差饷物业估价署年报

Rating and Valuation Department Annual Summary

2019-20





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

2019-20

差饷物业估价署年报

Rating and Valuation Department Annual Summary



目录 Contents

- 02 署长序言 Commissioner's Overview
- **08** 理想和使命 Vision and Mission
- 10 职能 Functions
- 20 服务表现和成就 Performance and Achievements
- 3b 新增和优化服务 New and Improved Services
- 40 迎接挑战 Challenges Ahead
- 44 环保报告 Environmental Report
- 54 人力资源 Human Resources
- **b2** 附表 Tables
- 7b 附录 Annexures





署长序言

Commissioner's Overview

香港在 2019-20 年度面对重重挑战。中美在经贸等方面的紧张局势升温带来不明朗因素,本地社会动荡不安,再加上 2020 年初爆发 2019 冠状病毒病,对本港经济造成沉重打击。临近年尾,广泛经济活动受到严重干扰。自 2019 年下半年起物业市场低迷,情况遍及各类物业。

为了纾缓市民的财政负担,并协助企业渡过难关,财政司司长在年内推出了一系列纾困措施,当中包括所有差饷缴纳人均可获政府宽减2019年4月至2020年3月四季的差饷,每个应缴差饷物业每季的寛减上限为1500元。何非住宅物业2019-20年度第四季(即2020年1月1日至3月31日)的差饷寬减上限更获进一步宽减至5000元。这些措施总共惠及330万个物业的差饷缴纳人,而政府收入则减少156亿元。

整体而言,差饷物业估价署于 2019-20 年度保持多项核心服务的表现,在主要职能中大部分服务范畴亦达到或超越订下的工作目标。

挑战与成果

美国州份税务议会和加拿大国际房产税学会就79个向物业征收类似差饷税项的国际地区,进行了一项研究,比较各地征收和管理相关税项的最佳做法,结果于2019年6月公布。我们很高兴香港继续获最佳评级,跻身国际最佳之列。本署会继续保持差饷税制公平、高效,并积极改善服务,以回应顾客和伙伴不断变化的需求。

Hong Kong experienced a challenging year 2019-20. The uncertainties brought about by the escalating United States-China tensions on economic, trade and other fronts, local social unrest and the outbreak of the COVID-19 disease in early 2020 had dealt a damaging blow to the local economy. A wide range of economic activities had been seriously disrupted towards the closing of the year. The property market had also experienced a downturn across all sectors since the second half of 2019.

To ease the financial burden of the public and help enterprises ride out the difficulties, the Financial Secretary unveiled a series of relief measures during the year. Rates concession was given to all payers for the four quarters from April 2019 to March 2020 subject to a ceiling of \$1 500 per quarter for each rateable tenement. The concession was further enhanced with the ceiling lifted to \$5 000 for the fourth quarter of 2019-20 (i.e. 1 January to 31 March 2020) for all non-domestic rateable tenements. Altogether these measures benefited ratepayers of 3.30 million properties, with a revenue of \$15.6 billion foregone.

Overall, the Rating and Valuation Department maintained its performance in the year 2019-20 across core services, and has achieved or exceeded the performance targets for most of the service areas in respect of the major functions.

Challenges and Achievements

In a joint comparative research conducted by the Council on State Taxation and International Property Tax Institute published in June 2019 on the best practices of the property rates administrative practices among 79 international jurisdictions, we are delighted that Hong Kong has continued to be recognised as one of the best jurisdictions charging similar property rates. The Department will continue to upkeep the fairness and efficiency of the rates regime, and look for service enhancements to meet the changing needs of our customers and partners.



Commissioner's Overview

2020 年初,政府加强防疫措施,以应对在本地爆发的 2019 冠状病毒病。为保持社交距离无征病毒在社区散播的风险,本署实施特别上班及排,包括实行弹性上下班及午膳时间,预防措备的人员工派发个人防护装的员工派发个人防护装制,并向为市民提供服务的员工派发个如期履行我最高,并在特别上班安排下为中时民提供的本限,并在特别自己的理解,我们衷心感谢市民的理解。

2019 下半年发生的本地社会事件令经济环境逆转,使市场变得不明朗。这为 2020-21 年度全面重估的工作带来莫大挑战,因为是次重估须参照在 2019 年 10 月 1 日这指定依据日期的租金资料和相关因素,全面重估所有物业的应课差饷租值。在各同事齐心协力下,有关重估工作在2020 年 2 月如期顺利完成。

重估完成后,估价册所载约 257 万个估价物业单位的应课差饷租值总值下跌至约 7 320 亿元,而地租登记册所载约 201 万个估价物业单位的应课差饷租值总值则维持在约 4 500 亿元。差饷及地租应课差饷租值分别平均缩减 1.5% 和1.4%。新的估价册和地租登记册均由 2020 年4月1日起生效。

2020-21 年度的估价册和地租登记册于 2020 年 3 月 13 日 公 布 后,市 民 可 登 入 本 署 网 站 www.rvd.gov.hk 和 物 业 资 讯 网 www.rvdpi.gov.hk,在线查询物业单位的新应课差饷租值。在 2020 年 3 月 16 日至 5 月 31 日接受递交建议书期间,本署共录得约 50 000 宗应课差饷租值网上查询,涉及约 212 万个物业。在经济前景不明朗和楼市显着低迷的情况下,本署接获超过 63 000 份要求修改估价册及 / 或地租登记册的建议书,数字较去年的 39 000 份大幅增加,亦是自 2003 年来的新高。

In early 2020, the Government stepped up infection control measures to combat the local outbreak of COVID-19 disease. To achieve social distancing and help reduce the risk of spread of the virus in the community, the Department implemented special work arrangements, with staff working on flexitime, having staggered lunch hours as well as working from home. We had also taken necessary precautionary measures and distributed personal protection equipment to staff who returned to the office to provide services to the public. Thanks to the devoted and concerted efforts of our colleagues, the Department was able to discharge our statutory functions on schedule and generally maintain our services to the public during the special work arrangements. We appreciate the understanding of the public in case it took the Department more time than usual to deliver the requested services.

The local social incidents happening in the second half of 2019 had precipitated an adverse economic environment, bringing uncertainties to the market. This has made the 2020-21 general revaluation, which involved the review of all rateable values by reference to the rental information and relevant factors as at the designated reference date of 1 October 2019, a much challenging task. With the collaboration and dedication of our colleagues, the revaluation work was accomplished successfully in February 2020 as scheduled.

After the revaluation, the total rateable value, effective on 1 April 2020, of about 2.57 million assessments on the Valuation List declined to about \$732 billion, whereas that of about 2.01 million assessments on the Government Rent Roll maintained at about \$450 billion, representing an average contraction in rateable values of 1.5% and 1.4% for rates and Government rent respectively.

Following the declaration of the 2020-21 Valuation List and Government Rent Roll on 13 March 2020, the public could then make online search of the new rateable values on the Department's website at www.rvd.gov.hk and Property Information Online (PIO) website at www.rvdpi.gov.hk. Around 50 000 online searches of the rateable values of some 2.12 million properties were recorded during the proposal period from 16 March to 31 May 2020. Amid the uncertain economic outlook with many indicators pointing to a depressed property market, we received more than 63 000 proposals to alter the Valuation List and/or Government Rent Roll, an upsurge from last year's 39 000, and a new high since 2003.

署长序言

Commissioner's Overview

本署致力向市民提供多项方便及以客为本的网上服务。本署的物业资讯网服务全天候提供物业最近三个估价年度的应课差饷租值,以及逾270万个估价物业单位的最新差饷及地租帐目资料。公众亦可透过此服务轻易查阅本署备存的主要物业资料,例如私人住宅物业(不包括村屋)的实用面积和楼龄。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480万项物业资料。

电子差饷地租单服务是一个方便缴纳人管理差饷和地租帐目的网上平台。登记用户登入电子差饷地租单系统后,即可查阅和下载电子差饷地租单、在网上付款、检视付款记录,以及更新通讯地址。他们亦可选择收取已发出《物业详情申报表》的通知及利用超连结以电子方式提交资料电表》外人如持有多个物业,可使用电子差饷地租单系统一次过缴交全部帐项,以及管理其综合帐目。

把握资讯科技的能力和机遇来推行电子政府服务,一直是本署的主要目标之一。为了方便缴纳人缴付差饷和地租,他们可使用在通知书上印备或从网上取得的「付款 QR 码」,于邮政局和便利店即时缴款。自2020年1月起,本署已扩展该项服务,提供「转数快」二维码,缴纳大只电使用任何支援相关功能的流动银行应用程式或电子钱包,扫瞄二维码后即可缴款,过程快捷安全。

本署的「递交表格电子化」(电子表格)服务既快捷又环保,是邮寄或亲身递交法定表格或通知书等传统方式以外的另一个便利选择。电子表格服务连同本署的物业资讯网和电子差饷地租单服务亦已改良,采用无障碍网页和兼容流动装置的设计,为使用流动装置的人士提供更大方便,亦让残疾人士可在无障碍下使用服务。

The Department is committed to offering various convenient and customer-centric online services for the public. Not only does our PIO service provide round-the-clock access to the rateable values of properties for the latest three years of assessment and up-to-date information of rates and Government rent accounts of over 2.7 million properties, it also enables the public to easily check the essential property information held by the Department, such as saleable area and building age of private domestic properties (excluding village houses). Since its launch in February 2009, the PIO service has operated smoothly in providing information on over 4.8 million property records.

The eRVD Bill service is an online platform for payers to manage their rates and Government rent accounts. Registered users logging onto the eRVD Bill system can retrieve and download electronic demands for rates and Government rent, settle the payment online, view payment history and update correspondence address. They may also choose to receive notification messages about the issue of "Requisition for Particulars of Tenements" and utilise the hyperlink to submit information electronically. Payers with multiple properties can pay their demands in one single transaction at the eRVD Bill system, and manage their consolidated accounts online.

Pursuing more e-Government opportunities to ride on the capabilities of information technology has always been one of the Department's prime objectives. To facilitate the settlement of rates and Government rent demands, payers can use the "payment QR codes" printed on the demands and available online to make instant payments at post offices and convenience stores. From January 2020, the service has been expanded to provide a "Faster Payment System" payment code for payers to scan and make payment quickly and securely using any supporting mobile banking applications or stored value facilities.

Our "Electronic Submission of Forms" (e-Form) service provides an efficient and environmental-friendly means of form submission, and serves as a convenient alternative to the conventional mode of serving a statutory form or notice by post or in person. This e-Form service, together with our PIO and eRVD Bill, have been enhanced to provide a web accessible and mobile-friendly design to provide greater convenience to users of mobile devices and barrier-free access to people with disabilities.



Commissioner's Overview

机遇与展望

面对日益严峻的挑战,尤其是在面对 2019 冠状病毒病疫情,我们会努力不懈,以有效率和具成本效益的方式,以及专业的态度,向顾客提供最佳服务。本署会致力推行下列措施:

- 重新设计本署的网站,以提升用户体验和顾客介面,方便顾客以电子方式获取公共服务和所需资讯;
- 继续提升差饷及地租的发单和缴款服务,并 就收费服务提供更多电子缴款方法,切合缴 纳人的需要;
- 加强批量估价工作,有效率地提供公平合理的估价;
- 探讨与其他政府部门合作的机遇,以期提 升本署的网上服务;
- 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;以及
- 探讨资讯科技方案,以支援在 2019 冠状病 毒病疫情期间实施的在家工作安排。

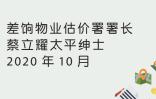
过去一年,全赖各位同事同心同德,本署方能取得提升顾客服务的成果。我感谢各位同事竭尽所能,以进取的态度迎接各种变化。尽管前路充满挑战,我们仍会并肩向前,精益求精,力求进步。

Opportunities and Prospects

Facing growing challenges especially those arising from the COVID-19 epidemic, we will make dedicated efforts to provide the best service to our customers in an efficient, cost-effective and professional manner. We will endeavour to pursue the following initiatives:

- Re-designing our website to enhance the user experience, customer interface and ease in obtaining public services and information electronically;
- Improving billing and payment services for rates and Government rent continuously and providing more electronic payment options for chargeable services to meet the needs of payers;
- Enhancing mass valuation work in order to provide equitable valuations in an efficient way;
- Exploring opportunities for collaboration with other Government departments with a view to enhancing our online service;
- Identifying ways to enhance 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; and
- Exploring information technology solutions to support work-from-home arrangements during the COVID-19 epidemic.

Throughout the year, achievements in enhancing service to our customers have been fulfilled with the concerted efforts of our colleagues. I appreciate their dedication and progressive attitude in embracing changes. In facing the future challenges, we will still stand united in pursuing continuous improvement and seizing opportunities for progress.





LY CHOI, JP Commissioner of Rating and Valuation October 2020





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。				
Vision	To be a world-wide model as a public agency in property valuation and information services.				
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。				
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.				

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。
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.



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

职能

Functions

差饷物业估价署的主要职能计有:

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

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 2020 年 4 月 1 日,估价册所载的差饷估价物业单位有 2 568 998 个,应课差饷租值总值约为 7 320 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.

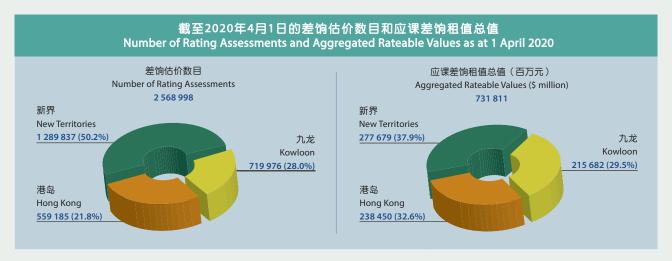
The Commissioner of Rating and Valuation is responsible for compiling the Valuation List of landed properties throughout the territory under the Rating Ordinance (Cap. 116).

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 2020 contained 2 568 998 rating assessments with a total rateable value of about \$732 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 2020 年 4 月 1 日,地租登记册所载的估价物业单位有 2 007 337 个,应课差饷租值总值约为 4 500 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 2 007 337 assessments as at 1 April 2020 with an aggregated rateable value of about \$450 billion. Further details are shown in Table 9.

Under Cap. 515, the Government rent is charged at 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.



职能 Functions

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。

为其他政府部门提供估价服务

本署亦经常因应其他政府部门和半官方机构的工作需要而提供估价服务。

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.



物业资讯服务

物业市场资料

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

此外,本署亦会应各局和部门的要求,展开专题 分析。

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

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标示运动,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.



职能 Functions

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。

市民亦可浏览本署网站或透过本署 24 小时自动电话资讯服务,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 from our website or through the Department's 24-hour automated telephone enquiry service.



新和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.





- **22** 评估差饷和地租
 Rating and Government Rent
- **27** 帐目和发单 Accounting and Billing
- **30** 估价及物业资讯服务 Valuation and Property Information Services
- 34 业主与租客服务Landlord and Tenant Services
- **35** 服务表现和目标 Performance and Service Targets

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 2019-20 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 2019-20 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 2020-21 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 2 568 998 个物业的应课差饷租值,以及载于地租登记册内 2 007 337 个物业的应课差饷租值。

新应课差饷租值乃根据 2019 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 2020 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 2 568 998 assessments in the Valuation List and 2 007 337 assessments in the Government Rent Roll were reviewed in the revaluation for 2020-21.

The new rateable values which took effect on 1 April 2020 were based on market rents as at the designated reference date of 1 October 2019.



重估完成后,差饷及地租的应课差饷租值分别平均下跌 1.5% 和 1.4%。

在新的估价册内,其中 5.5% 物业的应课差饷租值 平均上升 7.1%,另有 44.3% 物业的应课差饷租值 维持不变,余下 50.2% 物业的应课差饷租值则平 均下跌 5.4%。

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 decrease in rateable values of 1.5% for rates and 1.4% for Government rent.

For 5.5% of the properties in the new Valuation List, the rateable values were increased by 7.1% on average. Another 44.3% had no change in rateable values. The remaining 50.2% of the properties had their rateable values decreased by 5.4% on average.

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



Performance and Achievements

建议、反对和上诉

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

然而,如地租登记册内的记项与估价册的相同,则只可就估价册的记项提交建议书、反对通知书或上诉通知书。在适当情况下,如估价册内的记项因建议书、反对通知书或上诉通知书而有所修改,地租登记册的相关记项亦会作同样的修改。

缴纳人如欲就临时估价、删除估价或更正估价册及地租登记册内的资料提出反对,可于有关通知书送达后 28 天内,向署长提交反对书。

本署的专业人员会详细考虑所有建议书和反对书。如没有收到撤销通知书或不曾达成修改协议, 本署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.



Performance and Achievements

差饷征收率

差饷是根据应课差饷租值乘以一个百分率而征收的。2019-20财政年度的差饷征收率为5%,这征收率自1999-2000年度起一直维持不变。

现时所有差饷收入均拨归政府一般收入帐目。

按供水情况扣减差饷

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

如没有淡水供应,则每年缴纳的差饷额可获扣减 15%。

下表概括列出截至 2020 年 4 月 1 日,这些按供水情况获扣减差饷的物业数目和应课差饷租值总数:

Rates Percentage Charge

Rates are payable at a percentage of rateable value. For the financial year 2019-20, this percentage was 5%. The rates percentage charge has remained unchanged at 5% since 1999-2000.

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

Water Concessions

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

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

The number and aggregated rateable values of assessments with water concessions as at 1 April 2020 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	-	-	8	29 991			
九龙 Kowloon	-	-	-	-			
新界 New Territories	1	10	477	43 748			
总数 Overall	1	10	485	73 739			



Performance and Achievements

根据《地租(评估及征收)条例》(第 515 章) 征收地租

截至 2020 年 4 月 1 日, 地租登记册记载的估价物业单位有 2 007 337 个。

2019-20 年度,本署为征收地租而作出的临时估价有 38 491 个,删除估价则有 7 117 个,详情见表 10。

2001年3月,终审法院就发展用地和农地应否评估地租一案作出裁决。法院确认本署的观点,认为根据《地租(评估及征收)条例》和《地租规例》的条文,发展用地、重新发展用地和农地均须缴纳地租。

此外,土地审裁处聆讯一宗发展用地估价方法的测试个案,并于 2008 年 2 月作出裁决,结果认同本署所采用的估价方法,但上诉人不服审裁处的裁决,并就法律观点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。

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

The number of assessments in the Government Rent Roll on 1 April 2020 was 2 007 337.

The number of interim valuations and deletions carried out in 2019-20 for Government rent purposes were 38 491 and 7 117 respectively. Details are in Table 10.

The assessability of development sites and agricultural lots to Government rent was resolved with the Court of Final Appeal (CFA) 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2020年3月31日,约有229859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 2020, there were approximately 229 859 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)				
2015-16	3 433	812	638	225				
2016-17	1 701	812	1 182	422				
2017-18	2 166	310	1 106	435				
2018-19	511	107	1 963	602				
2019-20	0	0	489	96				

帐目和发单

差饷收入

2019-20 年度的差饷收入约为 209.81 亿元,反映了年内因差饷宽减措施而少收约 156.03 亿元的款额。

下图显示过去五年的差饷总收入:

Accounting and Billing

Revenue from Rates

The revenue from rates in 2019-20 was about \$20 981 million, reflecting the loss in revenue of about \$15 603 million attributable to rates concession granted in the year.

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



差饷物业估价署年报

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。2019-20 年度退还的款额微不足道。

差饷欠款

2019-20 年度,本署向欠交差饷的业主追讨欠款的个案约有 24 800 宗。

该财政年度终结时,约有 27 000 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 2020 年 3 月 31 日,录得的拖欠差饷额约为 9 200 万元,相等于全年差饷征收额的 0.4%。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

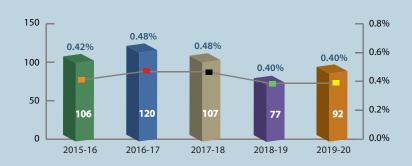
Only vacant open land and vacancies resulting from relevant Court Orders obtained by the Government are eligible for refunds. The amount of refund was negligible in 2019-20.

Arrears of Rates

In 2019-20, the Department took recovery action in respect of arrears outstanding for about 24 800 cases.

Some 27 000 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 2020, about \$92 million of rates arrears, or 0.4% 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





财政年度终结时差饷欠款额(百万元) Arrears of rates at the end of the financial year (\$ million) 平均欠款占全年平均征收款额的百分比 ● % of average arrears to average annual 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

2019-20 年度按第 515 章评估的地租收入约为 133.03 亿元。

截至 2020 年 3 月 31 日,拖欠地租的帐目约有 21 500个,未收的款项约为 7 700万元,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 2020 年 4 月 1 日,本署处理约 264 万个差饷和地租帐目。下图显示各类帐目的数量:

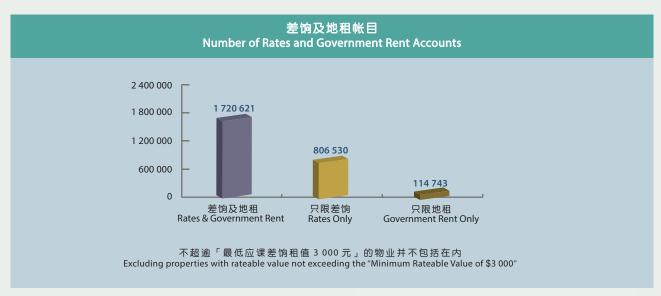
Revenue from Government Rent and Arrears

The revenue from Government rent assessed under Cap. 515 in 2019-20 was about \$13 303 million.

Some 21 500 accounts had rent arrears as at 31 March 2020, comprising about \$77 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 2.64 million rates and Government rent accounts were maintained by the Department as at 1 April 2020. These accounts are set out in the chart below:



宣传准时缴款

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

Announcement on Prompt Payment

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



Performance and Achievements

估价及物业资讯服务

印花税

2019-20 年度,共接获 86 949 宗需作审查和估价的个案。本署共提供 9 270 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 2019-20, the number of cases received for examination and valuation was 86 949. The Department provided 9 270 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 120 宗个案交由本署评定物业价值,涉及 434 个物业。下图显示过去五年的遗产税工作量:

Estate Duty

During the year, 120 cases involving 434 properties were forwarded to the Department for valuation. The graph below shows the volume of Estate Duty work in the past five years:



Performance and Achievements

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。

为 其 他 政 府 部 门 和 半 官 方 机 构 提 供 估 价 服 务

过去一年间,为其他政府部门和半官方机构提供的估价服务,包括 20 294 宗租值意见、4 727 个物业售价评估,以及处理 180 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:

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

Valuations for Other Government Departments and Quasi-Government Bodies

Other valuations, including 20 294 rental advice, 4 727 capital valuations and 180 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:





Performance and Achievements

物业资讯服务

本署继续积极进行物业研究和市场监测工作,以协助政府制定政策。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》2020 年版回顾2019 年物业市场的情况,并预测2020 至2021 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 透过本署的 24 小时自动电话资讯服务,经图文传真索取资料。

本署一向致力促进物业市场的公平和透明度。为配合实施《地产代理条例》(第511章),市民可利用本署物业资讯网的收费服务,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。物业资讯网亦可供市民于网上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,而所需费用远较其他查询途径为低。

Property Information Services

The Department has continued to play an active role in facilitating property research and market monitoring for Government policy purposes. 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 2020 edition of the "Hong Kong Property Review" gives a review of the property market in 2019 and provides forecasts of completions in 2020 to 2021. 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 through our 24-hour automated telephone enquiry service at 2152 2152.

The Department has been committed to promoting fairness and transparency in the property market. 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. The PIO also provides online enquiry on rateable values of properties for the latest three years of assessment and on rates and Government rent accounts, with a much reduced fee as compared to that charged for requests made through other channels.



Performance and Achievements

编配门牌号数

2019-20 年度获编配门牌号数的发展项目有961个,其中895个位于新界。

除在已有门牌编配系统的地区恒常地为新建楼宇编配门牌号数外,本署亦为以往没有正式门牌号数的新界乡郊地区,有系统地编配正式的门牌号数。

Building Numbering

During 2019-20, 961 developments were allotted with building numbers, of which 895 were in the New Territories.

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



楼宇名称

市民可登入本署网站免费浏览《楼宇名称》, 这份刊物的资料在每季(即1月、4月、7月和 10月)均会更新。

Names of Buildings

The "Names of Buildings" can be viewed free of charge at the Department's website and was updated quarterly in January, April, July and October of the year.





Performance and Achievements

业主与租客服务

谘询和调解服务

2019-20 年度, 本署处理约 105 000 宗查询, 其 中 36 000 宗由本署每天派驻土地审裁处当值的人 员处理,另有1400宗由本署每星期指定时间派 往民政事务处当值的人员处理。

新租出或重订协议通知书

2019-20 年度, 本署共处理约 54 000 份新租出或 重订协议通知书。

Landlord and Tenant Services

Advisory and Mediatory Services

In 2019-20, some 105 000 enquiries were handled, with 36 000 and 1 400 of these being dealt with by officers during their daily and weekly visits to the Lands Tribunal and District Offices respectively.

Notice of New Letting or Renewal Agreement

A total of some 54 000 Notices of New Letting or Renewal Agreement were processed in 2019-20.





服务表现和成就

Performance and Achievements

服务表现和目标

服务承诺

在 2019-20 年度服务承诺所载的 11 项工作中, 有 10 项均达标或超额完成。

Performance and Service Targets

Performance Pledge

For the 11 work items listed in the 2019-20 Performance Pledge, the set service levels or targets for 10 items were either achieved or exceeded.



24 小时自动电话资讯服务

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

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.





- **38** 物业资讯网 Property Information Online (PIO)
- 发出征收差饷地租电子通知书
 Electronic Issue of Rates / Government Rent Demands
- 39 以电子方式递交表格及通知书
 Electronic Submission of Forms and Notices
- **39** 电子缴费渠道
 Electronic Payment Channels

新增和优化服务 New and Improved Services

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

- 查阅新公布的估价册及地租登记册(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
- 差饷或地租缴纳人查询其私人住宅物业(不包括村屋)的楼龄及实用面积。

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。本署会为收费服务提供更多电子付款方法,并探讨与其他政府部门加强合作的机会,以提升我们的网上服务。

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 age and saleable area for individual rates or Government rent payers of their private domestic properties (excluding village houses).

With the alignment of address records with the Land Registry, PIO offers a versatile bilingual search engine with five different searching paths of 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 provide more electronic payment options for the chargeable service and explore the opportunities for further collaboration with other Government departments with a view to enhancing our online service.



新增和优化服务

New and Improved Services

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 43 000 名用户登记使用,连结约 61 700 个缴纳人帐目,其中大约 64% 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,本署更推出该服务的电子付款平台,供缴纳人即时清缴电子帐单。

已登记缴纳人可使用「电子差饷地租单」服务收取有关发出《物业详情申报表》(表格 R1A)的通知讯息、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。持有多个物业的缴纳人也可利用「电子差饷地租单」服务,一次过清缴全部帐项,并管理其综合帐目。

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,这是邮寄或亲身递交表格等传统方式以外的另一个便利选择。本署会探讨如何进一步简化表格和增设更多电子方式,以方便顾客更容易地递交表格电子方式,以方便顾客更容易地递交表格电子的资料。

电子缴费渠道

Electronic Issue of Rates/Government Rent Demands

Since the launch of "eRVD Bill" service in December 2010, over 43 000 subscribers have registered for the service, linking up about 61 700 payer accounts. It is encouraging to see that about 64% of the subscribers have opted to drop their paper bills. To provide a seamless billing and payment service, the e-Payment platform of the service allows payers to settle their electronic demands instantly.

Registered payers may use "eRVD Bill" service to receive notification messages about the issue of "Requisition for Particulars of Tenements" (Form R1A), enquire the payment history and update correspondence address or other personal details of an account. Payers with multiple properties can settle their demands in one single transaction at the "eRVD Bill" service, and manage their consolidated accounts.

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. The service serves as a convenient alternative to the conventional mode of serving a form by post or in person. We will explore ways to further simplify our forms and enable more electronic options to facilitate our customers in submitting forms more easily. 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".

Electronic Payment Channels

We offer a variety of electronic channels for fast and convenient payment of rates and Government rent, including PPS, internet banking payment service and e-Cheque/e-Cashier's Order. Payers can also obtain a "payment QR code" from our online Account Enquiry service for making payment at post offices and convenience stores. From January 2020, the Faster Payment System (FPS) payment code has been printed on the quarterly demands and available at our online Account Enquiry service. Payers can scan the payment code and make payment quickly by using any supporting mobile banking applications or e-wallets.



- 42 每年全面重估应课差饷租值
 Annual General Revaluation
- **42** 评估地租
 Government Rent Assessment
- 43 外判机遇 Outsourcing Opportunities
- 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,是根据市值租金水平重新评估物业的应课差饷租值,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的工作态度。

Annual General Revaluation

The purpose of a general revaluation is to provide a sound and equitable tax base by reassessing the rateable values of properties in accordance with 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.



迎接挑战 Challenges Ahead

外判机遇

本署一直积极发掘外判机遇,以期提高运作效率,并寻找服务改进和创新。年内,本署把空置物业调查、巡查观塘区楼宇门牌号数标示情况、评估本港物业等工作外判。有效管理外判的各项主要问题,包括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。本署正根据 最新制订的部门资讯科技计划,分阶段推行有关 措施,以有系统和具策略性的方式定下短期及中 期计划,借以支援我们的业务。

Outsourcing Opportunities

The Department has been actively identifying outsourcing opportunity to enhance operational efficiency and look for service improvement and innovation. During the year, we contracted out projects like vacancy survey, inspection of display of building numbers in Kwun Tong and assessment of properties in the territory. Managing effectively all the key issues involved in outsourcing including 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. The Department is implementing by phases the initiatives identified in the latest DITP to support our business in a systematic and strategic manner in the short to medium-term.



差饷物业估价署年报

Rating and Valuation Department Annual Summary



- 4b 环保政策和目标 Environmental Policy and Objectives
- 4b 提高员工的环保意识
 Promotion of Staff Awareness
- 47 节省能源 Energy Conservation
- **48** 善用纸张及信封
 Saving of Paper and Envelopes
- **49** 废物管理
 Management of Wastes
- **50** 采购环保产品 Procurement of Green Products
- 50 环保方面的成果
 Green Performance
- **51** 清新空气约章 Clean Air Charter
- **52** 前瞻 The Way Forward

Environmental Report

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

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

环保政策和目标

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

政策: 差饷物业估价署使用资源时,遵循「减

用、再用和再造」三大原则。

目标: 节约资源和减少废物。

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

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;

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;



Environmental Report

encouraged staff to put forward green

suggestions such as through Staff Suggestions Scheme and in Departmental Consultative

- 鼓励员工通过公务员建议书计划、部门协商委员会会议提出环保建议;
- 建立网上讨论区,方便员工讨论部门各项改善措施;以及
- 借着康乐社筹办活动,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。

set up a cyber discussion forum to facilitate staff's discussion on departmental improvement measures; and

 extended the green concepts from office to daily life through activities organised by the Recreation Club, e.g. exchange goods among colleagues by posting e-advertisements on "Exchange Corner" in the Department's electronic bulletin board.

节省能源

本署在日常工作中推行的节省能源措施包括:

办公室

- 当阳光直射室内时,将百叶帘放下;
- 员工即将进入房间(例如会议室)之前,才启动空调;
- 午膳时间或没有人使用办公室时关掉电灯;
- 使用省电的 T5 光管, 节约能源;
- 安排能源监督在午膳时间和下班时间后定期巡查,确保办公室及会议室的电灯、文仪器材和空调关上;
- 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;

Energy Conservation

Committee meetings;

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;



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;
- 重复使用信封及暂用档案夹;

- 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;
- reuse envelopes and loose minutes jackets;

Environmental Report

- 发送传真文件后,无需再邮寄文件的正本,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;以及
- 将部门刊物、员工通讯等上载到本署的知识管理系统、电子布告板和网页。

- 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; and
- release the Department's paper publications, staff newsletter, etc. by uploading the e-copy on the Department's Knowledge Management System, electronic bulletin board and homepage.



废物管理

在「物尽其用,人人有责」的原则下,本署采取下 列各项措施:

- 收集废纸/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;
- 在日常运作中,以及在筹办会议和活动时,减少使用即弃物品;
- 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;
- minimise the use of disposable items in daily operations, as well as in organising meetings and events;
- 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.

差饷物业估价署年报

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

2019-20 年度本署的 A3 和 A4 纸耗用量合共为 10 550 令,较 2002-03 年度的 12 070 令减少12.6%。此外,2019-20 年度的耗纸量约 99.9% 为再造纸。

Procurement of Green Products

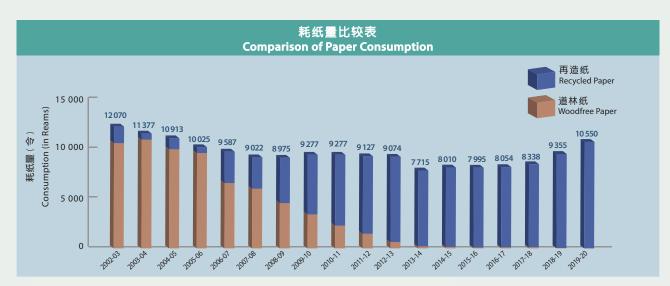
The Department is committed to green procurement. In conducting procurement, we took into account environmental factors as far as applicable:

- 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 2019-20 was 10 550 reams, indicating a reduction of 12.6% against 12 070 reams in 2002-03. Besides, about 99.9% of the paper requirement for 2019-20 was met by recycled paper.





环保报告 Environmental Report

来年本署定当继续提醒同事注意保护环境,确保纸 张用得其所。

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

截至 2019-20 年度最后一季为止,约有 15 万个独立帐目整合成大约 2 000 个综合帐目。本署会继续鼓励拥有多个物业的差饷缴纳人,采用这种以客为本且符合环保原则的服务。

减少和回收废物

本署继续积极减少制造废物,并鼓励废物回收。 2019-20 年度共回收了 35 343 公斤废纸,并收集了 759 个用完的碳粉盒/喷墨盒,交予政府物流服务署公开拍卖。

清新空气约章

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

- 遵守所有适用于汽车操作的条例和规例;
- 每年为部门车辆安排全面检查,确保车辆操作 正常;以及
- 采取各项办公室和车辆操作的节能措施。

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

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

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

As at the end of 2019-20, about 150 000 individual accounts have been replaced by around 2 000 consolidated accounts. The Department will continue to invite multi-property ratepayers to use this customer-focus and environmental-friendly service.

Reduce and Recycle of Wastes

The Department has continued its efforts to reduce and recycle wastes. In 2019-20, 35 343 kilograms of waste paper were collected for recycling; and 759 numbers of empty toner/inkjet cartridges were collected for sale by public auctions arranged by the Government Logistics Department.

Clean Air Charter

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

- comply with all the applicable ordinance and regulations related to vehicle operation;
- arrange annual maintenance to ensure proper function of the Department's vehicle; and
- adopt a number of energy saving measures in the office and for vehicle operation.

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



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「知识管理系统」的资讯科技平台,集合部门的书面知识,以及同事的工作经验和知识,通过电子媒介以有效的方式让同事分享。

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,市民可前,本署在的及/或地租季度通知书印文本发出支前,生经互参加收取通知书的电子版本。本署已于2015年到级中的电子版本。对于平均为大平的差的及/或地租。缴纳人若没有纸本邮的之间,对的差的及/或地租。缴纳人若没有纸本邮办可利用店缴款。自2020年1月起,缴纳快了一个大量的。自2020年1月起,,以为一个大量的服务。有到现代的目标。

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.

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. In 2015, the Department joined the Electronic Bill Presentment and Payment (EBPP) platform. Through the platform, payers 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. To settle the demands without paper bills, payers can obtain a "payment QR code" from the departmental website for making payment at post offices and convenience stores. From January 2020, payers can also scan the Faster Payment System payment code available at our online Account Enquiry service to settle rates and/or Government rent. Dispensing with paper bills is our ultimate environmental-friendly objective.



Environmental Report

截至 2020 年 3 月 31 日,超过 43 000 个用户登记使用电子发单服务,连结 61 700 个缴纳人帐户,当中约 64% 用户选择停收通知书印文本,表示缴纳人对本署的电子服务有信心,并且支持环保。本署会继续努力与市民合作节约用纸,提倡绿化环境。

As at 31 March 2020, over 43 000 subscribers have registered for the service, linking up about 61 700 payer accounts. About 64% of the subscribers have opted to drop their paper bills. This has demonstrated the confidence of our payers in using the service and their commitment to conserving the environment. The Department will continue its effort to join hands with the public in reducing paper consumption and in promoting a greener environment.

清新空气约章

本署将一如既往,在所有工作环节中采取节能措施,以恪守《清新空气约章》的承諾,为改善本港的空气质素出一分力。

Clean Air Charter

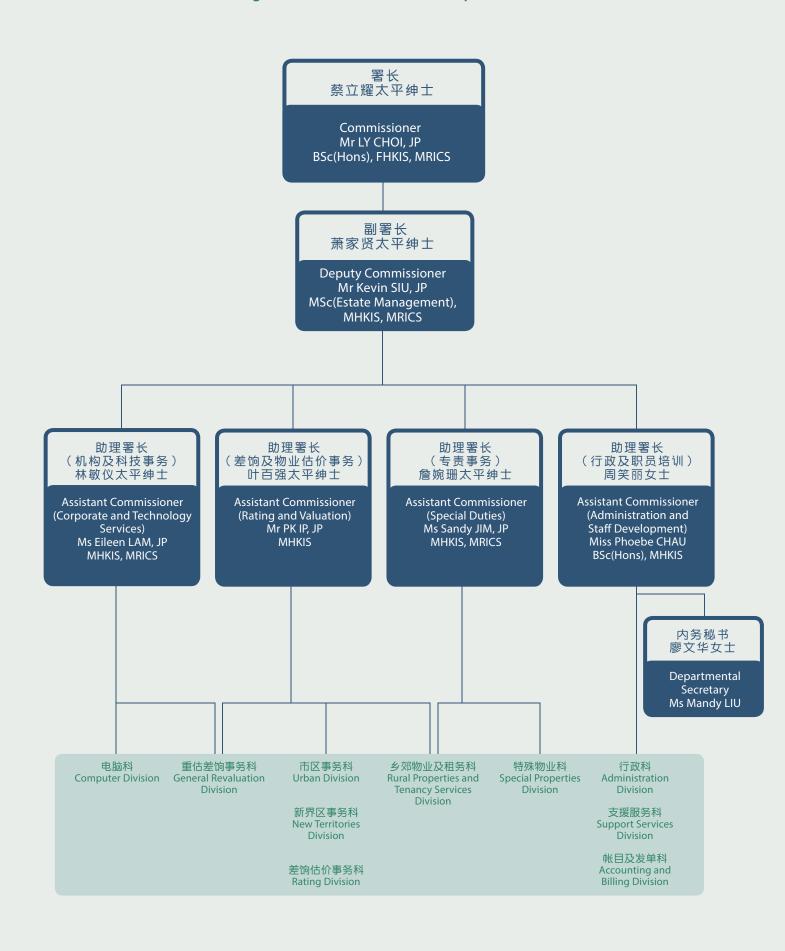
The Department will continue to adopt energyefficient measures in all its practices in an effort to improve Hong Kong's air quality in compliance with the commitments of the Clean Air Charter.







部门架构(2020年4月1日) Organisation Structure (1 April 2020)



人力资源

Human Resources

人手编制

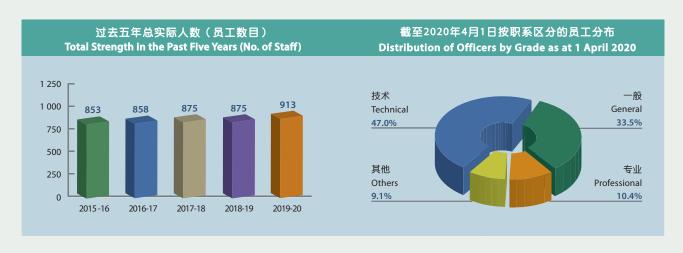
截至 2020 年 4 月 1 日,本署实际总人数为 913 人,其中包括 95 名专业职系及 429 名技术职系人员,306 名一般职系及 83 名其他职系人员。

以下图表显示过去五年的实际总人数,以及截至 2020年4月1日按职系区分的员工比例:

Staffing

As at 1 April 2020, the Department had a total strength of 913 officers comprising 95 professional and 429 technical officers, 306 officers of general grade and 83 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 2020:



附录 B 列出 2019 年 4 月 1 日和 2020 年 4 月 1 日 本署的编制与实际人数比较。

本署 2019-20 年度的个人薪酬(不计长俸、旅费、宿舍等开支)和部门开支达 5.88 亿元,上年度则为 5.49 亿元。

Annex B sets out a comparison of the establishment and strength as at 1 April 2019 and 1 April 2020.

Expenditure on personal emoluments (other than pensions, passages, quarters, etc.) and charges for departmental expenses amounted to \$588 million in 2019-20, compared with \$549 million in the preceding year.

培训与发展计划

本署 2019-20 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 2.08 天。本署深知因应环境转变、工作量与日俱增、工作愈趋复杂,以及切合市民更高的要求,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

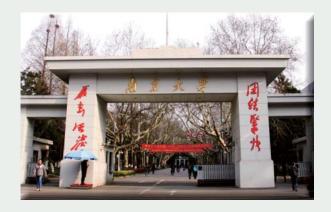
The Departmental Training and Development Plan for 2019-20 was implemented successfully. During the year, departmental grade staff received training for 2.08 days on average. The Department is fully aware of challenges faced by staff arising from the changing environment, increase in workload, complexity 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

为加深了解内地的政治、社会、经济和法律制度,本署三名物业估价测量师分别参加了南京大学、武汉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三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。自2018-19 年度,本署更将师友制计划扩展至物业估价主任职系。2019-20 年度,本署安排了合共21 名高级物业估价主任指导一共 38 名学员(包括 16 名新入职的物业估价主任和 22 名见习物业估价主任)。

专业资格

2019-20 年度,本署一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。

Professional Staff Training

To familiarise with the political, social, economic and legal systems in the Mainland, three Valuation Surveyors attended the National Studies Courses at Nanjing University, Wuhan University and Zhejiang University respectively.



For continuing professional development, three in-house 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. Since 2018-19, the mentoring scheme has also been extended to the Valuation Officer (VO) grade. In 2019-20, 38 mentees (including 16 newly-recruited VOs and 22 Valuation Officer Trainees) had been placed under the mentorship of 21 Senior Valuation Officers.

Professional Membership

In 2019-20, one officer passed the Final Assessment of Professional Competence conducted by the Hong Kong Institute of Surveyors and was elected to professional membership.



人力资源

Human Resources

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 27 班,涵盖 20 个课题,共有 914 名学员出席。

为使各组别的成员建立更紧密的关系、改善彼此间的沟通并加强团队协作,本署于 2018 年 2 月开展长达两年的团队建立计划,举办为各科别不同职级人员而设,为期一天的团队建立工作坊。计划推展至今,共有 798 名职员参加。

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 27 classes covering 20 topics were held with a total attendance of 914 trainees.

To strengthen the bonds among team members and improve their communication and collaboration, a two-year team building programme with customised one-day workshop for staff of different ranks across divisions was launched in February 2018. Since then, a total of 798 staff members have taken part in the programme.



此外,年内亦举行了四班为同事度身订造的顾客服务培训课程,共有127名职员参加。

另有 194 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。

Customised workshops on customer service were also held in-house during the year. A total of four classes were arranged for 127 staff members.

In-house induction seminars were held for 194 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 179 名学员参加了 12 个为他们度身订造的各类电脑课程。

公务员事务局公务员培训处和其他决策局/部门举办的各类课程,本署共有436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。

2019-20 年度,网上学习系统共录得 1 558 次点击,分布不同的网上课程。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 179 trainees in 12 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 436 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 2019-20, 1 558 hits to the e-Learning System on various web-courses were recorded. 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.



差饷物业估价署年报

Rating and Valuation Department Annual Summary

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,包括羽毛球和足球。此外,康乐社亦举办多个兴趣班,如瑜伽及书法,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。此外,康乐社亦 举办了新春抽奖,与同事们共贺佳节。

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、香港圣公会圣匠堂、基督教灵实协会、基督教家庭服务中心和母亲的抉择。此外,义工队亦参与多种义下活动,包括在不同节日到地区探访独居长者。院及护老院,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 27 874 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 sports competitions including badminton and football. The Club also organised various interest classes on 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. The Club also organised a Chinese New Year lucky draw to share the festive joyfulness.

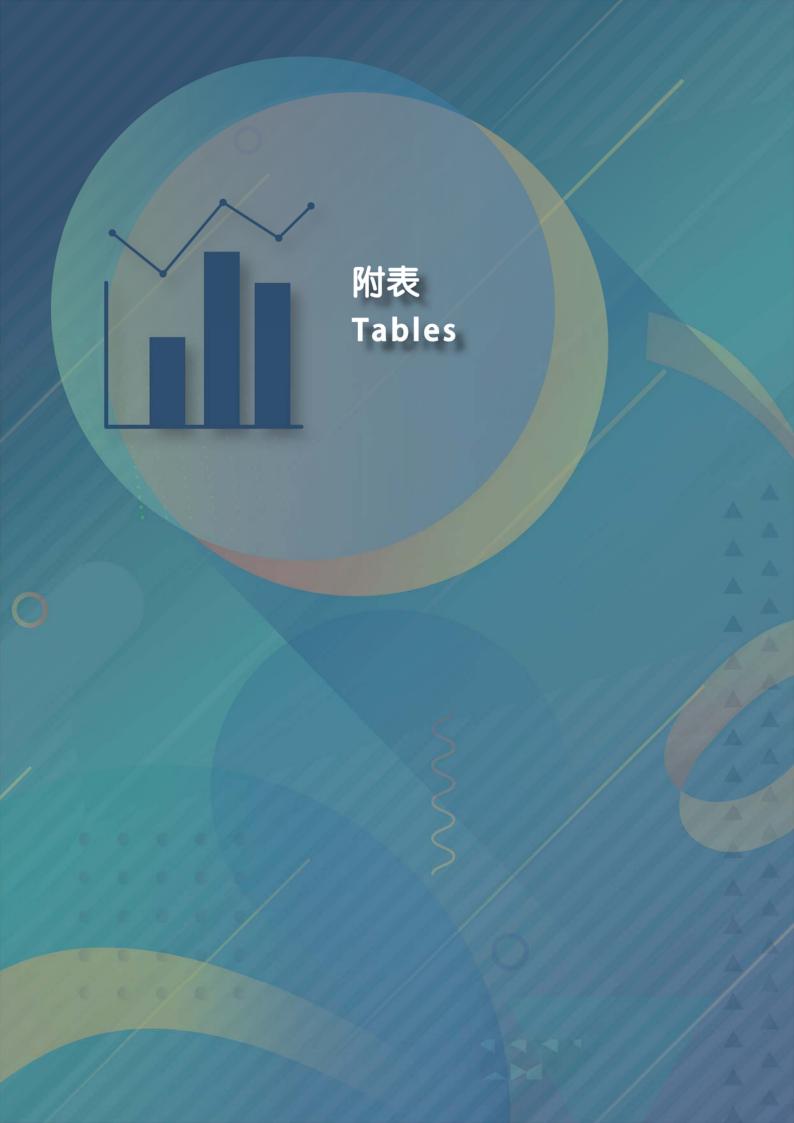
The Volunteer Service Team of the Department worked together with different non-profit making organisations, such as the Yang Memorial Methodist Social Service, the Hong Kong Federation of Youth Groups, Holy Carpenter Church, Haven of Hope Christian Service, Christian Family Service Centre and Mother's 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, visiting hospitals and residential care homes for the elderly during various festivals, and assisting charitable organisations in arranging fundraising 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 \$27 874 in total for various charity events organised by the Community Chest, Oxfam and other charitable organisations.





- **b4** 估价册 各地区的已估价物业 (表 1)
 Valuation List Assessments by District (Table 1)
- b5 估价册 各地区的已估价私人住宅物业(表 2)
 Valuation List Private Domestic Assessments by District (Table 2)
- bb 估价册 各地区的已估价公屋住宅物业(表 3)
 Valuation List Public Domestic Assessments by District (Table 3)
- **b7** 估价册 各地区的已估价铺位及其他商业楼宇(表 4)
 Valuation List Shop and Other Commercial Assessments by District (Table 4)
- **b8** 估价册 各地区的已估价写字楼及工贸大厦(表 5) Valuation List - Office and Industrial / Office Assessments by District (Table 5)
- **bq** 估价册 各地区的已估价工厂大厦及货仓(表6) Valuation List - Factory and Storage Assessments by District (Table 6)
- 70 估价册 各类物业的估价及应课差饷租值(表7)
 Valuation List Distribution of Assessments and Rateable Values by Category
 (Table 7)
- 7】 估价册 按应课差饷租值划分的已估价物业(表 8)
 Valuation List Analysis of Assessments by Rateable Value Range (Table 8)
- 72 地租登记册 各地区的已估价物业 (表9)
 Government Rent Roll Assessments by District (Table 9)
- 73 临时估价及删除估价(表 10) Interim Valuations and Deletions (Table 10)
- **74** 重估应课差饷租值 对主要类别物业的影响 (表 11)
 General Revaluation Effect on Main Property Types (Table 11)
- 75 估价建议书、反对书及上诉个案(表 12) Proposals, Objections and Appeals (Table 12)

表

估价册 - 截至 2020 年 4 月 1 日各地区的已估价物业 Valuation List - Assessments by District as at 1 April 2020

地区	District	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	152 484	97 842 781
湾仔	Wan Chai	115 032	57 900 032
东区	Eastern	199 956	53 290 617
南区	Southern	91 713	29 416 931
港岛	Hong Kong	559 185	238 450 361
油尖旺	Yau Tsim Mong	188 971	79 029 103
深水埗	Sham Shui Po	128 170	31 810 837
九龙城	Kowloon City	158 133	37 949 053
黄大仙	Wong Tai Sin	95 321	20 152 121
观塘	Kwun Tong	149 381	46 740 537
九龙	Kowloon	719 976	215 681 652
葵青	Kwai Tsing	112 537	45 678 563
荃湾	Tsuen Wan	132 810	30 434 777
屯门	Tuen Mun	174 283	24 589 149
 元朗	Yuen Long	196 989	32 877 946
北区	North	103 709	14 959 578
大埔	Tai Po	114 836	18 410 752
·····································	Sha Tin	233 228	50 559 801
 西贡	Sai Kung	161 634	33 192 551
离岛	Islands	59 811	26 975 677
新界	New Territories	1 289 837	277 678 792
总数	OVERALL	2 568 998	731 810 805



估价册 - 截至 2020 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 2020

地区 District		交 B 类 es A & B 应课差饷租值 Rateable Value (千元 \$'000)	C	C 类 lass C 应课差饷租值 Rateable Value (千元 \$'000)		及 E 类 ses D & E 应课差饷租值 Rateable Value (千元 \$'000)		类物业* ellaneous* 应课差饷租值 Rateable Value (千元 \$'000)	Т	会数 otal 应课差饷租值 Rateable Value (千元 \$'000)
中西区 Central and Western	71 700	13 475 395	9 883	3 995 825	14 052	12 145 404	446	225 198	96 081	29 841 822
湾仔 Wan Chai	51 314	9 924 543	9 012	3 398 592	12 418	9 590 704	240	46 234	72 984	22 960 073
东区 Eastern	135 849	23 744 701	16 868	5 591 754	5 385	2 897 289	185	108 477	158 287	32 342 221
南区 Southern	45 924	7 166 719	4 023	1 490 372	11 514	11 185 808	65	152 236	61 526	19 995 135
港岛 Hong Kong	304 787	54 311 359	39 786	14 476 542	43 369	35 819 205	936	532 145	388 878	105 139 251
油尖旺 Yau Tsim Mong	98 851	14 143 785	14 804	4 945 913	5 004	2 948 241	393	65 992	119 052	22 103 931
深水埗 Sham Shui Po	77 404	10 565 713	6 764	1 804 794	3 698	1 950 484	302	190 474	88 168	14 511 465
九龙城 Kowloon City	86 180	12 563 491	18 846	5 400 391	12 433	6 652 108	175	371 954	117 634	24 987 944
黄大仙 Wong Tai Sin	71 117	8 545 453	1 440	433 515	501	233 304	114	10 741	73 172	9 223 013
观塘 Kwun Tong	92 411	11 456 493	947	200 155	153	39 243	141	45 042	93 652	11 740 933
九龙 Kowloon	425 963	57 274 935	42 801	12 784 769	21 789	11 823 380	1 125	684 202	491 678	82 567 286
葵青 Kwai Tsing	66 429	8 526 943	2 898	744 913	614	199 184	277	68 347	70 218	9 539 387
荃湾 Tsuen Wan	76 863	11 381 817	8 521	1 981 133	2 022	731 161	389	47 517	87 795	14 141 628
屯门 Tuen Mun	118 428	11 345 780	4 612	757 924	3 265	1 028 992	295	109 636	126 600	13 242 333
元朗 Yuen Long	134 809	12 670 232	14 769	2 549 070	9 178	2 267 773	1 350	46 817	160 106	17 533 892
北区 North	76 692	7 012 354	3 507	416 213	3 953	840 267	1 537	48 362	85 689	8 317 197
大埔 Tai Po	76 249	8 190 461	6 548	1 274 173	8 576	3 271 257	496	43 507	91 869	12 779 397
沙田 Sha Tin	144 831	19 698 334	17 403	4 518 512	7 059	3 122 301	213	230 248	169 506	27 569 395
西贡 Sai Kung	120 513	17 756 090	8 473	2 195 137	6 145	3 659 019	117	115 427	135 248	23 725 673
离岛 Islands	38 030	3 966 308	8 521	1 830 257	3 948	1 715 662	267	8 967	50 766	7 521 194
新界 NewTerritories	852 844	100 548 319	75 252	16 267 333	44 760	16 835 616	4 941	718 828	977 797	134 370 096
总数 OVERALL	1 583 594	212 134 613	157 839	43 528 643	109 918	64 478 202	7 002	1 935 175	1 858 353	322 076 632

^{*} 杂类住宅单位包括用作住宅的阁楼、天台建筑物等。



[•]上述数字包括资助出售房屋(如居者有其屋等)及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 subsidised sale flats (e.g. Home Ownership Scheme, etc.) and those former public rental housing units sold under the Tenants Purchase Scheme, but exclude car parking spaces which are separately assessed.

Valuation List - Public Domestic Assessments by District as at 1 April 2020

		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#	
地区	District	租者置其屋计划下 已售出的前租住公屋单位		租住公屋 Rental Housing				HONG KONG HOUSING SOCIETY & HONG KONG SETTLERS HOUSING CORPORATION LIMITED # 租住公屋 Rental Housing		
		Former Rental Housing Units sold under TPS *		租者置其屋计划下 仍未售出的单位 Units unsold under TPS *		非租者置其屋计划 Non TPS *				
		数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	
中西区	Central and Western	-	-	-	-	5	43 635	878	201 460	
湾仔	Wan Chai	-	-	-	-	-	-	3	228 571	
东区	Eastern	2 837	279 581	790	59 194	72	2 987 745	443	249 743	
南区	Southern	8 395	638 998	2 132	128 946	42	1 653 557	5	48 256	
港岛	Hong Kong	11 232	918 579	2 922	188 141	119	4 684 937	1 329	728 031	
油尖旺	Yau Tsim Mong	-	-	-	-	4	300 513	665	70 233	
深水埗	Sham Shui Po	5 232	344 823	1 498	78 244	124	4 554 838	8	72 927	
九龙城	Kowloon City	-	-	-	-	32	1 279 220	18	416 206	
黄大仙	Wong Tai Sin	18 399	1 409 254	5 011	289 166	134	4 819 139	-	-	
观塘	Kwun Tong	11 597	731 374	4 457	200 465	229	10 246 440	342	346 792	
九龙	Kowloon	35 228	2 485 451	10 966	567 875	523	21 200 150	1 033	906 157	
葵青	Kwai Tsing	12 033	887 900	2 577	139 929	161	6 494 239	468	220 047	
荃湾	Tsuen Wan	-	-	-	-	39	1 227 458	175	142 293	
屯门	Tuen Mun	13 471	732 185	7 882	309 328	66	1 964 398	-	-	
元朗	Yuen Long	6 037	290 833	2 446	111 207	123	2 786 137	-	-	
北区	North	14 259	855 873	3 330	162 159	23	1 060 844	158	28 119	
大埔	Tai Po	16 053	1 338 845	4 828	295 222	17	609 944	-	-	
沙田	Sha Tin	22 989	1 811 432	3 531	223 565	107	5 013 382	6	252 714	
西贡	Sai Kung	11 894	943 484	3 313	207 514	37	2 060 225	249	127 248	
离岛	Islands	-	-	-	-	71	1 371 380	-	-	
新界	New Territories	96 736	6 860 551	27 907	1 448 924	644	22 588 006	1 056	770 421	
总数	OVERALL	143 196	10 264 581	41 795	2 204 940	1 286	48 473 094	3 418	2 404 609	

- #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 2020 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 2020

		铺	位 Shop	其他商业楼宇	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	9 208	10 378 363	2 513	5 784 058
湾仔	Wan Chai	8 118	10 181 615	2 210	4 386 966
东区	Eastern	8 396	4 107 451	912	901 554
南区	Southern	2 281	1 359 848	618	307 892
港岛	Hong Kong	28 003	26 027 277	6 253	11 380 471
油尖旺	Yau Tsim Mong	21 098	22 235 742	3 888	8 546 188
深水埗	Sham Shui Po	9 413	4 500 685	1 389	617 696
九龙城	Kowloon City	7 777	3 392 290	876	775 920
黄大仙	Wong Tai Sin	3 559	2 273 767	146	132 517
观塘	Kwun Tong	6 153	5 250 005	313	468 655
九龙	Kowloon	48 000	37 652 489	6 612	10 540 975
葵青	Kwai Tsing	3 957	2 644 907	171	184 861
荃湾	Tsuen Wan	5 512	3 402 815	197	506 779
屯门	Tuen Mun	5 650	3 217 348	146	302 749
元朗	Yuen Long	8 055	4 446 101	410	512 253
北区	North	2 931	2 281 985	49	80 561
大埔	Tai Po	2 868	1 641 592	145	195 847
沙田	Sha Tin	5 127	5 583 619	107	469 980
西贡	Sai Kung	3 446	2 728 106	35	33 104
离岛	Islands	2 705	5 682 027	64	204 990
新界	New Territories	40 251	31 628 501	1 324	2 491 125
总数	OVERALL	116 254	95 308 267	14 189	24 412 570



表

估价册 - 截至 2020 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 2020

		写字	写字楼 Office		工贸大厦 Industrial/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	21 958	34 752 894	-	-		
湾仔	Wan Chai	13 149	14 695 440	-	-		
东区	Eastern	3 844	5 770 908	197	401 851		
南区	Southern	1 770	1 187 746	26	10 809		
港岛	Hong Kong	40 721	56 406 987	223	412 660		
油尖旺	Yau Tsim Mong	21 516	14 045 704	87	23 454		
深水埗	Sham Shui Po	2 256	1 202 909	944	448 798		
九龙城	Kowloon City	1 120	913 843	18	7 025		
黄大仙	Wong Tai Sin	362	294 473	340	69 839		
观塘	Kwun Tong	4 123	7 244 672	1 106	652 537		
九龙	Kowloon	29 377	23 701 601	2 495	1 201 654		
葵青	Kwai Tsing	687	922 251	349	289 322		
荃湾	Tsuen Wan	1 485	692 031	444	40 078		
屯门	Tuen Mun	492	125 670	-	-		
元朗	Yuen Long	527	161 054	-	-		
北区	North	226	131 665	49	14 398		
大埔	Tai Po	61	20 226	-	-		
沙田	Sha Tin	2 013	1 669 980	101	44 481		
西贡	Sai Kung	12	31 428	-	-		
离岛	Islands	416	836 023	-	-		
新界	New Territories	5 919	4 590 329	943	388 279		
总数	OVERALL	76 017	84 698 917	3 661	2 002 592		



估价册 - 截至 2020 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 2020

			•				
		エア:	工厂大厦 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	372	126 646	-	-		
湾仔	Wan Chai	-	-	-	-		
东区	Eastern	6 246	2 478 366	24	180 955		
南区	Southern	3 690	1 226 925	10	41 616		
港岛	Hong Kong	10 308	3 831 937	34	222 571		
油尖旺	Yau Tsim Mong	2 469	490 567	2	358		
深水埗	Sham Shui Po	5 593	2 273 243	52	198 024		
九龙城	Kowloon City	3 385	1 290 277	110	171 714		
黄大仙	Wong Tai Sin	3 535	1 029 385	2	2 784		
观塘	Kwun Tong	20 112	5 818 070	151	313 585		
九龙	Kowloon	35 094	10 901 542	317	686 465		
葵青	Kwai Tsing	18 524	4 355 479	802	3 958 631		
荃湾	Tsuen Wan	12 067	3 482 598	400	710 054		
屯门	Tuen Mun	6 912	1 760 079	270	173 278		
元朗	Yuen Long	1 211	979 585	100	161 851		
北区	North	1 866	628 754	43	176 401		
大埔	Tai Po	342	1 029 965	-	-		
沙田	Sha Tin	10 024	2 230 388	313	870 592		
西贡	Sai Kung	38	772 302	5	8 928		
离岛	Islands	25	149 120	114	266 472		
新界	New Territories	51 009	15 388 270	2 047	6 326 207		
总数	OVERALL	96 411	30 121 749	2 398	7 235 242		



估价册 - 截至 2020 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 2020

类别	Category	数量 Number	%	应课差饷租值 Rateable Value (千元 \$'000)	%
住宅	Domestic Premises	1 904 852	74.1	375 159 275	51.3
铺位及其他商业楼宇	Shop and Other Commercial Premises	130 443	5.1	119 720 837	16.4
写字楼	Office	76 017	3.0	84 698 917	11.6
工贸大厦	Industrial / Office Premises	3 661	0.1	2 002 592	0.3
工厂大厦	Factory	96 411	3.8	30 121 749	4.1
货仓	Storage Premises	2 398	0.1	7 235 242	1.0
车位*	Car Parking Spaces *	293 872	11.4	16 030 730	2.2
其他物业	Others	61 344	2.4	96 841 463	13.2
总数	OVERALL	2 568 998	100.0	731 810 805	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 2020 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 2020

		租值 (元) ue Range (\$)	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	总数 Total	%	累积% [^] Cumulative% [^]
3 001	-	9 999	2 022	5 288	17 604	24 914	1.0	1.0
10 000	-	19 999	5 344	14 604	57 473	77 421	3.0	4.0
20 000	-	29 999	26 863	21 446	64 188	112 497	4.4	8.4
30 000	-	39 999	27 708	35 678	51 210	114 596	4.5	12.8
40 000	-	49 999	13 505	20 930	39 769	74 204	2.9	15.7
50 000	-	59 999	5 269	16 766	41 965	64 000	2.5	18.2
60 000	-	69 999	3 652	23 565	48 389	75 606	2.9	21.1
70 000	-	79 999	7 474	32 601	65 671	105 746	4.1	25.3
80 000	-	89 999	6 854	34 853	74 272	115 979	4.5	29.8
90 000	-	99 999	10 979	41 078	80 431	132 488	5.2	34.9
100 000	-	119 999	31 342	83 439	177 618	292 399	11.4	46.3
120 000	-	139 999	45 338	68 232	146 857	260 427	10.1	56.5
140 000	-	159 999	52 384	54 689	109 761	216 834	8.4	64.9
160 000	-	179 999	48 408	42 757	78 666	169 831	6.6	71.5
180 000	-	199 999	38 220	33 632	50 807	122 659	4.8	76.3
200 000	-	249 999	63 645	58 046	75 045	196 736	7.7	83.9
250 000	-	299 999	34 996	30 545	34 046	99 587	3.9	87.8
300 000	-	349 999	24 762	21 152	16 764	62 678	2.4	90.3
350 000	-	399 999	16 777	15 367	9 794	41 938	1.6	91.9
400 000	-	449 999	11 732	10 107	6 584	28 423	1.1	93.0
450 000	-	499 999	10 919	8 589	5 387	24 895	1.0	94.0
500 000	-	599 999	14 964	10 708	7 208	32 880	1.3	95.2
600 000	-	749 999	14 124	8 865	7 271	30 260	1.2	96.4
750 000	-	999 999	13 827	7 587	6 402	27 816	1.1	97.5
1 000 000	-	1 499 999	11 579	6 428	5 655	23 662	0.9	98.4
1 500 000	-	1 999 999	4 583	3 413	2 745	10 741	0.4	98.8
2 000 000	-	2 999 999	3 986	3 174	2 690	9 850	0.4	99.2
3 000 000	-	9 999 999	5 911	4 719	3 899	14 529	0.6	99.8
10 000 000	-	99 999 999	1 965	1 681	1 621	5 267	0.2	100.0
100 000 000	-	999 999 999	51	35	40	126	*	100.0
1 000 000 000	-	99 999 999 999	2	2	5	9	*	100.0
总数	OVER	ALL	559 185	719 976	1 289 837	2 568 998	100.0	

^{*} 低于 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.



[^] 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%.

地租登记册 - 截至 2020 年 4 月 1 日各地区的已估价物业 Government Rent Roll - Assessments by District as at 1 April 2020

		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	15 510	25 020 991
湾仔	Wan Chai	4	12 588	7 877 661
东区	Eastern	90	48 679	14 106 934
南区	Southern	36	48 587	12 718 881
港岛	Hong Kong	250	125 364	59 724 466
油尖旺	Yau Tsim Mong	63	57 810	27 806 463
深水埗	Sham Shui Po	336	126 606	29 667 482
九龙城	Kowloon City	13	58 499	17 657 537
黄大仙	Wong Tai Sin	70	95 193	19 109 901
观塘	Kwun Tong	290	148 673	41 603 910
九龙	Kowloon	772	486 781	135 845 293
葵青	Kwai Tsing	344	111 741	37 970 774
荃湾	Tsuen Wan	2 661	132 764	27 662 608
屯门	Tuen Mun	5 464	170 988	23 472 522
元朗	Yuen Long	31 790	186 408	29 615 030
北区	North	37 932	93 341	13 256 525
大埔	Tai Po	31 381	106 730	17 764 575
沙田	Sha Tin	5 044	228 100	47 162 572
西贡	Sai Kung	15 854	156 479	32 930 423
离岛	Islands	20 684	56 465	24 254 660
新界	New Territories	151 154	1 243 016	254 089 687
总数	OVERALL	152 176	1 855 161	449 659 446

^{*} 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.



2019-20 年度临时估价及删除估价*

Interim Valuations and Deletions in 2019-20 *

		差饷及 Rates and Gov		只计 Rates	差饷 GOnly	只计 Governmer	
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	1 049	464	5 292	3 041	9	3
Hong Kong	应课差饷租值 Rateable Value (千元 \$'000)	1 915 579	895 394	4 903 422	3 145 460	1 054 880	11 928
九龙	数量 Number	12 744	1 228	3 163	1 455	73	550
Kowloon	应课差饷租值 Rateable Value (千元 \$'000)	4 688 477	1 363 328	3 127 069	1 295 259	1 810 451	565 631
新界	数量 Number	22 560	3 501	3 295	756	2 056	1 371
New Territories	应课差饷租值 Rateable Value (千元 \$'000)	7 268 660	3 284 772	1 514 545	392 250	1 939 270	1 232 110
总数	数量 Number	36 353	5 193	11 750	5 252	2 138	1 924
OVERALL	应课差饷租值 Rateable Value (千元 \$'000)	13 872 716	5 543 494	9 545 035	4 832 969	4 804 602	1 809 670

^{*}不包括在估价册/地租登记册直接载入和删除的估价。



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

2020-21 年度重估应课差饷租值 - 对主要类别物业的影响 (1)

2020-21 General Revaluation - Effect on Main Property Types (1)

		差饷 Rates		地程	Government F	Rent
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⁾	-1.5	557	-9	-1.7	319	-6
中型私人住宅物业 ⁽²⁾ Private Medium Domestic Premises ⁽²⁾	-2.0	1 149	-24	-2.0	656	-14
大型私人住宅物业 ⁽²⁾ Private Large Domestic Premises ⁽²⁾	-2.5	2 417	-61	-2.2	1 249	-28
私人住宅物业 Private Domestic Premises	-1.8	722	-13	-1.8	393	-7
公屋住宅物业 ⁽³⁾ Public Domestic Premises ⁽³⁾	-2.4	267	-6	-2.5	158	-4
所有住宅物业 ⁽⁴⁾ All Domestic Premises ⁽⁴⁾	-1.8	542	-10	-1.8	304	-6
铺位及其他商业楼宇 Shop and Other Commercial Premises	-2.6	3 833	-100	-1.3	2 267	-29
写字楼 Office	+0.7	4 626	+33	+1.0	4 460	+45
工业楼宇 ⁽⁵⁾ Industrial Premises ⁽⁵⁾	+0.8	1 539	+12	+0.6	965	+6
所有非住宅物业 ⁽⁶⁾ All Non-domestic Premises ⁽⁶⁾	-1.3	3 460	-44	-1.0	1 952	-19
所有类别物业 All Types of Properties	-1.5	908	-14	-1.4	484	-7

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.
- $(5) \ Include \ factory, \ storage \ and \ industrial/office \ premises.$
- $(6) \ Include \ miscellaneous \ premises \ such \ as \ hotels, \ cinemas, \ petrol \ filling \ stations, \ schools \ and \ car \ parking \ spaces \ in \ non-domestic \ premises.$



2018-19 及 2019-20 年度的估价建议书、反对书及上诉个案 Proposals, Objections and Appeals in 2018-19 and 2019-20

	差饷 Rating		地租 Gove	rnment Rent
	2018-19	2019-20	2018-19	2019-20
建议书 Proposals				
接办及完成个案 Cases received and completed	40 566	39 092	215	188
复核结果 Status on review:				
- 估价作实 assessment confirmed	31 453	27 830	200	177
- 获减应课差饷租值 rateable value reduced	1 544	1 644	10	9
- 其他 others ⁽¹⁾	7 569	9 618	5	2
反对书 Objections ^②				
年初所余 Outstanding at beginning of year	1 462	2 130	62	72
接办个案 Cases received	3 423	6 878	193	179
完成个案 Cases completed	2 755	7 481	183	195
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	2 243	7 115	161	123
- 获减应课差饷租值 rateable value reduced	86	177	6	37
- 其他 others ⁽¹⁾	426	189	16	35
上诉 Appeals				
年初所余 Outstanding at beginning of year	1 327	1 323	2 203	1 926
接办个案 Cases received	202	1 554	33	72
完成个案 Cases completed	206	132	310	62
个案完成结果 Status of completed cases:				
- 估价作实 (全面聆讯) assessment confirmed (full hearing)	-	5	-	7
- 获减应课差饷租值 (全面聆讯) rateable value reduced (full hearing)	-	-	-	-
- 同意令 consent orders	85	42	53	13
- 撤销/失效 withdrawn/lapsed	121	85	257	42

註:

- (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 Hong Kong Property Review

楼宇名称 Names of Buildings

年报 Annual Summary

差饷及地租简介 Your Rates and Government Rent

谁有责任缴纳差饷与地租 Who is responsible for paying rates and Government rent

服务承诺 Performance Pledge

差饷物业估价署 - 大事年表 Rating and Valuation Department - Chronology of Events

香港物业报告 - 每月补编 Hong Kong Property Review - Monthly Supplement

「物业资讯网」服务的简介小册子 Explanatory Leaflet of Property Information Online

《业主与租客 (综合) 条例》指引概要 A Summary Guide on the Landlord and Tenant

(Consolidation) Ordinance

宣传标示门牌号数的资料单张 Explanatory Leaflet for Display of Building Numbers

*香港差饷税收历史 * The History of Rates in Hong Kong

(English, Traditional Chinese and Simplified Chinese

versions)

*香港差饷税制 * Property Rates in Hong Kong

- 评估、征收及管理 - 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。

(英文版、繁体及简体版)

(英文版、繁体及简体版)

* 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	.2019	1.4	.2020]/减少 e/Decrease
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG. *
署长 Commissioner	1	0	1	1	0	+1
副署长 Deputy Commissioner	1	1	1	0	0	-1
助理署长 Assistant Commissioner	4	3	4	5	0	+2
首席物业估价测量师 Principal Valuation Surveyor	8	7	8	6	0	-1
高级物业估价测量师 Senior Valuation Surveyor	25	16	25	15	0	-1
物业估价测量师 Valuation Surveyor	74	63	74	61	0	-2
助理物业估价测量师 Assistant Valuation Surveyor	5	4	5	5	0	+1
首席物业估价主任 Principal Valuation Officer	16	12	16	12	0	0
高级物业估价主任 Senior Valuation Officer	100	55	100	63	0	+8
物业估价主任 / 见习物业估价主任 Valuation Officer/Valuation Officer Trainee	331	322	331	331	0	+9
高级租务主任 Senior Rent Officer	4	3	4	4	0	+1
一级租务主任 Rent Officer I	8	3	8	2	0	-1
二级租务主任 Rent Officer II	2	1	2	1	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	2	2	1	0	-1
一级统计主任 Statistical Officer l	3	3	3	3	0	0
二级统计主任 Statistical Officer II	3	3	3	4	0	+1

 $^{*\,\}mathsf{EST.} = \mathsf{Establishment} \qquad \mathsf{SG.} = \mathsf{Strength}$



	1.4.2019		1.4	.2020		/减少 /Decrease
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG. *	编制 EST.*	实际人数 SG.*
高级技术主任 Senior Technical Officer	2	2	2	2	0	0
技术主任 / 见习技术主任 Technical Officer/Technical Officer Trainee	4	4	4	4	0	0
总行政主任 Chief Executive Officer	1	1	1	1	0	0
高级行政主任 Senior Executive Officer	1	1	2	1	+1	0
一级行政主任 Executive Officer l	3	2	3	2	0	0
二级行政主任 Executive Officer II	0	1	0	2	0	+1
一级法定语文主任 Official Language Officer l	1	0	1	0	0	0
二级法定语文主任 Official Language Officer ll	2	3	2	2	0	-1
缮校员 Calligraphist	1	1	1	1	0	0
高级私人秘书 Senior Personal Secretary	1	1	1	1	0	0
一级私人秘书 Personal Secretary I	5	5	5	5	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	14	16	15	0	+1
文书主任 Clerical Officer	38	34	38	37	0	+3
助理文书主任 Assistant Clerical Officer	123	102	123	120	0	+18
文书助理 Clerical Assistant	108	102	109	106	+1	+4
一级物料供应员 Supplies Supervisor I	1	1	1	1	0	0
二级物料供应员 Supplies Supervisor II	1	1	1	1	0	0
物料供应服务员 Supplies Attendant	1	1	1	1	0	0

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



	1.4.2019		1.4	.2020	增加/減少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG. *	编制 EST.*	e/Decrease 实际人数 SG. *
高级库务会计师 Senior Treasury Accountant	1	1	1	1	0	0
库务会计师 Treasury Accountant	1	0	1	1	0	+1
高级会计主任 Senior Accounting Officer	1	1	1	1	0	0
一级会计主任 Accounting Officer l	6	4	6	6	0	+2
执达主任助理 Bailiff's Assistant	2	2	2	2	0	0
电话接线生 Telephone Operator	1	0	0	0	-1	0
司机 Motor Driver	7	7	7	7	0	0
办公室助理 Office Assistant	9	9	8	8	-1	-1
二级工人 Workman II	10	9	11	10	+1	+1
高级电脑操作员 Senior Computer Operator	1	1	1	1	0	0
一级电脑操作员 Computer Operator l	5	5	5	5	0	0
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	0	1	0	0	0
系统经理 Systems Manager	4	2	4	3	0	+1
一级系统分析/程序编制主任 Analyst/Programmer l	14	12	14	13	0	+1
二级系统分析/程序编制主任 Analyst/Programmer ll	6	5	6	5	0	0
小计 Sub-total	980	847	981	893	+1	+46

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



	1.4	.2019	1.4	1.4.2020		增加/减少 Increase/Decrease	
	编制 EST.*	实际人数 SG.*	编制 EST.*	实际人数 SG. *	编制 EST.*	实际人数 SG. *	
额外人员 Supernumerary Staff							
署长 Commissioner	1	1	0	0	-1	-1	
助理署长 Assistant Commissioner	1	1	0	0	-1	-1	
首席物业估价测量师 Principal Valuation Surveyor	0	0	0	0	0	0	
高级物业估价测量师 Senior Valuation Surveyor	1	1	0	0	-1	-1	
物业估价测量师 Valuation Surveyor	0	0	2	2	+2	+2	
首席物业估价主任 Principal Valuation Officer	0	0	1	1	+1	+1	
高级物业估价主任 Senior Valuation Officer	6	6	10	10	+4	+4	
物业估价主任 Valuation Officer	6	6	4	4	-2	-2	
高级租务主任 Senior Rent Officer	0	0	0	0	0	0	
一级租务主任 Rent Officer I	0	0	0	0	0	0	
总行政主任 Chief Executive Officer	0	0	0	0	0	0	
高级文书主任 Senior Clerical Officer	1	1	0	0	-1	-1	
文书主任 Clerical Officer	3	3	1	1	-2	-2	
助理文书主任 Assistant Clerical Officer	5	5	0	0	-5	-5	
文书助理 Clerical Assistant	1	1	0	0	-1	-1	
二级私人秘书 Personal Secretary II	1	1	1	1	0	0	
电话接线生 Telephone Operator	1	1	0	0	-1	-1	
一级会计主任 Accounting Officer l	0	0	0	0	0	0	
司机 Motor Driver	0	0	0	0	0	0	
二级工人 Workman II	1	1	0	0	-1	-1	
高级技术主任 Senior Technical Officer	0	0	0	0	0	0	
技术主任/见习技术主任 Technical Officer/Technical Officer Trainee	0	0	1	1	+1	+1	
高级电脑操作员 Senior Computer Operator	0	0	0	0	0	0	
物料供应服务员 Supplies Attendant	0	0	0	0	0	0	
小计 Sub-total	28	28	20	20	-8	-8	

小计 Sub-total	28	28	20	20	-8	-8
总数 Total	1008	875	1001	913	-7	+38

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

差饷物业估价署年报

Rating and Valuation Department Annual Summary



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 2019 年的选 区分界划分为18个地区,详情请见附录D及E。

(2) 楼面面积

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

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

(3) 物业类别

住宅:

(a) 私人住宅单位是指各自设有专用的煮食设 施、浴室和厕所的独立居住单位。居者有其 屋、私人机构参建居屋、市区改善、住宅发 售和夹心阶层住屋等计划兴建的住宅单位, 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 2019.

(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, bathroom and toilet. Domestic units built under the Home Ownership, Private Sector Participation, Urban Improvement, Flat-for-Sale and Sandwich Class Housing Schemes, 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.



83

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宇内的停车位。
- (h) 其他物业是指不属于上述任何类别的物业,例如酒店,戏院及剧场、学校、康乐会及会所、社区及福利用途楼宇、油站等物业。

(4) 租金

本年报所载租金全部以港元计算,通常不包括差 饷、管理费及其他费用在内。

(5) 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 nondomestic 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	内的分区名称 s of Sub-districts District Boundaries	小规划统计区 Tertiary Planning Units
区域:港岛 Area:Hong Kong			
中西区 Central and Western	坚尼地城、石塘咀、 西营盘、上环、 中环、金钟、 半山区、山顶	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111, 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 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	124(p), 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	Nan	区内的分区名称 nes of Sub-districts n District 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(p)
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, 286(p), 290, 291, 292, 293, 294, 295, 297, 298

(p) = part 部分



各区域及地区 Areas and Districts

地区 District		地区内的分区名称 Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
区域 : 新界 Area : New Territories			
葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	320, 326, 327, 328, 329, 350, 351
荃湾 Tsuen Wan	荃湾、上葵涌、 汀九、深井、 青龙头、马湾、 欣澳	Tsuen Wan, Sheung Kwai Chung, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	310, 321, 322, 323, 324, 325, 331, 332, 333, 334, 335, 336, 340, 731, 973(p), 974, 975
屯门 Tuen Mun	大榄涌、扫管笏、 屯门、蓝地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	411, 412, 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	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, 547, 548, 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, 972, 973(p), 976

(p) = part 部分



分区图

Plans





Plans

港岛及九龙地区 Hong Kong and Kowloon Districts



差饷物业估价署

地址:

中国香港

九龙长沙湾道 303 号 长沙湾政府合署 15 楼

电话:

2152 0111 / 2152 2152

图文传真:

2152 0123

电邮地址:

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

网址:

www.rvd.gov.hk

Rating and Valuation Department

Address:

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

Telephone:

2152 0111 / 2152 2152

Facsimile:

2152 0123

E-mail:

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

Website:

www.rvd.gov.hk

