

# 差饷物业估价署年报

Rating and Valuation Department  
Annual Summary

## 2016-17



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

# 2016-17

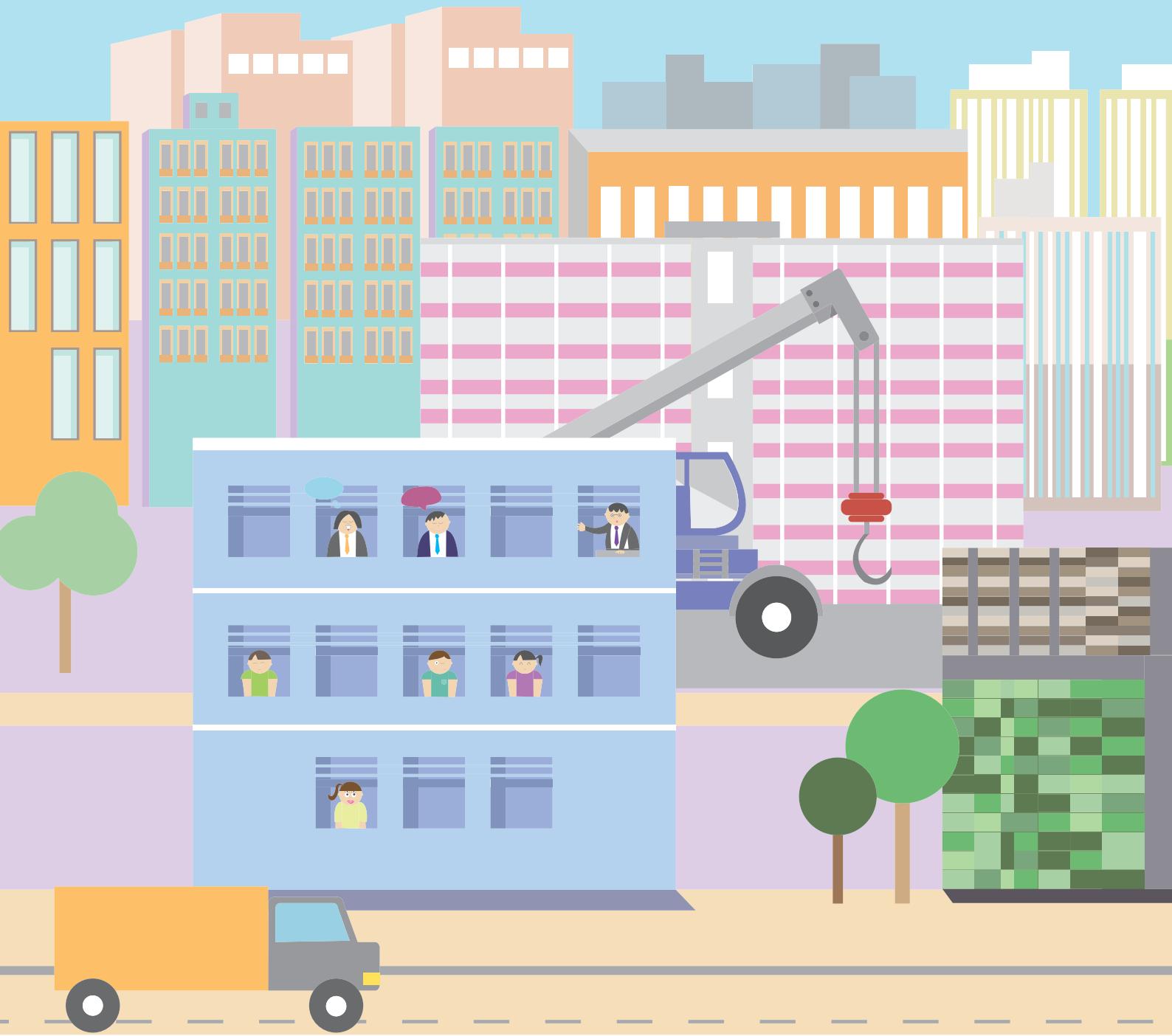
## 差饷物业估价署年报

### Rating and Valuation Department Annual Summary



差饷物业估价署

Rating and Valuation Department



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# 署长序言

## Commissioner's Overview



差饷物业估价署署长  
邓炳光测量师太平绅士

Sr PK TANG, JP  
Commissioner of Rating and Valuation



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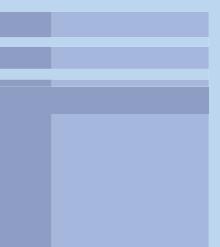
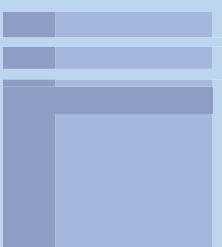
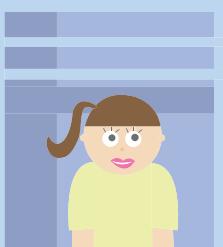
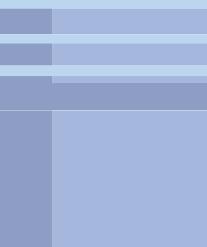
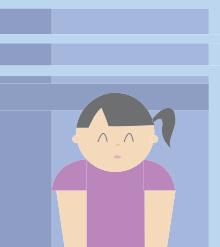
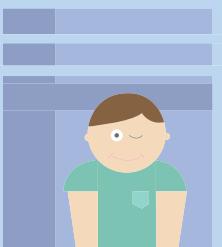
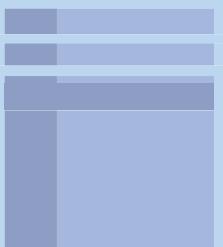
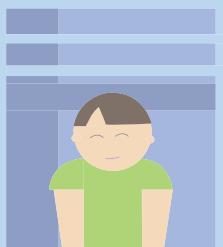
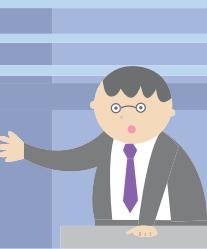
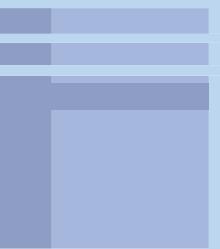
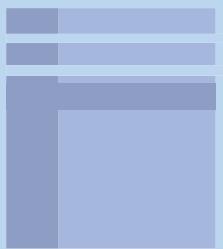
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# 署长序言

## Commissioner's Overview

随着环球经济增长步伐减慢，香港经济在2016年同告放缓。尽管访港旅游业放缓和零售销售下跌，劳工市场在全年一直处于全民就业状态。年内，差饷物业估价署（本署）履行承诺，致力为市民提供优质服务。本署在主要职能中各个服务范畴亦达到或超越订下的工作目标。

The Hong Kong economy expanded slowly in 2016 in tandem with the weakened pace of global economic growth. Despite the slowdown in inbound tourism and decline in retail sales, the labour market was in a state of full employment throughout the year. In the year, the Rating and Valuation Department (the Department) upheld our commitment to provide quality service to the public. We were successful in achieving or exceeding the performance targets for all service areas in respect of the major functions of the Department.

物业市场于2016年第三季转趋畅旺，但经政府在11月推出新一轮需求管理措施后，物业市场明显冷却。市场交投活动变得淡静，楼价急升的趋势在年底放缓。2017年年初，香港经济显著增长，物业市场也再度活跃，住宅物业交投和楼价升幅加速增长。政府推出的其中一项纾缓措施是宽减2016年4月至2017年3月四季的差饷，上限为每季1 000元，惠及318万个物业，政府收入因而减少105亿元。

The property market turned exuberant in the third quarter of 2016 but cooled down visibly after the introduction of new demand-side management measures in November. The market activities turned quiet and the surge in flat prices moderated at the year-end. In early 2017, the Hong Kong economy grew notably and the property market reactivated as well. Both trading activity of residential properties and flat prices accelerated. As one of the relief measures, rates for the four quarters from April 2016 to March 2017 subject to a ceiling of \$1 000 per quarter were waived. It benefited 3.18 million properties and reduced government revenue by \$10.5 billion.

## 挑战与成果

一如往年，本署顺利完成2017-18年度全面重估应课差饷租值的工作，重估的应课差饷租值乃参照在2016年10月1日这指定依据日期的相关因素及租金资料评估。重估完成后，新估价册由2017年4月1日起生效，估价物业单位增至约248万个，应课差饷租值总额约为6 540亿元；地租登记册载有的估价物业单位约193万个，应课差饷租值总额约为3 890亿元。经本年度重估后，差饷及地租的应课差饷租值分别平均上调1.4%和2.0%。

## Challenges and Achievements

As in the previous years, the 2017-18 general revaluation was completed successfully with all rateable values reviewed by reference to the designated reference date of 1 October 2016 with regard to the then relevant factors and rental information. After revaluation, the new Valuation List effective on 1 April 2017 grew to about 2.48 million assessments with a total rateable value of about \$654 billion, and the number of assessments in the Government Rent Roll was about 1.93 million with a total rateable value of about \$389 billion. The annual revaluation resulted in an average increase in rateable values of 1.4% and 2.0% for rates and Government rent respectively.

# 署长序言 Commissioner's Overview

本署于 2017 年 3 月 17 日公布新估价册和地租登记册，两份表册自 2017 年 4 月 1 日起生效。市民可登入本署网站 [www.rvd.gov.hk](http://www.rvd.gov.hk) 和物业资讯网 [www.rvdpi.gov.hk](http://www.rvdpi.gov.hk)，查阅新的应课差饷租值。于 2017 年 3 月 20 日至 5 月 31 日接受递交建议书期间，本署共录得约 30 000 宗应课差饷租值网上查询，涉及约 160 万个物业。此外，接获超过 40 000 份要求修改估价册及 / 或地租登记册建议书，较去年减少约 18%。

本署坚持「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」的理想，致力为市民提供适切的服务。本署的电子差饷地租单服务让已登记用户能检索和下载电子差饷地租单和在网上付款。已登记用户更可于网上检视付款记录、更新通讯地址和收取有关填报《物业详情申报表》的通知等。本署的电子差饷地租单服务平台亦可透过「我的政府一站通」的「我的帐单」服务登入使用。此外，本署已参与香港金融管理局和银行业界共同开发的电子账单及缴费服务平台，提供方便的一站式缴付帐单服务。

作为本署其中一项以客为本的服务，「递交表格电子化」服务提供快捷方便、简单易用，而且能保障资讯安全的递交表格途径。而网上查询进度服务则方便已递交电子表格或书面申请的顾客，在本署网站以交易编号或查询进度编号查询已递交申请的处理进度和现况。

The new Valuation List and Government Rent Roll effective on 1 April 2017 were declared on 17 March 2017. The public was then able to make online search of the new rateable values on our website at [www.rvd.gov.hk](http://www.rvd.gov.hk) and our Property Information Online (PIO) website at [www.rvdpi.gov.hk](http://www.rvdpi.gov.hk). During the proposal period from 20 March to 31 May 2017, we recorded around 30 000 online searches of the rateable values of some 1.6 million properties. Over 40 000 proposals to alter the Valuation List and/or Government Rent Roll were received, decreased by about 18% from the previous year.

The Department upholds the vision of "to be a worldwide model as a public agency in property valuation and information services". We are committed to delivering such services as appropriate to the public. Our eRVD Bill service enables registered users to retrieve and download electronic demands for rates and Government rent and make e-payment online. In addition, registered users can view payment history, update correspondence addresses, receive notifications for completing and returning "Requisition for Particulars of Tenements", etc. on the Internet. Our eRVD Bill platform can also be accessed through "My Bills" under "MyGovHK". Moreover, we have joined the Electronic Bill Presentment and Payment platform jointly developed by the Hong Kong Monetary Authority and the banking sector in providing convenient one-stop bill payment services.

Being one of the Department's customer-centric services, our "Electronic Submission of Forms" service provides an efficient, convenient, secure and user-friendly means of form submission. The Online Progress Tracking Facility facilitates customers who have 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

本署的物业资讯网全日 24 小时为市民提供方便查阅物业地址和主要资料、以及本署所管理 260 多万个估价物业单位的最新差饷及地租帐目资料的服务。物业资讯网自 2009 年 2 月推出以来，一直运作畅顺，并提供了超过 320 万项物业资料。

Our PIO service renders round-the-clock service to the public. It provides 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 PIO service has operated smoothly in providing information on over 3.2 million property records.

为配合电子政府措施，以及善用资讯科技以应付日益繁重的工作和达致节流，本署年内已提升资讯系统及其相关设施。一个崭新的策略性计划正在制订中，以期提供所需支援来切合本署未来的工作需要。

To tie in with the e-Government initiatives and to capitalise on information technology to cope with increasing workload and achieve efficiency savings, we enhanced our information systems and associated facilities in the year. A new strategic plan is being formulated with a view to providing necessary support to meet our operational needs in the years to come.

## 机遇与展望

为了有效地向顾客和伙伴提供最佳服务，本署将致力推行下列措施以加强服务：

- 探讨与其他政府部门合作的机遇，以期提升本署的网上服务；
- 加强批量估价工作，更有效率地提供公平合理的估价；
- 研究运用顾客分析技巧，以评估及考量顾客的期望；

## Opportunities and Prospects

To provide the best service to our customers and partners in an efficient manner, we will strive to strengthen our services with the following initiatives:

- Exploring opportunities for collaboration with other Government departments with a view to enhancing our online service;
- Enhancing the mass valuation work in order to provide equitable valuations in an efficient way;
- Exploring the use of customer analytics techniques to ascertain and consider customers' expectations;

# 署长序言 Commissioner's Overview

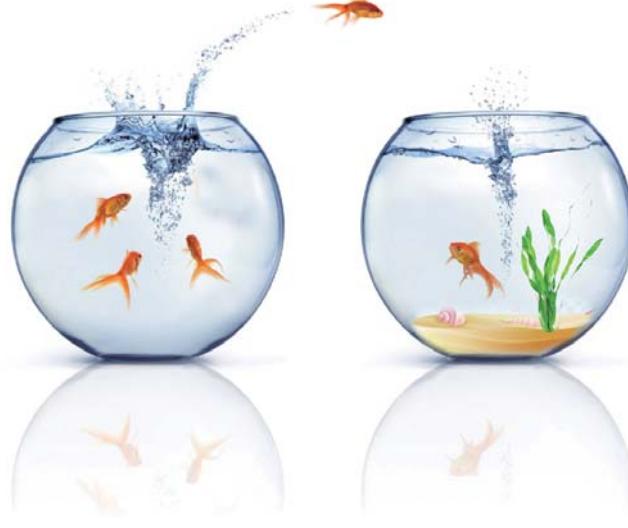
- 扩展差饷及地租的综合发单和缴款服务，切合缴纳人所需；以及
- 发掘方法提升运作效率，把握机会外判合适的工作，以期促进成本效益和工作效率之余，改进服务，推陈出新。
- Expanding the consolidated billing and payment service for rates and Government rent continuously to meet the needs of payers; and
- Identifying ways to enhance our operational efficiency and seizing opportunities to outsource suitable tasks for boosting cost effectiveness and work efficiency, and what is more, for service improvements and innovations.

一直以来，本署上下一心，致力提供高水平的物业估价和资讯服务。展望未来，我们会继续全心全意朝着这方向迈进。

All along, we have dedicated ourselves as a team to provide high standard property valuation and information services. In the years to come, we shall continue to work with full dedication along this direction.

差饷物业估价署署长  
邓炳光测量师太平绅士  
2017年10月

Sr PK TANG, JP  
Commissioner of Rating and Valuation  
October 2017

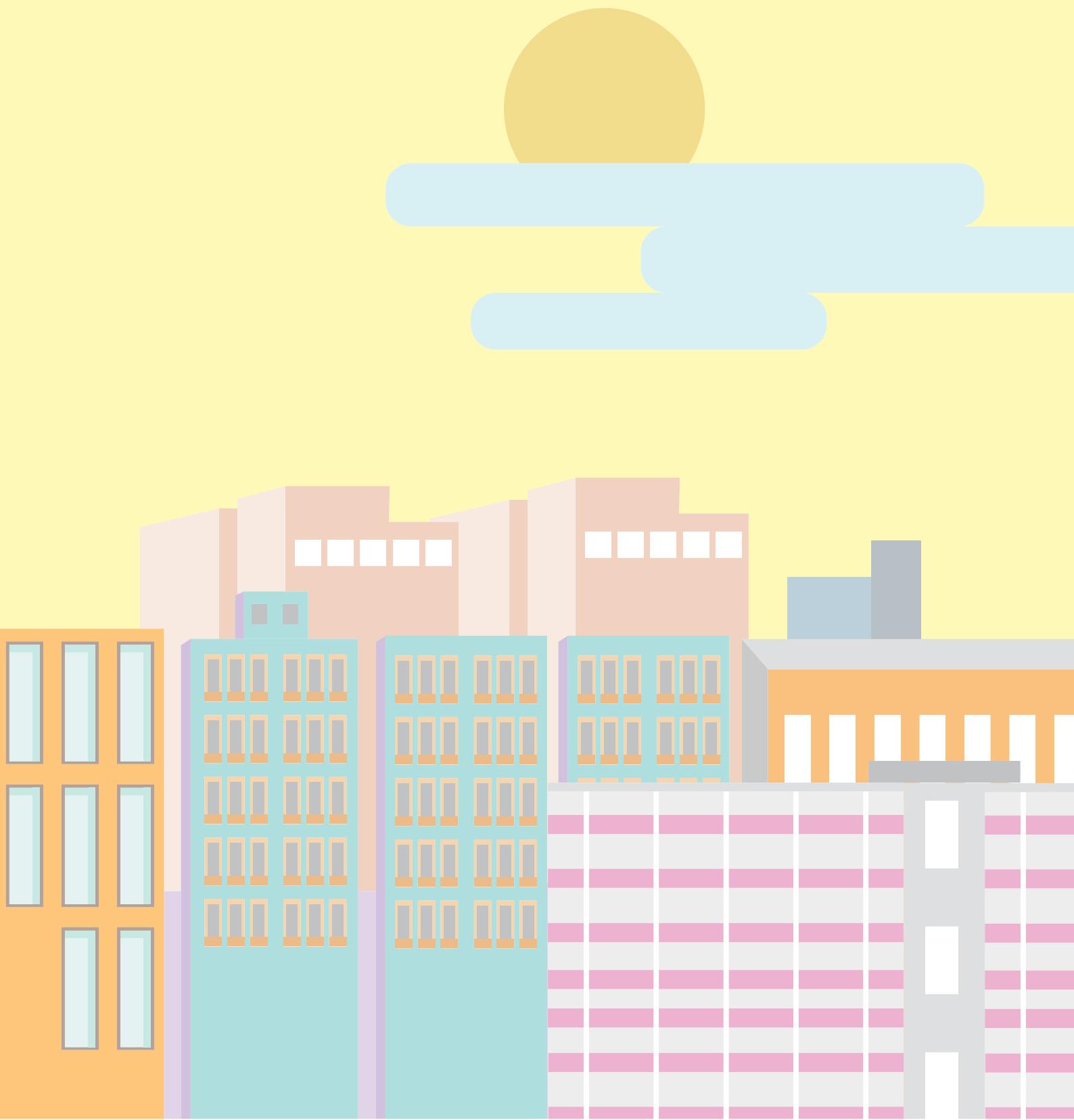


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# 理想和使命

## Vision and Mission



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

# 职能 Functions



- 
- 12 评估差饷  
Rating 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。

应课差饷租值是根据物业在指定日期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，载列全港已评估差饷的物业单位。

## Rating Assessment

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

Rateable value is an estimate of the annual rental value of a property as at a designated date.

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

## 估价册

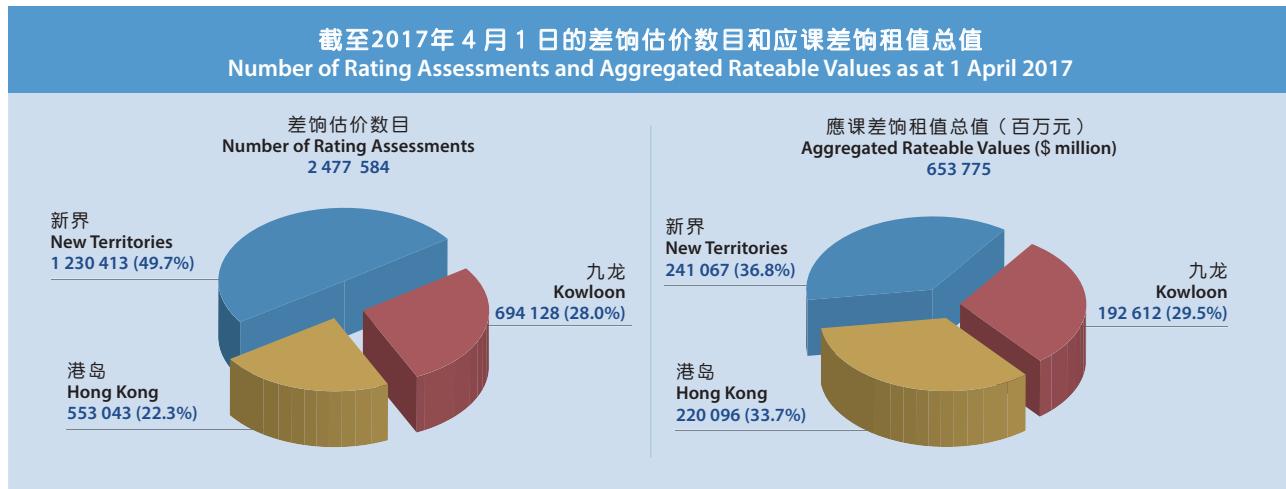
估价册载录所有已评估差饷的物业及其应课差饷租值。

截至2017年4月1日，估价册所载的差饷估价物业单位有2 477 584个，应课差饷租值总值约为6 540亿元，详情请参阅表1至表8。

## The Valuation List

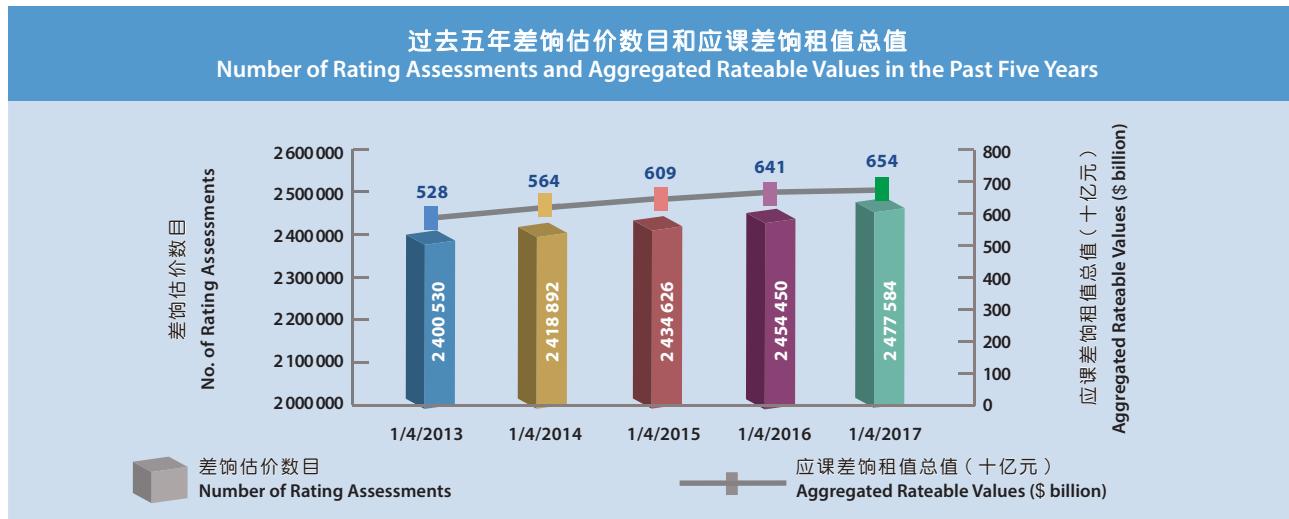
The Valuation List is a record of all properties assessed to rates with their corresponding rateable values.

The Valuation List as at 1 April 2017 contained 2 477 584 rating assessments with a total rateable value of about \$654 billion. Further details are shown in Tables 1 - 8.



下图显示过去五年差饷估价数目及应课差饷租值总值：

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须缴纳地租的政府租契批出。

本署负责评定两类根据下列法例征收，并按物业的应课差饷租值计算的地租：

(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 2017 年 4 月 1 日，地租登记册所载的估价物业单位有 1 930 489 个，应课差饷租值总值约为 3 890 亿元，详情请参阅表 9。

按第 515 章征收的地租，是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，包括交回后重批的租契。

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，而另一部分是根据其他类别的租契持有，则本署会另行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 the 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 1 930 489 assessments as at 1 April 2017 with an aggregated rateable value of about \$389 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 the 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方法，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的应课差饷租值的 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的应课差饷租值的 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 has 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。

### Property Valuation Services

#### Stamp Duty

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

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



### 遗产税

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

### 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。

### Estate Duty

Following the abolition of Estate Duty in July 2005, the Department is 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，展开专题分析。

本署每年出版《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。

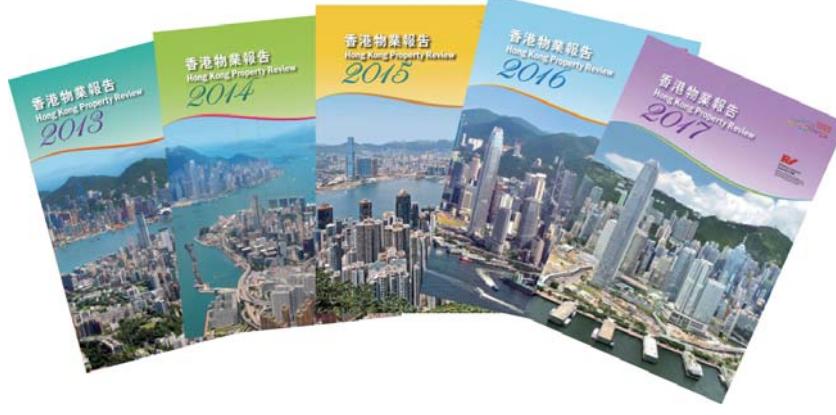
## Property Information Services

### 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 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.



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。

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。本署在处理日常差饷事务期间，会同时执行这项工作，为新建楼宇在落成前配予门牌号数。

本署透过举办宣传活动，鼓励市民正确标示门牌号数。

## 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。

这刊物每半年更新一次，以便市民及游客识别楼宇位置、邮递派送及执行紧急服务，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, building 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。本署亦定期派员到民政事务处会见市民和每天到土地审裁处当值，提供有关服务。

市民亦可透过本署24小时自动电话资讯服务或浏览本署网站，获得一般租务资讯。

## 新租出或重订协议通知书

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

## Landlord and Tenant Services

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

## Advisory and Mediator Services

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

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

## Notice of New Letting or Renewal Agreement

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



# 服务表现和成就

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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或须缴纳差饷及/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，或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。

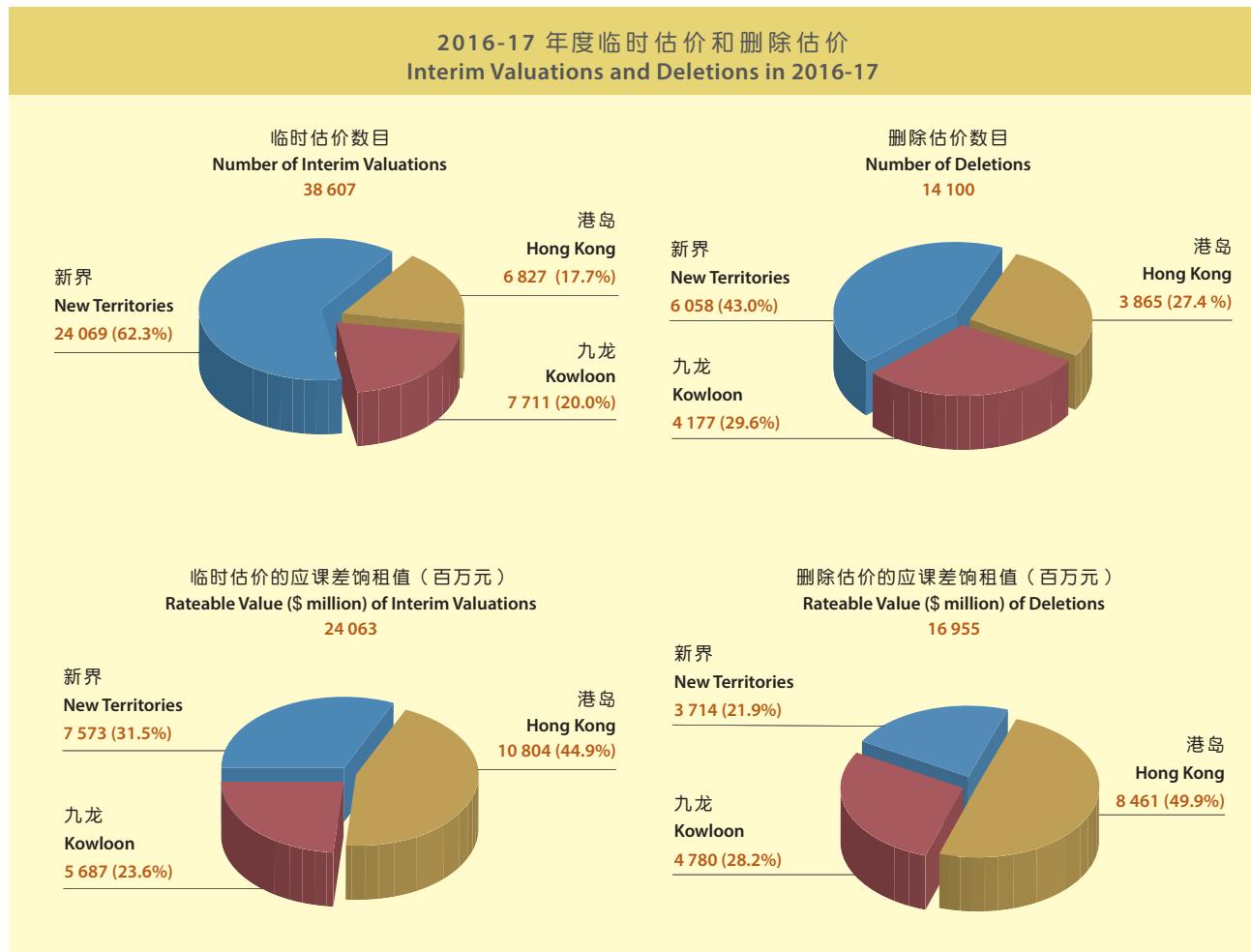
表 10 显示 2016-17 年度临时估价和删除估价的数目。下列图表显示估价册及地租登记册内按区域划分的临时估价和删除估价数目，以及有关的应课差饷租值：

### 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 Valuation List and Government Rent Roll is effected by "interim valuations" and "deletions".

The number of interim valuations and deletions carried out in 2016-17 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，其租金水平会随时间受各种不同因素影响而有所改变。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，反映最新的租金水平。

在全面重估 2017-18 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 2 477 584 个物业的应课差饷租值，以及载于地租登记册内 1 930 489 个物业的应课差饷租值。

新应课差饷租值乃根据 2016 年 10 月 1 日这指定依据日期的市场租金而厘定，生效日期是 2017 年 4 月 1 日。

## Annual General Revaluations

Rental values for different types of property and for properties in different locations may change over time due to various 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 rental values.

Altogether 2 477 584 assessments in the Valuation List and 1 930 489 assessments in the Government Rent Roll were reviewed in the revaluation for 2017-18.

The new rateable values which took effect on 1 April 2017 were based on market rents as at the designated reference date of 1 October 2016.



重估完成后，差饷及地租的应课差饷租值分别平均上调 1.4% 和 2.0%。

在新的估价册内，其中 37.6% 物业的应课差饷租值平均上升 7.3%，另有 53.3% 物业的应课差饷租值维持不变，余下 9.1% 物业的应课差饷租值则平均下跌 6.8%。

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 1.4% for rates and 2.0% for Government rent.

For 37.6% of the properties in the new Valuation List, the rateable values were increased by 7.3% on average. Another 53.3% had no change in rateable values. The remaining 9.1% of the properties had their rateable values decreased by 6.8% on average.

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

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# 服务表现和成就

## Performance and Achievements

### 建议、反对和上诉

任何人如欲反对估价册或地租登记册内的记项，可于每年 4 月和 5 月向署长提交建议书，要求修改有关记项。

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。在适当情况下，如估价册内的记项因建议书、反对通知书或上诉通知书而有所修改，地租登记册的相关记项亦会作同样的修改。

缴纳人如欲就临时估价、删除估价或更正估价册及地租登记册内的资料提出反对，可于有关通知书送达后 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，便会发出决定通知书。

接获决定通知书的人士倘仍不满意该决定，可于决定通知书送达后 28 天内，向土地审裁处上诉。

在此情况下，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，并准备专家证据以支持相关上诉涉及的估价册及地租登记册记项。

表 12 详列本署过去两年处理的建议书、反对书和上诉个案数目。

### Proposals, Objections and Appeals

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

However, if the entry of a property in the Government Rent Roll is identical to that in the Valuation List, the proposal, objection or appeal can only be made against the entry in the Valuation List. In such case, if the entry in the Valuation List is altered as a result of the proposal, objection or appeal, the same alteration will, where appropriate, 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 will prepare expert evidence in support of the Valuation List and Government Rent Roll entries under appeal, 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。2016-17 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 2017 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 2016-17, 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 2017 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	13	59 825
九龙 Kowloon	-	-	-	-
新界 New Territories	30	416	455	40 171
总数 Overall	31	447	468	99 996

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# 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

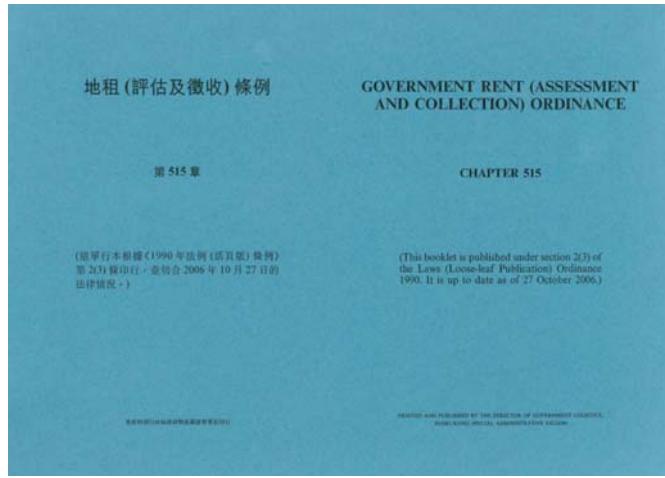
截至 2017 年 4 月 1 日, 地租登记册记载的估价物业单位有 1 930 489 个。

2016-17 年度, 本署为征收地租而作出的临时估价有 27 806 个, 删除估价则有 7 186 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 2017 was 1 930 489.

The number of interim valuations and deletions carried out in 2016-17 for Government rent purposes were 27 806 and 7 186 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。上诉法庭于 2010 年 11 月及终审法院于 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 (CA) and then to the CFA against the Tribunal's decision on points of law. The appeals were dismissed unanimously by the CA in November 2010 and the CFA in December 2012.

# 服务表现和成就

## Performance and Achievements

根据《政府租契条例》(第 40 章)为可续期土地契约征收地租

截至 2017 年 3 月 31 日，约有 227 400 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 2017, there were approximately 227 400 accounts paying rent assessed under this Ordinance. As more leases subject to Cap. 40 are renewed and more land held under the term of renewal is redeveloped, more properties will become liable to the payment of Cap. 40 rent.

The number of cases handled by the Department and the total rateable values assessed over the past five years are detailed in the table below:

过去五年处理的地租 (第 40 章) 个案 Government Rent (Cap. 40) Cases Handled in the Past Five Years					
年度 Year	续期 Renewal		重新发展 Redevelopment		
	已估价物业数目 No. of Assessments	应课差饷租值总值 (百万元) Total Rateable Value (\$ million)	已估价物业数目 No. of Assessments	应课差饷租值总值 (百万元) Total Rateable Value (\$ million)	
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	
2016-17	1 701	812	1 182	422	

### 帐目和发单

#### 差饷收入

2016-17 年度的差饷收入约为 212.50 亿元，反映了年内因差饷宽减措施而少收约 105.18 亿元的款额。

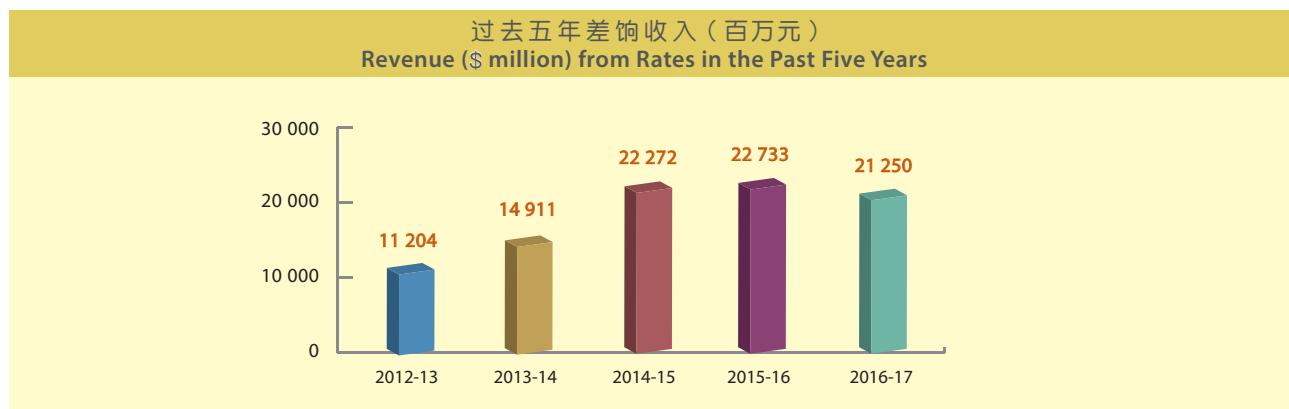
下图显示过去五年的差饷收入：

#### Accounting and Billing

#### Revenue from Rates

The revenue from rates in 2016-17 was about \$21 250 million, reflecting the loss in revenue of about \$10 518 million due to rates concession granted in the year.

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



2016-17

差饷物业估价署年报  
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# 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相关法院颁令而空置的物业，才可获退还差饷。2016-17 年度退还的款额微不足道。

### Refund of Rates

Only vacant open land and vacancies resulting from relevant Court Orders obtained by the Government are eligible for refunds. The amount of refund was negligible in 2016-17.

### 差饷欠款

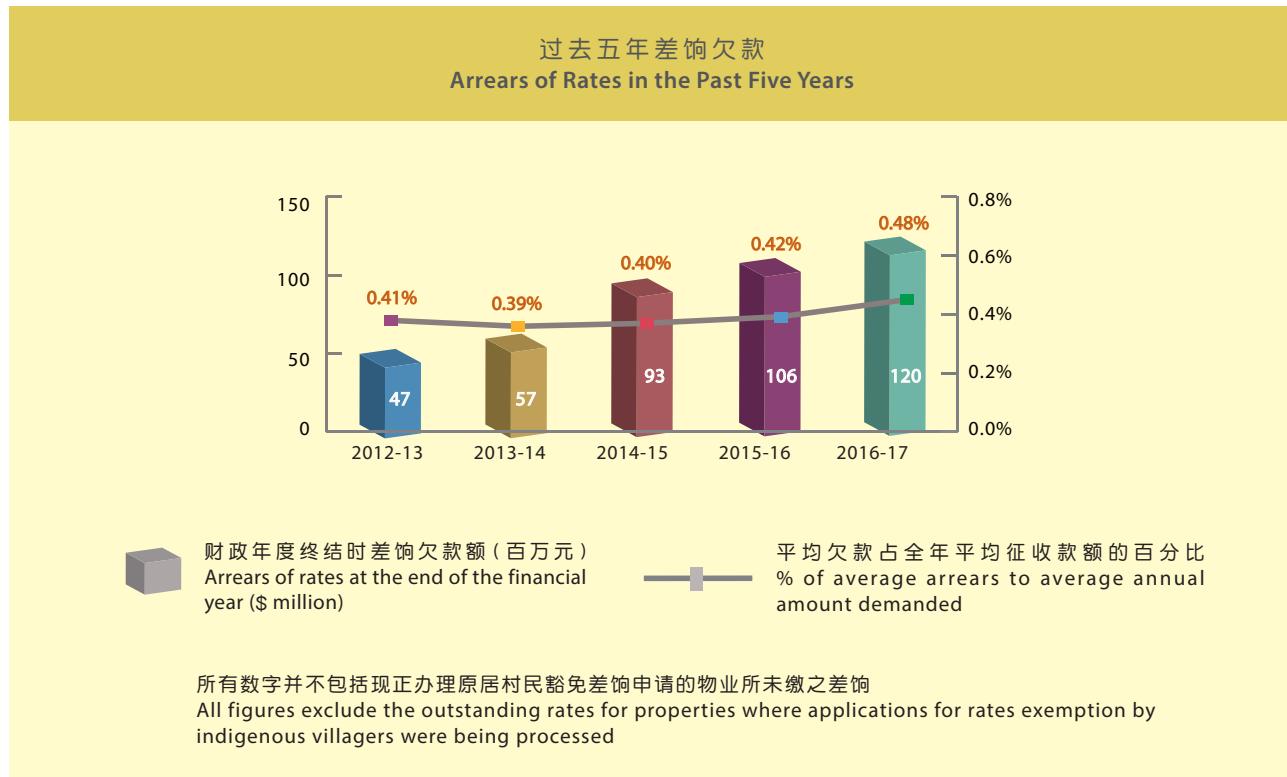
2016-17 年度，本署向欠交差饷的业主追讨欠款的个案约有 25 600 宗。

该财政年度终结时，约有 28 700 个帐目尚未清缴欠款，此数目并不包括现正办理原居村民豁免差饷申请的物业。截至 2017 年 3 月 31 日，录得的拖欠差饷额约为 1.20 亿元，相等于全年平均差饷征收额的 0.5%。此差饷欠款比率远低于其他司法管辖地区所征收类似物业税项的欠款比率。下图显示过去五年的差饷欠款情况：

### Arrears of Rates

In 2016-17, the Department took recovery action in respect of arrears outstanding for about 25 600 cases.

Some 28 700 accounts had outstanding rates at the end of the financial year. The number of accounts with outstanding rates excluded the properties for which applications for rates exemption by indigenous villagers were being processed. By 31 March 2017, about \$120 million of rates arrears, or 0.5% 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

2016-17 年度按第 515 章评估的地租收入约为 106.54 亿元。

截至 2017 年 3 月 31 日，拖欠地租的帐目约有 20 300 个，未收的款项约为 7 400 万元，平均欠款占全年平均地租征收额 0.7%，此次款额并未包括现正办理原居村民为其拥有物业申请租金优惠而暂缓缴纳地租的欠款。

### 差饷和地租帐目

截至 2017 年 4 月 1 日，本署处理约 256 万个差饷和地租帐目。下图显示各类帐目的数量：

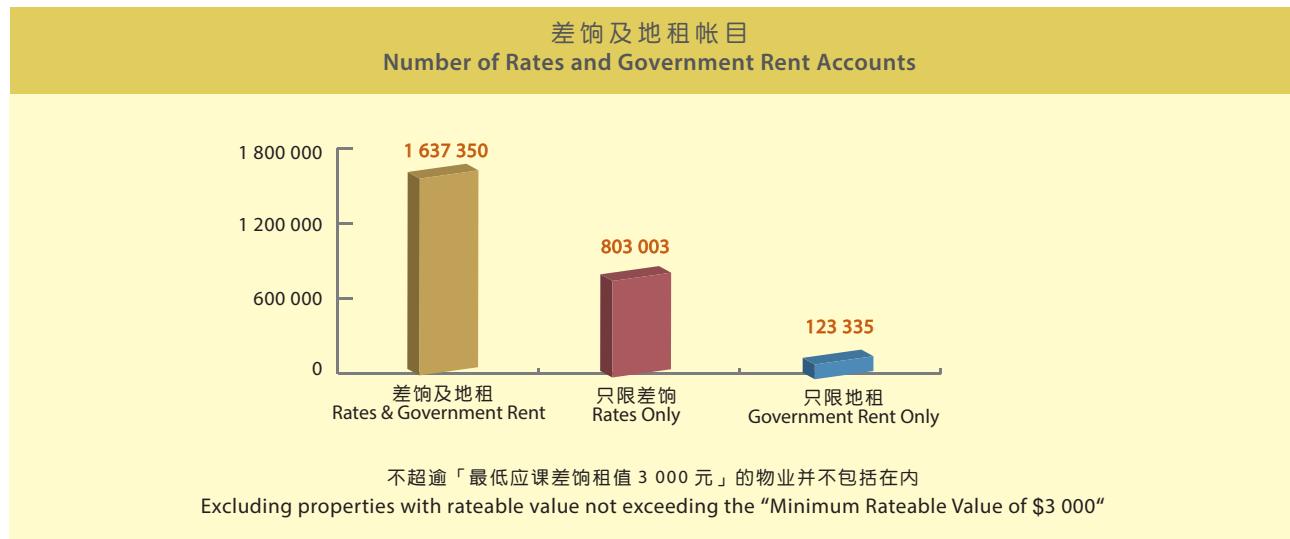
### Revenue from Government Rent and Arrears

The revenue from Government rent assessed under Cap. 515 in 2016-17 was about \$10 654 million.

Some 20 300 accounts had rent arrears as at 31 March 2017, comprising about \$74 million. The percentage of average arrears to average annual Government rent demanded was 0.7%. This amount excluded the outstanding Government rent for properties owned by indigenous villagers where applications for rent concession were being processed.

### Rates and Government Rent Accounts

About 2.56 million rates and Government rent accounts were maintained by the Department as at 1 April 2017. 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.

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# 服务表现和成就

## Performance and Achievements

### 估价及物业资讯服务

#### 印花税

2016-17 年度，共接获 104 661 宗需作审查和估价的个案。本署共提供 11 683 项估价，涉及的物业均属申报价值偏低，和在转让时未有注明转让价值。

下图显示过去五年这方面的工作量：



#### 遗产税

年内共有 182 宗个案交由本署评定物业价值，涉及 893 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 2016-17, the number of cases received for examination and valuation was 104 661. The Department provided 11 683 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, 182 cases involving 893 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。

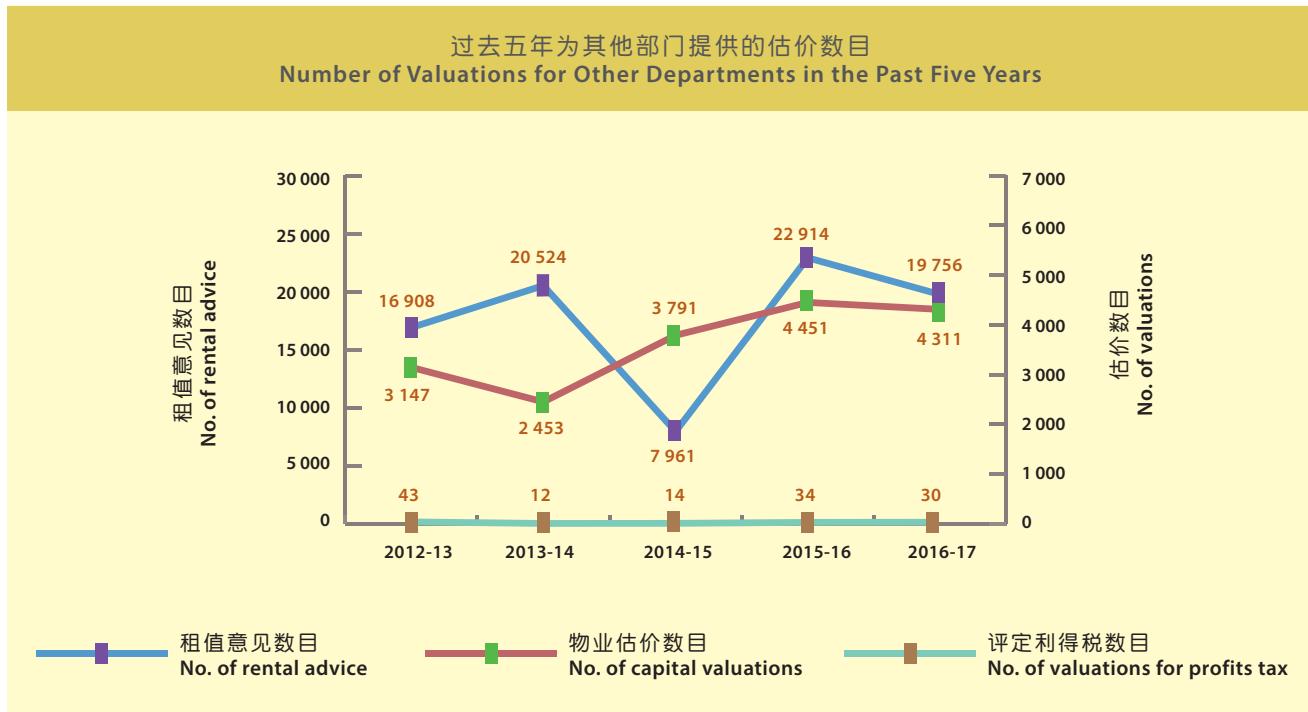
Despite abolition of Estate Duty in July 2005, past cases have continued to be received.

### 为其他政府部门和半官方机构提供估价服务

过去一年间，为其他政府部门和半官方机构提供的估价服务，包括 19 756 宗租值意见、4 311 个物业售价评估，以及处理 30 宗利得税个案。下图概述本署过去五年提供的这类估价服务：

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

Other valuations, including 19 756 rental advice, 4 311 capital valuations and 30 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:



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# 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》2017 年版回顾 2016 年物业市场的情况，并预测 2017 至 2018 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，或致电 2152 2152 透过 24 小时自动电话资讯服务，经图文传真索取资料。

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、实用面积和许可用途的资料。由 2010 年开始，物业资讯网已被提升至可查询物业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已大幅调低。

### Property Information Services

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

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

The 2017 edition of the "Hong Kong Property Review" gives a review of the property market in 2016 and provides forecasts of completions in 2017 to 2018. 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 latest 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

2016-17 年度获编配门牌号数的发展项目有 1 033 个，其中 959 个位于新界。

除在已有门牌编配系统的地区恒常地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，有系统地编配正式的门牌号数。

### Building Numbering

During 2016-17, 1 033 developments were allotted with building numbers, of which 959 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》，其资料在每年 4 月和 10 月均会更新。

### “Names of Buildings”

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



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# 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年修订条例的影响，并适应了法例引致的转变。

### 谘询和调解服务

2016-17年度，本署处理约119 000宗查询，其中37 200宗由本署每天派驻土地审裁处当值的人员处理，另有2 500宗由本署每星期指定时间派往民政事务处当值的人员处理。



### 新租出或重订协议通知书

2016-17年度，本署共处理约54 500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 2016-17, some 119 000 enquiries were handled, with 37 200 and 2 500 of these being dealt with by officers during their daily and weekly visits to the Lands Tribunal and District Offices respectively.

### Notice of New Letting or Renewal Agreement

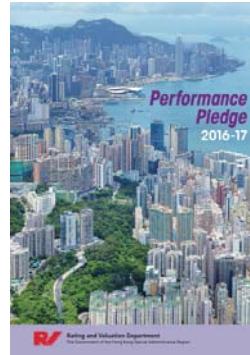
A total of some 54 500 Notices of New Letting or Renewal Agreement were processed in 2016-17.

# 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

2016-17 年度服务承诺所载的全部 11 项工作均达标或超额完成。



## 24 小时自动电话资讯服务 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」

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，此服务涵盖本署处理的一切事宜。

### Performance and Service Targets

#### Performance Pledge

For all the 11 work items listed in the 2016-17 Performance Pledge, the set service levels or targets were either achieved or exceeded.

## 24-hour Automated Telephone Enquiry Service

Our 24-hour automated telephone enquiry service provides recorded information on rating, Government rent 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”

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.

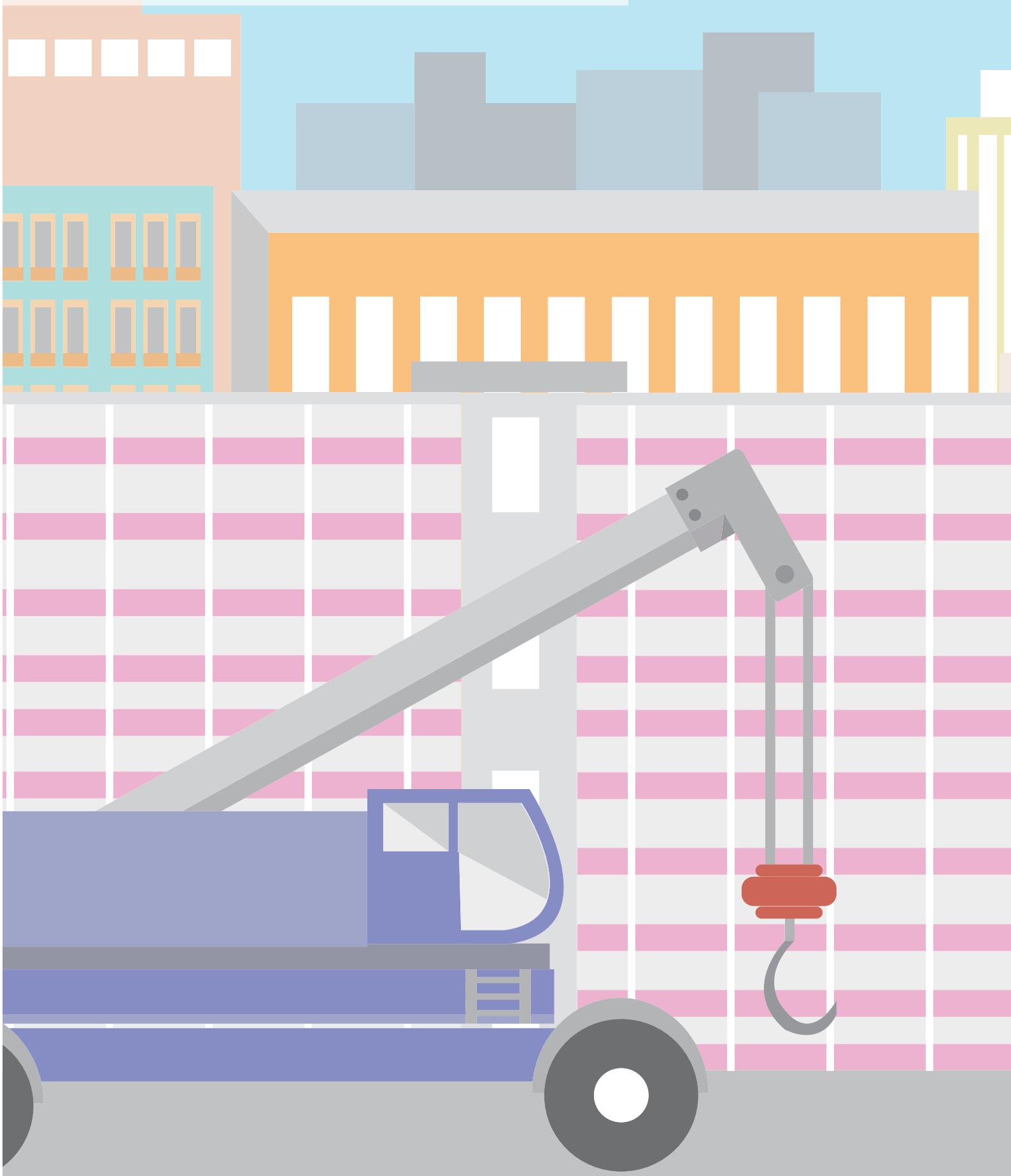
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# 新增和优化服务

## New and Improved Services



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# 新增和优化服务

## New and Improved Services

### 以电子方式递交表格及通知书

本署接受以电子方式递交《差饷条例》、《地租(评估及征收)条例》和《业主与租客(综合)条例》规定须送达的指明表格和通知书。这项服务提供邮寄和亲身递交等传统方式以外的选择。市民可浏览本署网站 [www.rvd.gov.hk](http://www.rvd.gov.hk)，或致电 2152 0111 向本署查询有关「递交表格电子化」的资料。

### Electronic Submission of Forms and Notices

We accept electronic submissions of specified forms and notices required to be served under the Rating Ordinance, the Government Rent (Assessment and Collection) Ordinance and the Landlord and Tenant (Consolidation) Ordinance. This electronic mode of service provides an alternative to the conventional mode of serving a form by post or in person. The public can visit the Department's website at [www.rvd.gov.hk](http://www.rvd.gov.hk) or call us at 2152 0111 for information on "Electronic Submission of Forms".

### 综合发单和缴款服务

持多个物业的缴纳人可申请综合帐单服务，以一张帐单罗列每个物业的季度应缴差饷和地租，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以客为本及环保的服务，以迎合持多个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，现时为市民提供以下服务：

#### 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。

#### 免费服务

- 供公众查阅新公布的估价册及地租登记册(有关资料将于每年 3 月中估价册及地租登记册公布后至 5 月 31 日在网上展示)；以及

### 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 latest three 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。本署会探讨与其他政府部门加强合作的机会，以提升我们的网上服务。

- 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 enhancing 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 30 600 名用户登记使用，连结 44 000 多个缴纳人帐目，其中超过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报《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 30 600 subscribers have registered for the service, linking up over 44 000 payer accounts. It is encouraging to see that over 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 Tenements" (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

网上查询进度服务于 2015 年 12 月推出。市民可分别使用交易编号或查询进度编号，在本署网站查询电子表格或书面申请的处理进度。

### Online Progress Tracking Facility (OPTF)

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

Challenges Ahead

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# 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重新厘订应课差饷租值，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 task 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

本署早年与部分主要的上诉人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 was hampered by the protracted litigation with some major appellants in earlier years. 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

本署在善用外聘服务以改善各项服务和推陈出新的经验不少。年内，本署把空置物业调查、巡查深水埗区楼宇门牌号数展示情况、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 Sham Shui Po 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我们的业务。

## Implementation of Departmental Information Technology Plan (DITP)

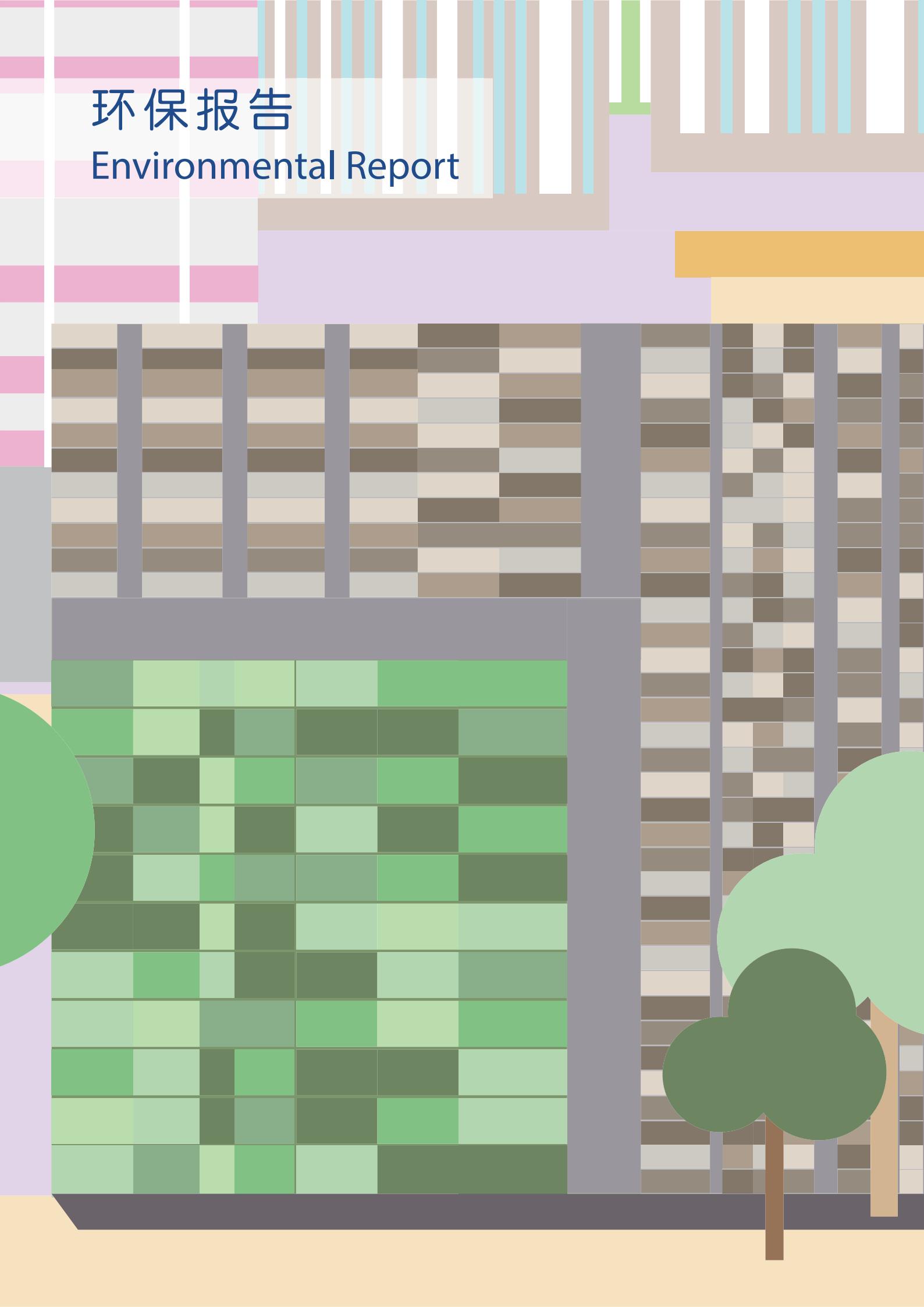
This strategic blueprint aligns the Department with the e-Government environment and improves customer-centric services and business operations. The initiatives identified in the last DITP have all been achieved or near completion. A new DITP is being prepared to support our business in a systematic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

### Departmental Information Technology Plan



# 环保报告

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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。

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.

### 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。

### 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 our operations and has accorded a high priority in implementing various green housekeeping measures in the 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 of 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:

- 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；

- 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;

# 环保报告 Environmental Report

- 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；
- 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；以及
- 于水龙头安装水流控制器，节省用水，并减少消耗供水时所需能量。

### 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；

- adjust upwards the air-conditioning temperature of the computer equipment rooms by 1°C to 2°C;
- dress light, casual and smart, and maintain the indoor office temperature at 25.5°C; and
- install flow controller at water taps to reduce the use of water and in turn reduce the energy required for supplying water to the users.

### 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;

# 环保报告 Environmental Report

- 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，而正本可供存档之用；
- 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。
- reuse envelopes and loose minutes jackets;
- avoid sending original documents after they have been sent by fax and the original documents can be used as a file copy;
- 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 / 报纸作回收之用；
- 交还用完的雷射打印碳粉盒和喷墨盒作回收之用；以及
- 参与由大厦管理处统筹的回收计划，在本署范围内放置回收箱。

## Management of Wastes

To uphold the principles of reduce, reuse and recycle, the Department has adopted the following:

- collect waste paper/newspaper for recycling;
- return used laser printer toner and ink-jet cartridges for recycling; and
- participate in the recycling programme coordinated by the Building Management Office by placing recycling bins in the Department premises.



# 环保报告

## Environmental Report

### 采购环保产品

本署致力推行环保采购，购买产品时尽可能考虑环保因素：

- 购置具有自动节能功能、符合能源效益的办公室文仪器材；
- 购置环保产品，例如再造纸、可替换笔芯的原子笔、可循环再造的碳粉盒/喷墨盒及环保电池/充电池；以及
- 购置具有双面影印/列印功能的影印机和打印机。

### 环保方面的成果

#### 减少耗纸量

2016-17 年度本署的 A3 和 A4 纸耗用量合共为 8 054 令，较 2002-03 年度的 12 070 令减少 33.3%。此外，2016-17 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/inkjet 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 2016-17 was 8 054 reams, indicating a reduction of 33.3% against 12 070 reams in 2002-03. Besides, about 98.5% of the paper requirement for 2016-17 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 2016-17 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。2016-17 年度共回收了 45 145 公斤废纸，并收集了 899 个用完的碳粉盒 / 喷墨盒，交予政府物流服务署公开拍卖。

## 《清新空气约章》

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

- 遵守所有适用于汽车操作的条例和规例；
- 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《良好级室内空气质素检定证书》。

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

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

As at the end of 2016-17, 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 2016-17, 45 145 kilograms of waste paper were collected for recycling; and 899 numbers of empty toner/inkjet 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.

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# 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 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 2017 年 3 月为止，超过 27 700 个用户登记使用电子发单服务，连结 41 100 个缴纳人帐户，当中约 64% 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 2017, over 27 700 subscribers have registered for the service, linking up about 41 100 payer accounts. About 64% 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 our practices in an effort to improve Hong Kong's air quality in compliance with the commitments of the Clean Air Charter.



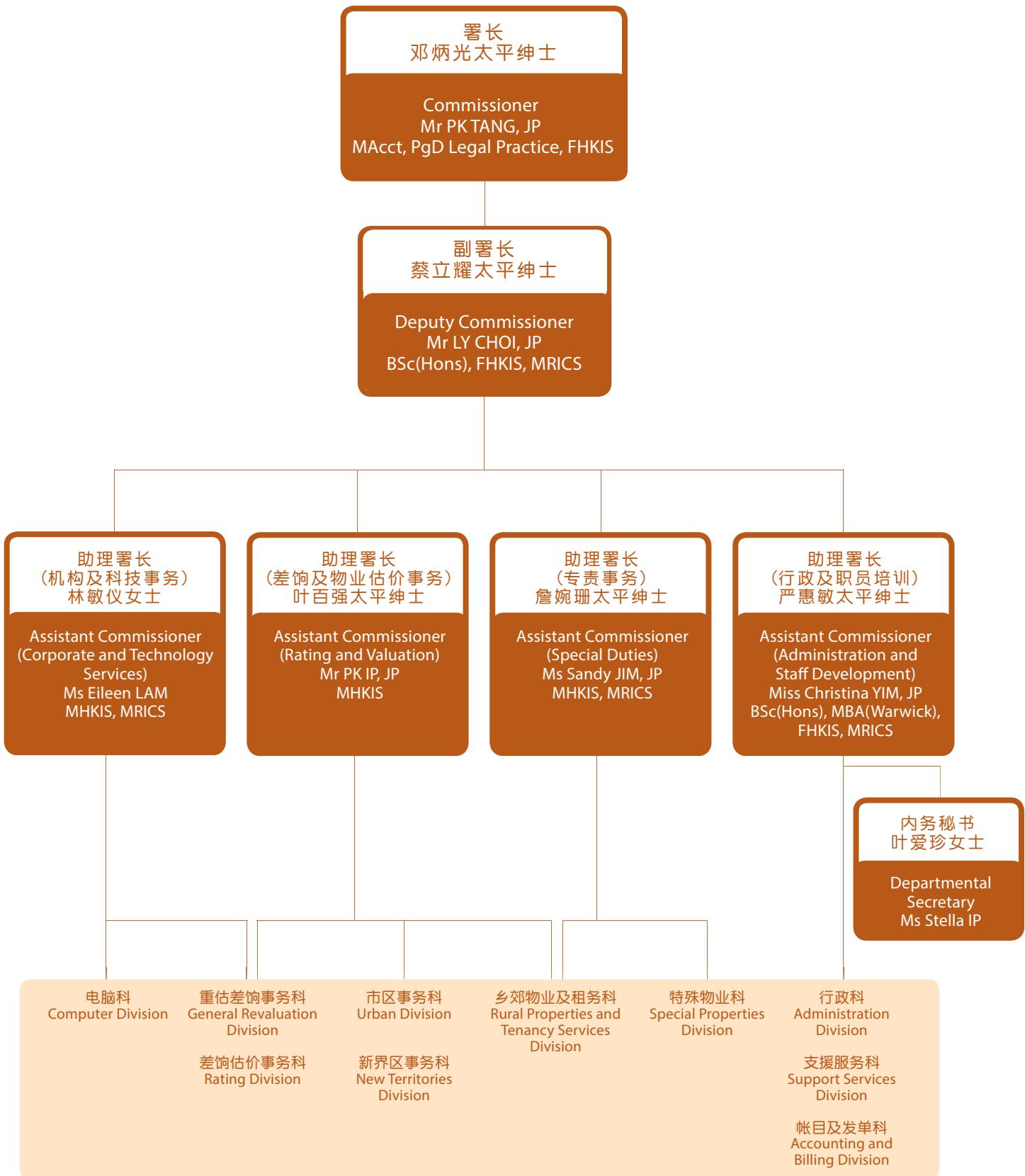
# 人力资源

## Human Resources



叶爱珍女士 内务秘书 Ms Stella IP Departmental Secretary	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	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)	詹婉珊太平绅士 助理署长 (专责事务) Ms Sandy JIM, JP Assistant Commissioner (Special Duties)	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)	林敏仪女士 助理署长 (机构及科技事务) Ms Eileen LAM Assistant Commissioner (Corporate and Technology Services)
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部门架构 (2017年4月1日)  
Organisation Structure (1 April 2017)



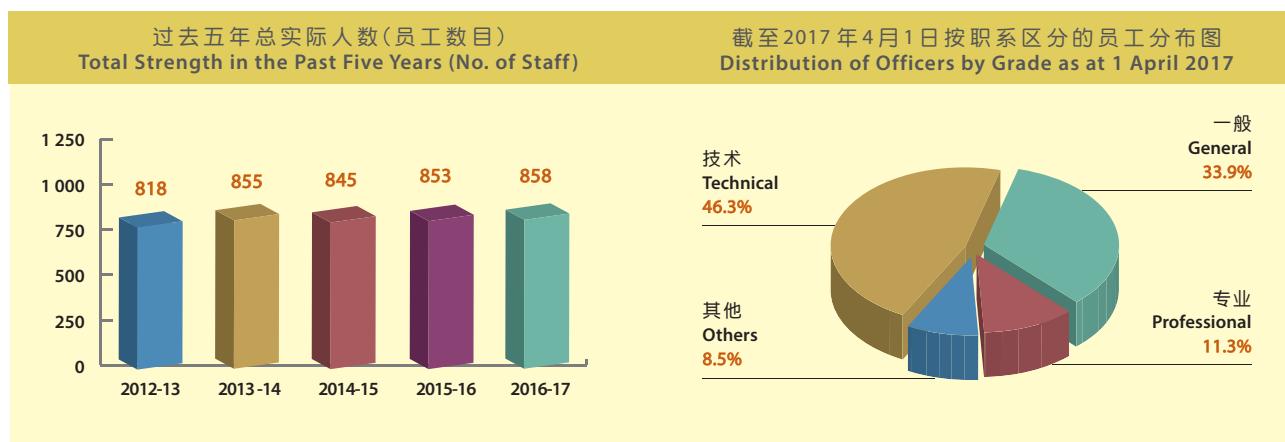
# 人力资源

## Human Resources

### 人手编制

截至 2017 年 4 月 1 日，本署实际总人数为 858 人，其中包括 97 名专业职系及 397 名技术职系人员，291 名一般职系及 73 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 2017 年 4 月 1 日按职系区分的员工比例：



附录 B 列出 2016 年 4 月 1 日和 2017 年 4 月 1 日本署的编制与实际人数比较。

本署 2016-17 年度的个人薪酬 (不计长俸、旅费、宿舍等开支) 和部门开支达 5.13 亿元，上年度则为 4.96 亿元。

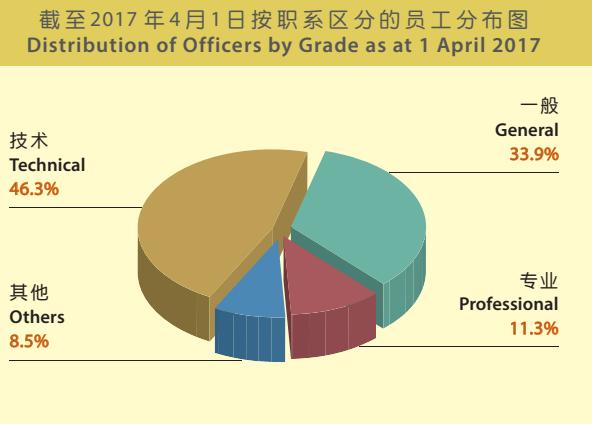
### 培训与发展计划

本署 2016-17 年度培训与发展计划顺利推行，年内每名部门职系人员平均受训 2.9 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，内容既针对本署提供服务的需要，又照顾到员工的事业发展与个人抱负。

### Staffing

As at 1 April 2017, the Department had a total strength of 858 officers comprising 97 professional and 397 technical officers, 291 officers of general grade and 73 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 2017:



Annex B sets out a comparison of the establishment and strength as at 1 April 2016 and 1 April 2017.

Expenditure on personal emoluments (other than pensions, passages, quarters, etc.), and charges for departmental expenses amounted to \$513 million in 2016-17, compared with \$496 million in the preceding year.

### Training and Development Plan

The Departmental Training and Development Plan for 2016-17 was implemented successfully. During the year, departmental grade staff received training for 2.9 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 our 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

2016年7月，一名高级物业估价测量师借调到食物及卫生局实习六个月。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，及得到机会在政府环境内扩阔视野。

为加深了解内地的政治、社会、经济和法律制度，本署有两名高级物业估价测量师及一名物业估价测量师分别参加了清华大学及南京大学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两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2017年3月举办为期两天的专家证人培训课程，有八名物业估价测量师职系人员参加。

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年年初和2004年9月相继推出。本署已安排七名首席物业估价测量师和十名高级物业估价测量师指导23名资历较浅的物业估价测量师和助理物业估价测量师，而12名物业估价测量见习生则由12名资深的物业估价测量师指导。

## Professional Staff Training

One Senior Valuation Surveyor was seconded to the Food and Health Bureau for six months from July 2016. 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, two Senior Valuation Surveyors and one Valuation Surveyor attended the National Studies Courses at Tsinghua University and Nanjing University respectively.

For continuing professional development, two 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 2017 for eight officers of Valuation Surveyor Grade.

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 23 junior Valuation Surveyors and Assistant Valuation Surveyors placed under the mentorship of seven Principal Valuation Surveyors and 10 Senior Valuation Surveyors, as well as 12 Valuation Surveying Graduates under the mentorship of 12 experienced Valuation Surveyors.

# 人力资源

## Human Resources

### 专业资格

2016-17 年度，本署三名人员通过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。

### 内部培训课程

本署职员培训组举办了多类型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。年内举办的课程合计 37 班，涵盖 15 个不同课题，共有 2 271 名学员出席。

此外，九班为同事度身订造有关顾客服务、工作表现管理和督导技巧的培训课程亦在年内举行，共有 261 名职员参加。

另有 66 名新聘任人员和新到任的一般及共通职系人员参加了年内举办的部门入职讲座。

### Professional Membership

In 2016-17, three officers passed the Final Assessment of Professional Competence conducted by the Hong Kong Institute of Surveyors and were then elected to professional membership.

### In-house Training Courses

The Department's Staff Development Section has organised a wide variety of in-house job-specific training courses and experience sharing sessions on different subjects including computer systems, valuation practices and work procedures of the Department. A total of 37 classes covering 15 topics were held with a total attendance of 2 271 trainees.

Customised training courses on customer service, performance management and supervisory skills were also held in-house during the year. A total of nine classes for the above three areas were arranged for 261 staff members.

In-house induction seminars were held for 66 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 118 名学员参加政府承办商提供的各类电脑课程。

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，本署共有 641 人次参加。

## Other Training Courses

Responses of staff on computer training and IT applications were good. A total of 118 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 641 was recorded.



## 估价署网上学习系统和知识管理系统

除网上学习系统之外，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。

2016-17 年度，网上学习系统共录得 1 434 次点击，23 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。

## RVD e-Learning System and Knowledge Management System

In addition to the e-Learning System, the Department rolled out the Knowledge Management System (KMS) 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 2016-17, 1 434 hits to the e-Learning System were recorded with 23 users enrolling on various web-courses. Serving as a "one-stop knowledge shop", the KMS 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，会后亦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。

为进一步改善沟通，定期举办的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。



部门的公务员建议书审核委员会，专责评审员工就提高工作效率、改善公共服务质素或节流方法等方案提交的建议。对于年内所收到的多项建议，提议者亦获颁予纪念品，感谢他们对本部门的公务员建议书计划的支持。

有关员工的消息，每月会透过内联网发送的《部门快讯》报道。此外，每年编印的部门杂志《估艺集》，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 Suggestions Committee considers proposals submitted by staff on efficiency enhancement, service improvement or cost-saving measures. For a number of suggestions received during the year, souvenirs were presented to the proposers for their support of the Departmental Staff Suggestions Scheme.

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

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，康乐社亦举办多个太极拳、瑜伽、书法及黏土手工艺的兴趣班和工作坊，大受同事欢迎。

在喜庆节日，康乐社举办了新春书法比赛、「白兔糖」竞猜游戏和相片展览活动，同事均踊跃参加。此外，康乐社更推出了午间健康讲座系列及出外参观活动。

本署义工队曾与多个非牟利慈善团体合作，关顾社会上不同阶层有需要人士，这些团体包括循道卫理杨震社会服务处、基督教灵实协会、圣公会圣匠堂、匡智会、关爱之家和母亲的抉择。此外，义工队参与多种义工活动，包括在不同节日到地区探访独居长者及护老院，和协助慈善团体举办筹款活动等。

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

本署参与公益金、乐施会和其他慈善机构举办的活动，筹得善款逾 43 400 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 and clay handcrafting. They were well received by colleagues.

On festive occasions, the Club organised the Chinese New Year Calligraphy Competition, "Rabbit Candy" Fun Games and Photo Exhibition. All the colleagues enjoyed participating in these activities. In addition, the Club introduced a series of health talks at lunch time and outdoor visits.

The Volunteer Service Team of the Department worked together with different non-profit making organisations, such as the Yang Memorial Methodist Social Service, Haven of Hope, SKH Holy Carpenter Church, Hong Chi Association, Home Care for Girls 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 and assisting charitable organisations in arranging fund-raising events.

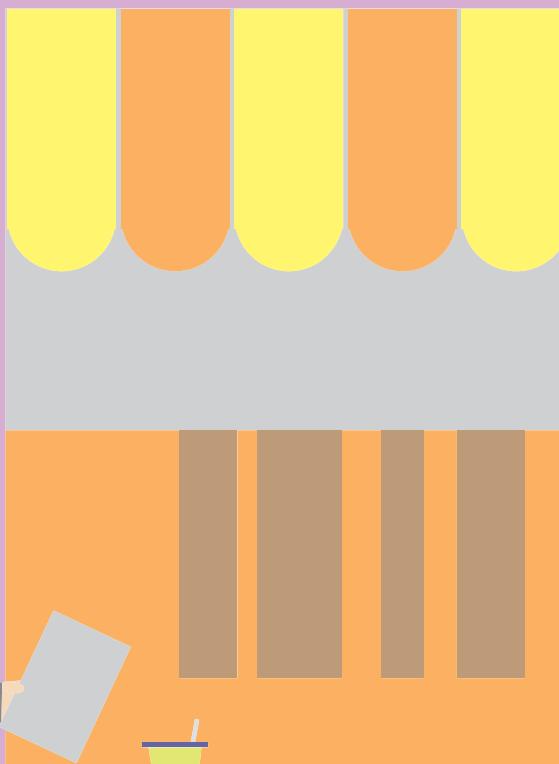
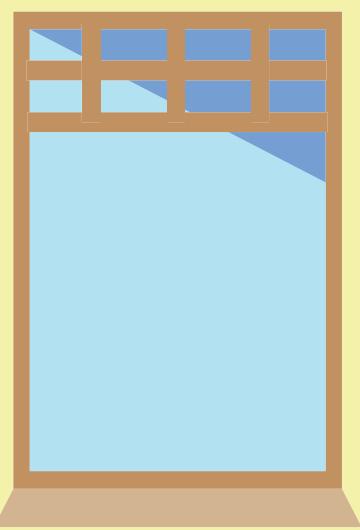
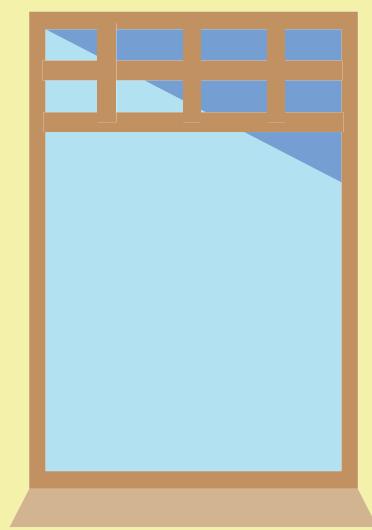
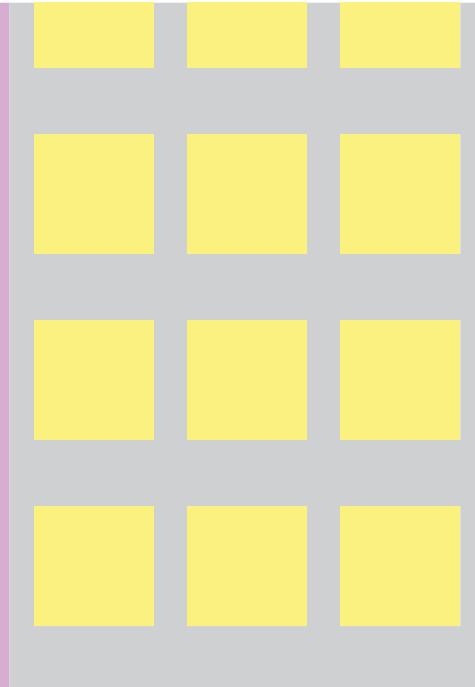
Sources of funds for the Club include the Staff Welfare Fund, subscriptions from members and enrolment fees for various activities.

### Charity

The Department raised over \$43 400 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 2017 年 4 月 1 日各地区的已估价物业  
 Valuation List - Assessments by District as at 1 April 2017

地区	District	数量	应课差饷租值 (千元 \$'000)
中西区	Central and Western	151 443	89 775 324
湾仔	Wan Chai	114 516	55 617 641
东区	Eastern	196 221	47 781 438
南区	Southern	90 863	26 921 259
港岛	Hong Kong	553 043	220 095 662
油尖旺	Yau Tsim Mong	188 467	74 849 283
深水埗	Sham Shui Po	122 307	27 482 432
九龙城	Kowloon City	144 184	32 036 152
黄大仙	Wong Tai Sin	93 164	18 277 414
观塘	Kwun Tong	146 006	39 966 893
九龙	Kowloon	694 128	192 612 175
葵青	Kwai Tsing	109 941	42 424 668
荃湾	Tsuen Wan	126 668	26 915 273
屯门	Tuen Mun	169 950	21 091 512
元朗	Yuen Long	179 058	25 783 094
北区	North	101 982	13 018 605
大埔	Tai Po	112 696	16 123 839
沙田	Sha Tin	226 038	43 449 539
西贡	Sai Kung	148 369	27 011 283
离岛	Islands	55 711	25 249 320
新界	New Territories	1 230 413	241 067 132
总数	OVERALL	2 477 584	653 774 968

**估价册 - 截至 2017 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 2017**

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	70 648	11 908 331	9 756	3 739 014	13 880	11 671 666	414	191 246	94 698	27 510 256
湾仔 Wan Chai	50 952	9 010 567	9 031	3 190 038	12 254	8 736 121	248	44 837	72 485	20 981 563
东区 Eastern	132 983	20 959 788	16 138	4 949 505	5 106	2 486 852	193	88 311	154 420	28 484 456
南区 Southern	45 146	6 231 295	4 039	1 388 800	11 334	10 725 591	64	127 272	60 583	18 472 957
港岛 Hong Kong	299 729	48 109 981	38 964	13 267 357	42 574	33 620 229	919	451 665	382 186	95 449 232
油尖旺 Yau Tsim Mong	98 119	12 611 622	14 953	4 585 887	5 092	2 779 490	405	61 628	118 569	20 038 628
深水埗 Sham Shui Po	73 608	8 898 133	6 828	1 635 408	3 168	1 509 285	309	178 563	83 913	12 221 390
九龙城 Kowloon City	77 872	10 008 361	17 713	4 568 227	11 137	5 417 104	182	335 179	106 904	20 328 871
黄大仙 Wong Tai Sin	69 129	7 665 855	1 441	421 016	500	223 263	121	9 698	71 191	8 319 831
观塘 Kwun Tong	90 581	10 288 298	820	151 585	149	33 663	147	36 047	91 697	10 509 592
九龙 Kowloon	409 309	49 472 268	41 755	11 362 123	20 046	9 962 806	1 164	621 116	472 274	71 418 312
葵青 Kwai Tsing	65 373	7 551 173	2 894	704 027	604	187 143	280	43 127	69 151	8 485 470
荃湾 Tsuen Wan	73 195	9 541 706	7 243	1 525 713	1 564	525 455	400	41 638	82 402	11 634 512
屯门 Tuen Mun	114 202	9 580 850	4 302	627 941	2 977	801 218	291	96 017	121 772	11 106 026
元朗 Yuen Long	120 023	9 539 371	13 769	2 081 245	8 456	1 803 890	1 314	40 031	143 562	13 464 537
北区 North	74 525	5 840 938	3 470	351 709	3 873	754 871	1 383	38 081	83 251	6 985 598
大埔 Tai Po	73 798	6 951 987	6 463	1 093 769	8 451	2 920 793	493	39 068	89 205	11 005 617
沙田 Sha Tin	141 117	16 735 716	17 188	3 950 488	6 054	2 350 235	196	157 682	164 555	23 194 121
西贡 Sai Kung	112 990	14 369 460	6 655	1 432 802	5 100	2 932 449	113	96 448	124 858	18 831 159
离岛 Islands	34 744	3 139 499	8 558	1 673 633	3 757	1 564 458	224	6 556	47 283	6 384 146
新界 New Territories	809 967	83 250 699	70 542	13 441 328	40 836	13 840 513	4 694	558 647	926 039	111 091 187
总数 OVERALL	1 519 005	180 832 949	151 261	38 070 807	103 456	57 423 547	6 777	1 631 428	1 780 499	277 958 731

\* 杂类住宅单位包括用作住宅的阁楼、天台建筑物等。

• 上述数字包括在租者置其屋计划下已售出的前租住公屋单位，但不包括另行评估的车位。

\* Miscellaneous domestic units include cocklofts, roof top structures, etc. used for domestic purposes.

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

**估价册 - 截至 2017 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 2017**

地区	District	香港房屋委员会 HONG KONG HOUSING AUTHORITY						香港房屋协会及 香港平民屋宇有限公司 # HONG KONG HOUSING SOCIETY & HONG KONG SETTLERS HOUSING CORPORATION LIMITED #		
		租者置其屋计划下 已售出的前租住公屋单位 Former Rental Housing Units sold under TPS *		租住公屋 Rental Housing		非租者置其屋计划 Non TPS *			租住公屋 Rental Housing	
		数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	
中西区	Central and Western	-	-	-	-	5	39 591	878	176 290	
湾仔	Wan Chai	-	-	-	-	-	-	3	209 406	
东区	Eastern	2 736	237 570	890	60 095	70	2 682 005	1 091	399 634	
南区	Southern	7 971	566 860	2 556	143 142	42	1 539 861	5	45 757	
港岛	Hong Kong	10 707	804 430	3 446	203 237	117	4 261 457	1 977	831 087	
油尖旺	Yau Tsim Mong	-	-	-	-	4	274 952	670	63 857	
深水埗	Sham Shui Po	4 936	303 285	1 794	88 307	106	3 539 445	8	67 793	
九龙城	Kowloon City	-	-	-	-	32	1 196 468	18	386 166	
黄大仙	Wong Tai Sin	17 510	1 258 556	5 899	322 782	134	4 504 800	-	-	
观塘	Kwun Tong	10 863	641 287	5 188	219 740	205	8 310 525	342	321 271	
九龙	Kowloon	33 309	2 203 127	12 881	630 828	481	17 826 190	1 038	839 088	
葵青	Kwai Tsing	11 487	761 438	3 118	154 133	158	5 912 909	461	198 117	
荃湾	Tsuen Wan	-	-	-	-	39	1 109 031	175	127 538	
屯门	Tuen Mun	12 040	590 518	9 311	329 501	61	1 583 551	-	-	
元朗	Yuen Long	5 281	228 454	3 202	130 254	118	2 459 737	-	-	
北区	North	13 411	704 033	4 173	179 352	23	965 061	18	22 370	
大埔	Tai Po	15 001	1 098 889	5 847	316 835	15	528 893	-	-	
沙田	Sha Tin	22 091	1 539 729	4 418	250 950	94	3 907 370	19	229 739	
西贡	Sai Kung	11 098	788 979	4 105	232 423	37	1 847 572	249	116 353	
离岛	Islands	-	-	-	-	63	894 205	-	-	
新界	New Territories	90 409	5 712 041	34 174	1 593 449	608	19 208 328	922	694 117	
总数	OVERALL	134 425	8 719 598	50 501	2 427 514	1 206	41 295 976	3 937	2 364 292	

# 包括香港房屋协会长者安居乐住屋计划及优质长者房屋项目下兴建的单位。

• 另行评估的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 Residences Scheme and the Quality Elderly Housing Project of the Hong Kong Housing Society.

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

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

估价册 - 截至 2017 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 2017

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	9 163	10 377 101	2 519	5 957 608
湾仔	Wan Chai	8 069	11 031 884	2 190	4 649 371
东区	Eastern	8 359	3 800 536	927	826 288
南区	Southern	2 248	1 261 292	626	340 457
港岛	Hong Kong	27 839	26 470 813	6 262	11 773 724
油尖旺	Yau Tsim Mong	21 139	21 998 512	3 891	8 242 491
深水埗	Sham Shui Po	9 408	4 343 673	1 389	581 894
九龙城	Kowloon City	7 751	3 166 546	867	683 498
黄大仙	Wong Tai Sin	3 396	1 978 133	147	125 669
观塘	Kwun Tong	5 893	4 660 958	300	445 933
九龙	Kowloon	47 587	36 147 821	6 594	10 079 485
葵青	Kwai Tsing	3 849	2 409 843	165	178 524
荃湾	Tsuen Wan	5 545	3 432 815	210	469 421
屯门	Tuen Mun	5 340	2 944 635	143	310 314
元朗	Yuen Long	7 339	3 504 356	408	450 393
北区	North	2 873	2 040 784	51	85 400
大埔	Tai Po	2 595	1 494 776	148	195 282
沙田	Sha Tin	4 511	4 853 152	106	486 298
西贡	Sai Kung	3 161	2 381 248	29	20 641
离岛	Islands	2 625	5 488 012	64	216 469
新界	New Territories	37 838	28 549 620	1 324	2 412 743
总数	OVERALL	113 264	91 168 254	14 180	24 265 953

**估价册 - 截至 2017 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 2017**

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	22 608	30 213 551	-	-
湾仔	Wan Chai	13 430	13 189 511	-	-
东区	Eastern	3 869	5 131 793	200	260 537
南区	Southern	1 687	685 106	26	8 946
港岛	Hong Kong	41 594	49 219 962	226	269 483
油尖旺	Yau Tsim Mong	21 937	12 595 268	84	21 774
深水埗	Sham Shui Po	2 000	969 664	952	404 987
九龙城	Kowloon City	1 235	575 575	18	6 746
黄大仙	Wong Tai Sin	171	141 860	345	66 913
观塘	Kwun Tong	3 549	5 420 683	1 283	703 325
九龙	Kowloon	28 892	19 703 049	2 682	1 203 745
葵青	Kwai Tsing	658	816 037	387	274 298
荃湾	Tsuen Wan	1 388	502 413	444	37 553
屯门	Tuen Mun	489	114 480	-	-
元朗	Yuen Long	541	143 447	-	-
北区	North	223	121 241	58	11 180
大埔	Tai Po	61	18 544	-	-
沙田	Sha Tin	1 464	1 329 400	99	41 433
西贡	Sai Kung	12	29 826	-	-
离岛	Islands	403	719 918	-	-
新界	New Territories	5 239	3 795 306	988	364 465
总数	OVERALL	75 725	72 718 317	3 896	1 837 694

**估价册 - 截至 2017 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 2017**

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	385	118 660	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	6 199	2 527 031	24	159 292
南区	Southern	3 854	1 163 190	10	36 744
港岛	Hong Kong	10 438	3 808 881	34	196 036
油尖旺	Yau Tsim Mong	2 190	478 581	2	358
深水埗	Sham Shui Po	4 930	1 970 136	52	179 697
九龙城	Kowloon City	3 165	1 268 897	110	172 497
黄大仙	Wong Tai Sin	3 294	953 956	2	2 652
观塘	Kwun Tong	19 159	5 333 898	156	287 803
九龙	Kowloon	32 738	10 005 468	322	643 006
葵青	Kwai Tsing	17 178	3 803 507	791	3 325 605
荃湾	Tsuen Wan	11 793	3 172 244	434	691 201
屯门	Tuen Mun	7 040	1 585 063	270	147 000
元朗	Yuen Long	1 194	849 738	100	138 603
北区	North	2 136	569 081	43	161 244
大埔	Tai Po	338	902 786	-	-
沙田	Sha Tin	9 956	2 021 111	312	819 993
西贡	Sai Kung	34	545 507	5	5 868
离岛	Islands	25	118 311	116	242 160
新界	New Territories	49 694	13 567 349	2 071	5 531 674
总数	OVERALL	92 870	27 381 698	2 427	6 370 715

## 估价册 - 截至 2017 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 2017

类别	Category	数量 Number	%	应课差饷租值 Rateable Value (千元 \$'000)	%
住宅	Domestic Premises	1 836 143	74.1	324 046 513	49.6
铺位及其他商业楼宇	Shop and Other Commercial Premises	127 444	5.1	115 434 207	17.7
写字楼	Office	75 725	3.1	72 718 317	11.1
工贸大厦	Industrial / Office Premises	3 896	0.2	1 837 694	0.3
工厂大厦	Factory	92 870	3.7	27 381 698	4.2
货仓	Storage Premises	2 427	0.1	6 370 715	1.0
车位 *	Car Parking Spaces *	280 531	11.3	13 376 216	2.0
其他物业	Others	58 548	2.4	92 609 609	14.2
总数	OVERALL	2 477 584	100	653 774 969	100

\* 包括住宅及非住宅车位。

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

**估价册 - 截至 2017 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 2017**

应课差饷租值 (元) Rateable Value Range (\$)	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	总数 Total	%	累积 % <sup>^</sup> Cumulative % <sup>^</sup>
3 001 - 9 999	2 196	5 691	24 708	32 595	1.3	1.3
10 000 - 19 999	10 037	17 158	78 969	106 164	4.3	5.6
20 000 - 29 999	33 313	26 714	57 756	117 783	4.8	10.4
30 000 - 39 999	20 545	31 469	40 371	92 385	3.7	14.1
40 000 - 49 999	10 124	19 717	47 433	77 274	3.1	17.2
50 000 - 59 999	4 704	21 406	49 554	75 664	3.1	20.3
60 000 - 69 999	7 153	35 291	75 080	117 524	4.7	25.0
70 000 - 79 999	8 548	42 446	84 177	135 171	5.5	30.5
80 000 - 89 999	12 697	44 487	95 288	152 472	6.2	36.6
90 000 - 99 999	16 808	46 476	101 070	164 354	6.6	43.2
100 000 - 119 999	47 067	75 365	159 025	281 457	11.4	54.6
120 000 - 139 999	54 642	57 578	118 468	230 688	9.3	63.9
140 000 - 159 999	54 033	46 461	82 623	183 117	7.4	71.3
160 000 - 179 999	38 289	34 525	47 547	120 361	4.9	76.2
180 000 - 199 999	31 782	29 325	38 077	99 184	4.0	80.2
200 000 - 249 999	49 273	45 701	47 492	142 466	5.8	85.9
250 000 - 299 999	29 663	26 073	23 473	79 209	3.2	89.1
300 000 - 349 999	22 525	19 213	10 600	52 338	2.1	91.2
350 000 - 399 999	13 437	12 307	6 967	32 711	1.3	92.5
400 000 - 449 999	10 916	9 136	5 233	25 285	1.0	93.6
450 000 - 499 999	10 283	7 448	4 436	22 167	0.9	94.5
500 000 - 599 999	13 378	8 064	6 050	27 492	1.1	95.6
600 000 - 749 999	12 650	7 612	6 021	26 283	1.1	96.6
750 000 - 999 999	12 810	6 700	5 400	24 910	1.0	97.6
1 000 000 - 1 499 999	10 996	5 829	4 853	21 678	0.9	98.5
1 500 000 - 1 999 999	4 222	3 209	2 380	9 811	0.4	98.9
2 000 000 - 2 999 999	3 715	2 824	2 443	8 982	0.4	99.3
3 000 000 - 9 999 999	5 398	4 378	3 479	13 255	0.5	99.8
10 000 000 - 99 999 999	1 787	1 493	1 394	4 674	0.2	100.0
100 000 000 - 999 999 999	50	30	42	122	*	100.0
1 000 000 000 - 99 999 999 999	2	2	4	8	*	100.0
<b>总数 OVERALL</b>	<b>553 043</b>	<b>694 128</b>	<b>1 230 413</b>	<b>2 477 584</b>	<b>100.0</b>	<b>-</b>

\* 低于 0.05%。

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

\* Percentage below 0.05%.

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

**地租登记册 - 截至 2017 年 4 月 1 日各地区的已估价物业**  
**Government Rent Roll - Assessments by District as at 1 April 2017**

地区	District	不超逾最低应课差饷租值 * Not Exceeding Minimum Rateable Value *		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	应课差饷租值 Rateable Value (千元 \$'000)	
中西区	Central and Western	120	15 243	22 398 397
湾仔	Wan Chai	3	12 362	7 243 802
东区	Eastern	96	48 136	12 145 009
南区	Southern	37	48 138	10 755 666
港岛	Hong Kong	256	123 879	52 542 874
油尖旺	Yau Tsim Mong	60	57 308	25 604 763
深水埗	Sham Shui Po	318	120 817	24 816 555
九龙城	Kowloon City	13	46 653	14 073 332
黄大仙	Wong Tai Sin	75	93 049	17 285 507
观塘	Kwun Tong	270	145 956	36 438 622
九龙	Kowloon	736	463 783	118 218 778
葵青	Kwai Tsing	367	109 125	34 345 222
荃湾	Tsuen Wan	2 617	126 623	23 527 128
屯门	Tuen Mun	5 442	167 053	20 315 644
元朗	Yuen Long	32 209	171 759	23 266 557
北区	North	38 016	92 007	11 459 493
大埔	Tai Po	31 652	105 177	15 423 383
沙田	Sha Tin	5 498	221 368	40 921 024
西贡	Sai Kung	16 337	143 392	26 760 060
离岛	Islands	20 690	52 503	22 571 895
新界	New Territories	152 828	1 189 007	218 590 406
总数	OVERALL	153 820	1 776 669	389 352 057

\* 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.

**2016-17 年度临时估价及删除估价 \***  
**Interim Valuations and Deletions in 2016-17 \***

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	2 362	412	4 433	3 434	32	19	
港岛 Hong Kong	应课差饷租值 Rateable Value (千元 \$'000)	2 845 737	2 183 137	7 216 052	6 188 481	741 822	89 586
数量 Number	5 772	1 671	1 844	2 191	95	315	
九龙 Kowloon	应课差饷租值 Rateable Value (千元 \$'000)	3 091 243	2 562 303	2 241 055	1 821 708	354 494	395 515
数量 Number	16 421	3 249	4 524	1 307	3 124	1 502	
新界 New Territories	应课差饷租值 Rateable Value (千元 \$'000)	4 577 371	2 102 265	1 510 550	490 988	1 485 164	1 120 730
数量 Number	24 555	5 332	10 801	6 932	3 251	1 836	
总数 OVERALL	应课差饷租值 Rateable Value (千元 \$'000)	10 514 352	6 847 705	10 967 658	8 501 177	2 581 480	1 605 831

\* 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.

2017-18 年度重估应课差饷租值 - 对主要类别物业的影响<sup>(1)</sup>  
 2017-18 General Revaluation - Effect on Main Property Types<sup>(1)</sup>

物业类别 Property Type	差饷 Rates			地租 Government Rent		
	应课差饷租值 平均增减 Average Change in Rateable Value %	平均每月 差饷 (元) Average Rates Payment \$p.m.	平均每月 差饷增减 (元) Average Change in Rates \$p.m.	应课差饷租值 平均增减 Average Change in Rateable Value %	平均每月 地租 (元) Average Govt. Rent Payment \$p.m.	平均每月 地租增减 (元) Average Change in Govt. Rent \$p.m.
小型私人住宅物业 <sup>(2)</sup> Private Small Domestic Premises <sup>(2)</sup>	+1.2	496	+6	+1.0	282	+3
中型私人住宅物业 <sup>(2)</sup> Private Medium Domestic Premises <sup>(2)</sup>	-0.4	1 049	-4	-0.8	591	-5
大型私人住宅物业 <sup>(2)</sup> Private Large Domestic Premises <sup>(2)</sup>	-1.5	2 313	-36	-1.5	1 140	-17
私人住宅物业 Private Domestic Premises	+0.4	650	+2	+0.4	346	+1
公屋住宅物业 <sup>(3)</sup> Public Domestic Premises <sup>(3)</sup>	+0.4	244	+1	+0.4	145	+1
所有住宅物业 <sup>(4)</sup> All Domestic Premises <sup>(4)</sup>	+0.5	490	+2	+0.5	268	+1
铺位及其他商业楼宇 Shop and Other Commercial Premises	+0.5	3 774	+19	+3.1	2 160	+66
写字楼 Office	+0.7	3 991	+29	+1.4	3 880	+54
工业楼宇 <sup>(5)</sup> Industrial Premises <sup>(5)</sup>	+4.3	1 431	+58	+4.3	885	+36
所有非住宅物业 <sup>(6)</sup> All Non-domestic Premises <sup>(6)</sup>	+2.3	3 284	+75	+3.8	1 815	+67
所有类别物业 All Types of Properties	+1.4	847	+12	+2.0	435	+9

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) 指由香港房屋委员会、香港房屋协会及香港平民屋宇有限公司提供的租住单位。

(4) 包括住宅用车位。

(5) 包括工厂大厦、货仓及工贸大厦。

(6) 包括其他形式物业如酒店、戏院、油站、学校及非住宅用车位。

Notes:

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

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

Small domestic -- up to 69.9 m<sup>2</sup>Medium domestic -- 70 m<sup>2</sup> to 99.9 m<sup>2</sup>Large domestic -- 100 m<sup>2</sup> or over

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

(4) Include car parking 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 car parking spaces in non-domestic premises.

2015-16 及 2016-17 年度的估价建议书、反对书及上诉个案  
Proposals, Objections and Appeals in 2015-16 and 2016-17

	差饷 Rating		地租 Government Rent	
	2015-16	2016-17	2015-16	2016-17
<b>建议书 Proposals</b>				
接办及完成个案 Cases received and completed	50 304	48 688	367	347
<u>复核结果 Status on review :</u>				
- 估价作实 assessment confirmed	38 657	37 657	332	336
- 削减应课差饷租值 rateable value reduced	1 417	1 386	4	5
- 其他 others <sup>(1)</sup>	10 230	9 645	31	6
<b>反对书 Objections <sup>(2)</sup></b>				
年初所余 Outstanding at beginning of year	1 294	1 105	299	105
接办个案 Cases received	3 383	4 975	534	360
完成个案 Cases completed	3 572	4 431	728	391
<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	2 878	4 186	567	316
- 削减应课差饷租值 rateable value reduced	289	97	81	42
- 其他 others <sup>(1)</sup>	405	148	80	33
<b>上诉 Appeals</b>				
年初所余 Outstanding at beginning of year	961	1 028	2 297	2 221
接办个案 Cases received	154	186	70	62
完成个案 Cases completed	87	196	146	43
<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	1	-	-
- 削减应课差饷租值 (全面聆讯) rateable value reduced (full hearing)	-	-	-	-
- 同意令 consent orders	32	58	1	4
- 撤销 / 失效 withdrawn/lapsed	54	137	145	39

注：

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

(2) 数字反映所涉及的应课差饷租值数目。

Notes:

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

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

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## Annexures

A

刊物

Publications

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本署的编制及实际人数

Establishment and Strength of the Department

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技术附注

Technical Notes

D

各区域及地区

Areas and Districts

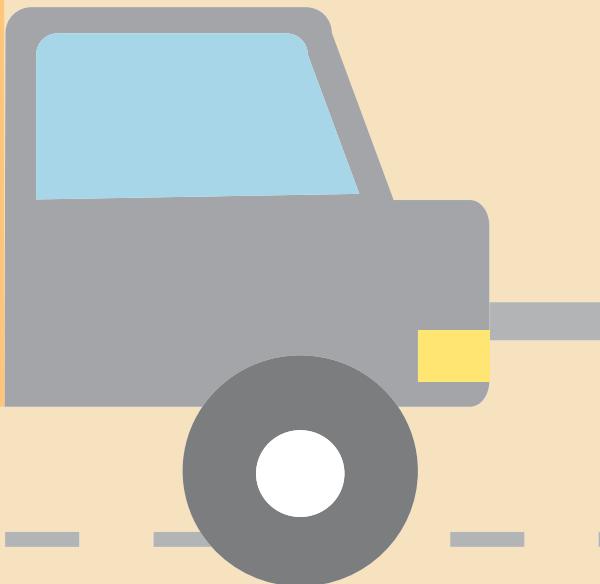
E

分区图

Plans

# 附录

## Annexures



## 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)

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\* 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](http://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**

	1.4.2016		1.4.2017		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
署长 Commissioner	1	1	1	1	-	-
副署长 Deputy Commissioner	1	1	1	1	-	-
助理署长 Assistant Commissioner	4	3	4	3	-	-
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	16	23	17	-	+1
物业估价测量师 Valuation Surveyor	59	63	61	60	+2	-3
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	12	15	12	-	-
高级物业估价主任 Senior Valuation Officer	81	69	83	64	+2	-5
物业估价主任/见习物业估价主任 Valuation Officer/Valuation Officer Trainee	272	276	280	294	+8	+18
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	4	4	2	-	-2
一级租务主任 Rent Officer I	8	7	8	6	-	-1
二级租务主任 Rent Officer II	6	2	2	2	-4	-
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	2	3	3	-	+1
二级统计主任 Statistical Officer II	3	5	3	4	-	-1

\* EST. = Establishment      SG. = Strength

## 本署的编制及实际人数

## Establishment and Strength of the Department

	1.4.2016		1.4.2017		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
高级技术主任 Senior Technical Officer	2	2	2	2	-	-
技术主任/见习技术主任 Technical Officer/Technical Officer Trainee	4	4	4	4	-	-
总行政主任 Chief Executive Officer	1	1	1	1	-	-
高级行政主任 Senior Executive Officer	1	1	1	1	-	-
一级行政主任 Executive Officer I	3	3	3	2	-	-1
二级行政主任 Executive Officer II	0	0	0	1	-	+1
一级法定语文主任 Official Language Officer I	1	1	1	1	-	-
二级法定语文主任 Official Language Officer II	2	2	2	2	-	-
缮校员 Calligraphist	1	1	1	1	-	-
高级私人秘书 Senior Personal Secretary	1	1	1	-	-	-1
一级私人秘书 Personal Secretary I	5	5	5	6	-	+1
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	13	16	15	-	+2
文书主任 Clerical Officer	37	38	37	37	-	-1
助理文书主任 Assistant Clerical Officer	112	109	114	108	+2	-1
文书助理 Clerical Assistant	105	101	105	98	-	-3
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	2	-	+1
物料供应服务员 Supplies Attendant	1	1	1	1	-	-

\* EST. = Establishment SG. = Strength

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

	1.4.2016		1.4.2017		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
高级库务会计师 Senior Treasury Accountant	1	1	1	1	-	-
高级会计主任 Senior Accounting Officer	1	-	1	1	-	+1
一级会计主任 Accounting Officer I	4	5	4	4	-	-1
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	9	9	-1	-
二级工人 Workman II	10	3	10	3	-	-
高级电脑操作员 Senior Computer Operator	1	1	1	1	-	-
一级电脑操作员 Computer Operator I	5	5	5	4	-	-1
二级电脑操作员/见习电脑操作员 Computer Operator II/Student Computer Operator	7	7	7	7	-	-
高级系统经理 Senior Systems Manager	1	-	1	1	-	+1
系统经理 Systems Manager	3	4	3	2	-	-2
一级系统分析/程序编制主任 Analyst/Programmer I	11	8	12	10	+1	+2
二级系统分析/程序编制主任 Analyst/Programmer II	4	5	4	5	-	-
<b>小计 Sub-total</b>	<b>866</b>	<b>826</b>	<b>875</b>	<b>831</b>	<b>+9</b>	<b>+5</b>

\* EST. = Establishment      SG. = Strength

## 本署的编制及实际人数

## Establishment and Strength of the Department

	1.4.2016		1.4.2017		增加 / 减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*
<b>额外人员</b> Supernumerary Staff						
助理署长 Assistant Commissioner	0	0	1	1	+1	+1
高级物业估价测量师 Senior Valuation Surveyor	1	1	0	0	-1	-1
物业估价测量师 Valuation Surveyor	2	2	1	1	-1	-1
首席物业估价主任 Principal Valuation Officer	1	1	0	0	-1	-1
高级物业估价主任 Senior Valuation Officer	3	3	4	4	+1	+1
物业估价主任 Valuation Officer	10	10	10	10	0	0
高级租务主任 Senior Rent Officer	0	0	1	1	+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	3	3	1	1	-2	-2
文书主任 Clerical Officer	4	4	3	3	-1	-1
助理文书主任 Assistant Clerical Officer	1	1	0	0	-1	-1
文书助理 Clerical Assistant	1	1	1	1	0	0
高级技术主任 Senior Technical Officer	0	0	1	1	+1	+1
技术主任/见习技术主任 Technical Officer/Technical Officer Trainee	0	0	1	1	+1	+1
高级电脑操作员 Senior Computer Operator	0	0	1	1	+1	+1
物料供应服务员 Supplies Attendant	0	0	1	1	+1	+1
<b>小计</b> Sub-total	27	27	27	27	0	0
<b>总数</b> Total	893	853	902	858	+9	+5

\* EST. = Establishment SG. = Strength

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见于本年报内的下述用语，除另有注明外，其意思如下：

### (1) 区域及地区

港岛、九龙及新界区域已按区议会 2015 年的选区分界划分为 18 个地区，详情请见附录 D 及 E。

### (2) 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。

### (3) 物业类别

住宅：

(a) 私人住宅单位是指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。租者置其屋计划下已售出的前租住公屋单位亦属这类别。

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

### (1) Areas and Districts

The areas of Hong Kong, Kowloon and New Territories are divided into 18 districts as shown in Appendices D & E. The boundaries of these districts follow those of the 18 District Council Districts in 2015.

### (2) 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 car parking 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.

### (3) Property Types

Domestic:

(a) Private domestic units are defined as 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. Those former public rental housing units sold under the Tenants Purchase Scheme are also included.

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) 公屋住宅单位包括由香港房屋委员会、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楼、天台建筑物等。

非住宅：

- (a) 铺位包括设计或改建作零售业用途，并实际作这用途的物业。
- (b) 商业楼宇包括设计或改建作商业用途的楼宇，但不包括铺位或写字楼，例如百货公司等。
- (c) 写字楼包括商用楼宇内的物业，但不包括综合用途楼宇内的非住宅用途单位。
- (d) 工贸大厦包括设计或获证明作工贸用途的物业。
- (e) 工厂大厦包括为一般制造业工序及与该等工序有直接关系的用途（包括写字楼）而建设的楼宇，其他主要是为特殊制造业而建的厂房亦包括在内，此类特殊厂房通常由一名厂东使用。
- (f) 货仓包括设计或改建作仓库或冷藏库的楼宇及其附属写字楼，并包括位于货柜码头区内的楼宇。

Domestic units are classified by reference to floor area as follows:

- Class A - Saleable area less than 40 m<sup>2</sup>
- Class B - Saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>
- Class C - Saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>
- Class D - Saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>
- Class E - Saleable area of 160 m<sup>2</sup> or above

- (b) Public domestic units include those 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.

Non-Domestic:

- (a) Shops comprise premises designed or adapted for retail trade and used as such.
- (b) Commercial premises include premises designed or adapted for commercial use, but not falling within the category of shop or office, e.g. department stores, etc.
- (c) Office premises comprise premises situated in buildings designed for commercial/business purposes. Excluded are non-domestic floors in composite buildings.
- (d) Industrial/office premises comprise premises designed or certified for industrial/office use.
- (e) Factory premises comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes. The other factory premises, primarily purpose-built for specialised manufacturing processes are included. These specialised factories are usually for occupation by a single operator.
- (f) Storage premises comprise premises designed or adapted for use as godowns or cold stores and include ancillary offices. Premises located within container terminals are included.

- (g) 车位包括位于主要作住宅或非住宅用途楼宇内的停车位。
- (h) 其他物业是指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。

#### (4) 租金

本年报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。

#### (5) 汇率

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

#### (6) 四舍五入

由于数字四舍五入，所以各表内个别项目的总和与所示的总数可能有些微差别。

- (g) Car parking spaces include parking spaces either in a predominantly domestic or non-domestic building.
- (h) Other premises are those 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.

#### (4) Rent

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

#### (5) 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.

#### (6) 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	
<b>区域: 港岛</b> 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

(p) = part 部分

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## 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	
<b>区域: 九龙</b> Area : Kowloon			
油尖旺 Yau Tsim Mong	尖沙咀、油麻地、 西九文化区、 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

## 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
<b>区域: 新界</b> 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

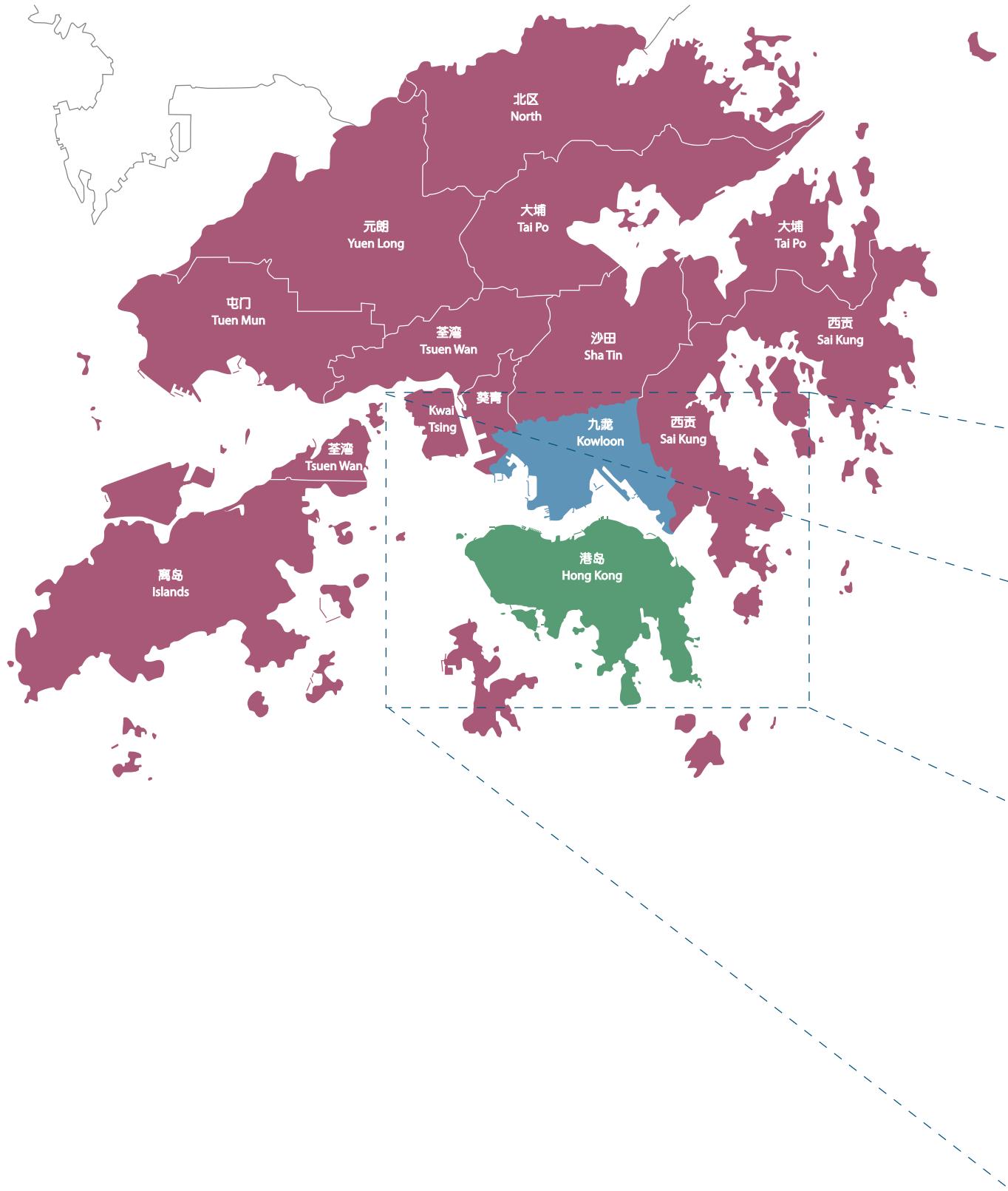
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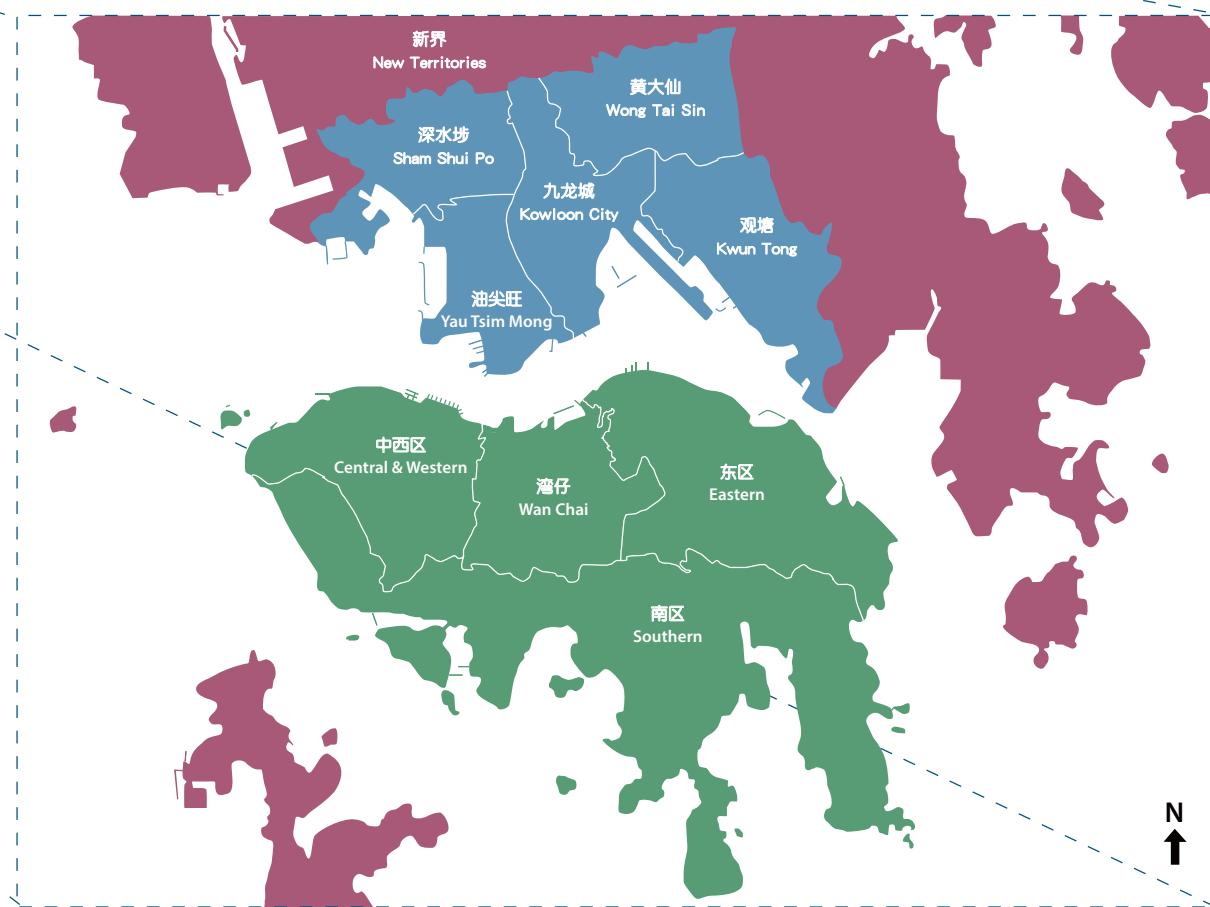
分区图  
Plans

## 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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# 差饷物业估价署

地址 :

中国香港  
九龙长沙湾道 303 号  
长沙湾政府合署 15 楼

电话 :

2152 0111/ 2152 2152

图文传真 :

2152 0123

电邮地址 :

enquiries@rvd.gov.hk  
billing@rvd.gov.hk  
complaints@rvd.gov.hk

网址 :

[www.rvd.gov.hk](http://www.rvd.gov.hk)

# Rating and Valuation Department

Address :

15th Floor, Cheung Sha Wan Government Offices,  
303 Cheung Sha Wan Road, Kowloon,  
Hong Kong, China

Telephone :

2152 0111/ 2152 2152

Facsimile :

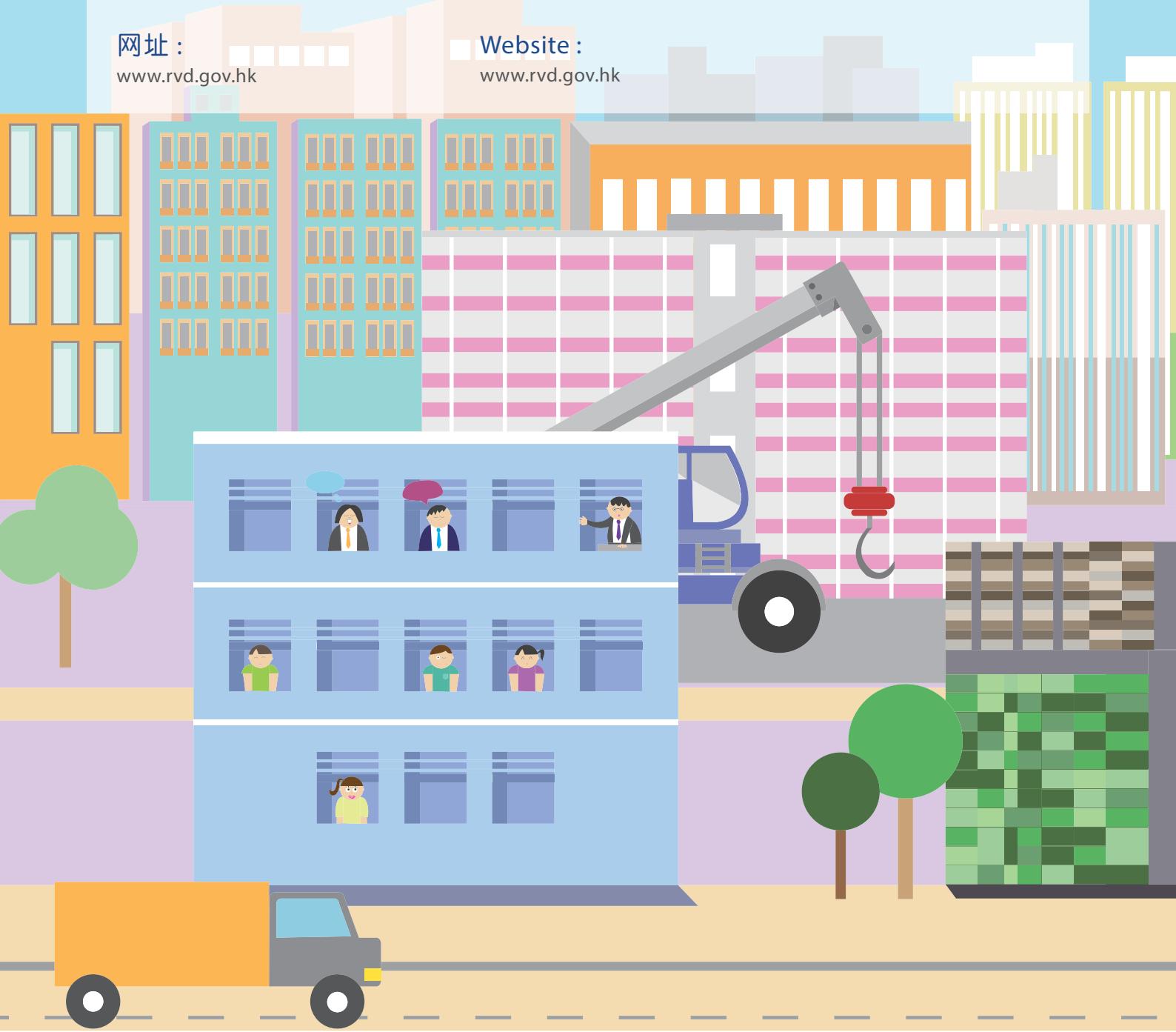
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E-mail :

enquiries@rvd.gov.hk  
billing@rvd.gov.hk  
complaints@rvd.gov.hk

Website :

[www.rvd.gov.hk](http://www.rvd.gov.hk)





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