. They were well received by colleagues.

On festive occasions, the Club organised the Chinese New Year Couplet Competition and Easter Eggs Fun Games and all the colleagues enjoyed participating in these activities. In addition, the Club introduced a series of health talks at lunch time.

The RVD Volunteer Service Team worked together with different non-profit making organisations, such as the Yang Memorial Methodist Social Service, 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 during various festivals, accompanying people with physical disability for sightseeing and assisting charitable organisations in arranging fund-raising events.

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

Charity

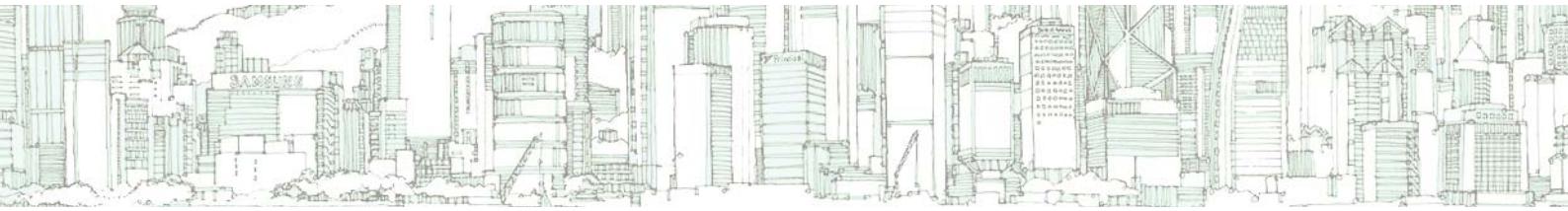
The Department raised over \$38 000 in total for various charity events organised by the Community Chest, Oxfam and other charitable organisations.

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估价册 - 截至 2016 年 4 月 1 日各地区的已估价物业
Valuation List - Assessments by District as at 1 April 2016

地区	District	数量	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	150 798	87 529 449
湾仔	Wan Chai	101 805	52 156 368
东区	Eastern	206 936	50 578 960
南区	Southern	90 577	26 894 402
港岛	Hong Kong	550 116	217 159 180
油尖旺	Yau Tsim Mong	187 784	75 051 362
深水埗	Sham Shui Po	121 029	26 870 954
九龙城	Kowloon City	143 776	31 438 636
黄大仙	Wong Tai Sin	93 078	17 864 582
观塘	Kwun Tong	144 717	39 463 476
九龙	Kowloon	690 384	190 689 010
葵青	Kwai Tsing	109 104	40 926 424
荃湾	Tsuen Wan	126 410	26 422 404
屯门	Tuen Mun	169 123	20 318 123
元朗	Yuen Long	175 798	24 376 796
北区	North	101 204	12 559 449
大埔	Tai Po	109 733	15 362 426
沙田	Sha Tin	223 204	42 004 657
西贡	Sai Kung	146 133	26 550 700
离岛	Islands	53 241	24 934 477
新界	New Territories	1 213 950	233 455 458
总数	OVERALL	2 454 450	641 303 648

估价册 - 截至 2016 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 2016

地区 District	A 及 B 类 Classes A & B		C 类 Class C		D 及 E 类 Classes D & E		杂类物业* Miscellaneous*		总数 Total	
	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区 Central and Western	70 260	11 689 975	9 714	3 742 488	13 707	11 751 062	392	186 788	94 073	27 370 312
湾仔 Wan Chai	44 084	7 623 751	7 325	2 597 441	11 415	8 462 159	224	39 767	63 048	18 723 117
东区 Eastern	138 927	21 906 037	17 709	5 510 862	5 782	2 872 738	200	89 719	162 618	30 379 357
南区 Southern	45 022	6 231 981	4 036	1 372 408	11 339	10 917 707	65	127 117	60 462	18 649 214
港岛 Hong Kong	298 293	47 451 744	38 784	13 223 199	42 243	34 003 666	881	443 390	380 201	95 121 999
油尖旺 Yau Tsim Mong	97 872	12 254 015	14 712	4 536 185	4 945	2 730 176	417	61 151	117 946	19 581 527
深水埗 Sham Shui Po	72 587	8 572 897	6 814	1 618 829	3 125	1 472 199	304	174 909	82 830	11 838 834
九龙城 Kowloon City	77 484	9 690 777	17 722	4 506 308	11 059	5 361 255	184	327 714	106 449	19 886 054
黄大仙 Wong Tai Sin	68 910	7 497 546	1 444	413 024	499	218 641	123	9 690	70 976	8 138 901
观塘 Kwun Tong	90 441	10 057 283	816	148 583	135	27 344	153	38 842	91 545	10 272 051
九龙 Kowloon	407 294	48 072 517	41 508	11 222 929	19 763	9 809 615	1 181	612 306	469 746	69 717 367
葵青 Kwai Tsing	64 268	7 292 594	2 894	692 370	604	186 107	279	42 505	68 045	8 213 576
荃湾 Tsuen Wan	73 138	9 421 909	7 242	1 543 993	1 550	521 400	402	53 629	82 332	11 540 931
屯门 Tuen Mun	113 654	9 378 412	4 294	616 656	2 869	740 183	298	92 981	121 115	10 828 232
元朗 Yuen Long	117 355	8 967 191	13 588	2 042 018	8 153	1 700 231	1 291	39 041	140 387	12 748 480
北区 North	73 841	5 728 784	3 457	346 235	3 826	735 848	1 329	35 625	82 453	6 846 492
大埔 Tai Po	72 697	6 690 207	5 898	989 153	7 966	2 746 274	492	38 860	87 053	10 464 494
沙田 Sha Tin	139 695	16 541 301	16 540	3 885 254	5 858	2 322 781	194	158 322	162 287	22 907 658
西贡 Sai Kung	112 124	14 540 258	5 657	1 303 253	4 900	2 929 863	112	90 714	122 793	18 864 087
离岛 Islands	33 860	3 032 981	8 151	1 633 889	3 410	1 499 810	215	6 355	45 636	6 173 036
新界 New Territories	800 632	81 593 639	67 721	13 052 820	39 136	13 382 496	4 612	558 032	912 101	108 586 987
总数 OVERALL	1 506 219	177 117 900	148 013	37 498 948	101 142	57 195 777	6 674	1 613 728	1 762 048	273 426 353

* 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.

估价册 - 截至 2016 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 2016

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 (千元 \$'000)	数量 Number	应课差饷租值 (千元 \$'000)	数量 Number	应课差饷租值 (千元 \$'000)	数量 Number	应课差饷租值 (千元 \$'000)	数量 Number
中西区	Central and Western	-	-	-	-	5	39 591	878	176 290	
湾仔	Wan Chai	-	-	-	-	-	-	-	-	-
东区	Eastern	2 719	236 218	907	61 447	70	2 680 874	446	438 755	
南区	Southern	7 827	559 127	2 700	150 875	42	1 539 861	5	45 151	
港岛	Hong Kong	10 546	795 345	3 607	212 322	117	4 260 326	1 329	660 196	
油尖旺	Yau Tsim Mong	-	-	-	-	4	274 952	672	63 942	
深水埗	Sham Shui Po	4 885	300 545	1 845	91 047	106	3 475 870	8	67 793	
九龙城	Kowloon City	-	-	-	-	32	1 190 338	18	386 166	
黄大仙	Wong Tai Sin	17 289	1 245 092	6 120	336 246	134	4 473 023	-	-	
观塘	Kwun Tong	10 689	632 776	5 362	228 250	204	8 219 129	342	311 095	
九龙	Kowloon	32 863	2 178 413	13 327	655 542	480	17 633 313	1 040	828 997	
葵青	Kwai Tsing	11 370	754 754	3 235	160 817	158	5 912 499	461	198 117	
荃湾	Tsuen Wan	-	-	-	-	39	1 106 974	175	124 135	
屯门	Tuen Mun	11 691	576 463	9 660	343 556	61	1 583 551	-	-	
元朗	Yuen Long	4 971	215 730	3 512	142 978	109	2 304 484	-	-	
北区	North	13 215	694 915	4 369	188 470	21	891 207	18	22 370	
大埔	Tai Po	14 819	1 055 739	6 027	318 548	15	528 893	-	-	
沙田	Sha Tin	21 888	1 500 497	4 621	258 502	85	3 473 190	19	229 739	
西贡	Sai Kung	10 877	775 498	4 326	245 904	37	1 847 572	249	116 376	
离岛	Islands	-	-	-	-	148	896 613	-	-	
新界	New Territories	88 831	5 573 596	35 750	1 658 775	673	18 544 984	922	690 736	
总数	OVERALL	132 240	8 547 354	52 684	2 526 640	1 270	40 438 623	3 291	2 179 929	

包括房屋协会长者安居乐计划下兴建的单位。

• 另行评估的停车位并不包括在上述数字内。

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

* TPS: Tenants Purchase Scheme

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

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

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

Table 4

**估价册 - 截至 2016 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 2016**

地区 District		铺位 Shop		其他商业楼宇 Other Commercial	
		数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	9 139	10 277 339	2 495	6 097 123
湾仔	Wan Chai	7 422	11 168 440	2 078	4 316 921
东区	Eastern	9 043	3 995 137	1 057	884 939
南区	Southern	2 225	1 214 315	620	336 555
港岛	Hong Kong	27 829	26 655 230	6 250	11 635 537
油尖旺	Yau Tsim Mong	21 370	22 847 375	3 860	8 094 320
深水埗	Sham Shui Po	9 326	4 291 727	1 385	560 483
九龙城	Kowloon City	7 750	3 085 820	867	667 163
黄大仙	Wong Tai Sin	3 378	1 870 974	147	123 592
观塘	Kwun Tong	5 746	4 447 921	300	422 620
九龙	Kowloon	47 570	36 543 817	6 559	9 868 178
葵青	Kwai Tsing	3 808	2 345 069	165	178 082
荃湾	Tsuen Wan	5 334	3 416 751	213	439 647
屯门	Tuen Mun	5 293	2 679 326	146	297 659
元朗	Yuen Long	7 201	3 327 376	408	418 193
北区	North	2 768	1 905 937	50	84 870
大埔	Tai Po	2 585	1 448 951	147	191 381
沙田	Sha Tin	4 484	4 540 053	111	472 363
西贡	Sai Kung	3 178	2 164 201	27	25 561
离岛	Islands	2 606	5 642 445	64	233 847
新界	New Territories	37 257	27 470 109	1 331	2 341 604
总数	OVERALL	112 656	90 669 156	14 140	23 845 319

估价册 - 截至 2016 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 2016

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	22 946	29 467 789	-	-
湾仔	Wan Chai	12 660	12 558 884	-	-
东区	Eastern	4 844	5 773 262	200	225 155
南区	Southern	1 488	644 675	26	8 946
港岛	Hong Kong	41 938	48 444 610	226	234 101
油尖旺	Yau Tsim Mong	22 095	12 408 472	86	20 808
深水埗	Sham Shui Po	1 857	926 046	1 058	446 315
九龙城	Kowloon City	1 344	618 095	18	5 863
黄大仙	Wong Tai Sin	168	145 811	345	63 773
观塘	Kwun Tong	3 174	5 224 594	1 286	701 667
九龙	Kowloon	28 638	19 323 017	2 793	1 238 426
葵青	Kwai Tsing	644	801 548	403	278 972
荃湾	Tsuen Wan	1 390	514 278	447	37 575
屯门	Tuen Mun	481	119 859	-	-
元朗	Yuen Long	541	138 384	-	-
北区	North	204	105 866	58	9 374
大埔	Tai Po	60	18 445	-	-
沙田	Sha Tin	1 467	1 203 626	100	39 303
西贡	Sai Kung	12	29 826	-	-
离岛	Islands	400	712 263	-	-
新界	New Territories	5 199	3 644 094	1 008	365 225
总数	OVERALL	75 775	71 411 721	4 027	1 837 752

Table 6

估价册 - 截至 2016 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 2016

地区	District	工厂大厦 Factory		货仓 Storage	
		数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	384	103 805	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	6 200	2 417 396	24	144 101
南区	Southern	3 913	1 107 424	10	29 490
港岛	Hong Kong	10 497	3 628 625	34	173 591
油尖旺	Yau Tsim Mong	2 199	464 597	2	358
深水埗	Sham Shui Po	4 993	2 000 364	52	161 128
九龙城	Kowloon City	3 173	1 279 793	111	167 925
黄大仙	Wong Tai Sin	3 284	910 358	2	2 520
观塘	Kwun Tong	19 228	5 162 964	156	276 250
九龙	Kowloon	32 877	9 818 077	323	608 179
葵青	Kwai Tsing	17 365	3 717 997	793	3 126 633
荃湾	Tsuen Wan	11 820	3 028 710	434	654 572
屯门	Tuen Mun	7 026	1 492 541	270	137 699
元朗	Yuen Long	1 196	805 213	100	127 609
北区	North	2 233	538 089	43	153 516
大埔	Tai Po	332	824 324	-	-
沙田	Sha Tin	10 023	2 003 661	311	802 027
西贡	Sai Kung	38	468 701	5	5 496
离岛	Islands	25	114 772	116	235 572
新界	New Territories	50 058	12 994 008	2 072	5 243 123
总数	OVERALL	93 432	26 440 709	2 429	6 024 894

估价册 - 截至 2016 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 2016

类别	Category	数量 Number	%	应课差饷租值 (千元 \$'000)	%
住宅	Domestic Premises	1 819 293	74.1	318 571 545	49.7
铺位及其他商业楼宇	Shop and Other Commercial Premises	126 796	5.2	114 514 475	17.9
写字楼	Office	75 775	3.1	71 411 721	11.1
工贸大厦	Industrial / Office Premises	4 027	0.2	1 837 752	0.3
工厂大厦	Factory	93 432	3.8	26 440 709	4.1
货仓	Storage Premises	2 429	0.1	6 024 894	0.9
停车位 *	Parking Spaces *	274 471	11.2	12 145 056	1.9
其他物业	Others	58 227	2.4	90 357 497	14.1
总数	OVERALL	2 454 450	100	641 303 649	100

* 包括住宅及非住宅停车位。

* Include both domestic and non-domestic parking spaces.

Table 8

估价册 - 截至 2016 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 2016

应课差饷租值 (元) Rateable Value Range (\$)	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	总数 Total	%	累积 % [^] Cumulative % [^]
3 001 - 9 999	2 242	6 093	31 881	40 216	1.6	1.6
10 000 - 19 999	11 267	18 194	79 453	108 914	4.4	6.1
20 000 - 29 999	33 824	27 360	51 814	112 998	4.6	10.7
30 000 - 39 999	19 546	29 186	40 709	89 441	3.6	14.3
40 000 - 49 999	10 214	20 986	46 346	77 546	3.2	17.5
50 000 - 59 999	3 637	24 501	52 779	80 917	3.3	20.8
60 000 - 69 999	7 642	39 616	81 876	129 134	5.3	26.0
70 000 - 79 999	9 322	46 280	83 413	139 015	5.7	31.7
80 000 - 89 999	14 690	47 433	99 415	161 538	6.6	38.3
90 000 - 99 999	18 984	44 783	99 468	163 235	6.7	44.9
100 000 - 119 999	48 420	73 277	148 964	270 661	11.0	56.0
120 000 - 139 999	53 241	51 314	104 937	209 492	8.5	64.5
140 000 - 159 999	51 131	43 476	76 499	171 106	7.0	71.5
160 000 - 179 999	36 132	30 680	49 530	116 342	4.7	76.2
180 000 - 199 999	30 438	31 035	35 580	97 053	4.0	80.2
200 000 - 249 999	49 773	43 920	50 379	144 072	5.9	86.0
250 000 - 299 999	28 902	25 186	23 187	77 275	3.1	89.2
300 000 - 349 999	21 684	18 451	10 757	50 892	2.1	91.3
350 000 - 399 999	12 856	12 155	6 699	31 710	1.3	92.5
400 000 - 449 999	11 000	9 196	4 892	25 088	1.0	93.6
450 000 - 499 999	10 188	7 277	4 304	21 769	0.9	94.5
500 000 - 599 999	13 202	8 190	5 788	27 180	1.1	95.6
600 000 - 749 999	12 655	7 547	6 193	26 395	1.1	96.6
750 000 - 999 999	12 595	6 605	5 132	24 332	1.0	97.6
1 000 000 - 1 499 999	11 341	5 799	4 805	21 945	0.9	98.5
1 500 000 - 1 999 999	4 447	3 201	2 189	9 837	0.4	98.9
2 000 000 - 2 999 999	3 670	2 810	2 353	8 833	0.4	99.3
3 000 000 - 9 999 999	5 334	4 315	3 229	12 878	0.5	99.8
10 000 000 - 99 999 999	1 683	1 482	1 334	4 499	0.2	100.0
100 000 000 - 999 999 999	54	34	42	130	*	100.0
1 000 000 000 - 99 999 999 999	2	2	3	7	*	100.0
总数 OVERALL	550 116	690 384	1 213 950	2 454 450	100.0	-

* 低于 0.05%。

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

* Percentage below 0.05%.

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



地租登记册 - 截至 2016 年 4 月 1 日各地区的已估价物业
Government Rent Roll - Assessments by District as at 1 April 2016

地区	District	不超逾最低应课差饷租值 *		超逾最低应课差饷租值 Above Minimum Rateable Value 数量 Number 应课差饷租值 Rateable Value (千元 \$'000)
		数量 Number	Not Exceeding Minimum Rateable Value *	
中西区	Central and Western	118		15 177 21 542 226
湾仔	Wan Chai	3		10 894 6 684 011
东区	Eastern	96		47 764 11 795 251
南区	Southern	35		48 093 10 817 153
港岛	Hong Kong	252		121 928 50 838 640
油尖旺	Yau Tsim Mong	60		56 160 25 275 880
深水埗	Sham Shui Po	322		119 506 24 328 227
九龙城	Kowloon City	13		46 401 14 392 432
黄大仙	Wong Tai Sin	75		92 960 16 869 222
观塘	Kwun Tong	278		144 880 35 690 850
九龙	Kowloon	748		459 907 116 556 611
葵青	Kwai Tsing	377		108 040 33 129 409
荃湾	Tsuen Wan	2 632		126 384 23 100 536
屯门	Tuen Mun	5 449		166 238 19 414 595
元朗	Yuen Long	32 284		169 951 22 202 598
北区	North	37 875		91 438 11 162 853
大埔	Tai Po	31 658		102 425 14 676 923
沙田	Sha Tin	5 505		218 516 39 687 524
西贡	Sai Kung	16 414		141 166 26 366 489
离岛	Islands	20 724		50 041 22 436 657
新界	New Territories	152 918		1 174 199 212 177 582
总数	OVERALL	153 918		1 756 034 379 572 834

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

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

2015-16 年度临时估价及删除估价 *
Interim Valuations and Deletions in 2015-16 *

区域 Area	差饷及地租 Rates and Government Rent		只计差饷 Rates Only		只计地租 Government Rent Only	
	临时估价 Interim Valuations	删除估价 Deletions	临时估价 Interim Valuations	删除估价 Deletions	临时估价 Interim Valuations	删除估价 Deletions
	数量 Number	1 254	293	4 231	4 110	12
港岛 Hong Kong	应课差饷租值 Rateable Value (千元 \$'000)	1 486 475	1 218 065	4 630 993	3 717 786	681 240
	数量 Number	5 111	2 163	2 001	2 388	90
九龙 Kowloon	应课差饷租值 Rateable Value (千元 \$'000)	3 352 017	2 017 029	3 319 646	2 294 807	1 591 149
	数量 Number	16 898	2 937	2 606	399	4 009
新界 New Territories	应课差饷租值 Rateable Value (千元 \$'000)	4 636 824	1 863 748	771 008	316 492	1 365 602
	数量 Number	23 263	5 393	8 838	6 897	4 111
总数 OVERALL	应课差饷租值 Rateable Value (千元 \$'000)	9 475 316	5 098 843	8 721 647	6 329 085	3 637 991
						1 183 062

* 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.



2016-17 年度重估应课差饷租值 - 对主要类别物业的影响⁽¹⁾
2016-17 General Revaluation - Effect on Main Property Types⁽¹⁾

物业类别 Property Type	差饷 Rates			地租 Government Rent		
	应课差饷租值 平均增减 Average Change in Rateable Value %	平均每月 差饷 (元) Average Rates Payment \$p.m.	平均每月 差饷增减 (元) Average Change in Rates \$p.m.	应课差饷租值 平均增减 Average Change in Rateable Value %	平均每月 地租 (元) Average Govt. Rent Payment \$p.m.	平均每月 地租增减 (元) Average Change in Govt. Rent \$p.m.
小型私人住宅物业 ⁽²⁾ Private Small Domestic Premises ⁽²⁾	+7	490	+30	+7	279	+18
中型私人住宅物业 ⁽²⁾ Private Medium Domestic Premises ⁽²⁾	+5	1 059	+47	+5	601	+27
大型私人住宅物业 ⁽²⁾ Private Large Domestic Premises ⁽²⁾	+2	2 359	+41	+2	1 162	+19
私人住宅物业 Private Domestic Premises	+5	647	+32	+6	344	+18
公屋住宅物业 ⁽³⁾ Public Domestic Premises ⁽³⁾	+5	242	+11	+5	144	+7
所有住宅物业 ⁽⁴⁾ All Domestic Premises ⁽⁴⁾	+5	487	+24	+6	266	+14
铺位及其他商业楼宇 Shop and Other Commercial Premises	+3	3 712	+111	+4	2 061	+72
写字楼 Office	+2	3 911	+91	+3	3 868	+96
工业楼宇 ⁽⁵⁾ Industrial Premises ⁽⁵⁾	+11	1 365	+130	+11	844	+81
所有非住宅物业 ⁽⁶⁾ All Non-domestic Premises ⁽⁶⁾	+3	3 189	+94	+4	1 741	+74
所有类别物业 All Types of Properties	+4	835	+33	+5	425	+21

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) 包括住宅用停车位。

(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、学校及非住宅用停车位。

Notes:

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

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

Small domestic -- up to 69.9 m²

Medium domestic -- 70 m² to 99.9 m²

Large domestic -- 100 m² or over

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

(4) Include carparking spaces in domestic premises.

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

(6) Include miscellaneous premises such as hotels, cinemas, petrol filling stations, schools and carparking spaces in non-domestic premises.

**2014-15 及 2015-16 年度的估价建议书、反对书及上诉个案
Proposals, Objections and Appeals in 2014-15 and 2015-16**

	差饷 Rating	地租 Government Rent			
		2014-15	2015-16	2014-15	2015-16
建议书 Proposals					
接办及完成个案 Cases received and completed	52 781	50 304	407	367	
<u>复核结果 Status on review :</u>					
- 估价作实 assessment confirmed	38 390	38 657	387	332	
- 削减应课差饷租值 rateable value reduced	1 242	1 417	7	4	
- 其他 others ⁽¹⁾	13 149	10 230	13	31	
反对书 Objections ⁽²⁾					
年初所余 Outstanding at beginning of year	840	1294	312	299	
接办个案 Cases received	3 778*	3 383	1 296*	534	
完成个案 Cases completed	3 324	3 572	1 309	728	
<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	2 457	2 878	987	567	
- 削减应课差饷租值 rateable value reduced	307	289	187	81	
- 其他 others ⁽¹⁾	560	405	135	80	
上诉 Appeals					
年初所余 Outstanding at beginning of year	927	961	2 622	2 297	
接办个案 Cases received	120	154	73	70	
完成个案 Cases completed	86	87	398	146	
<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)	-	-	-	-	
- 同意令 consent orders	17	32	5	1	
- 撤销 / 失效 withdrawn/lapsed	69	54	393	145	

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 (与去年年报比较)。

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.

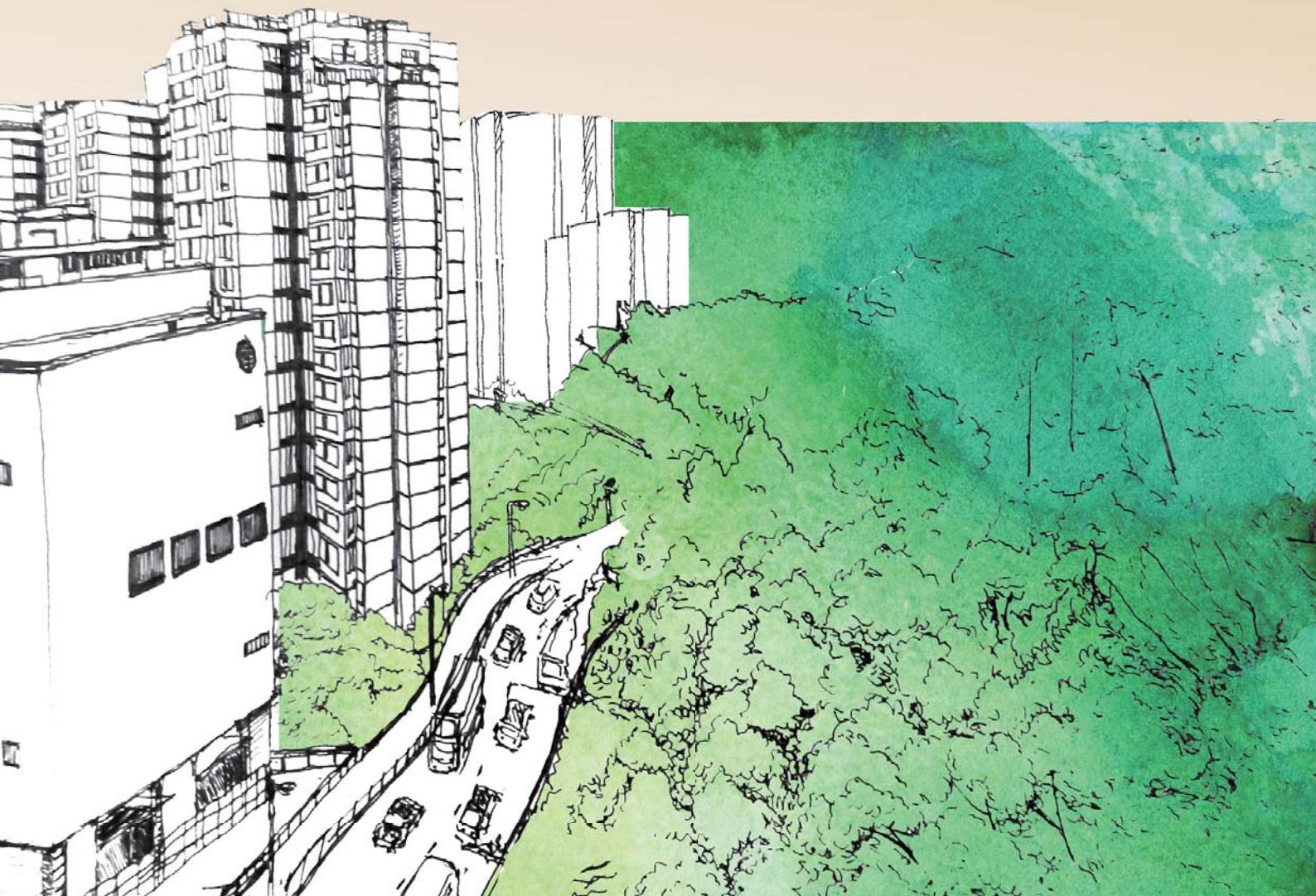
* Revised figure (as compared with last year's Annual Summary).



附录

Annexures

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



刊物 Publications

香港物业报告	Hong Kong Property Review
楼宇名称	Names of Buildings
年报	Annual Summary
差饷及地租简介	Your Rates and Government Rent
谁有责任缴纳差饷与地租	Who is responsible for paying rates and Government rent
服务承诺	Performance Pledge
差饷物业估价署历年发展（英文版）	Rating and Valuation Department - A Chronology
香港物业报告 - 每月补编	Hong Kong Property Review - Monthly Supplement
「物业资讯网」服务的简介小册子	Explanatory Leaflet of Property Information Online
《业主与租客（综合）条例》指引概要	A Summary Guide on the Landlord and Tenant (Consolidation) Ordinance
宣传标示门牌号数的资料单张	Explanatory Leaflet for Display of Building Numbers
*香港差饷税收历史 (英文版、繁体及简体版)	*The History of Rates in Hong Kong (English, Traditional Chinese and Simplified Chinese versions)
*香港差饷税制 - 评估、征收及管理 (英文版、繁体及简体版)	*Property Rates in Hong Kong - Assessment, Collection and Administration (English, Traditional Chinese and Simplified Chinese versions)

- 以上刊物可供市民于本署网站（网址：www.rvd.gov.hk）免费下载。
- * 此书亦可在政府新闻处刊物销售小组购买。
- The above publications are available to the public for free download from the Department's website at www.rvd.gov.hk.
- * The book can also be purchased from the Publications Sales Unit of the Information Services Department.

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

	1.4.2015		1.4.2016		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
署长 Commissioner	1	-	1	1	-	+1
副署长 Deputy Commissioner	1	1	1	1	-	-
助理署长 Assistant Commissioner	4	4	4	3	-	-1
首席物业估价测量师 Principal Valuation Surveyor	8	6	8	6	-	-
高级物业估价测量师 Senior Valuation Surveyor	23	17	23	16	-	-1
物业估价测量师 Valuation Surveyor	59	64	59	63	-	-1
助理物业估价测量师 Assistant Valuation Surveyor	5	7	5	7	-	-
首席物业估价主任 Principal Valuation Officer	15	13	15	12	-	-1
高级物业估价主任 Senior Valuation Officer	80	70	81	69	+1	-1
物业估价主任 / 见习物业估价主任 Valuation Officer/Valuation Officer Trainee	268	275	272	276	+4	+1
一级 / 二级物业估价助理 Valuation Assistant I/II	1	-	1	-	-	-
高级租务主任 Senior Rent Officer	4	3	4	4	-	+1
一级租务主任 Rent Officer I	8	6	8	7	-	+1
二级租务主任 Rent Officer II	6	5	6	2	-	-3
物业调查员 Valuation Referencer	1	1	1	1	-	-
高级统计主任 Senior Statistical Officer	2	1	2	1	-	-
一级统计主任 Statistical Officer I	3	3	3	2	-	-1
二级统计主任 Statistical Officer II	3	4	3	5	-	+1

* EST. = Establishment SG. = Strength

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

	1.4.2015		1.4.2016		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
高级技术主任 Senior Technical Officer	2	2	2	2	-	-
技术主任 / 见习技术主任 Technical Officer/Technical Officer Trainee	4	4	4	4	-	-
总行政主任 Chief Executive Officer	1	1	1	1	-	-
高级行政主任 Senior Executive Officer	1	1	1	1	-	-
一级行政主任 Executive Officer I	3	3	3	3	-	-
一级法定语文主任 Official Language Officer I	1	1	1	1	-	-
二级法定语文主任 Official Language Officer II	2	2	2	2	-	-
缮校员 Calligraphist	1	1	1	1	-	-
高级私人秘书 Senior Personal Secretary	1	1	1	1	-	-
一级私人秘书 Personal Secretary I	5	5	5	5	-	-
二级私人秘书 Personal Secretary II	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	12	16	13	-	+1
文书主任 Clerical Officer	37	41	37	38	-	-3
助理文书主任 Assistant Clerical Officer	112	105	112	109	-	+4
文书助理 Clerical Assistant	105	97	105	101	-	+4
一级物料供应商 Supplies Supervisor I	1	1	1	1	-	-
二级物料供应商 Supplies Supervisor II	1	1	1	1	-	-
物料供应服务员 Supplies Attendant	1	1	1	1	-	-

* EST. = Establishment SG. = Strength

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

	1.4.2015		1.4.2016		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	-	-	-
一级会计主任 Accounting Officer I	4	5	4	5	-	-
执达主任助理 Bailiff's Assistant	2	2	2	2	-	-
电话接线生 Telephone Operator	1	1	1	1	-	-
司机 Motor Driver	7	7	7	7	-	-
办公室助理 Office Assistant	10	9	10	9	-	-
二级工人 Workman II	10	4	10	3	-	-1
高级电脑操作员 Senior Computer Operator	1	1	1	1	-	-
一级电脑操作员 Computer Operator I	5	5	5	5	-	-
二级电脑操作员 / 见习电脑操作员 Computer Operator II/Student Computer Operator	7	7	7	7	-	-
高级系统经理 Senior Systems Manager	1	-	1	-	-	-
系统经理 Systems Manager	3	4	3	4	-	-
一级系统分析 / 程序编制主任 Analyst/Programmer I	11	7	11	8	-	+1
二级系统分析 / 程序编制主任 Analyst/Programmer II	4	6	4	5	-	-1
小计 Sub-total	861	825	866	826	+5	+1

* EST. = Establishment SG. = Strength

本署的编制及实际人数

Establishment and Strength of the Department

	1.4.2015		1.4.2016		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
额外人员 Supernumerary Staff						
署长 Commissioner	1	1	0	0	-1	-1
助理署长 Assistant Commissioner	1	1	0	0	-1	-1
首席物业估价测量师 Principal Valuation Surveyor	1	1	0	0	-1	-1
高级物业估价测量师 Senior Valuation Surveyor	0	0	1	1	+1	+1
物业估价测量师 Valuation Surveyor	1	1	2	2	+1	+1
首席物业估价主任 Principal Valuation Officer	0	0	1	1	+1	+1
高级物业估价主任 Senior Valuation Officer	5	5	3	3	-2	-2
物业估价主任 Valuation Officer	2	2	10	10	+8	+8
高级统计主任 Senior Statistical Officer	1	1	0	0	-1	-1
一级租务主任 Rent Officer I	1	1	1	1	0	0
高级文书主任 Senior Clerical Officer	1	1	3	3	+2	+2
文书主任 Clerical Officer	3	3	4	4	+1	+1
助理文书主任 Assistant Clerical Officer	1	1	1	1	0	0
文书助理 Clerical Assistant	2	2	1	1	-1	-1
小计 Sub-total	20	20	27	27	+7	+7
总数 Total	881	845	893	853	+12	+8

* EST. = Establishment SG. = Strength



技术附注

Technical Notes

见于本年报内的下述用语，除另有注明外，其意思如下：

(1) 楼面面积

面积以平方米计算。住宅单位的楼面面积是以「实用面积」来计算。「实用面积」是指个别单位独立使用的楼面面积，包括露台、阳台、工作平台及其他类似设施，但不包括公用地方，如楼梯、升降机槽、入墙暗渠、大堂及公用洗手间。实用面积是量度至外墙的表面或共用墙的中线所包括的面积。窗台、平台、天台、梯屋、阁楼、花园、前庭、天井、冷气机房、冷气机平台、花槽及车位并不包括在内。

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及 / 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, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhalls, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and carparking spaces are excluded.

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

(2) Property Types

Domestic:

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

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

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

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

非住宅：

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

(3) 租金

本书所载租金全部以港元计算，通常不包括差饷、管理费及其他费用在内。

(4) 汇率

除另有说明外，本报所用的「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	小规划统计区 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、 天后、跑马地、 大坑、扫杆埔、 渣甸山	Wan Chai, Causeway Bay, Tin Hau, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	131, 132, 133, 134, 135, 140, 144, 145, 146, 147, 148(p), 149, 151(p), 152(p), 183, 184, 190
东区 Eastern	宝马山、北角、 鲗鱼涌、西湾河、 筲箕湾、柴湾、 小西湾	Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	148(p), 151(p), 152(p), 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、 舂坎角、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、 西九龙文化区、 京士柏、旺角、 大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Cultural District, 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	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong	280, 290, 291, 292, 293, 294, 295, 297, 298

(p) = part 部分

各区域及地区 Areas and Districts

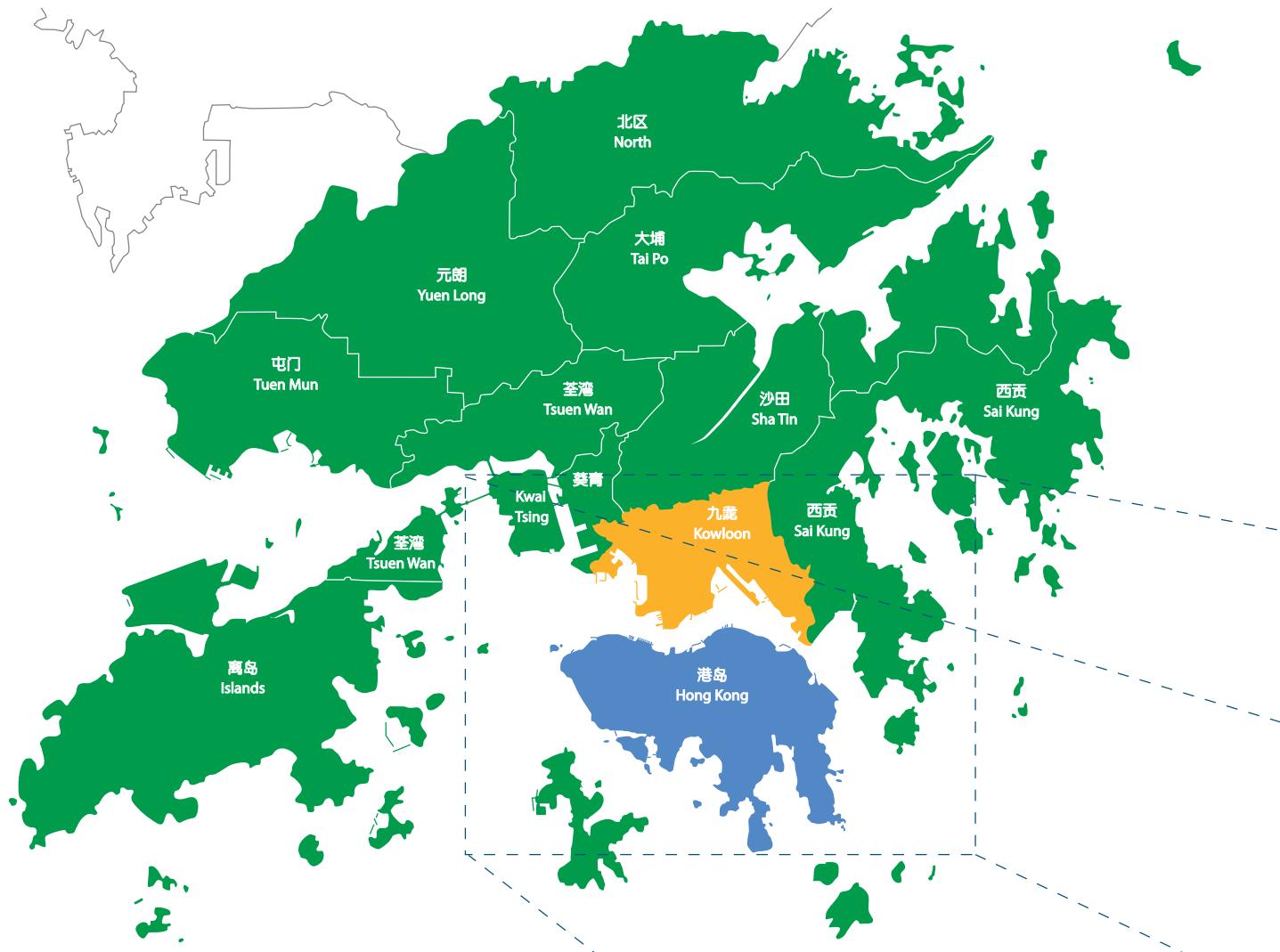
地区 District	地区内的分区名称 Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
区域：新界 Area : New Territories		
葵青 Kwai Tsing	葵涌、青衣 Kwai Chung, Tsing Yi	320, 326, 327, 328, 329, 350, 351
荃湾 Tsuen Wan	荃湾、上葵涌、 汀九、深井、 青龙头、马湾、 欣澳 Tsuen Wan, Sheung Kwai Chung, Ting Kau, Sham Tseng, Tsing 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、大美督、 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



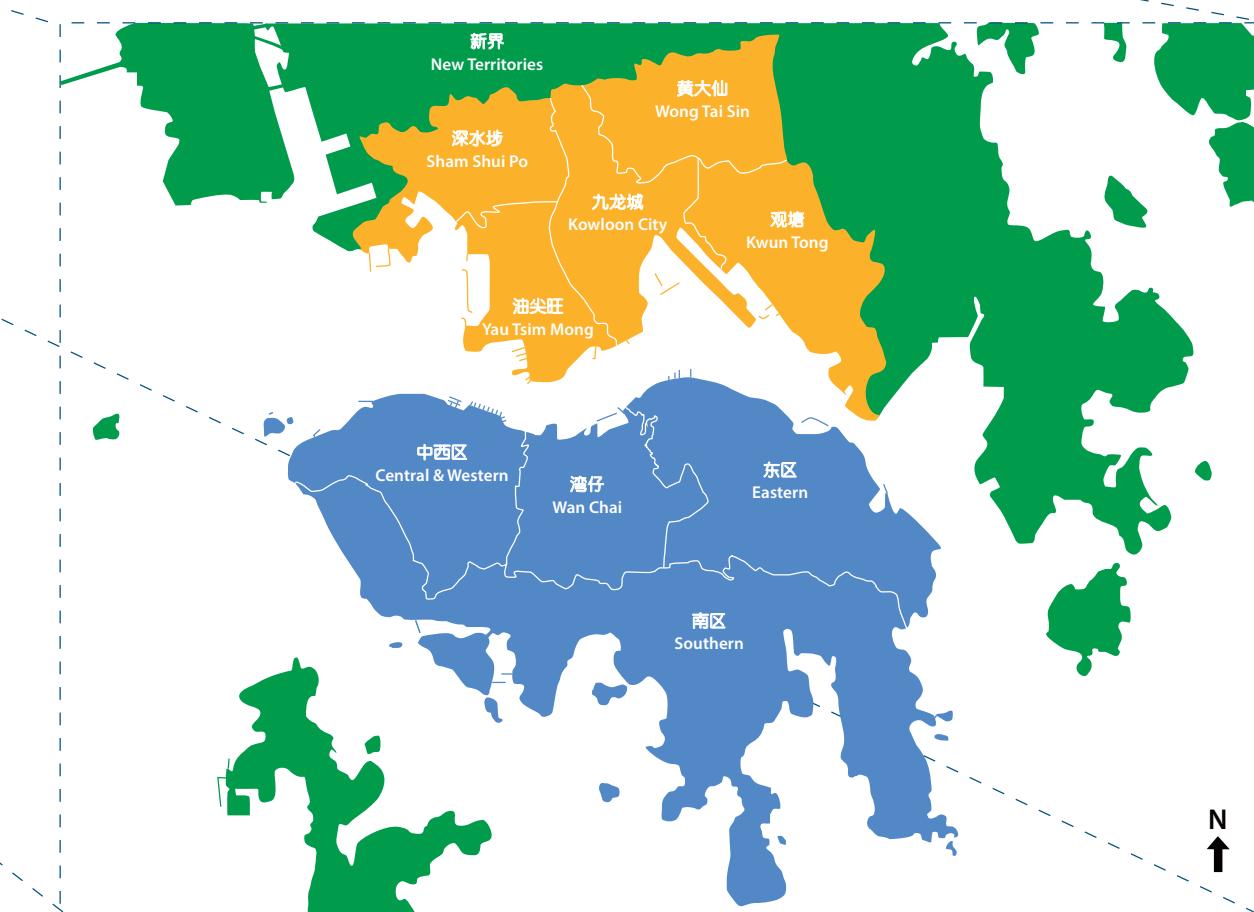
分区图 Plans

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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