差饷物业估价署年报

Rating and Valuation Department Annual Summary

2017-18





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

2017-18

差饷物业估价署年报

Rating and Valuation Department Annual Summary



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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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署长序言

Commissioner's Overview

随着环球经济转强,香港经济在 2017 年显着上扬。访港旅遊业重拾增长动力,加上内部需求殷切,促使劳工市场在 2017 年全年处于全民就业状态。差饷物业估价署(本署)致力追求优质服务,在主要职能中各个服务范畴均达到或超越订下的工作目标。

受经济环境好转、利率持续低企和物业供求偏紧刺激,2017年物业市道保持畅旺。尽管香港金融管理局于2017年5月推出物业按揭贷款审慎监管措施,以压抑炽热的市场气氛达数个月,物业交投于2018年年初转趋活跃,楼价亦录得显着升幅。为纾缓市民的税务负担,政府宽减2017年4月至2018年3月四季的差饷,上限为每季1000元,惠及325万个物业,政府收入因而减少107亿元。

amid global economic upswing. Growth momentum was regained in inbound tourism and domestic demand was robust, rendering the labour market in a state of full employment over the course of 2017. In pursuit of service excellence, we were successful in achieving or exceeding the performance targets for all service areas in respect of the major functions of the Rating and Valuation Department (the Department).

The Hong Kong economy picked up notably in 2017

The property market was buoyant during 2017, fuelled by the improved economic situation, sustained low interest rates and tight demand-supply balance of properties. Despite the introduction of prudential measures for property mortgage loans by the Hong Kong Monetary Authority in May 2017 which suppressed market sentiment for a couple of months, trading turned more active in early 2018 and flat prices recorded a hefty gain. To ease the tax burdens of the public, rates for the four quarters from April 2017 to March 2018 subject to a ceiling of \$1 000 per quarter were waived. It benefited 3.25 million properties and reduced government revenue by \$10.7 billion.

挑战与成果

本署顺利完成 2018-19 年度全面重估应课差饷租值这项主要工作,重估的应课差饷租值乃参照在2017 年 10 月 1 日这指定依据日期的相关因素及租金资料。重估完成后,应课差饷租值由 2018 年 4 月 1 日起生效。估价册所载约 250 万个估价物业单位的应课差饷租值总额增至 6 960 亿元,而地租登记册所载约 195 万个估价物业单位的应课差饷租值则增至 4 210 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 4.4% 和5.3%。

Challenges and Achievements

The 2018-19 general revaluation, a major task of the Department, was completed successfully with all rateable values reviewed by reference to the designated reference date of 1 October 2017 with regard to the then relevant factors and rental information. After revaluation, the aggregated rateable values effective on 1 April 2018 grew to \$696 billion for some 2.50 million assessments on the Valuation List and to \$421 billion for about 1.95 million assessments on the Government Rent Roll. The annual revaluation resulted in an average increase in rateable values of 4.4% and 5.3% for rates and Government rent respectively.

Commissioner's Overview

本署于 2018 年 3 月 16 日公布新估价册和地租登记册自 2018 年 4 月 1 日起生效。市民可登入本署网站www.rvd.gov.hk 和物业资讯网 www.rvdpi.gov.hk,查阅新的应课差饷租值。在2018 年 3 月 19 日至 5 月 31 日接受递交建议书期间,本署共录得约 34 000 宗应课差饷租值网上查询,涉及约 155 万个物业。此外,本署接获约 40 000 份要求修改估价册及/或地租登记册建议书,较去年增加约 1%。

在充分善用资讯科技解决方案的优势,本署的「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,以交易编号或查询进度编号查询已递交申请的现况和处理进度。

The new Valuation List and Government Rent Roll to take effect from 1 April 2018 were declared on 16 March 2018. The public was then able to make online search of the new rateable values on our website at www.rvd.gov.hk and our Property Information Online (PIO) website at www.rvdpi.gov.hk. During the proposal period from 19 March to 31 May 2018, we recorded around 34 000 online searches of the rateable values of some 1.55 million properties. About 40 000 proposals to alter the Valuation List and/or Government Rent Roll were received, increased by about 1% from the preceding year.

The Department is committed to pursuing customer-oriented services for 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". Furthermore, 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 onestop bill payment services.

Taking advantage of information technology solutions, 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 the status and progress 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 小时提供服务,方便市民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状况。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 370 万项物业资料。

本署在执行核心职能时,收集大量物业资料、楼价及租金数据。本署出版的《香港物业报告》载列了主要类别物业的统计数据。这些统计数据为政府部门广泛使用,就本地物业市场表现提供可靠参考,并广受市民欢迎。物业售价和租金的统计资料每月更新一次,并上载于本署网站。

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。本署并已制订一套新的策略性计划,以期提供所需支援来切合本署未来的工作需要。

机遇与展望

为了更有效率地向顾客和业务伙伴提供最佳服务,本署将致力推行下列措施以加强服务:

- 探讨与政府其他部门合作的机遇,以期提 升本署的网上服务;
- 加强批量估价工作,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;

Our PIO service renders round-the-clock service to the public. It provides easy access to check property addresses, essential property information and upto-date position of rates and Government rent accounts for 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 3.7 million property records.

The Department collects extensive property information, price and rental data in the process of undertaking the core functions. Our publication "Hong Kong Property Review" presents a range of statistics compiled on the major property sectors being widely used within Government and well received by the public as a reliable reference for the local property market performance. Statistics on prices and rents are updated on a monthly basis and available on the Department's website.

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 has been formulated with a view to providing necessary support to meet our operational needs in the years to come.

Opportunities and Prospects

To provide the best service to our customers and partners in an efficient manner, we will endeavour 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 analytic techniques to ascertain and consider customers' expectations;



Commissioner's Overview

- 继续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。

为实现本署「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,我们会时刻保持警惕,以专业态度竭诚提供最高的服务水平和质素。在未来日子,我们会不断改进,尽心尽力为市民提供更佳服务。

- 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.

To accomplish the Department's vision of "to be a world-wide model as a public agency in property valuation and information services", we remain vigilant in making our best endeavours in delivering the highest standards of performance and service quality in a professional manner. With our dedication and commitment to serve the community better in the future years, we shall continue to identify ways to improve our services.

差饷物业估价署署长 邓炳光测量师太平绅士 2018 年 10 月 Sr PK TANG, JP Commissioner of Rating and Valuation October 2018



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



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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。

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。

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 2018年4月1日,估价册所载的差饷估价物业单位有 2504588个,应课差饷租值总值约为6960亿元,详情请参阅表1至表8。

The principal functions of the Rating and Valuation Department are:

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

Rating Assessment

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

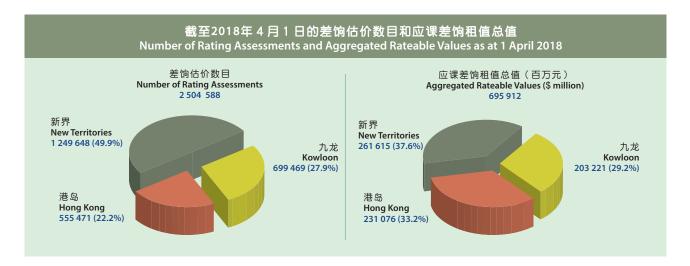
Rateable value is an estimate of the annual rental value of a property as at a designated date.

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).

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 2018 contained 2 504 588 rating assessments with a total rateable value of about \$696 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 2018 年 4 月 1 日,地租登记册所载的估价物业单位有 1 953 260 个,应课差饷租值总值约为 4 210 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 1 953 260 assessments as at 1 April 2018 with an aggregated rateable value of about \$421 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。

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。

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.

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。

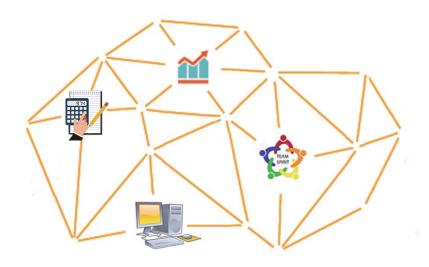
本署亦为没有订明价值的转让物业提供估值。

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 2006 年 2 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。

为政府其他部门提供估价服务

本署亦经常为政府其他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 February 2006, 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.

差饷物业估价署年报 2017-18 Rating and Valuation Department Annual Summary

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, 并分发给决策局和政府其他部门参考。

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。



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。

上述两份刊物可于本署网站免费浏览。

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.



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".

Both publications are available for free access on the Department's website.

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获授权向建筑物的拥有人发出命令,规定在有关建筑物标示获编配的门牌号数。

本署已透过媒体定期推行有关建筑物拥有人有责任标示正确门牌号数的宣传活动。现时,本署亦会举办地区性门牌号数展示运动,提醒有关人士正确标示门牌号数,让邮差和紧急救援人员等公务人员更有效率为市民服务。

Building Numbering

Under the Buildings Ordinance (Cap. 123), the Commissioner of Rating and Valuation is empowered to serve an order requiring the owner of a building to mark the building with the allocated building number.

The Department has set regular promotion through the mass media concerning owners' duty to display correct building numbers. At present, the Department also conducts district-based Building Numbering Campaign to remind the relevant parties to display building numbers properly. The correct display of building numbers enables public services, like postal and emergency services, to be provided more efficiently.



楼宇名称

本署出版的《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。这刊物可于本署网站免费浏览。

Names of Buildings

The Department publishes 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. This publication is available for free access on the Department's website.

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和义务均有所规定。

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。本署亦定期派员到各区民政事务处会见市民和每天到土地审裁处当值,提供有关服务。

市民亦可透过本署 24 小时自动电话资讯服务或浏览本署网站,获得一般租务资讯。

Landlord and Tenant Services

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

Advisory and Mediatory Services

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

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



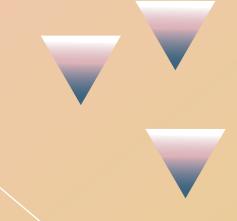
新租出或重订协议通知书

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

Notice of New Letting or Renewal Agreement

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





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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。

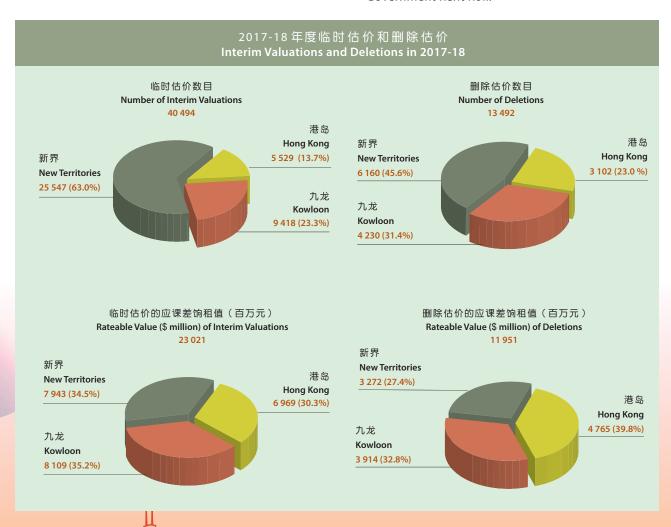
表 10 显示 2017-18 年度临时估价和删除估价的数目。下列图表显示估价册及地租登记册内按区域划分的临时估价和删除估价数目,以及有关的应课差饷租值:

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 2017-18 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:



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 2018-19 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 2 504 588 个物业的应课差饷租值,以及载于地租登记册内 1 953 260 个物业的应课差饷租值。

新应课差饷租值乃根据2017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2018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 2 504 588 assessments in the Valuation List and 1 953 260 assessments in the Government Rent Roll were reviewed in the revaluation for 2018-19.

The new rateable values which took effect on 1 April 2018 were based on market rents as at the designated reference date of 1 October 2017.



重估完成后,差饷及地租的应课差饷租值分别 平均上调 4.4% 和 5.3%。

在新的估价册内,其中 88.7% 物业的应课差饷租值平均上升 6.4%,另有 10.1% 物业的应课差饷租值维持不变,余下 1.2% 物业的应课差饷租值则平均下跌 5.7%。

表 11 详列全面重估应课差饷租值后,主要类别物业的差饷和地租变动情况。

The exercise had resulted in an average increase in rateable values of 4.4% for rates and 5.3% for Government rent.

For 88.7% of the properties in the new Valuation List, the rateable values were increased by 6.4% on average. Another 10.1% had no change in rateable values. The remaining 1.2% of the properties had their rateable values decreased by 5.7% on average.

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



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 分,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.

Number of cases in relation to proposals, objections and appeals dealt with in the past two years are shown in Table 12.

差饷征收率

差饷是根据应课差饷租值乘以一个百分率而征 收的。2017-18财政年度的差饷征收率为5%, 这征收率自 1999-2000 年度起一直维持不变。

现时所有差饷收入均拨归政府一般收入帐目。

Rates Percentage Charge

Rates are payable at a percentage of rateable value. For the financial year 2017-18, this percentage was 5%. The rates percentage charge has remained unchanged at 5% since 1999-2000.

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

按供水情况扣减差饷

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

如没有淡水供应,则每年缴纳的差饷额可获扣 减 15%。

下表概括列出截至2018年4月1日,这些按供 水情况获扣减差饷的物业数目和应课差饷租值 总数:

Water Concessions

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

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

The number and aggregated rateable values of assessments with water concessions as at 1 April 2018 are summarised in the table below:

按供水情况扣减差饷的物业 Properties with Water Concessions							
	应缴差饷获扣减 7.5% Rates payable reduced by 7.5%			应缴差饷获扣减 15% Rates payable reduced by 15%			
	数目 No.	应课差饷租值(千元) Rateable Value (\$'000)	数目 No.	应课差饷租值(千元) Rateable Value (\$'000)			
港岛 Hong Kong	1	31	12	36 931			
九龙 Kowloon	-	-	-	-			
新界 New Territories	28	360	457	43 935			
总数 Overall	29	391	469	80 866			

根据《地租(评估及征收)条例》(第515章) 征收地租

截至2018年4月1日,地租登记册记载的估价物业单位有1953260个。

2017-18 年度,本署为征收地租而作出的临时估价有 31 149 个,删除估价则有 8 300 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 2018 was 1 953 260.

The number of interim valuations and deletions carried out in 2017-18 for Government rent purposes were 31 149 and 8 300 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.

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

本署负责评估按《政府租契条例》征收的地租,并通知地政总署有关估价以供其发单及征收之用。截至 2018 年 3 月 31 日,约有 229 300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)

For Government rent under the Government Leases Ordinance, the Department is responsible for assessing the rent and notifying the Lands Department of the assessment for billing and collection. As at 31 March 2018, there were approximately 229 300 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								
	续期(Renewal	重新发展 Redevelopment					
年度 Year	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)				
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				
2017-18	2 166	310	1 106	435				

帐目和发单

差饷收入

2017-18 年度的差饷收入约为 222.03 亿元,反映了年内因差饷宽减措施而少收约 107.22 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 2017-18 was about \$22 203 million, reflecting the loss in revenue of about \$10 722 million due to rates concession granted in the year.

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



2017-18 差饷物业估价署年报 Rating and Valuation Department Annual Summary

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。2017-18年度退还的款额微不足道。

差饷欠款

2017-18 年度,本署向欠交差饷的业主追讨欠款的个案约有 28 800 宗。

该财政年度终结时,约有 25 600 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 2018 年 3 月 31 日,录得的拖欠差饷额约为 1.07 亿元,相等于全年差饷征收额的 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:

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 2017-18.

Arrears of Rates

In 2017-18, the Department took recovery action in respect of arrears outstanding for about 28 800 cases.

Some 25 600 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 2018, about \$107 million of rates arrears, or 0.5% of 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:

过去五年差饷欠款 Arrears of Rates in the Past Five Years 0.8% 150 0.48% 0.48% 0.42% 0.6% 0.40% 100 0.39% 0.4% 50 107 0.2% 0 0.0% 2013-14 2014-15 2015-16 2016-17 2017-18 财政年度终结时差饷欠款额(百万元) 平均欠款占全年平均征收款额的百分比 Arrears of rates at the end of the financial % of average arrears to average annual year (\$ million) amount demanded 所有数字并不包括现正办理原居村民豁免差饷申请的物业所未缴之差饷 All figures exclude the outstanding rates for properties where applications for rates exemption by indigenous villagers were being processed

Performance and Achievements

地租收入及欠款

2017-18年度按第515章评估的地租收入约为 115.01 亿元。

截至 2018 年 3 月 31 日,拖欠地租的帐目约有 19 000 个,未收的款项约为7000万元,平均 欠款占全年平均地租征收额 0.6%,此欠款额并 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 2018 年 4 月 1 日,本署处理约 259 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 2017-18 was about \$11 501 million.

Some 19 000 accounts had rent arrears as at 31 March 2018, comprising about \$70 million. The percentage of average arrears to average annual Government rent demanded was 0.6%. This amount excluded the outstanding Government rent for properties owned by indigenous villagers where applications for rent concession were being processed.

Rates and Government Rent Accounts

About 2.59 million rates and Government rent accounts were maintained by the Department as at 1 April 2018. 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 guarter.

Performance and Achievements

估价及物业资讯服务

印花税

2017-18 年度,共接获 116 135 宗需作审查和估价的个案。本署共提供 9 999 项估价,涉及的物业均属申报价值偏低,以及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:

Valuation and Property Information Services

Stamp Duty

In 2017-18, the number of cases received for examination and valuation was 116 135. The Department provided 9 999 valuations where the stated consideration was considered inadequate and for properties transferred without stated consideration.

The graph below shows the volume of this type of work in the past five years:



遗产税

年内共有 165 宗个案交由本署评定物业价值, 涉及 578 个物业。下图显示过去五年的遗产税 工作量:

Estate Duty

During the year, 165 cases involving 578 properties were forwarded to the Department for valuation. The graph below shows the volume of Estate Duty work in the past five years:



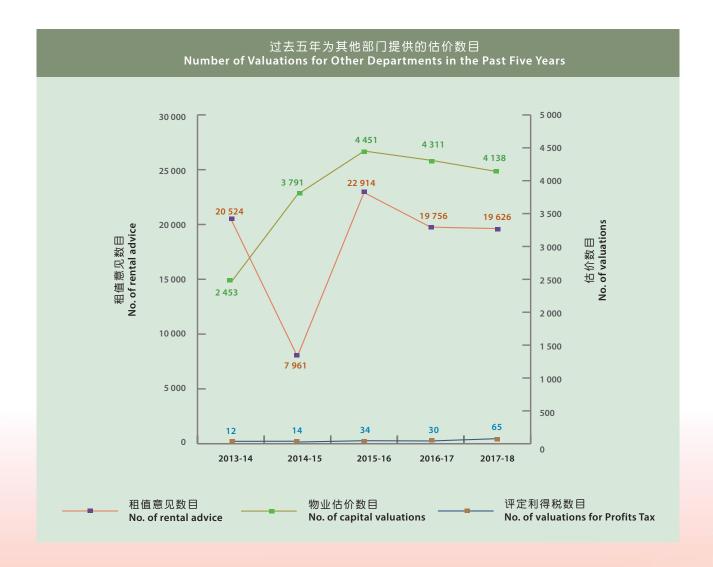
虽然遗产税已于 2006 年 2 月取消,但本署仍接到此日期之前的个案。

Despite abolition of Estate Duty in February 2006, the Department continued to receive past cases.

为政府其他部门和半官方机构提供估价服务

Valuations for Other Government Departments and Quasi-Government Bodies

过去一年间,为政府其他部门和半官方机构 提供的估价服务,包括 19 626 宗租值意见、 4 138 个物业售价评估,以及处理 65 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: Other valuations, including 19 626 rental advice, 4 138 capital valuations and 65 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:



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》2018年版回顾2017年物业市场的情况,并预测2018至2019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 2018 edition of the "Hong Kong Property Review" gives a review of the property market in 2017 and provides forecasts of completions in 2018 to 2019. 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.

Performance and Achievements

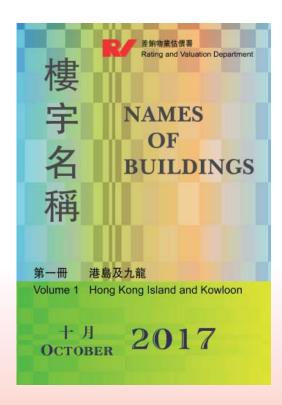
编配门牌号数

2017-18 年度获编配门牌号数的发展项目有 1022 个,其中937 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。

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。



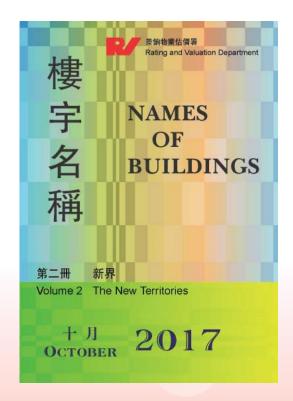
Building Numbering

During 2017-18, 1 022 developments were allotted with building numbers, of which 937 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.

Names of Buildings

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



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

2017-18 年度,本署处理约 102 000 宗查询,其中 35 900 宗由本署每天派驻土地审裁处当值的人员处理,另有 2 400 宗由本署每星期指定时间派往民政事务处当值的人员处理。

Landlord and Tenant Services

Landlord and Tenant (Consolidation) Ordinance

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

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

Advisory and Mediatory Services

In 2017-18, some 102 000 enquiries were handled, with 35 900 and 2 400 of these being dealt with by officers during their daily and weekly visits to the Lands Tribunal and District Offices respectively.



新租出或重订协议通知书

2017-18 年度,本署共处理约 53 800 份新租出或重订协议通知书。

Notice of New Letting or Renewal Agreement

A total of some 53 800 Notices of New Letting or Renewal Agreement were processed in 2017-18.



服务表现和成就

Performance and Achievements

服务表现和目标

服务承诺

2017-18 年度服务承诺所载的全部 11 项工作均达标或超额完成。



24 小时自动电话资讯服务

本署设有 24 小时自动电话资讯服务,让市民透过预录声带,查询有关差饷、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 2017-18 Performance Pledge, the set service levels or targets were either achieved or exceeded.



24-hour Automated Telephone Enquiry Service

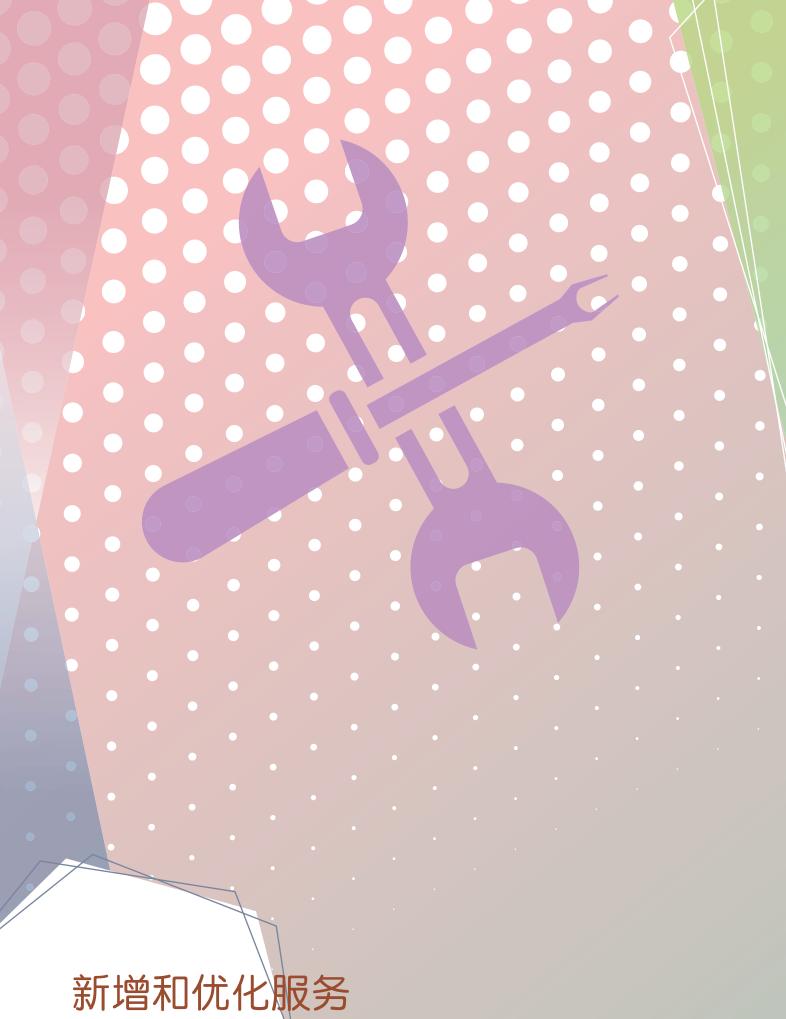
Our 24-hour automated telephone enquiry service provides recorded information on rating, Government rent as well as landlord and tenant matters plus updated information on rates and/or Government rent billing and collection matters.

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.



新增和优化服务 New and Improved Services

38	以电子方式递交表格及通知书
	Electronic Submission of Forms and Notices

- 38 物业资讯网
 Property Information Online (PIO)
- 39 发出征收差饷地租电子通知书 Electronic Issue of Rates / Government Rent Demands
- 39 网上查询进度服务 Online Progress Tracking Facility (OPTF)
- 39 电子支票支付 Pay e-Cheque

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,或致电2152 0111 向本署查询有关「递交表格电子化」的资料。

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 (有关资料会于每年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
- 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。

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

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
- Enquiry on property data for individual rates or Government rent payers of private domestic properties (excluding village houses).

新增和优化服务 New and Improved Services

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,寻找逾 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。本署会探讨与政府其他部门加强合作的机会,以提升我们的网上服务。

With the alignment of address records with the Land Registry, PIO offers a versatile bilingual search engine with five different searching paths of over 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 33 200 名用户登记使用,连结约 49 000 个缴纳人帐目,其中大约 66% 的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 33 200 subscribers have registered for the service, linking up about 49 000 payer accounts. It is encouraging to see that about 66% 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.

网上查询讲度服务

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.

电子支票支付

为方便个人及公司/机构于网上使用电子支票,本署自2016年6月21日起接受于「香港政府一站通」的「电子支票支付」综合网站使用电子支票/电子本票以缴交差饷和地租。

Pay e-Cheque

To facilitate the use of e-cheques via the Internet by individuals and corporations, the Department started from 21 June 2016 accepting e-Cheque/e-Cashier's Order for settling rates and Government rent payment through the centralised "Pay e-Cheque" portal via GovHK.

2017-18 差饷物业估价署年报 Rating and Valuation Department Annual Summary



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	Annual General Revaluation

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- 43 推行部门资讯科技计划 Implementation of Departmental Information Technology Plan (DITP)

迎接挑战 Challenges Ahead

每年全面重估应课差饷租值

全面重估差饷的目的,是根据差饷缴纳人所占用物业的市值租金水平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 Revaluation

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。

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。

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.

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.



差饷物业估价署年报

2017-18

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、巡查沙田区楼宇门牌号数展示情况、评估本港物业等工作外判。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。

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。本署已制订 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,支援我们的业务。

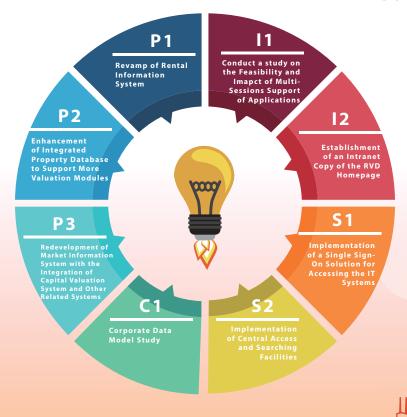
Outsourcing Opportunities

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 Sha Tin and assessment of properties in the territory. 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.

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. A new DITP has been prepared to support our business in a systematic and strategic manner in the short to medium-term.

Departmental Information Technology Plan



2017-18 差饷物业估价署年报 Rating and Valuation Department Annual Summary





环保报告

Environmental Report

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

环保政策和目标

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

政策:差饷物业估价署使用资源时,遵循「减用、再用和再造」三大原则。

目標:节约资源和减少废物。

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

提高员工的环保意识

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

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

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

Environmental Policy and Objectives

The Department is committed to ensuring that our operations are conducted in an environmentally responsible manner and meeting the commitments of the Clean Air Charter. The Department has formulated its environmental policy and objectives as follows:

Policy: The Rating and Valuation Department will exercise the principles of Reduce, Reuse and Recycle in the consumption of resources.

Objectives: Resources saving and waste reduction.

The Department has integrated an environmentally responsible culture in all aspects of its operations and has accorded a high priority in implementing various green housekeeping measures in its operations. To this end, our Departmental Secretary is appointed as Green Manager to oversee and review the Department's green measures.

Promotion of Staff Awareness

To promote environmental awareness and participation among staff in the continuous improvement of environmental protection and enhancing energy conservation and efficiency on green issues, and to sustain staff support, the Department has:

- circulated regularly through the intranet system various departmental green housekeeping measures and up-to-date green initiatives;
- disseminated saving tips to promote economy in the use of resources;

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
- 由康乐社筹办活动,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;
- 避免使用非必要的照明设备,并拆除过多的 光管,把员工一般不会在该处阅读文件的地 方调暗;

- 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 airconditioners 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;



环保报告

Environmental Report

- 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。当室外的气温高于摄氏 25.5 度时,将办公室的温度保持在摄氏 25.5 度;
- 鼓励员工徒步上落一、两层楼,以取代使用 升降机;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 when the outdoor air temperature is above 25.5°C;
- encourage using the stairs rather than taking the lift for going up or down one or two storeys; 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;
- 使用电脑接收传真文件,以便筛选垃圾邮件;
- 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 联网和其他电子方式分发指引和守则;
- 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;
- use computer to receive fax so as to screen out junk mail;
- keep documents distribution list to minimal level;
- reduce the number of hardcopy manuals and regulations, and maximise the use of the intranet system and other electronic means in distributing manuals and regulations;
- 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 nonelectronic 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;
- 避免使用难以回收的纸张(例如纸杯及涂有 塑料的纸);
- 保持可回收的废纸干爽清洁,并尽量清除纸上的胶纸、钉书钉和回形针;
- 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;
- avoid using paper which has no/limited recycling outlet (e.g. paper cups, paper coated with plastic);
- keep paper recyclables dry and clean and remove adhesive tapes, staples and paper clips from paper to be recycled as far as possible;
- 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.

2017-18 差饷物业估价署年报 Rating and Valuation Department Annual Summary

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;
- 于采购时尽量采用环境保护署制定的环保规格;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

2017-18 年 度 本 署 的 A3 和 A4 纸 耗 用 量 合 共 为 8 338 令 , 较 2002-03 年 度 的 12 070 令 减 少 30.9% 。 此外 , 2017-18 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;
- adopt green specifications promulgated by the Environmental Protection Department for procurement exercises where such specifications are applicable; and
- procure photocopiers and printers with doublesided copying/printing function.

Green Performance

Reduced Consumption of Paper

The consumption of A3 and A4 paper in 2017-18 was 8 338 reams, indicating a reduction of 30.9% against 12 070 reams in 2002-03. Besides, about 98.5% of the paper requirement for 2017-18 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。 In the coming year, the Department shall keep on promoting environmental awareness among colleagues and endeavour to continue to economise consumption.

2004年1月,本署推出综合发单及缴款服务,让拥有多个物业的缴纳人可选择收取一张综合征收通知书,自此本署的纸张及信封耗用量持续减少。

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.

截至 2017-18 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。

As at the end of 2017-18, 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.

减少和回收废物

Reduce and Recycle of Wastes

本署继续积极减少制造废物,并鼓励废物回收。2017-18 年度共回收了 34 671 公斤废纸,并收集了 808 个用完的碳粉盒/喷墨盒,交予政府物流服务署公开拍卖。

The Department has continued its efforts to reduce and recycle wastes. In 2017-18, 34 671 kilograms of waste paper were collected for recycling; and 808 numbers of empty toner/inkjet cartridges were collected for sale by public auctions arranged by the Government Logistics Department.

清新空气约章

Clean Air Charter

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: 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:

- 遵守所有适用于汽车操作的条例和规例;
- comply with all the applicable ordinance and regulations related to vehicle operation;
- 每年为部门车辆安排全面检查,确保车辆操作正常;以及
- arrange annual maintenance to ensure proper function of the Department's vehicle; and
- 采取各项办公室和车辆操作的节能措施。
- adopt a number of energy saving measures in the office and for vehicle operation.

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》。

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

环保报告

Environmental Report

前瞻

为响应政府节省能源和纸张的呼吁,本署会继续尽力节约用纸和用电。各科别将认真检讨并密切留意用纸和用电模式,务求令办公室的运作更具环保效益。

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,本统以系明的资讯科技平台,集合部门的书面知识介明有的方式作经验和知识,通过电子政府的方式中的方式,本署已对的电子政府的方式,本署已对的电子政府的方式整合管理系统,的方式整合管理。实施电子公室无纸的的方式整合管空间,向办公室无纸的进一步。

电子发单服务

为提供快捷简便的服务,同时节约用纸,本署在 2010 年 12 月推出电子发单服务,市民可于征收差饷及/或地租季度通知书印文本发出之前,经互联网收取通知书的电子版本。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。

The Way Forward

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

Electronic Information Management System (EIMS)

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.

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 2018 年 3 月为止,超过 33 200 个用户登记使用电子发单服务,连结约 49 000 个缴纳人帐户,当中约 66% 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 2018, over 33 200 subscribers have registered for the service, linking up about 49 000 payer accounts. About 66% 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》的承諾,为改善本港的空气质素出一分力。

Clean Air Charter

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



人力资源

Human Resources



邓炳光太平绅士 署长

Mr PK TANG, JP Commissioner

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)

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) 廖文华女士 内务秘书

Ms Mandy LIU Departmental Secretary 蔡立耀太平绅士 副署长

Mr LY CHOI, JP Deputy Commissioner

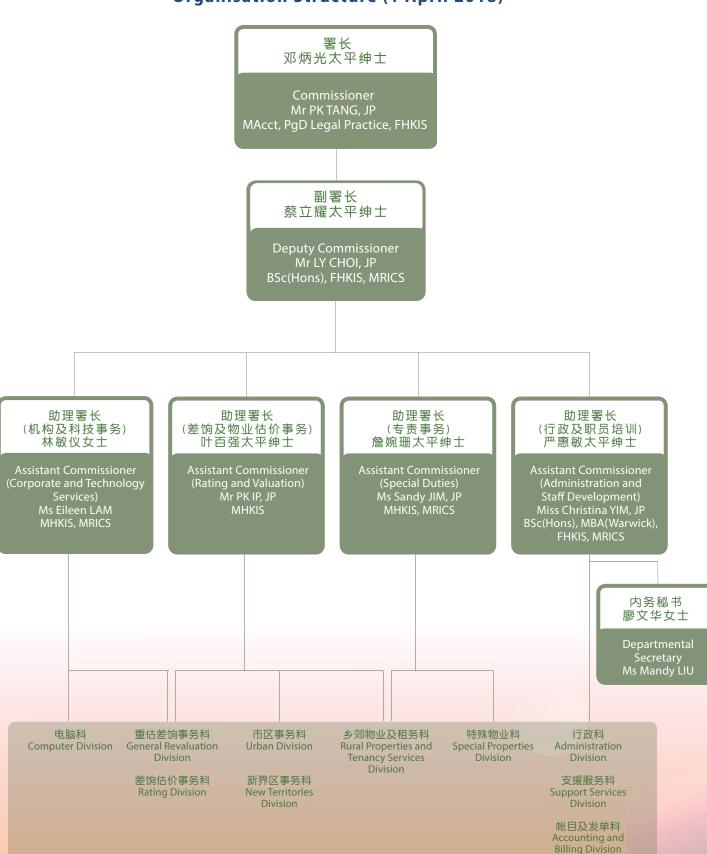
助理署长 (行政及职员培训) Miss Christina YIM, JP Assistant Commissione

严惠敏太平绅士

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)

部门架构 (2018年4月1日) Organisation Structure (1 April 2018)



人力资源

Human Resources

人手编制

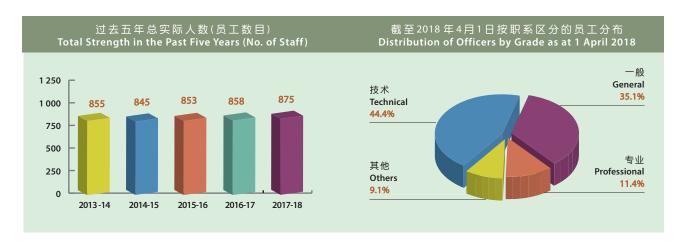
截至2018年4月1日,本署实际总人数为875人, 其中包括 100 名专业职系及 388 名技术职系人 员,307名一般职系及80名其他职系人员。

以下图表显示过去五年的实际总人数,以及截 至 2018 年 4 月 1 日按职系区分的员工比例:

Staffing

As at 1 April 2018, the Department had a total strength of 875 officers comprising 100 professional and 388 technical officers, 307 officers of general grade and 80 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 2018:



附录 B 列出 2017 年 4 月 1 日和 2018 年 4 月 1 日 本署的编制与实际人数比较。

本署 2017-18 年度的个人薪酬(不计长俸、旅 费、宿舍等开支)和部门开支达 5.31 亿元,上 年度则为 5.13 亿元。

Annex B sets out a comparison of the establishment and strength as at 1 April 2017 and 1 April 2018.

Expenditure on personal emoluments (other than pensions, passages, quarters, etc.) and charges for departmental expenses amounted to \$531 million in 2017-18, compared with \$513 million in the preceding year.

培训与发展计划

本署 2017-18 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 2.6 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。

Training and Development Plan

The Departmental Training and Development Plan for 2017-18 was implemented successfully. During the year, departmental grade staff received training for 2.6 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.

人力资源 Human Resources

专业职系人员培训

为配合专业职系人员的事业及持续专业发展,本署安排一名物业估价测量师前赴英国物业估价局,由 2017 年 4 月起实习三个月。

为加深了解内地的政治、社会、经济和法律制度,本署副署长到国家行政学院参加了国家事务研修课程。另有一名首席物业估价测量师、一名高级物业估价测量师和一名物业估价测量师分别参加了清华大学、北京大学和浙江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四个涉及不同专业课 题的内部研讨会。

为物业估价测量见习生、年资浅的物业估价测量师/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。本署已安排四名首席物业估价测量师和五名高级物业估价测量师指导 20 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

For career and continuing professional developments, a Valuation Surveyor was attached to the Valuation Office Agency of the United Kingdom for three months from April 2017.

To familiarise with the political, social, economic and legal systems in the Mainland, Deputy Commissioner attended the National Studies Programme at the Chinese Academy of Governance. Meanwhile, one Principal Valuation Surveyor, one Senior Valuation Surveyor and one Valuation Surveyor attended the National Studies Courses at Tsinghua University, Peking University and Zhejiang University respectively.



For continuing professional development, four inhouse seminars on different professional topics were held for professionally qualified officers and trainees of the Department during the year.

The mentoring schemes for Valuation Surveying Graduates and junior Valuation Surveyors/Assistant Valuation Surveyors have been in place since early 2003 and September 2004 respectively. There were 20 junior Valuation Surveyors and Assistant Valuation Surveyors placed under the mentorship of four Principal Valuation Surveyors and five 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

2017-18 年度,本署五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 25 班,涵盖 15 个课题,共有945 名学员出席。

此外,七班为同事度身订造有关顾客服务及团队建立的培训课程亦在年内举行,共有 213 名职员参加。

另有 102 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 2017-18, five 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 25 classes covering 15 topics were held with a total attendance of 945 trainees.

Customised training courses on customer service and team building were also held in-house during the year. A total of seven classes were arranged for 213 staff members.

In-house induction seminars were held for 102 new recruits as well as officers of the general and common grades posted to the Department during the year.



人力资源 Human Resources

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340名学员参加了19个为他们度身订造有关各类电脑课程的班别。

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572人次参加。

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。

2017-18 年度,网上学习系统共录得 2 128 次点击,54 名学员报读不同的网上课程。知识管理系统作为「一站式知识平台」,已成为署内资讯和知识的单一接触点,提供各种协作工具,包括项目支援工具与讨论区,让同事就有兴趣的课题分享资讯和交流意见。

Other Training Courses

Responses of staff on computer training and IT applications were good. A total of 340 trainees in 19 customised classes attended a variety of computer courses during the year.

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 572 was recorded.

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 2017-18, 2 128 hits to the e-Learning System were recorded with 54 users enrolling on various webcourses. 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 gettogethers 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.

人力资源 **Human Resources**

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、乒乓球和网球。此外,康乐社亦举办多 种兴趣班,如太极拳、瑜伽及书法,大受同事 欢迎。

在喜庆节日如中秋节及农历新年,康乐社为同 事安排应节礼品订购,反应热烈。康乐社在今 个年度举办的益力多大埔厂房参观活动更吸引 了不少同事一家大小出席。

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、香港青年协会、匡 智会、健康快车、关爱之家、赛马会善宁之家 和母亲的抉择。此外,义工队亦参与多种义工 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。

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30950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, table tennis and tennis. The Club also organised various interest classes on Taichi, Yoga and Chinese calligraphy. They were well received by colleagues.

On festive occasions such as the Mid-Autumn Festival and Chinese New Year, the Club organised pre-orderings of festive items, which were popular among colleagues. A visit was organised to Yakult Hong Kong in Tai Po this year and attracted the participation of many colleagues and their families.

The Volunteer Service Team of the Department worked together with different non-profit making organisations, such as the Yang Memorial Methodist Social Service, the Hong Kong Federation of Youth Groups, Hong Chi Association, Lifeline Express, Home Care for Girls, Jockey Club Home for Hospice 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 \$30 950 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 2018 年 4 月 1 日各地区的已估价物业 Valuation List - Assessments by District as at 1 April 2018

地区	District	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	152 439	94 782 897
湾仔	Wan Chai	115 261	57 748 946
东区	Eastern	196 337	50 203 497
南区	Southern	91 434	28 340 306
港岛	Hong Kong	555 471	231 075 645
油尖旺	Yau Tsim Mong	188 519	76 721 919
深水埗	Sham Shui Po	123 269	29 118 773
九龙城	Kowloon City	147 489	34 544 156
黄大仙	Wong Tai Sin	93 679	19 340 109
观塘	Kwun Tong	146 513	43 495 973
九龙	Kowloon	699 469	203 220 930
· · · · · · · · · · · · · · · · · · ·	Kwai Tsing	110 411	44 864 098
荃湾	Tsuen Wan	126 817	28 520 121
电门	Tuen Mun	170 328	22 626 297
元朗	Yuen Long	185 326	29 331 445
北区	North	102 623	14 102 612
大埔	Tai Po	113 540	17 437 155
沙田	Sha Tin	228 572	47 784 918
西贡	Sai Kung	153 233	29 764 371
离岛	Islands	58 798	27 184 827
新界	New Territories	1 249 648	261 615 842
总数	OVERALL	2 504 588	695 912 417

估价册 - 截至 2018 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 2018

	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	
地区 District	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	71 350	12 785 455	9 972	3 985 372	14 018	12 081 404	441	203 075	95 781	29 055 307
湾仔 Wan Chai	51 339	9 520 359	9 032	3 323 649	12 358	9 393 020	241	45 084	72 970	22 282 113
东区 Eastern	133 218	22 381 737	16 122	5 219 676	5 117	2 624 877	187	92 121	154 644	30 318 411
南区 Southern	45 511	6 803 811	4 043	1 499 501	11 427	11 052 243	64	127 980	61 045	19 483 536
港岛 Hong Kong	301 418	51 491 362	39 169	14 028 199	42 920	35 151 545	933	468 261	384 440	101 139 367
油尖旺 YauTsim Mong	98 595	13 467 642	14 898	4 822 258	5 073	2 908 639	402	65 237	118 968	21 263 776
深水埗 Sham Shui Po	74 149	9 639 005	6 818	1 741 674	3 167	1 591 484	308	184 800	84 442	13 156 963
九龙城 Kowloon City	78 708	10 844 441	17 941	4 938 210	12 008	6 234 905	183	356 279	108 840	22 373 835
黄大仙 Wong Tai Sin	69 491	8 211 894	1 441	433 585	501	231 231	120	10 389	71 553	8 887 099
观塘 Kwun Tong	90 826	10 954 685	820	160 440	153	37 313	143	37 924	91 942	11 190 362
九龙 Kowloon	411 769	53 117 667	41 918	12 096 167	20 902	11 003 573	1 156	654 629	475 745	76 872 036
葵青 Kwai Tsing	65 590	8 094 677	2 898	754 287	610	198 936	281	65 178	69 379	9 113 078
荃湾 Tsuen Wan	73 258	10 285 813	7 242	1 610 892	1 572	556 873	392	45 042	82 464	12 498 620
屯门 Tuen Mun	114 779	10 387 720	4 310	674 947	2 981	863 239	286	101 682	122 356	12 027 589
元朗 Yuen Long	124 990	10 929 001	14 130	2 303 801	8 689	2 012 149	1 315	43 709	149 124	15 288 660
北区 North	75 117	6 476 142	3 481	391 053	3 922	796 758	1 486	42 734	84 006	7 706 687
大埔 Tai Po	74 825	7 617 883	6 499	1 192 502	8 524	3 133 544	496	41 095	90 344	11 985 025
沙田 Sha Tin	142 365	18 539 309	17 201	4 300 447	6 329	2 648 152	199	192 823	166 094	25 680 731
西贡 Sai Kung 离岛	116 181	16 127 490	7 293	1 728 404	5 271	3 067 236	116	113 151	128 861	21 036 281
Islands	37 206	3 644 585	8 542	1 764 366	3 860	1 684 829	258	7 257	49 866	7 101 036
新界 NewTerritories	824 311	92 102 622	71 596	14 720 700	41 758	14 961 715	4 829	652 670	942 494	122 437 707
总数 OVERALL	1 537 498	196 711 652	152 683	40 845 065	105 580	61 116 833	6 918	1 775 559	1 802 679	300 449 109

- * 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 2018 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 2018

	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# HONGKONGHOUSING SOCIETY &	
地区			其屋计划下 前租住公屋单位:		租住? Rental H			HONG KONG	SETTLERS HOUSING ATION LIMITED#
			al Housing Units nder TPS *	仍未!	提基计划下 医出的单位 sold under TPS *		置其屋计划 on TPS *		住公屋 al 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	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	-	_	-	_	5	41 559	878	185 414
湾仔	Wan Chai	-	-			-	-	3	219 690
东区	Eastern	2 769	257 019	857	61 483	71	2 830 213	1 091	413 021
南区	Southern	8 120	615 245	2 407	144 003	42	1 616 302	5	48 123
港岛	Hong Kong	10 889	872 264	3 264	205 486	118	4 488 074	1 977	866 249
油尖旺	Yau Tsim Mong	-	_	-	_	4	288 731	670	68 989
深水埗	Sham Shui Po	5 066	330 078	1 664	86 502	106	3 730 963	8	70 786
九龙城	Kowloon City	-	_	-	_	32	1 256 203	18	405 507
黄大仙	Wong Tai Sin	17 876	1 364 294	5 533	319 343	134	4 752 795	-	-
观塘	Kwun Tong	11 179	693 517	4 873	216 664	217	9 426 376	342	341 163
九龙	Kowloon	34 121	2 387 890	12 070	622 508	493	19 455 069	1 038	886 446
葵青	Kwai Tsing	11 730	829 400	2 875	150 562	158	6 228 483	461	211 398
荃湾	Tsuen Wan	-	<u>-</u>	-	<u>-</u>	39	1 163 985	175	136 668
屯门	Tuen Mun	12 437	654 882	8 916	338 260	61	1 678 172	-	<u>-</u>
元朗	Yuen Long	5 563	258 993	2 920	128 083	123	2 678 852	-	<u>-</u>
北区	North	13 737	791 348	3 850	180 561	23	1 028 083	158	28 119
大埔	Tai Po	15 510	1 242 538	5 369	317 102	17	590 838		<u>-</u>
沙田	Sha Tin	22 473	1 699 536	4 039	247 927	103	4 624 749	14	245 566
西贡	Sai Kung	11 342	873 557	3 864	236 543	37	1 987 088	249	123 253
离岛	Islands	-	-	-	-	63	951 472	-	-
新界	New Territories	92 792	6 350 254	31 833	1 599 039	624	20 931 722	1 057	745 004
总数	OVERALL	137 802	9 610 407	47 167	2 427 033	1 235	44 874 865	4 072	2 497 699

- # 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 2018 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 2018

		铺	铺位 Shop		Other Commercial
地区	District	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	9 138	10 319 382	2 512	5 952 820
湾仔	Wan Chai	8 112	10 778 188	2 218	4 788 151
东区	Eastern	8 345	3 928 122	927	862 275
南区	Southern	2 263	1 318 179	623	316 811
港岛	Hong Kong	27 858	26 343 871	6 280	11 920 057
油尖旺	Yau Tsim Mong	21 099	21 964 082	3 881	8 377 023
深水埗	Sham Shui Po	9 430	4 403 466	1 390	593 027
九龙城	Kowloon City	7 728	3 252 365	867	688 753
黄大仙	Wong Tai Sin	3 427	2 092 898	147	127 548
观塘	Kwun Tong	5 910	4 920 459	310	464 026
九龙	Kowloon	47 594	36 633 270	6 595	10 250 377
葵青	Kwai Tsing	3 888	2 496 396	164	183 516
荃湾	Tsuen Wan	5 528	3 494 721	194	511 180
屯门	Tuen Mun	5 632	3 124 248	141	308 123
元朗	Yuen Long	7 559	3 843 112	408	480 874
北区	North	2 870	2 143 855	51	84 881
大埔	Tai Po	2 633	1 561 385	148	210 667
沙田	Sha Tin	4 722	5 233 384	110	497 790
西贡	Sai Kung	3 160	2 501 343	29	21 419
离岛	Islands	2 682	5 881 483	64	212 781
新界	New Territories	38 674	30 279 927	1 309	2 511 231
总数	OVERALL	114 126	93 257 069	14 184	24 681 665

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估价册 - 截至 2018 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 2018

		写 字	学楼 Office	工贸大厦(ndustrial/Office
地区	District	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	22 290	32 303 853	-	-
湾仔	Wan Chai	13 349	13 861 112	-	-
东区	Eastern	3 825	5 296 753	200	281 609
南区	Southern	1 638	779 252	26	10 002
港岛	Hong Kong	41 102	52 240 970	226	291 611
油尖旺	Yau Tsim Mong	21 641	12 927 492	85	23 355
深水埗	Sham Shui Po	2 053	1 079 683	950	437 516
九龙城	Kowloon City	1 246	598 743	18	6 782
黄大仙	Wong Tai Sin	169	145 946	343	64 870
观塘	Kwun Tong	3 916	6 299 475	1 286	745 079
九龙	Kowloon	29 025	21 051 339	2 682	1 277 603
葵青	Kwai Tsing	676	847 098	370	270 910
荃湾	Tsuen Wan	1 418	567 727	445	40 090
屯门	Tuen Mun	482	117 104	-	-
元朗	Yuen Long	530	150 307	-	-
北区	North	220	128 119	58	11 831
大埔	Tai Po	61	19 208	-	-
沙田	Sha Tin	1 678	1 479 838	99	38 511
西贡	Sai Kung	12	30 828	-	-
离岛	Islands	414	801 349	-	-
新界	New Territories	5 491	4 141 577	972	361 342
总数	OVERALL	75 618	77 433 887	3 880	1 930 556

估价册 - 截至 2018 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 2018

		エ厂フ	र्म <u> </u> Factory	货仓	Storage
地区	District	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	124 902	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	6 133	2 463 820	24	161 498
南区	Southern	3 785	1 211 852	10	38 304
港岛	Hong Kong	10 303	3 800 574	34	199 802
油尖旺	Yau Tsim Mong	2 130	472 520	2	358
深水埗	Sham Shui Po	5 143	2 100 625	52	196 784
九龙城	Kowloon City	3 222	1 278 427	110	174 052
黄大仙	Wong Tai Sin	3 352	967 216	2	2 652
观塘	Kwun Tong	19 170	5 539 857	153	296 942
九龙	Kowloon	33 017	10 358 645	319	670 787
葵青	Kwai Tsing	17 243	4 028 833	791	3 633 223
荃湾	Tsuen Wan	11 688	3 241 897	423	723 632
屯门	Tuen Mun	6 913	1 639 457	271	156 412
元朗	Yuen Long	1 198	919 322	100	151 972
北区	North	2 148	606 149	43	170 288
大埔	Tai Po	340	981 604	-	-
沙田	Sha Tin	10 022	2 108 627	312	837 153
西贡	Sai Kung	34	609 702	5	6 576
离岛	Islands	25	127 915	116	256 812
新界	New Territories	49 611	14 263 506	2 061	5 936 069
总数	OVERALL	92 931	28 422 725	2 414	6 806 658

估价册 - 截至 2018 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 2018

类别	Category	数量 Number	%	应课差饷租值 Rateable Value (千元 \$'000)	%
住宅	Domestic Premises	1 855 153	74.1	350 248 706	50.3
铺位及其他商业楼宇	Shop and Other Commercial Premises	128 310	5.1	117 938 734	16.9
写字楼	Office	75 618	3.0	77 433 887	11.1
工贸大厦	Industrial / Office Premises	3 880	0.2	1 930 556	0.3
工厂大厦	Factory	92 931	3.7	28 422 725	4.1
货仓	Storage Premises	2 414	0.1	6 806 658	1.0
车位 *	Car Parking Spaces *	286 605	11.4	14 557 060	2.1
其他物业	Others	59 677	2.4	98 574 091	14.2
总数	OVERALL	2 504 588	100.0	695 912 417	100.0

^{*} 包括住宅及非住宅车位。

 $[\]ensuremath{^{*}}$ Include both domestic and non-domestic car parking spaces.

估价册 - 截至 2018 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 2018

	果差饷租值 (元) ble Value Range (\$)	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	总数 Total	%	累积 %^ Cumulative %^
3 001	- 9 999	2 121	5 183	19 908	27 212	1.1	1.1
10 000	- 19 999	7 959	16 647	72 590	97 196	3.9	5.0
20 000	- 29 999	32 149	22 488	60 798	115 435	4.6	9.6
30 000	- 39 999	22 573	35 399	41 792	99 764	4.0	13.6
40 000	- 49 999	11 750	18 958	39 099	69 807	2.8	16.3
50 000	- 59 999	4 359	17 780	46 443	68 582	2.7	19.1
60 000	- 69 999	4 292	27 035	53 512	84 839	3.4	22.5
70 000	- 79 999	8 248	36 406	77 560	122 214	4.9	27.4
80 000	- 89 999	8 952	37 968	76 248	123 168	4.9	32.3
90 000	- 99 999	14 085	44 239	94 061	152 385	6.1	38.4
100 000	- 119 999	37 481	78 898	171 903	288 282	11.5	49.9
120 000	- 139 999	51 371	63 535	132 442	247 348	9.9	59.7
140 000	- 159 999	52 693	48 529	97 024	198 246	7.9	67.7
160 000	- 179 999	42 930	40 329	65 173	148 432	5.9	73.6
180 000	- 199 999	35 289	28 879	42 452	106 620	4.3	77.8
200 000	- 249 999	57 370	53 726	63 177	174 273	7.0	84.8
250 000	- 299 999	32 012	28 370	28 466	88 848	3.5	88.3
300 000	- 349 999	23 098	20 095	13 830	57 023	2.3	90.6
350 000	- 399 999	16 350	13 941	8 213	38 504	1.5	92.2
400 000	- 449 999	10 662	9 5 1 6	5 532	25 710	1.0	93.2
450 000	- 499 999	10 932	8 117	4 804	23 853	1.0	94.1
500 000	- 599 999	14 577	9 411	6 727	30 715	1.2	95.4
600 000	- 749 999	13 526	8 261	6 404	28 191	1.1	96.5
750 000	- 999 999	13 405	7 132	5 959	26 496	1.1	97.5
1 000 000	- 1 499 999	11 515	6 223	5 164	22 902	0.9	98.5
1 500 000	- 1 999 999	4 359	3 341	2 601	10 301	0.4	98.9
2 000 000	- 2 999 999	3 870	2 930	2 495	9 295	0.4	99.2
3 000 000	- 9 999 999	5 613	4 548	3 699	13 860	0.6	99.8
10 000 000	- 99 999 999	1 875	1 550	1 524	4 949	0.2	100.0
100 000 000	- 999 999 999	53	33	42	128	*	100.0
1 000 000 000		2	2	6	10	*	100.0
总数	OVERALL	555 471	699 469	1 249 648	2 504 588	100.0	-

^{*} 低于 0.05%。

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

^{*} Percentage below 0.05%.

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

地租登记册-截至2018年4月1日各地区的已估价物业 Government Rent Roll - Assessments by District as at 1 April 2018

		不超逾最低应课差饷租值 * Not Exceeding Minimum Rateable Value *		应课差饷租值 um Rateable Value
地区	District	数量 Number	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	120	15 528	24 084 080
湾仔	Wan Chai	4	12 565	7 749 127
东区	Eastern	94	48 131	13 142 853
南区	Southern	37	48 509	11 874 919
港岛	Hong Kong	255	124 733	56 850 979
油尖旺	Yau Tsim Mong	63	57 810	26 585 725
深水埗	Sham Shui Po	332	121 704	26 802 233
九龙城	Kowloon City	13	49 828	15 664 998
黄大仙	Wong Tai Sin	69	93 549	18 297 025
观塘	Kwun Tong	288	146 408	39 180 879
九龙	Kowloon	765	469 299	126 530 861
葵青	Kwai Tsing	348	109 627	36 980 607
荃湾	Tsuen Wan	2 640	126 752	25 533 945
屯门	Tuen Mun	5 421	167 473	21 747 191
元朗	Yuen Long	32 134	176 884	26 393 322
北区	North	37 993	92 497	12 415 472
大埔	Tai Po	31 546	105 713	16 519 675
沙田	Sha Tin	5 084	223 712	44 468 187
西贡	Sai Kung	15 958	148 186	29 144 844
离岛	Islands	20 691	55 549	24 392 501
新界	New Territories	151 815	1 206 393	237 595 744
总数	OVERALL	152 835	1 800 425	420 977 584

- * 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.

2017-18 年度临时估价及删除估价* Interim Valuations and Deletions in 2017-18 *

			シ地租 vernment Rent		差饷 :Only	只计 Governmen	
区域 Area		临时估价 Interim Valuations	删除估价 Deletions	临时估价 Interim Valuations	删除估价 Deletions	临时估价 Interim Valuations	删除估价 Deletions
港岛	数量 Number	1 296	442	4 207	2 635	26	25
Hong Kong	应课差饷租值 Rateable Value (千元 \$'000)	1 768 684	1 064 612	4 390 262	3 366 154	809 766	333 484
九龙	数量 Number	7 745	2 041	1 601	1 963	72	226
Kowloon	应课差饷租值 Rateable Value (千元 \$'000)	4 000 102	1 605 432	2 978 196	2 086 607	1 131 320	222 276
新界	数量 Number	19 507	3 223	3 537	594	2 503	2 343
New Territories	应课差饷租值 Rateable Value (千元 \$'000)	5 387 340	2 159 889	1 229 103	198 862	1 326 469	913 560
总数	数量 Number	28 548	5 706	9 345	5 192	2 601	2 594
OVERALL	应课差饷租值 Rateable Value (千元 \$'000)	11 156 126	4 829 933	8 597 561	5 651 623	3 267 555	1 469 321

^{*} 不包括在估价册 / 地租登记册直接载入和删除的估价。

 $^{* \ {\}sf Exclude} \ assessments \ directly \ inserted \ into \ and \ excluded \ from \ the \ Valuation \ List/Government \ Rent \ Roll.$

表

2018-19 年度重估应课差饷租值 - 对主要类别物业的影响⁽¹⁾ 2018-19 General Revaluation - Effect on Main Property Types⁽¹⁾

		差饷 Rates		地程	Government R	lent
物业类别 Property Type	应课差饷租值 平均增减 Average Change in Rateable Value %	平均每月 差饷 (元) Average Rates Payment \$p.m.	平均每月 差饷增减 (元) Average Change in Rates \$p.m.	应课差饷租值 平均增减 Average Change in Rateable Value %	平均每月 地租 (元) Average Govt. Rent Payment \$p.m.	平均每月 地租增减 (元) Average Change in Govt. Rent \$p.m.
小型私人住宅物业 ⁽²⁾ Private Small Domestic Premises ⁽²⁾	+7.2	532	+36	+7.8	304	+22
中型私人住宅物业 ⁽²⁾ Private Medium Domestic Premises ⁽²⁾	+5.9	1 114	+62	+6.8	633	+40
大型私人住宅物业 ⁽²⁾ Private Large Domestic Premises ⁽²⁾	+2.7	2 393	+62	+4.1	1 209	+47
私人住宅物业 Private Domestic Premises	+6.1	693	+40	+7.1	373	+25
公屋住宅物业 ⁽³⁾ Public Domestic Premises ⁽³⁾	+5.7	259	+14	+5.9	153	+8
所有住宅物业 ^⑷ All Domestic Premises ^⑷	+6.0	521	+30	+6.9	288	+18
铺位及其他商业楼宇 Shop and Other Commercial Premises	+0.8	3 800	+29	+1.9	2 195	+41
写字楼 Office	+4.8	4 243	+195	+5.0	4 091	+196
工业楼宇 ⁽⁵⁾ Industrial Premises ⁽⁵⁾	+4.1	1 480	+57	+4.3	921	+38
所有非住宅物业 ^⑥ All Non-domestic Premises ^⑥	+2.7	3 364	+89	+3.2	1 880	+58
所有类别物业 All Types of Properties	+4.4	882	+37	+5.3	460	+23

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 m²

Medium domestic -- 70 m² to 99.9 m²

Large domestic -- 100 m² 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.

2016-17 及 2017-18 年度的估价建议书、反对书及上诉个案 Proposals, Objections and Appeals in 2016-17 and 2017-18

	差饷	Rating	地租 Gove	rnment Rent
	2016-17	2017-18	2016-17	2017-18
建议书 Proposals				
接办及完成个案 Cases received and completed	48 688	40 190	347	248
复核结果 Status on review:				
- 估价作实 assessment confirmed	37 657	30 286	336	231
- 获减应课差饷租值 rateable value reduced	1 386	1 685	5	11
- 其他 others ⁽¹⁾	9 645	8 219	6	6
反对书 Objections ^②				
年初所余 Outstanding at beginning of year	1 105	1 649	105	74
接办个案 Cases received	4 975	3 727	360	343
完成个案 Cases completed	4 431	3 914	391	355
复核结果 Status on review:				
- 建议临时估价、删除或更正估价作实 proposed interim valuation, deletion or correction confirmed	4 186	3 315	316	188
- 获减应课差饷租值 rateable value reduced	97	382	42	70
- 其他 others ⁽¹⁾	148	217	33	97
上诉 Appeals				
年初所余 Outstanding at beginning of year	1 028	1 018	2 221	2 240
接办个案 Cases received	186	452	62	88
完成个案 Cases completed	196	143	43	125
个案完成结果 Status of completed cases:				
- 估价作实 (全面聆讯) assessment confirmed (full hearing)	1	-	-	-
- 获减应课差饷租值 (全面聆讯) rateable value reduced (full hearing)	-	-	-	-
- 同意令 consent orders	58	63	4	15
- 撤销/失效 withdrawn/lapsed	137	80	39	110

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.
- $\ensuremath{\text{(2)}}\ \text{The figures represent the total number of rateable values involved.}$

附录 Annexures

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

刊物 Publications

香港物业报告

楼宇名称

年报

差饷及地租简介

谁有责任缴纳差饷与地租

服务承诺

差饷物业估价署 - 大事年表

香港物业报告 - 每月补编

「物业资讯网」服务的简介小册子

《业主与租客(综合)条例》指引概要

宣传标示门牌号数的资料单张

^{*}香港差饷税收历史 (英文版、繁体及简体版)

*香港差饷税制

- 评估、征收及管理 (英文版、繁体及简体版) Hong Kong Property Review

Names of Buildings

Annual Summary

Your Rates and Government Rent

Who is responsible for paying rates and Government rent

Performance Pledge

Rating and Valuation Department - Chronology of Events

Hong Kong Property Review - Monthly Supplement

Explanatory Leaflet of Property Information Online

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

Explanatory Leaflet for Display of Building Numbers

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

*Property Rates in Hong Kong

- Assessment, Collection and Administration (English, Traditional Chinese and Simplified Chinese versions)

- * 此书亦可在政府新闻处刊物销售小组购买。
- * The book can also be purchased from the Publications Sales Unit of the Information Services Department.

以上刊物可供市民于本署网站 www.rvd.gov.hk 免费下载。

The above publications are available to the public for free download from the Department's website at www.rvd.gov.hk.

	1.4	.2017	1.4	.2018		/減少
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	Increase 编制 EST.*	/Decrease 实际人数 SG.*
署长 Commissioner	1	1	1	1	0	0
副署长 Deputy Commissioner	1	1	1	1	0	0
助理署长 Assistant Commissioner	4	3	4	3	0	0
首席物业估价测量师 Principal Valuation Surveyor	8	6	8	6	0	0
高级物业估价测量师 Senior Valuation Surveyor	23	17	23	15	0	-2
物业估价测量师 Valuation Surveyor	61	60	63	64	+2	+4
助理物业估价测量师 Assistant Valuation Surveyor	5	7	5	7	0	0
首席物业估价主任 Principal Valuation Officer	15	12	15	10	0	-2
高级物业估价主任 Senior Valuation Officer	83	64	87	61	+4	-3
物业估价主任 / 见习物业估价主任 Valuation Officer/Valuation Officer Trainee	280	294	288	294	+8	0
高级租务主任 Senior Rent Officer	4	2	4	1	0	-1
一级租务主任 Rent Officer I	8	6	8	5	0	-1
二级租务主任 Rent Officer II	2	2	2	2	0	0
物业调查员 Valuation Referencer	1	1	1	1	0	0
高级统计主任 Senior Statistical Officer	2	1	2	1	0	0
一级统计主任 Statistical Officer I	3	3	3	3	0	0
二级统计主任 Statistical Officer II	3	4	3	4	0	0

* EST. = Establishment SG. = Strength

	1.4.2017		1.4	1.4.2018		增加/减少	
	编制 EST.*	实际人数 SG. *	编制 EST.*	实际人数 SG.*	Increase 编制 EST.*	e/Decrease 实际人数 SG. *	
高级技术主任 Senior Technical Officer	2	2	2	2	0	0	
技术主任/见习技术主任 Technical Officer/Technical Officer Trainee	4	4	4	3	0	-1	
总行政主任 Chief Executive Officer	1	1	1	0	0	-1	
高级行政主任 Senior Executive Officer	1	1	1	2	0	+1	
一级行政主任 Executive Officer I	3	2	3	2	0	0	
二级行政主任 Executive Officer II	0	1	0	1	0	0	
一级法定语文主任 Official Language Officer l	1	1	1	0	0	-1	
二级法定语文主任 Official Language Officer ll	2	2	2	3	0	+1	
缮校员 Calligraphist	1	1	1	1	0	0	
高级私人秘书 Senior Personal Secretary	1	0	1	0	0	0	
一级私人秘书 Personal Secretary I	5	6	5	6	0	0	
二级私人秘书 Personal Secretary II	6	6	6	5	0	-1	
机密档案室助理 Confidential Assistant	1	1	1	1	0	0	
高级文书主任 Senior Clerical Officer	16	15	16	15	0	0	
文书主任 Clerical Officer	37	37	37	34	0	-3	
助理文书主任 Assistant Clerical Officer	114	108	117	111	+3	+3	
文书助理 Clerical Assistant	105	98	107	107	+2	+9	
一级物料供应员 Supplies Supervisor I	1	0	1	1	0	+1	
二级物料供应员 Supplies Supervisor II	1	2	1	1	0	-1	
物料供应服务员 Supplies Attendant	1	1	1	1	0	0	

^{*} EST. = Establishment SG. = Strength

	1.4.2017		1.4	1.4.2018		增加 / 减少 Increase/Decrease	
	编制	实际人数	编制	实际人数	编制	实际人数	
	EST.*	SG.*	EST.*	SG. *	EST. *	SG.*	
高级库务会计师 Senior Treasury Accountant	1	1	1	1	0	0	
高级会计主任 Senior Accounting Officer	1	1	1	1	0	0	
一级会计主任 Accounting Officer l	4	4	4	4	0	0	
执达主任助理 Bailiff's Assistant	2	2	2	2	0	0	
电话接线生 Telephone Operator	1	1	1	1	0	0	
司机 Motor Driver	7	7	7	7	0	0	
办公室助理 Office Assistant	9	9	9	9	0	0	
二级工人 Workman II	10	3	10	10	0	+7	
高级电脑操作员 Senior Computer Operator	1	1	1	0	0	-1	
一级电脑操作员 Computer Operator I	5	4	5	6	0	+2	
二级电脑操作员/见习电脑操作员 Computer Operator II/Student Computer Operator	7	7	7	7	0	0	
高级系统经理 Senior Systems Manager	1	1	1	1	0	0	
系统经理 Systems Manager	3	2	3	1	0	-1	
一级系统分析/程序编制主任 Analyst/Programmer I	12	10	12	9	0	-1	
二级系统分析/程序编制主任 Analyst/Programmer II	4	5	4	8	0	+3	
小计 Sub-total	875	831	894	842	+19	+11	

* EST. = Establishment SG. = Strength

	1.4.	.2017	1.4.	2018	增加/减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST. *	实际人数 SG.*
额外人员 Supernumerary Staff						
助理署长 Assistant Commissioner	1	1	0	0	-1	-1
首席物业估价测量师 Principal Valuation Surveyor	0	0	1	1	+1	+1
物业估价测量师 Valuation Surveyor	1	1	2	2	+1	+1
首席物业估价主任 Principal Valuation Officer	0	0	3	3	+3	+3
高级物业估价主任 Senior Valuation Officer	4	4	5	5	+1	+1
物业估价主任 Valuation Officer	10	10	6	6	-4	-4
高级租务主任 Senior Rent Officer	1	1	0	0	-1	-1
一级租务主任 Rent Officer l	1	1	0	0	-1	-1
总行政主任 Chief Executive Officer	0	0	1	1	+1	+1
高级文书主任 Senior Clerical Officer	1	1	0	0	-1	-1
文书主任 Clerical Officer	3	3	8	8	+5	+5
助理文书主任 Assistant Clerical Officer	0	0	3	3	+3	+3
文书助理 Clerical Assistant	1	1	1	1	0	0
一级会计主任 Accounting Officer l	0	0	1	1	+1	+1
司机 Motor Driver	0	0	1	1	+1	+1
高级技术主任 Senior Technical Officer	1	1	0	0	-1	-1
技术主任/见习技术主任 Technical Officer/Technical Officer Trainee	1	1	1	1	0	0
高级电脑操作员 Senior Computer Operator	1	1	0	0	-1	-1
物料供应服务员 Supplies Attendant	1	1	0	0	-1	-1
小计						
Sub-total	27	27	33	33	+6	+6
总数 Total	902	858	927	875	+25	+17

* EST. = Establishment SG. = Strength

技术附注 Technical Notes

见于本年报内的下述用语,除另有注明外,其 意思如下:

(1) 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下方米计算。住宅单位的楼面面积是以里用面积,里位独立使用的楼面面积,包括露出,包括公理,包括一个,包括一个,如楼梯、升降机槽、入墙暗渠的大大面积是量度至外墙的大大面积是量度至外墙的大大面积是量度至外。平台、平台、将屋、阁楼、花园、前庭、天井、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等的住宅单位,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 Annexes 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, stairhoods, 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 exclusive 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, etc. are included. Those former public rental housing units sold under the Tenants Purchase Scheme are also included.

技术附注 **Technical Notes**

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

- (b) Public domestic units 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) Other 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.

技术附注 Technical Notes

- (g) 车位包括位于主要作住宅或非住宅用途楼 字内的停车位。
- (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) 货币

除另有说明外,本年报所用的「元」均指港元。

(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) Currency

Where dollars are quoted in this report, they are, unless otherwise stated, Hong Kong dollars.

(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	Names o	a的分区名称 of Sub-districts trict Boundaries	小规划统计区 Tertiary Planning Units
区域 : 港岛 Area : Hong Kong			
中西区 Central and Western	坚尼地城、石塘咀、 西营盘、上环、 中环、金钟、 半山区、山顶	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111, 112, 113, 114, 115, 116, 121, 122, 123, 124, 141, 142, 143, 181, 182
湾仔 Wan Chai	湾仔、铜锣湾、 天后、跑马地、 大坑、扫杆埔、 渣甸山	Wan Chai, Causeway Bay, Tin Hau, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	131, 132, 133, 134, 135, 140, 144, 145, 146, 147, 148(p), 149, 151(p), 152(p), 183, 184, 190
东区 Eastern	宝马山、北角、 鰂鱼涌、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

各区域及地区 Areas and Districts

地区 District	Names	内的分区名称 of Sub-districts strict Boundaries	小规划统计区 Tertiary Planning Units
区域 : 九龙 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

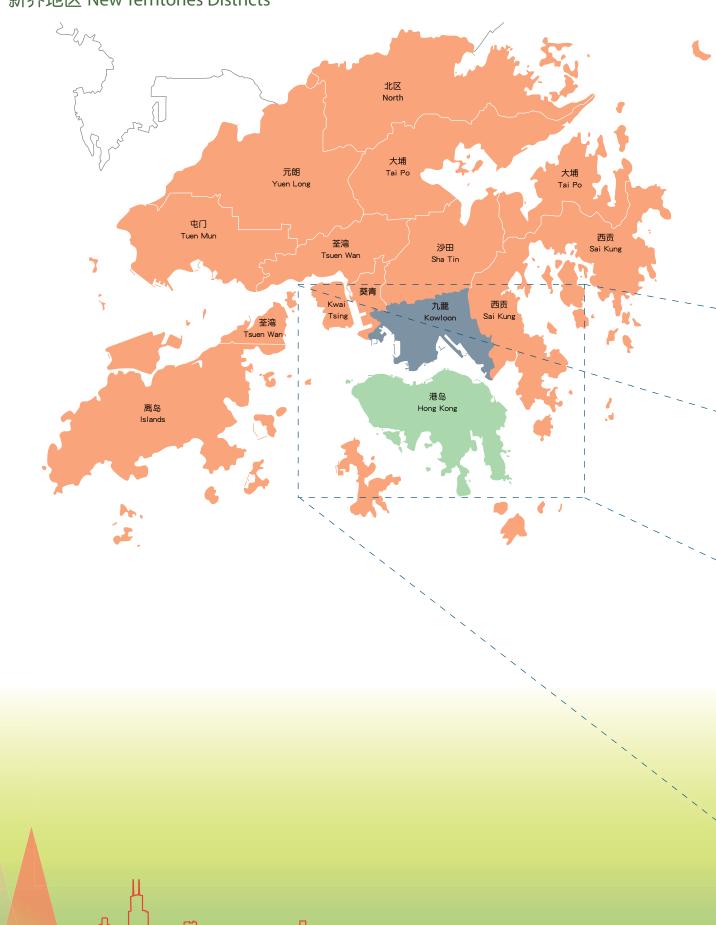
各区域及地区 Areas and Districts

地区 District	地区内的 Names of within Disti	小规划统计区 Tertiary Planning Units	
区域 : 新界 Area : New Territories	或汉, <u>丰</u> 才	Kuni Chung Tring Vi	220, 224, 227, 220, 250, 251
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、愉景湾)、 南丫岛	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung, Discovery Bay), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951, 961, 962, 963, 971, 973(p), 976

(p) = part 部分

分区图 Plans

新界地区 New Territories Districts



港岛及九龙地区 Hong Kong and Kowloon Districts 新界 黄大仙 Wong Tai Sin 深水埗 观塘 油尖旺 中西区 東區 湾仔 Wan Chai 南区 2017-18 差饷物业估价署年报

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