

差餉物業估價署年報

Rating and Valuation Department
Annual Summary

2020-21



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

A stylized illustration of a yellow pencil with a black eraser and a blue spiral notebook. The pencil is positioned diagonally from the top left, pointing towards the center. The notebook is on the right side, with its spiral binding visible. The background is a light pink color with a blue brushstroke effect behind the notebook.

2020-21

差饷物业估价署年报

Rating and Valuation Department Annual Summary



差饷物业估价署
Rating and Valuation Department

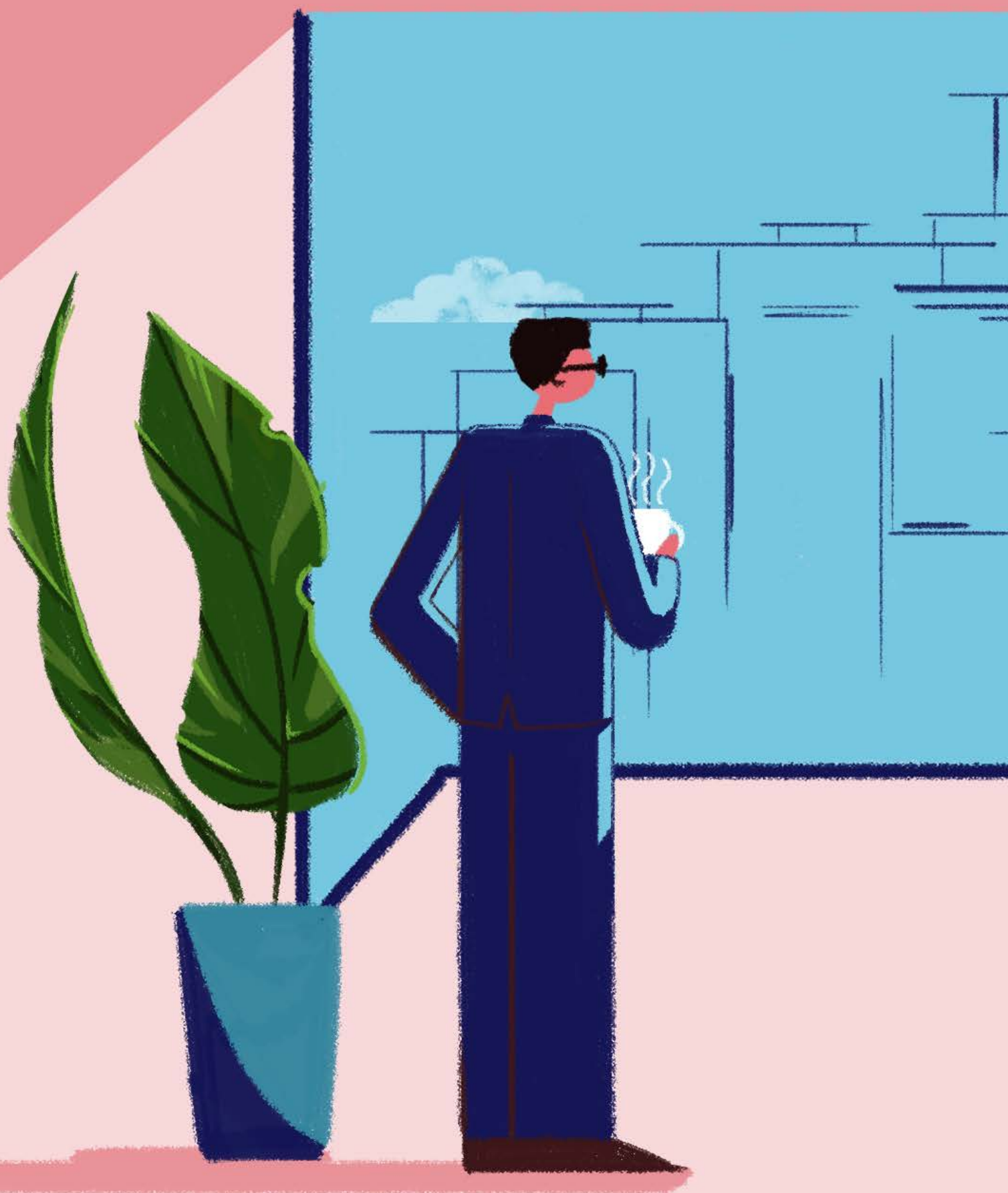


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署长序言

Commissioner's Overview



差饷物业估价署署长
萧家贤太平绅士
Kevin KY SIU, JP

Commissioner of Rating and Valuation

2020-21 年度，香港经济正逐步从 2019 年下半年开始的经济衰退中复元，尽管在 2020 年第四季受到 2019 冠状病毒病第四波疫情冲击令升势有所减弱。本港经济在 2021 年第一季季末出现明显复苏，主要因素包括实施国家安全法让香港从 2019 年的混乱和暴力局面回复稳定，以及本地疫情缓和及中国的经济表现强劲，令市场信心增加。随着物业市场回复畅旺，差饷物业估价署（本署）继续为市民提供具成本效益的服务，力求达到本署的工作目标，并致力推行电子政府措施，以改善顾客服务。

Hong Kong economy in 2020-21 was gradually recovering from the economic downturn since the second half of 2019, notwithstanding the disruption by the fourth wave of the COVID-19 epidemic in the fourth quarter of 2020. Visible recovery towards the end of the first quarter of 2021 was mainly led by the restored stability from the chaotic and violent situation in 2019 and increased confidence in Hong Kong brought about by the implementation of the National Security Law, subdued local epidemic situation, and strong economic performance of China. Alongside the reviving property market, the Rating and Valuation Department (the Department) continued its efforts to deliver cost-effective services in serving the community and meeting its performance targets, as well as to pursue e-Government initiatives in enhancing customer service.



财政司司长在 2020-21 年度《财政预算案演辞》中推出多项支持企业、支援就业和纾解民困的措施，当中包括为所有差饷缴纳人提供 2020 年 4 月至 2021 年 3 月四个季度的差饷宽减，应缴差饷的住宅物业以每户每季 1 500 元为上限。至于应缴差饷的非住宅物业，首两季（2020 年 4 月至 2020 年 9 月）以每户每季 5 000 元为上限，其后两季（2020 年 10 月至 2021 年 3 月）则以每户每季 1 500 元为上限。为进一步支援企业应对严峻的经济环境，非住宅物业在最后两季的宽减上限亦获进一步上调至每季 5 000 元。整个宽减计划惠及 335 万个物业的差饷缴纳人，而政府收入则减少 175 亿元。

Among the measures that the Financial Secretary rolled out in his 2020-21 Budget Speech supporting enterprises, safeguarding jobs and relieving people's hardship, rates concession was announced to provide all ratepayers for four quarters from April 2020 to March 2021, subject to a ceiling of \$1 500 per quarter for each domestic rateable tenement. For each non-domestic rateable tenement, the rates concession ceiling was \$5 000 per quarter for the first two quarters from April 2020 to September 2020 and \$1 500 per quarter for the remaining two quarters from October 2020 to March 2021. To sustain support for enterprises amid the challenging economic conditions, the concession ceiling for non-domestic tenements was further enhanced to \$5 000 per quarter for the last two quarters. The overall concession scheme benefited ratepayers of 3.35 million properties, with a revenue of \$17.5 billion foregone.

挑战与成果

为对抗 2019 冠状病毒病疫情，本署不遗余力地支持政府一系列措施，以遏制疾病感染风险和传播。本署安排职员协助进行检疫和追踪接触者的工作，亦派遣职员到政府因应全港感染控制措施设立的社区检测中心和社区疫苗接种中心参与行政工作。截至目前为止，本署绝大部分职员已接种至少一剂疫苗，我特此感谢各位同事积极支持政府的抗疫措施，及早接种疫苗以保护自己、家人、同事和我们服务的顾客，尽展社会承担。

Challenges and Achievements

To help combat the COVID-19 pandemic, the Department has spared no efforts in supporting a series of Government's measures to curb the infection risk and spread of the disease. Our staff were released to assist in quarantine and contact tracing duties, as well as performing administrative duties in manning community testing centres and community vaccination centres set up under the Government's territory-wide infection control initiatives. To date, with the overwhelming majority of staff having taken at least one shot of the vaccine, I would like to express my appreciation to our colleagues for their commitment to the community by contributing to Government's anti-epidemic efforts and getting vaccinated early to protect themselves, families, colleagues and the customers we serve.



署长序言 Commissioner's Overview

2019 冠状病毒病疫情为本港很多市民和企业带来严重影响。因此，尽管在 2020 年延续了特别上班安排而遇到运作上的困难，本署仍努力帮助有需要的顾客，提供纾解方案，例如延长差饷及地租的缴款限期，以及处理因特殊理由要求豁免附加费或安排弹性缴款的申请等。本署希望这些一次性特别措施能协助他们渡过难关。

为保障居于分间单位租户的权益，行政长官在 2021 年 2 月宣布，政府将立法实施分间单位的租务管制。作为拟议监管制度下的主要执行机构，本署已加紧协助运输及房屋局拟备《业主与租客（综合）条例》的修订法案。上述条例的修订草案已于 2021 年 7 月提交立法会审议。

2021-22 年度的全面重估工作对我们而言是一个重大挑战，因为是次重估须参照在 2020 年 10 月 1 日这指定依据日期的租金资料和相关因素，于 2019 冠状病毒病疫情期间全面重估所有物业的应课差饷租值。幸得各同事尽忠职守，齐心协力，一年一度的重估工作得以在 2021 年 3 月顺利完成。新估价册和地租登记册分别载有 260 万和 204 万个已估价物业单位的应课差饷租值，市民可在 2021 年 3 月 22 日至 5 月 31 日接受递交建议书期间，登入本署网站 www.rvd.gov.hk 和物业资讯网 www.rvdpi.gov.hk 查阅。

Noting that the COVID-19 pandemic has seriously affected many people and businesses in Hong Kong, the Department, notwithstanding the operational challenges during the extended special work arrangements in 2020, made extra efforts in facilitating our customers in need, such as extending the deadline for payment of rates and Government rent, handling requests for waiver of surcharges and flexible payment arrangement on exceptional grounds, etc. We hoped that such one-off special measures were able to assist them to tide over their difficult circumstances.

To safeguard the interests of the tenants living in subdivided units, the Chief Executive announced in February 2021 that the Government will enact legislation to impose the tenancy control on subdivided units. As the principal implementation agent under the proposed regulatory regime, the Department has been working intensively to assist the Transport and Housing Bureau to prepare the legislative amendments to the Landlord and Tenant (Consolidation) Ordinance. In July 2021, a bill to amend the said Ordinance was introduced into the Legislative Council for its scrutiny.

The 2021-22 general revaluation remained to be a challenging task, as it 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 2020, amid the COVID-19 epidemic. With the devotion and concerted efforts from colleagues, the annual revaluation was completed successfully in March 2021. The new Valuation List and Government Rent Roll containing 2.60 million and 2.04 million assessments respectively, were available for public inspection online at the Department's website at www.rvd.gov.hk and the Property Information Online (PIO) service at www.rvdpi.gov.hk during the proposal period from 22 March to 31 May 2021.



重估完成后，应课差饷租值平均下跌 7.4%，惟本署仍接获接近 60 000 份要求下调应课差饷租值的建议书。虽然数字较去年微跌 5%，但仍属近年高位，这可能因为很多企业和市民受持续不利经济因素所影响。

本署以客为本的电子政府服务，尤其是在实施社交距离措施的疫情期间，为公众带来更大便利。例如，物业资讯网提供全天候服务，让公众查阅物业的最新应课差饷租值、差饷及地租帐目的最新资讯，以及主要物业资料，如私人住宅物业（不包括村屋）的实用面积和楼龄。本署的电子差饷地租单服务，亦可让已登记用户接收电子帐单、于网上缴款、浏览付款记录、更新通讯地址，以及一次过管理同一用户名下多个物业的综合帐目。

本署借助过去成功推行电子服务的成功经验，计划开展提升「递交表格电子化」（电子表格）服务的工作，以支援「智方便」。「智方便」是政府于 2020 年 12 月推出的一站式个人化数码服务平台，方便市民以单一数码身分登入使用各项网上服务。本署亦将于 2022 年年中为所有部门表格提供以电子方式递交表格的选项，并会加以检讨，以期提升部门表格的易用度和简洁性。

Despite an average reduction in rateable values of 7.4% following the revaluation, we received almost 60 000 proposals seeking to reduce the rateable values, a slight drop of 5% from last year's number but still very high amongst recent years', possibly due to sustained adverse economic impacts experienced by many businesses and individuals.

The Department's customer-centric e-Government services have been providing added convenience to the public, especially during the pandemic with social distancing measures in force. For example, the PIO service offers round-the-clock service for the public to check the latest rateable values of properties, up-to-date information of rates and Government rent accounts, as well as essential property information such as saleable area and building age of private domestic properties (excluding village houses). Our eRVD Bill service allows registered users to receive electronic demands, settle payment online, view payment history, update correspondence address, and manage one consolidated account of multiple properties under the same user at one go.

Leveraging on the Department's past successes in launching e-services, the Department has planned to upgrade our "Electronic Submission of Forms" (e-Form) service to adopt "iAM Smart", a one-stop personalised digital service platform launched by Government in December 2020 that facilitates the public to login with a single digital identity for using various online services. The Department will also provide e-submittable options for all departmental forms by mid-2022 and review them with a view to improving their user-friendliness and conciseness.



署长序言 Commissioner's Overview

此外，本署将会推出经重新设计的网站，以提供更佳的用户体验，优化顾客界面，让用户更简易地以电子方式获取公共服务和资讯。另外，为配合政府的开放数据政策，本署与政府其他决策局和部门合作，透过公共资料入门网站「资料一线通」和空间数据共享平台网页，逐步向市民发放与物业有关的资料集和空间数据，从而促进创新和研究，以及支持香港成为更具竞争力、可持续发展的智慧城市。

我们很荣幸本署在「私隐之友嘉许奖 2021」获颁发银奖状，以表扬我们在建立保护个人资料私隐的良好企业文化方面所作的努力和坚持。我们将继续坚守尊重和保护个人资料私隐的最高标准，并致力在部门内推动这种文化。

机遇与展望

本署坚定不移地以专业态度向市民提供顾客至上和具成本效益的优质服务，以及利用新科技寻求更多发展电子政府的机遇。我们会努力推行下列措施：

- 优化电子表格服务，以配合电子政府措施，让市民可以用更简易和方便的电子方式递交部门表格；
- 探讨资讯科技方案，以支援在 2019 冠状病毒病疫情过后的新工作模式；

Moreover, we will launch a re-designed website to provide better user experience, enhance customer interface and ease in accessing public services and information electronically. Furthermore, to align with Government's open data policy, the Department has progressively released property-related datasets and spatial data to the public through the Public Sector Information and the Common Spatial Data Infrastructure portals in collaboration with other Government bureaux and departments. This is to facilitate innovation and research and to support Hong Kong to become a more competitive, sustainable and smarter city.

We are delighted that the Department was awarded the Silver Certificate in the "Privacy-Friendly Awards 2021", recognising our efforts and perseverance in building a good corporate culture for protecting personal data privacy. We will continue to uphold a high standard in respecting and protecting personal data privacy and dedicate our efforts in promoting such a culture within the Department.

Opportunities and Prospects

The Department is strongly committed to delivering the best customer-focused and cost-effective services to the community in a professional manner, and capitalising new technologies to pursue more e-Government opportunities. We will endeavour to pursue the following initiatives:

- Enhancing e-Form service, as a support to the e-Government initiatives, to provide members of the public with an easier and more convenient means of submitting departmental forms electronically;
- Exploring information technology solutions to support the new working model in the wake of the COVID-19 epidemic;



- 持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；以及
- 发掘方法提升运作效率，把握机会将合适的工作外判，以期促进成本效益和工作效率之余，改进服务，推陈出新。

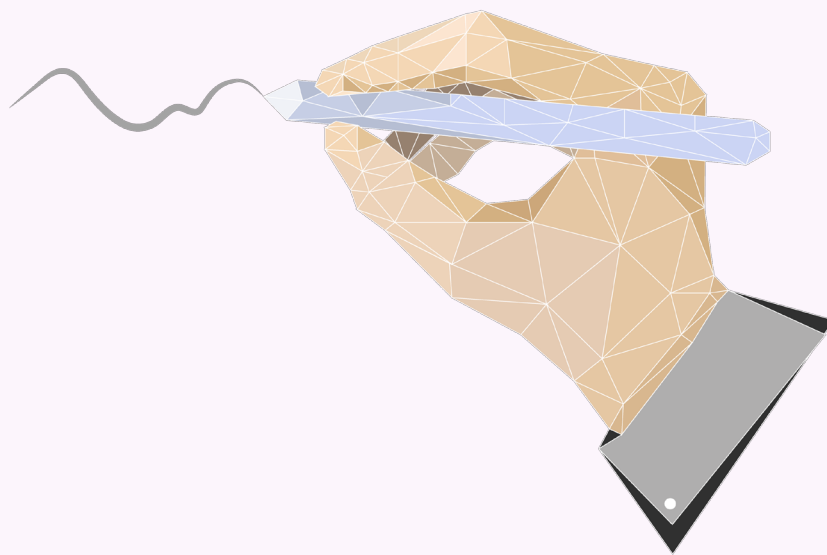
最后，对各位同事辛勤工作和取得的成果，得以让本署为顾客提供优质服务，以及同事在工作繁重的一年，仍然努力不懈，以灵活求变的精神面对种种挑战，我谨此深表谢意。

差饷物业估价署署长
萧家贤太平绅士
2021年10月

- 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 services; and
- 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.

Lastly, I would like to thank all our staff for their hard work and achievements in providing the best possible service to our customers, as well as their unfailing support and resilience in rising to the many challenges in a very demanding year.

Kevin K Y SIU, JP
Commissioner of Rating and Valuation
October 2021



理想和使命

Vision and Mission

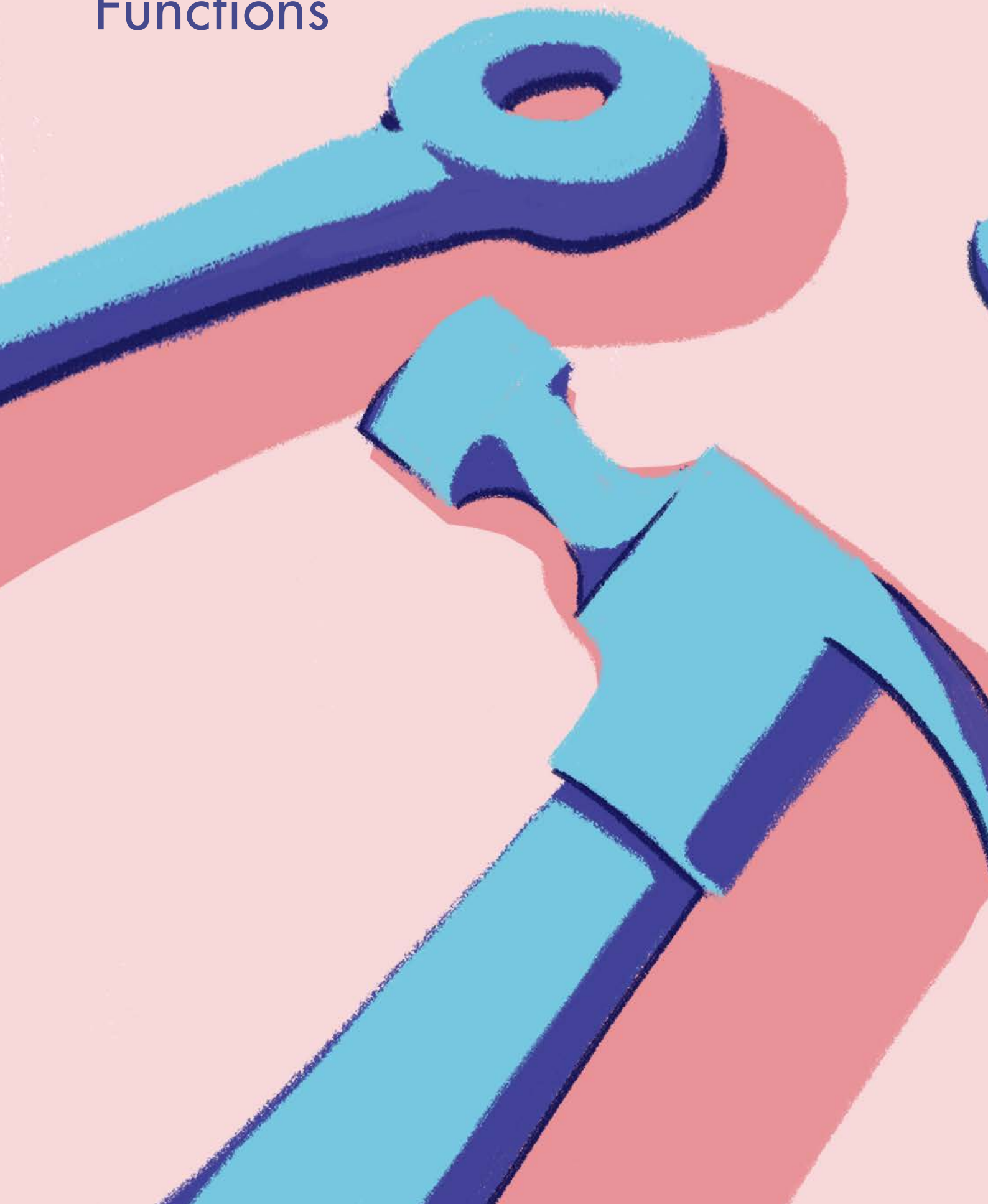


理想	在物业估价和资讯服务的领域，成为全球同类专业公营机构的典范。
Vision	To be a world-wide model as a public agency in property valuation and information services.

使命	<p>提供公平合理的估价，迅速地征收差饷及地租。</p> <p>提供优质的物业资讯和相关服务，配合社会的需要。</p> <p>推广资讯和技术交流，提高物业市场透明度和效率。</p> <p>扩展积极进取的部门文化和团队精神。</p>
Mission	<p>To provide equitable valuations for the efficient and timely collection of rates and Government rent.</p> <p>To deliver quality property information and related services tailored to the needs of the community.</p> <p>To contribute to a transparent and efficient property market through information and technology sharing.</p> <p>To develop a dynamic corporate culture and workforce in partnership with staff.</p>

信念	<p>称心服务 我们主动掌握顾客的需要，时刻提供称心满意的服务。</p> <p>全力承担 我们就服务水平和表现，竭诚尽责。</p> <p>专业精神 我们善用专业知识、技术和经验，并坚守至高的诚信。</p> <p>创新求进 我们力求创新，积极进取，掌握机遇和勇于面对挑战。</p> <p>以人为本 我们重视每一位同事、伙伴和顾客，以互重互信的精神，同心协力，开拓未来。</p> <p>物有所值 我们善用资源，向顾客和伙伴提供最佳服务。</p>
Values	<p>Customer Satisfaction We proactively identify customers' needs, and take every opportunity to enhance customer satisfaction.</p> <p>Accountability We accept our accountability to the Government and community for our service standards and performance.</p> <p>Professionalism We apply appropriate professional knowledge, skills and experience, and uphold the highest standard of integrity in our work.</p> <p>Innovation We anticipate new challenges and opportunities, and respond to these in a timely and creative way.</p> <p>Respect We value our colleagues, partners and customers, and look to work with them in a spirit of mutual respect and trust.</p> <p>Value for Money We strive to provide the best service to our customers and partners in the most cost-effective manner.</p>

职能 Functions



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

差饷物业估价署的主要职能计有：

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

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2021年4月1日，估价册所载的差饷估价物业单位有2 599 520个，应课差饷租值总值约为6 810亿元，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.

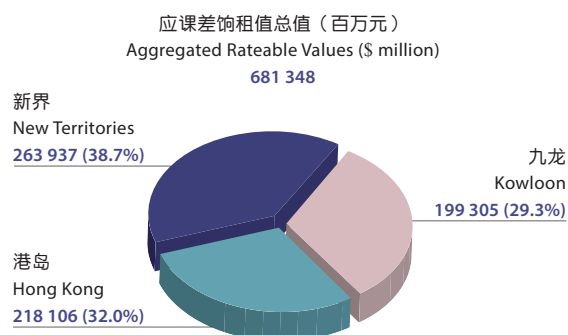
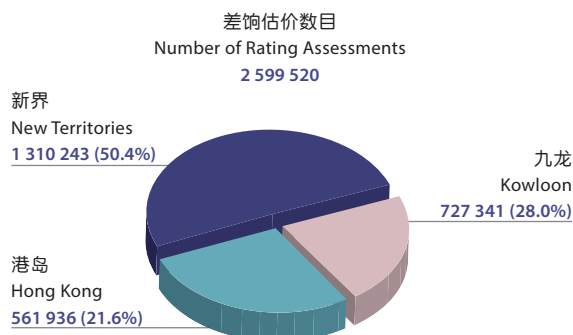
The Commissioner of Rating and Valuation is responsible for compiling the Valuation List of landed properties throughout the territory under the Rating Ordinance (Cap. 116).

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 2021 contained 2 599 520 rating assessments with a total rateable value of about \$681 billion. Further details are shown in Tables 1 - 8.

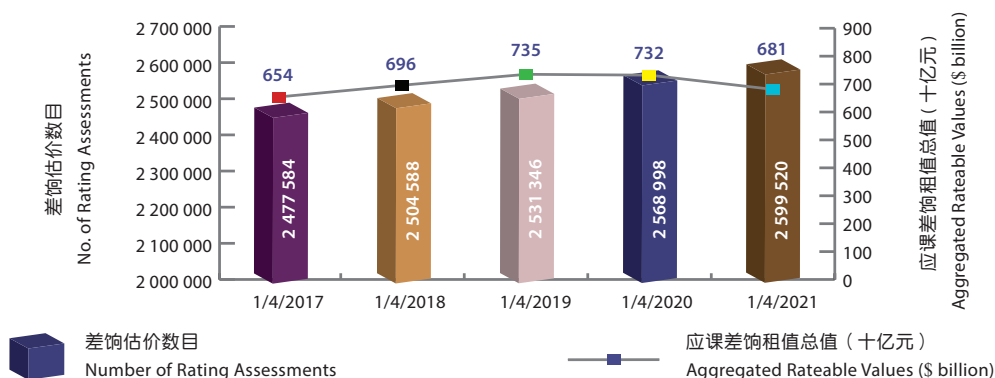
截至2021年4月1日的差饷估价数目和应课差饷租值总值
Number of Rating Assessments and Aggregated Rateable Values as at 1 April 2021



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:

过去五年差饷估价数目和应课差饷租值总值
Number of Rating Assessments and Aggregated Rateable Values in the Past Five Years



评估地租

香港的土地一般由政府以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).



根据《地租（评估及征收）条例》（第 515 章） 评估的地租

差餉物業估價署署長負責評估和征收地租，並編制地租登記冊，載列所有根據本條例評估地租的物業及其應課差餉租值。截至 2021 年 4 月 1 日，地租登記冊所載的估價物業單位有 2 035 838 個，應課差餉租值總值約為 4 260 億元，詳情請參閱表 9。

按第 515 章征收的地租，是物業應課差餉租值的 3%，並隨應課差餉租值的改變而調整。須繳納此地租的物業，包括根據下列適用租契持有的物業：

- (a) 原本沒有續期權利，但自 1985 年 5 月 27 日中英聯合聲明生效之後獲准延期或續期的契約；以及
- (b) 自 1985 年 5 月 27 日起新批出的契約，包括交回後重批的租契。

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

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

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

The Commissioner is responsible for assessing and collecting 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 2 035 838 assessments as at 1 April 2021 with an aggregated rateable value of about \$426 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.

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.

印花稅

本署亦为没有订明价值的转让物业提供估值。

Stamp Duty

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



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。

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。

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.

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。本署定期编制多项统计数据，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.



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。

咨询和调解服务

本署人员免费为市民提供全面的租务咨询服务。本署亦定期派员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。

新租出或重订协议通知书

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

Landlord and Tenant Services

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

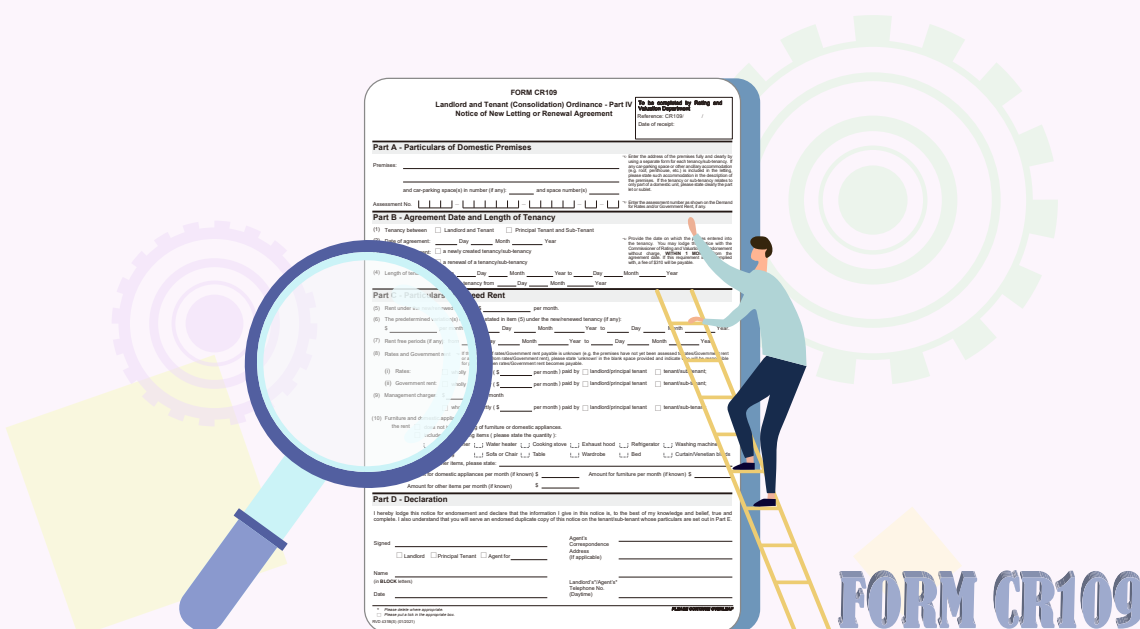
Advisory and Mediatory Services

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.

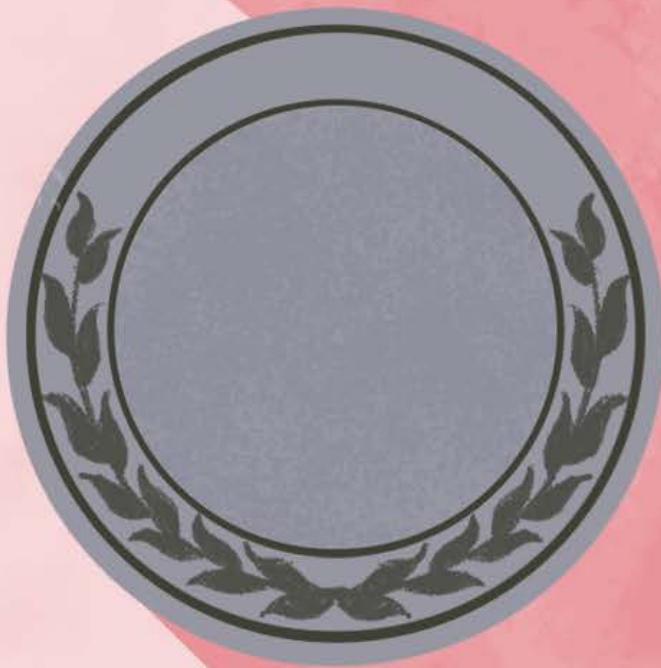
Notice of New Letting or Renewal Agreement

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



服务表现和成就

Performance and Achievements



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Performance and Service Targets



服务表现和成就 Performance and Achievements

评估差饷和地租

修订和更新估价册及地租登记册

本署不时修订和更新估价册及地租登记册内的资料，有关工作包括加入新建楼宇或须缴纳差饷及／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 2020-21 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

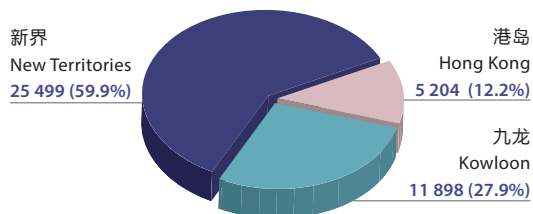
Maintenance of the Valuation List and Government Rent Roll

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".

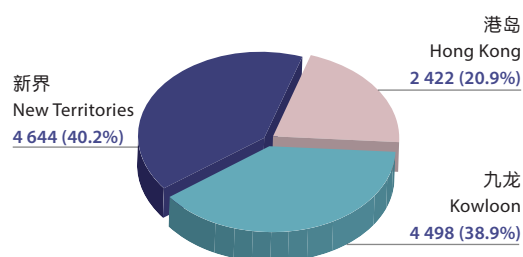
The number of interim valuations and deletions carried out in 2020-21 are shown in Table 10. The following charts show the distribution by region of the total numbers and rateable values of interim valuations and deletions in the Valuation List and Government Rent Roll:

2020-21 年度临时估价和删除估价
Interim Valuations and Deletions in 2020-21

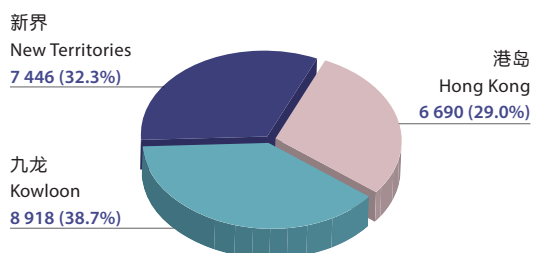
临时估价数目
Number of Interim Valuations
42 601



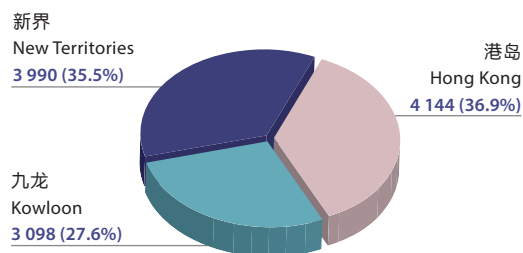
删除估价数目
Number of Deletions
11 564



临时估价的应课差饷租值 (百万元)
Rateable Value (\$ million) of Interim Valuations
23 054



删除估价的应课差饷租值 (百万元)
Rateable Value (\$ million) of Deletions
11 232





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2021-22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2 599 520个物业的应课差饷租值，以及载于地租登记册内2 035 838个物业的应课差饷租值。

新应课差饷租值乃根据2020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2021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 2 599 520 assessments in the Valuation List and 2 035 838 assessments in the Government Rent Roll were reviewed in the revaluation for 2021-22.

The new rateable values which took effect on 1 April 2021 were based on market rents as at the designated reference date of 1 October 2020.



重估完成后，差饷及地租的应课差饷租值分别平均下跌7.4%和6.3%。

在新的估价册内，其中少于0.5%物业的应课差饷租值平均上升7.6%，另有22.6%物业的应课差饷租值维持不变，余下76.9%物业的应课差饷租值则平均下跌9.4%。

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 7.4% for rates and 6.3% for Government rent.

For less than 0.5% of the properties in the new Valuation List, the rateable values were increased by 7.6% on average. Another 22.6% had no change in rateable values. The remaining 76.9% of the properties had their rateable values decreased by 9.4% on average.

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



服务表现和成就 Performance and Achievements

建议、反对和上诉

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

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

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

本署的专业人员会详细考虑所有建议书和反对书。如没有收到撤销通知书或不曾达成修改协议，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份，代表差饷物业估价署署长出席土地审裁处的聆讯，并准备专家证据以支持相关上诉涉及的估价册及地租登记册记项。

表12详列本署过去两年处理的建议书、反对书和上诉个案数目。

Proposals, Objections and Appeals

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

However, if the entry of a property in the Government Rent Roll is identical to that in the Valuation List, the proposal, objection or appeal can only be made against the entry in the Valuation List. In such case, if the entry in the Valuation List is altered as a result of the proposal, objection or appeal, the same alteration will, where appropriate, also be made to the Government Rent Roll.

In the case of an interim valuation, deletion or correction to the Valuation List and Government Rent Roll, a payer can lodge an objection with the Commissioner within 28 days of the service on the payer of the appropriate notice.

The proposals and objections are carefully considered by professional staff of the Department, and in the absence of either withdrawal or agreement, Notices of Decision are issued.

On receipt of such Notices of Decision, the recipients who are not satisfied with the decisions may lodge an appeal with the Lands Tribunal within 28 days of the service of the respective notices.

In such circumstances, professional officers of the Department will prepare expert evidence in support of the Valuation List and Government Rent Roll entries under appeal, and appear before the Lands Tribunal as the Commissioner's expert witnesses.

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



差饷征收率

差饷是根据应课差饷租值乘以一个百分率而征收的。2020-21 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 2021 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 2020-21, 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 2021 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	29 281
九龙 Kowloon	-	-	1	43
新界 New Territories	1	10	466	39 947
总数 Overall	1	10	475	69 271



服务表现和成就 Performance and Achievements

根据《地租（评估及征收）条例》（第 515 章） 征收地租

截至 2021 年 4 月 1 日，地租登记册记载的估价
物业单位有 2 035 838 个。

2020-21 年度，本署为征收地租而作出的临时
估价有 34 012 个，删除估价则有 5 488 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 as at 1 April 2021 was 2 035 838.

The number of interim valuations and deletions
carried out in 2020-21 for Government rent
purposes were 34 012 and 5 488 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.



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2021年3月31日，有230 809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 2021, there were 230 809 accounts paying rent assessed under this Ordinance. As more leases subject to Cap. 40 are renewed and more land held under the term of renewal is redeveloped, more properties will become liable to the payment of Cap. 40 rent.

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

过去五年处理的地租(第40章)个案 Government Rent (Cap. 40) Cases Handled in the Past Five Years				
年度 Year	续期 Renewal		重新发展 Redevelopment	
	已估价物业数目 No. of Assessments	应课差饷租值总值(百万元) Total Rateable Value (\$ million)	已估价物业数目 No. of Assessments	应课差饷租值总值(百万元) Total Rateable Value (\$ million)
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	-	-	489	96
2020-21	-	-	2 019	538

帐目和发单

差饷收入

2020-21年度的差饷收入约为190.44亿元，反映了年内因差饷宽减措施而少收约174.83亿元的款额。

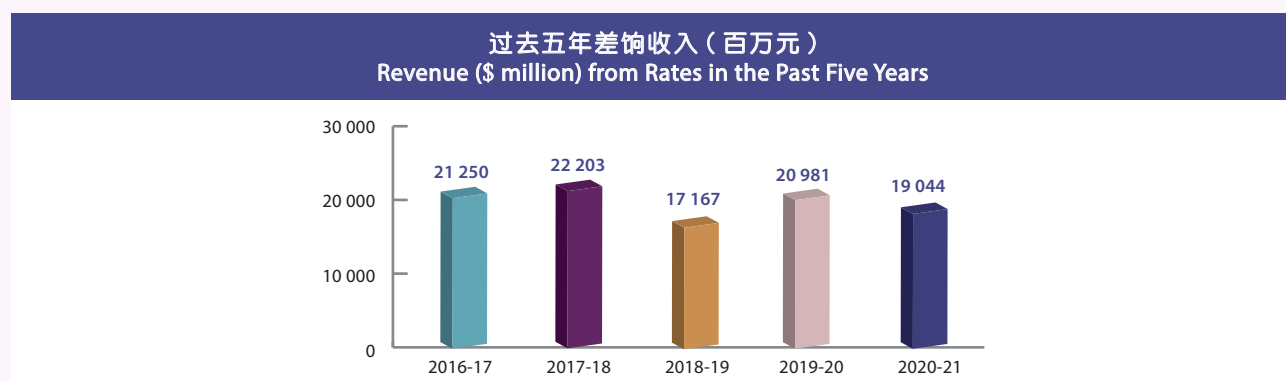
下图显示过去五年的差饷总收入：

Accounting and Billing

Revenue from Rates

The revenue from rates in 2020-21 was about \$19 044 million, reflecting the loss in revenue of about \$17 483 million attributable to rates concession granted in the year.

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





服务表现和成就 Performance and Achievements

差饷退款

只有空置土地和因政府取得相关法院颁令而空置的物业，才可获退还差饷。2020-21 年度退还的款额微不足道。

差饷欠款

2020-21 年度，本署向欠交差饷的业主追讨欠款的个案约有 28 900 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 2021 年 3 月 31 日，录得的拖欠差饷额约为 1.07 亿元，相等于全年差饷征收额的 0.5%。此差饷欠款比率远低于其他司法管辖地区所征收类似物业税项的欠款比率。下图显示过去五年的差饷欠款情况：

Refund of Rates

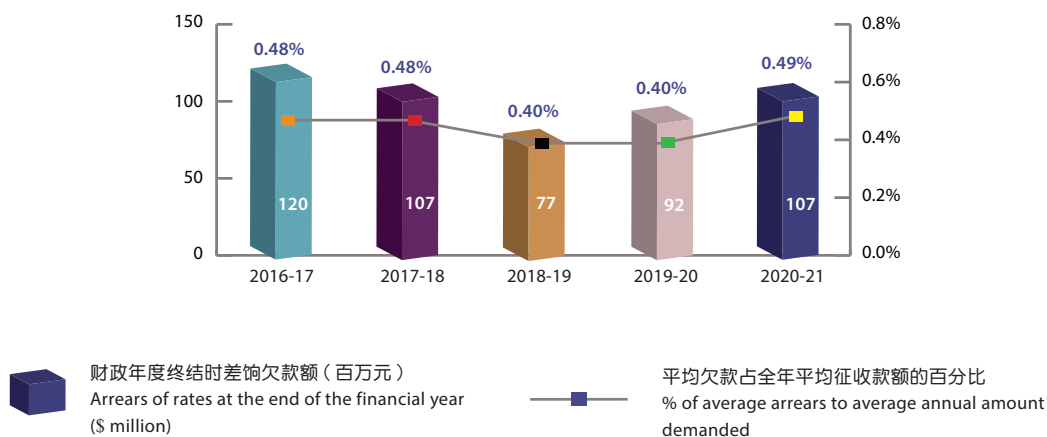
Only vacant open land and vacancies resulting from relevant Court Orders obtained by the Government are eligible for refunds. The amount of refund was negligible in 2020-21.

Arrears of Rates

In 2020-21, the Department took recovery action in respect of arrears outstanding for about 28 900 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 2021, about \$107 million of rates arrears, or 0.5% of annual rates demanded were recorded. This arrears rate is far below those in other jurisdictions charging similar property rates. The chart below shows arrears of rates in the past five years:

过去五年差饷欠款
Arrears of Rates in the Past Five Years



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



地租收入及欠款

2020-21 年度按第 515 章评估的地租收入约为 128.37 亿元。

截至 2021 年 3 月 31 日，拖欠地租的帐目约有 22 000 个，未收的款项约为 9 900 万元，平均欠款占全年平均地租征收额 0.7%，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。

Revenue from Government Rent and Arrears

The revenue from Government rent assessed under Cap. 515 in 2020-21 was about \$12 837 million.

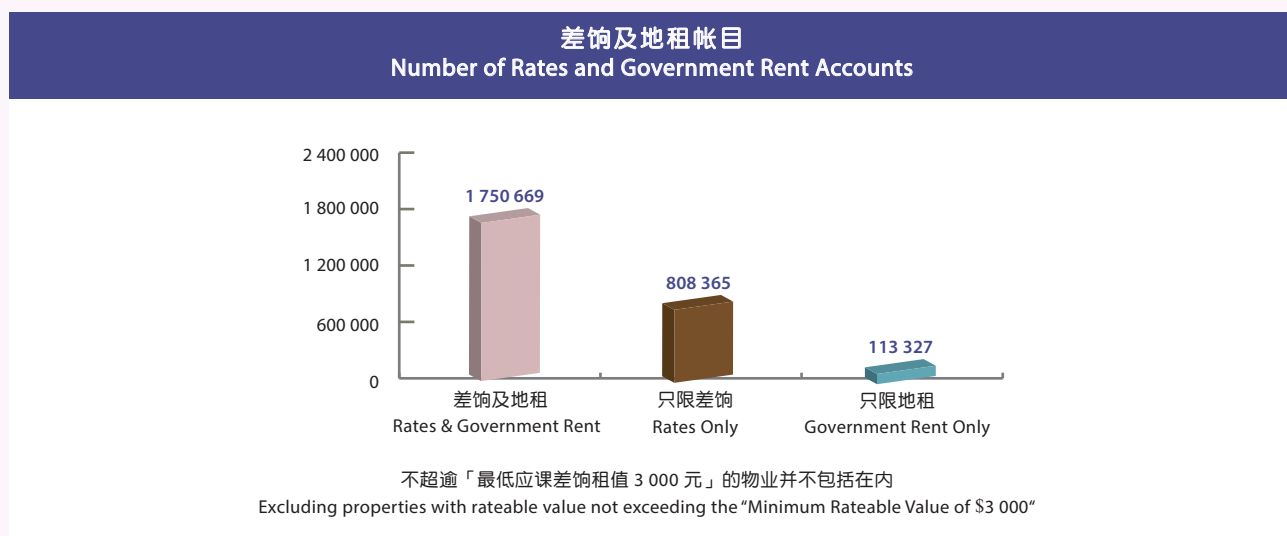
Some 22 000 accounts had rent arrears as at 31 March 2021, comprising about \$99 million. The percentage of average arrears to average annual Government rent demanded was 0.7%. This amount excluded the outstanding Government rent for properties owned by indigenous villagers where applications for rent concession were being processed.

差饷和地租帐目

截至 2021 年 4 月 1 日，本署处理约 267 万个差饷和地租帐目。下图显示各类帐目的数量：

Rates and Government Rent Accounts

About 2.67 million rates and Government rent accounts were maintained by the Department as at 1 April 2021. These accounts are set out in the chart below:



宣传准时缴款

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

Announcement on Prompt Payment

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



服务表现和成就 Performance and Achievements

估价及物业资讯服务

印花税

2020-21 年度，本署共接获 99 874 宗需作审查和估价的个案，并提供 9 522 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。

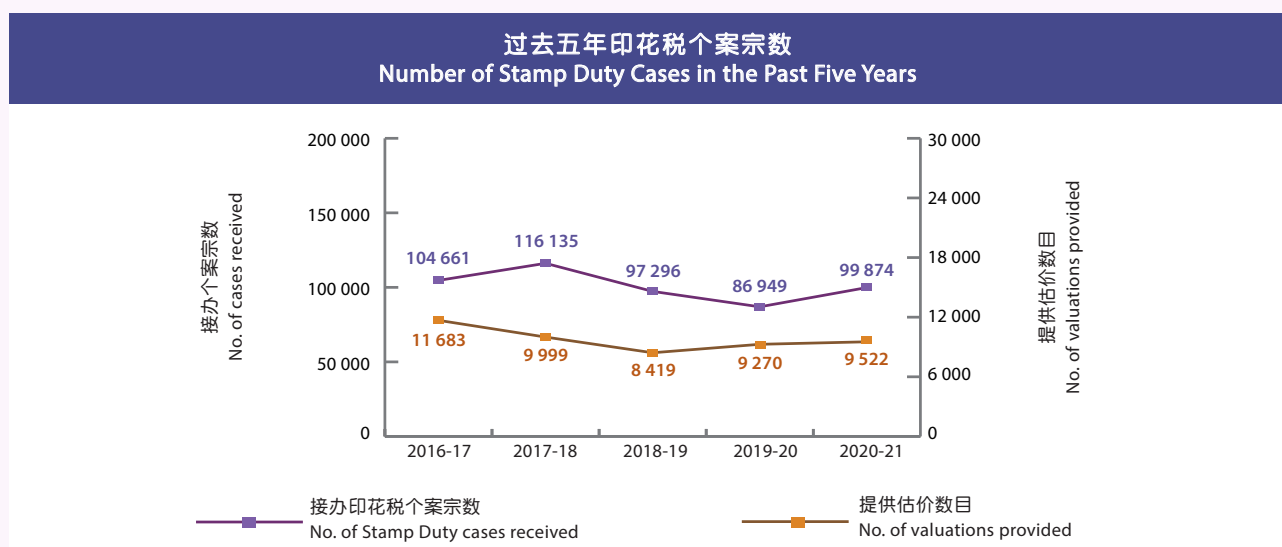
下图显示过去五年这方面的工作量：

Valuation and Property Information Services

Stamp Duty

In 2020-21, the number of cases received for examination and valuation was 99 874. The Department provided 9 522 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:

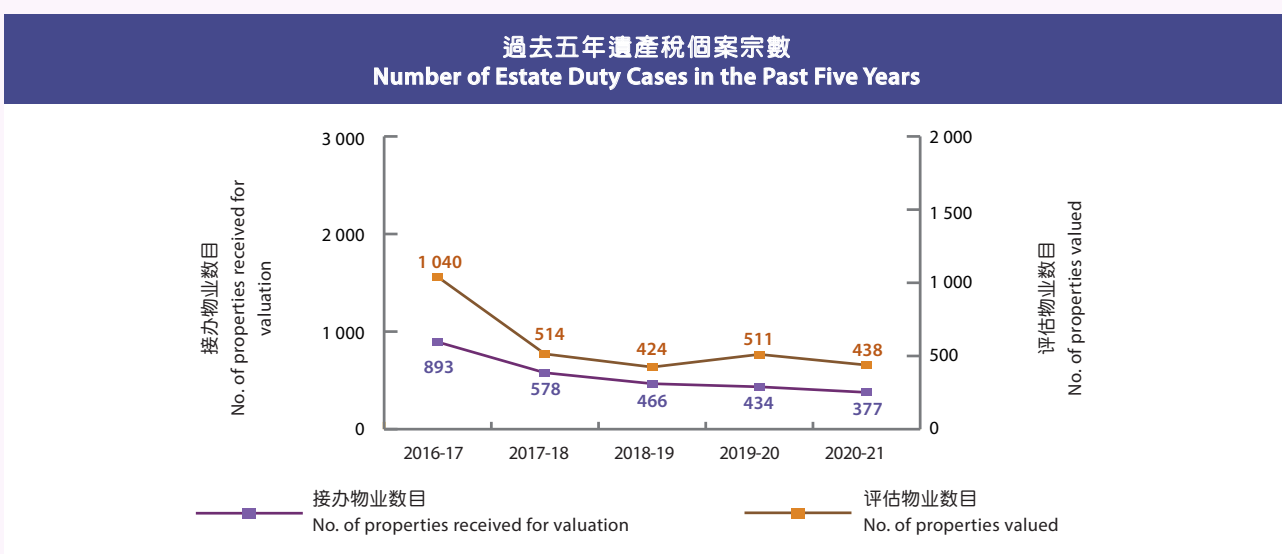


遗产税

年内共有 95 宗个案交由本署评定物业价值，涉及 377 个物业。下图显示过去五年的遗产税工作量：

Estate Duty

During the year, 95 cases involving 377 properties were forwarded to the Department for valuation. The graph below shows the volume of Estate Duty work in the past five years:





虽然遗产税已于 2006 年 2 月取消，但本署仍接到此日期之前的个案。

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

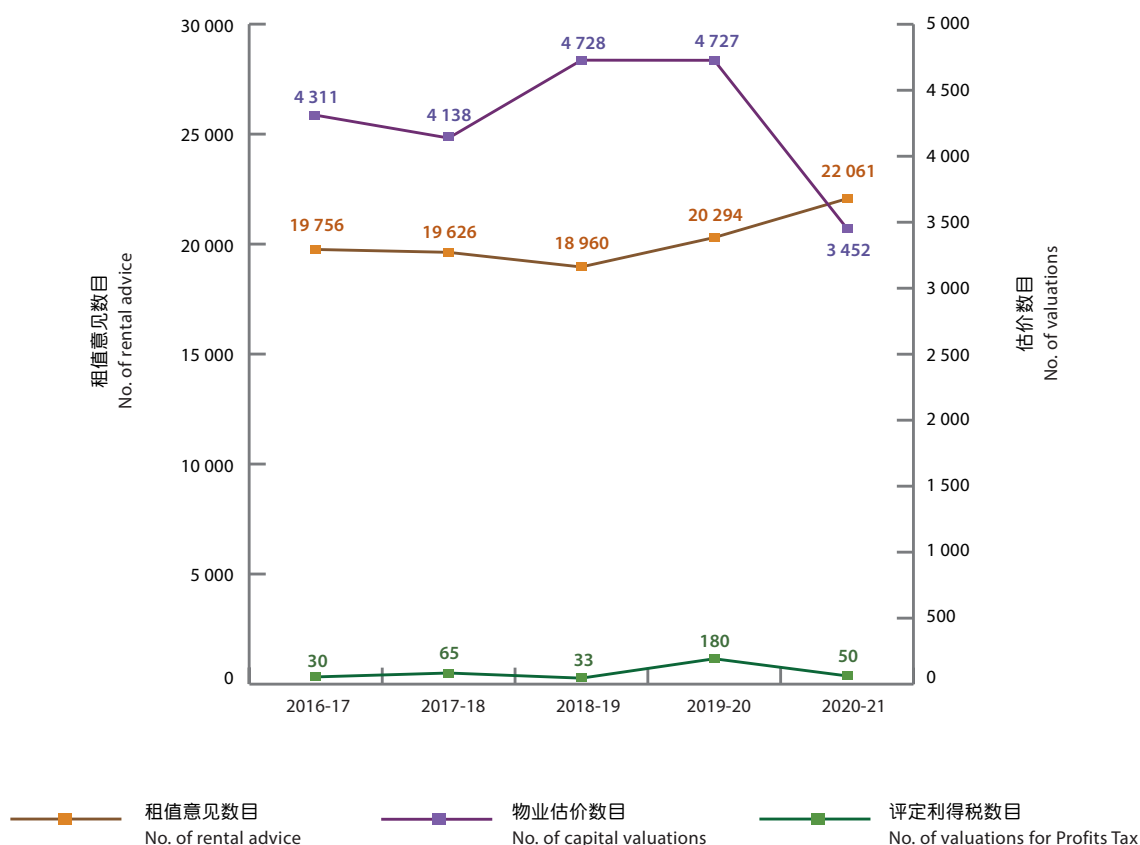
为其他政府部门和半官方机构提供估价服务

Valuations for Other Government Departments and Quasi-Government Bodies

过去一年间，为其他政府部门和半官方机构提供的估价服务，包括 22 061 宗租值意见、3 452 个物业售价评估，以及处理 50 宗利得税个案。下图概述本署过去五年提供的这类估价服务：

Other valuations, including 22 061 rental advice, 3 452 capital valuations and 50 profits tax cases, were provided to other Government departments and quasi-Government bodies in the past year. These valuation services given in the past five years are summarised in the graph below:

过去五年为其他部门提供的估价数目
Number of Valuations for Other Departments in the Past Five Years





服务表现和成就 Performance and Achievements

物业资讯服务

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

《香港物业报告》2021年版回顾2020年物业市场的情况，并预测2021及2022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，以传真方式索取资料。

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 2021 edition of the “Hong Kong Property Review” gives a review of the property market in 2020 and provides forecasts of completions in 2021 and 2022. 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.



编配门牌号数

2020-21 年度获编配门牌号数的发展项目有 814 个，其中 748 个位于新界。

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

楼宇名称

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

Building Numbering

During 2020-21, 814 developments were allotted with building numbers, of which 748 were in the New Territories.

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

Names of Buildings

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





服务表现和成就 Performance and Achievements

业主与租客服务

咨询和调解服务

2020-21 年度，本署处理约 71 000 宗查询，其中 28 000 宗由本署每天派驻土地审裁处当值的人员处理，另有 600 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

2020-21 年度，本署共处理约 59 000 份新租出或重订协议通知书。

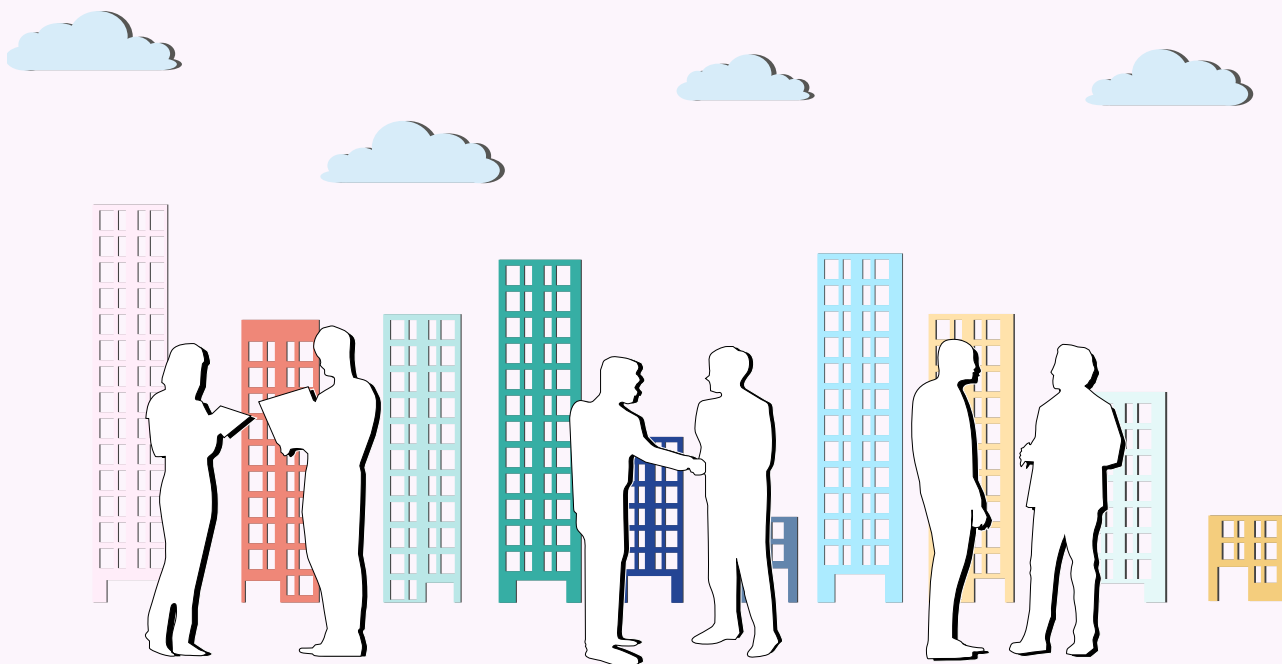
Landlord and Tenant Services

Advisory and Mediatory Services

In 2020-21, some 71 000 enquiries were handled, with 28 000 and 600 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 59 000 Notices of New Letting or Renewal Agreement were processed in 2020-21.



服务表现和目标

服务承诺

在 2020-21 年度服务承诺所载的 11 项工作中，有九项均达标或超额完成。



Performance and Service Targets

Performance Pledge

For the 11 work items listed in the 2020-21 Performance Pledge, the set service levels or targets for nine 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.

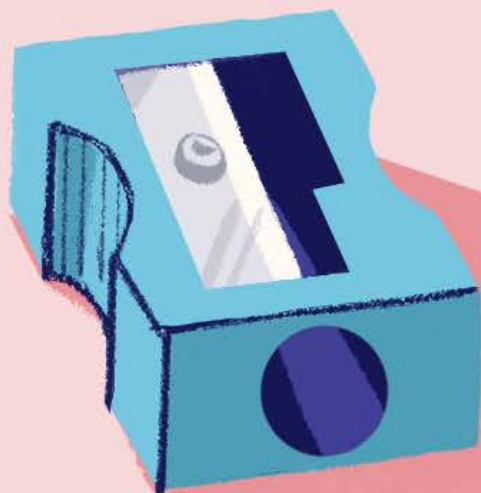
The system is also used to inform the public of any changes in policy and procedures affecting them. The public may access this service through telephone by dialling 2152 2152.

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.

新增和优化服务

New and Improved Services



- 
- 40 物业资讯网
Property Information Online (PIO)
 - 40 以电子方式递交表格及通知书
Electronic Submission of Forms and Notices
 - 41 发出征收差饷地租电子通知书
Electronic Issue of Rates/Government Rent Demands
 - 41 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

物业资讯网为市民提供以下网上服务：

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）的实用面积及楼龄。

物业资讯网载有本署和土地注册处经配对的物业地址记录，提供全面的中英双语搜寻服务。市民可以五种不同的搜寻方式，寻找逾260万个物业地址记录。这项服务深受测量师、律师、物业代理，以及与房地产工作有关的政府部门和半官方机构欢迎。本署会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。

以电子方式递交表格及通知书

本署接受以电子方式递交按《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。本署会审视如何进一步简化表格和增设更多电子方式，

Property Information Online (PIO)

The PIO has provided the public with the following online 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 saleable area and age 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.

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



例如采用「智方便」平台，让顾客更容易及方便地递交表格。市民可浏览本署网站 www.rvd.gov.hk 查询有关「递交表格电子化」的资料。

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 51 000 名用户登记使用，连结对 74 500 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。「电子差饷地租单」服务现已支援「智方便」。「智方便」是政府于 2020 年 12 月推出的一站式个人化数码平台，让已登记用户以单一的数码身份认证接收个人化提示。

电子缴费渠道

本署为差饷及地租缴纳人提供多种快捷、方便的电子缴费渠道，包括缴费灵、网上银行缴费服务和电子支票 / 电子本票。缴纳人亦可利用本署网页「帐目查询」服务所取得的「付款 QR 码」，于邮政局和便利店缴交款项。由 2020 年起，本署已在季度和首次征收差饷及 / 或地租通知书上印备「转数快」二维码。在本署网页「帐目查询」服务内亦可获取该二维码。缴纳人可使用任何支援相关功能的流动银行应用程序或电子钱包扫描二维码，快捷缴款。

serving a form by post or in person. We have been reviewing our forms to further simplify them, and will enable more electronic options such as adoption of “iAM Smart” platform to facilitate our customers in submitting forms more easily and conveniently. The public can visit the Department’s website at www.rvd.gov.hk for information on “Electronic Submission of Forms”.

Electronic Issue of Rates/Government Rent Demands

Since the launch of “eRVD Bill” Service in December 2010, over 51 000 subscribers have registered for the service, linking up about 74 500 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. “eRVD Bill” Service has now supported “iAM Smart”, a one-stop personalised digital platform launched by the Government in December 2020, enabling registered payers to receive personalised notifications using a single digital identity.

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 Services for making payment at post offices and convenience stores. Starting from 2020 onwards, the Faster Payment System (FPS) payment code has been printed on the quarterly demands and first demands for rates and/or Government rent. It can also be obtained from our online Account Enquiry Services at our website. Payers can scan the payment code and make payment quickly by using any supporting mobile banking applications or e-wallets.

迎接挑战 Challenges Ahead



- 
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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。

检讨差饷制度

财政司司长在 2021-22 年度《财政预算案》宣布，财经事务及库务局（财库局）和本署将检讨差饷制度是否有优化空间。有关检讨将涉及应否引入累进差饷制度、为自住物业提供恒常差饷宽减，以及把缴纳差饷的主要法律责任由物业的使用人转移至业主的建议。本署会与财库局携手检讨差饷制度，以期更有效地达到相关政策目标。这项工作将在未来数年为本署带来重大挑战。

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。

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.

Review on Rating System

As announced by the Financial Secretary in his 2021-22 Budget, the Financial Services and the Treasury Bureau (FSTB) and the Department would review whether there is any room for improvement in respect of the rating system. The review will study the cases for introducing a progressive element to the rating system, providing rates concession to owner-occupied properties on a regular basis and shifting the primary liability for rates payment from the occupier to the owner of a property. The Department will work hand in hand with the FSTB in reviewing the rating system with a view to better meeting relevant policy objectives. This task will pose a great challenge to the Department in the years to come.

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.



分间单位的租务管制

为保障分间单位租户的权益，政府决定提交草案修订《业主与租客（综合）条例》，以实施分间单位的租务管制。年内，本署全力协助运输及房屋局制订相关的法例修订。修订条例草案一经立法会通过，本署将致力执行各项工作，包括提高市民对新规管制度的认识、处理查询及就租务事宜提供咨询和调解服务等。

外判机遇

本署一直积极发掘外判机遇，以期提高运作效率，并寻求服务改进和创新。年内，本署把空置物业调查、评估本港物业、职员培训课程和优化部门网页等工作外判。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。

Tenancy Control of Subdivided Units

To safeguard the interests of tenants of subdivided units, the Government decided to introduce a bill to amend the Landlord and Tenant (Consolidation) Ordinance for imposing tenancy control on subdivided units. During the year, the Department has rendered full support to the Transport and Housing Bureau in enacting the relevant legislative amendments. Upon passage of the amendment bill by the Legislative Council, the Department will be heavily engaged in various work, including promoting public awareness of the new regulatory regime, handling enquiries and providing advisory and mediatory services on tenancy matters, etc.

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, assessment of properties in the territory, training programme for staff and revamp of our website. 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.

环保报告

Environmental Report





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环保报告 Environmental Report

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

环保政策和目标

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

政策： 差饷物业估价署使用资源时，遵循「减用、再用和再造」三大原则。

目标： 节约资源和减少废物。

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

提高员工的环保意识

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

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

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

Environmental Policy and Objectives

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

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

Objectives : Resources saving and waste reduction.

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

Promotion of Staff Awareness

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

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



- 鼓励员工通过公务员建议书计划、部门协商委员会会议提出环保建议；
- 建立网上讨论区，方便员工讨论部门各项改善措施；以及
- 借着康乐社筹办活动，将环保观念从办公室推展至日常生活中，例如在本署的电子布告板设立「交换角」，让员工刊登交换二手物品的电子广告。

- encouraged staff to put forward green suggestions such as through Staff Suggestions Scheme and in Departmental Consultative Committee meetings;
- set up a cyber discussion forum to facilitate staff's discussion on departmental improvement measures; and
- extended the green concepts from office to daily life through activities organised by the Recreation Club, e.g. exchange goods among colleagues by posting e-advertisements on "Exchange Corner" in the Department's electronic bulletin board.

节省能源

本署在日常工作中推行的节省能源措施包括：

Energy Conservation

The Department has implemented various daily energy saving measures, including:

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；
- 把电脑设备室的温度调高摄氏 1 至 2 度；

Office

- lower the venetian blinds when direct sunlight is penetrating a window;
- switch on air-conditioning units only immediately before users entering the venues such as conference rooms;
- switch off lightings during lunch hours and when offices are not in use;
- use energy-saving T5 fluorescent tubes to reduce energy consumption;
- conduct regular inspection by energy wardens to ensure lights, office equipment and air-conditioners in offices and conference rooms are switched off during lunch break and after office hours;
- set office equipment to energy saving mode during office hours;
- set up timer to switch off network printers after office hours;
- avoid unnecessary lightings and reduce the illumination level of areas where colleagues do not normally have to read written materials by removing excessive fluorescent tubes;
- adjust upwards the air-conditioning temperature of the computer equipment rooms by 1°C to 2°C;



环保报告 Environmental Report

- 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；
- 于洗手间安装自动感应水龙头以节省用水；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。

- 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;
- install auto-sensitised water taps in toilets to save water; 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.

汽车

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

Vehicles

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



善用纸张及信封

本署采取下列措施，以善用纸张及信封：

- 充分利用每张纸的正反两面，并把多页资料印在同一张纸上；
- 把过时表格的空白一面用作草稿纸；
- 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；

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;



- 以可供重复使用的钉孔信封传递非机密文件；
- 于会议时使用平板电脑，减少列印会议文件；
- 重复使用信封及暂用档案夹；
- 发送传真文件后，无需再邮寄文件的正本，正本可供存档之用；
- 在适当情况下不使用传真封面页；
- 使用电脑接收传真文件，以便筛选垃圾邮件；
- 尽量缩短文件的分发名单；
- 减少指引和守则印文本的数目，广泛使用内联网和其他电子方式分发指引和守则；
- 将部门刊物、员工通讯等上载到本署的知识管理系统、电子布告板和网页；以及
- 于佳节传送电子贺卡。
- use transit envelopes for unclassified documents;
- use tablets to store documents for meetings to save printing of hard copies;
- reuse envelopes and loose minutes jackets;
- avoid sending original documents after they have been sent by fax and the original documents can be used as a file copy;
- stop the use of fax cover page where appropriate;
- use computer to receive fax so as to screen out junk mail;
- keep documents distribution list to minimal level;
- reduce the number of hardcopy manuals and regulations, and maximise the use of the intranet system and other electronic means in distributing manuals and regulations;
- release the Department's paper publications, staff newsletter, etc. by uploading the e-copy on the Department's Knowledge Management System, electronic bulletin board and homepage; and
- send out electronic seasonal greeting cards during festive seasons.

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，避免使用即弃物品；
- 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;
- avoid using 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.



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。

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 double-sided copying/printing function.

环保方面的成果

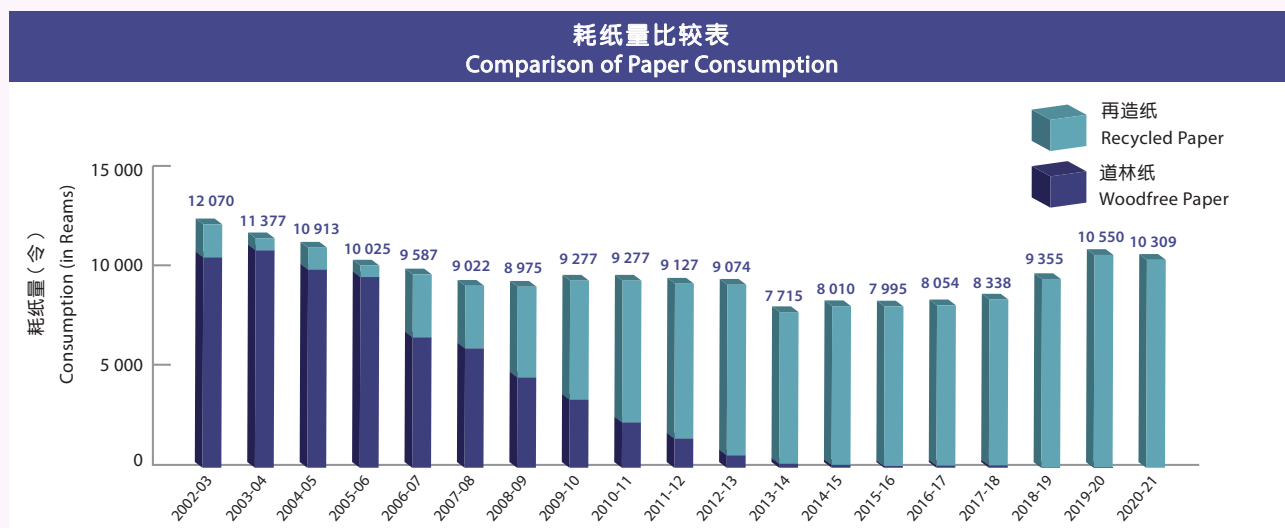
减少耗纸量

2020-21 年度本署的 A3 和 A4 纸耗用量合共为 10 309 令，较 2002-03 年度的 12 070 令减少 14.6%。此外，2020-21 年度 100% 的耗纸量为再造纸。

Green Performance

Reduced Consumption of Paper

The consumption of A3 and A4 paper in 2020-21 was 10 309 reams, indicating a reduction of 14.6% against 12 070 reams in 2002-03. Besides, 100% of the paper requirement for 2020-21 was met by recycled paper.





来年本署定当继续提醒同事注意保护环境，确保纸张用得其所。

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

截至2020-21年度最后一季为止，约有15万个独立帐目整合成大约2100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。2020-21年度共回收了33 574公斤废纸及835个用完的碳粉盒/喷墨盒。

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 2020-21, about 150 000 individual accounts have been replaced by around 2 100 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 2020-21, 33 574 kilograms of waste paper and 835 numbers of empty toner/inkjet cartridges were collected for recycling.

Clean Air Charter

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

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

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



环保报告 Environmental Report

前瞻

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

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「电子差饷地租单」服务，市民可于征收差饷及/或地租季度通知书印文本发出之前，经互联网收取通知书的电子版本。自2018年12月起，缴纳人可于邮政局及便利店，利用从本署网页取得的「付款QR码」缴款。自2020年4月起，缴纳人亦可扫描于本署网上帐目查询服务提供的「转数快」二维码缴交差饷及/或地租。本署希望最终可停发印文本通知书，以达到环保的目标。

The Way Forward

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

Electronic Information Management System (EIMS)

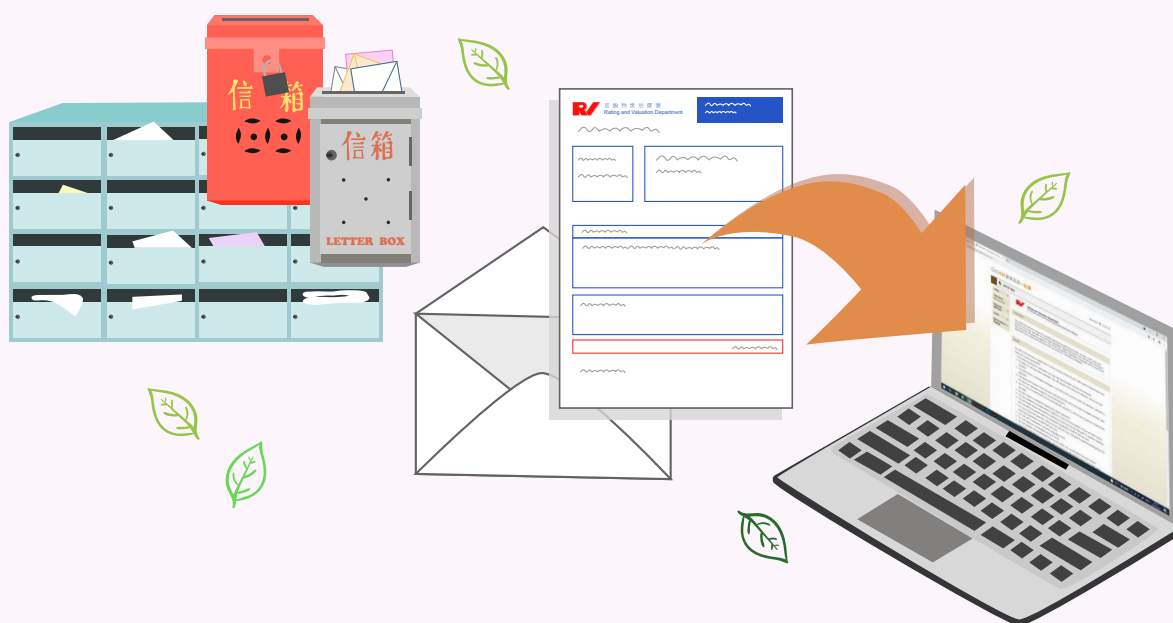
Following the recommendation of the Electronic Information Management (EIM) Working Group, the Department has developed and implemented an IT platform - Knowledge Management System in February 2013 under which the Department's written knowledge as well as colleagues' working experiences and knowledge can be built up and shared among staff effectively through electronic means.

E-Billing

To provide a convenient, efficient service and to conserve paper consumption, the Department launched the "eRVD Bill" 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. Since December 2018, payers can obtain a "payment QR code" from the departmental website for making payment at post offices and convenience stores. From April 2020, payers can also scan the Faster Payment System payment code available at our online Account Enquiry Services to pay rates and/or Government rent. Dispensing with paper bills is our ultimate environmental-friendly objective.

截至 2021 年 3 月 31 日，超过 51 000 个用户登记使用「电子差饷地租单」服务，连结 74 500 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 2021, over 51 000 subscribers have registered for the "eRVD Bill" Service, linking up about 74 500 payer accounts. About 64% of the subscribers have opted to drop their paper bills. This has demonstrated the confidence of our payers in using the service and their commitment to conserving the environment. The Department will continue its effort to join hands with the public in reducing paper consumption and in promoting a greener environment.



清新空气约章

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

Clean Air Charter

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

人力资源 Human Resources



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助理署长
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Ms Sandy JIM, JP
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Mr Kevin KY SIU, JP
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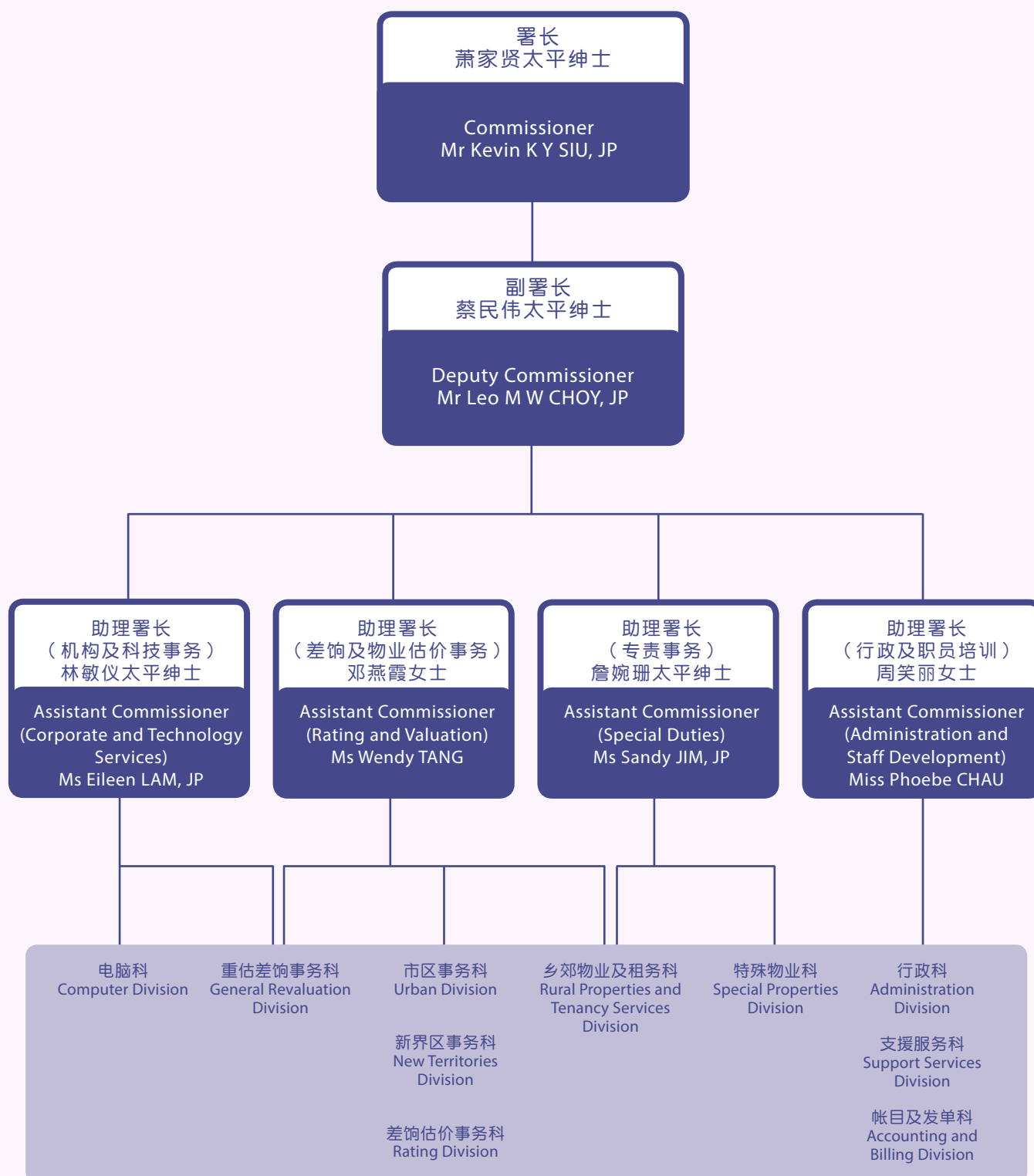
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Ms Eileen LAM, JP
Assistant Commissioner
(Corporate and Technology
Services)



部门架构（2021 年 4 月 1 日）
Organisation Structure (1 April 2021)



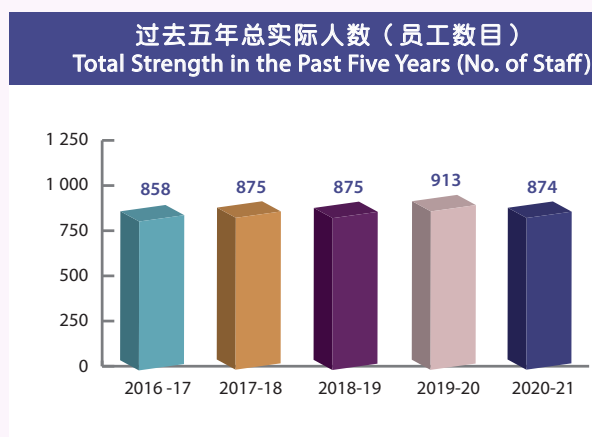


人力资源 Human Resources

人手编制

截至 2021 年 4 月 1 日，本署实际总人数为 874 人，其中包括 100 名专业职系及 385 名技术职系人员，311 名一般职系及 78 名其他职系人员。

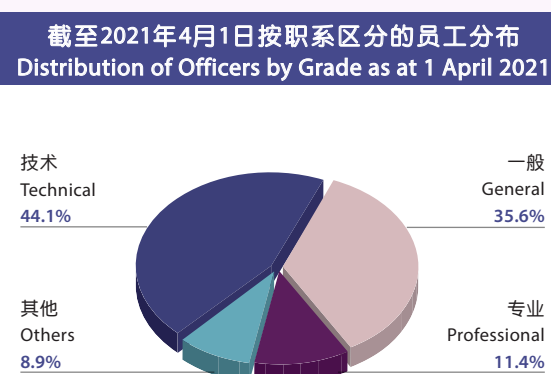
以下图表显示过去五年的实际总人数，以及截至 2021 年 4 月 1 日按职系区分的员工比例：



Staffing

As at 1 April 2021, the Department had a total strength of 874 officers comprising 100 professional and 385 technical officers, 311 officers of general grade and 78 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 2021:



附录 B 列出 2020 年 4 月 1 日和 2021 年 4 月 1 日本署的编制与实际人数比较。

本署 2020-21 年度的个人薪酬（不计长俸、旅费、宿舍等开支）和部门开支达 6.07 亿元，上年度则为 5.88 亿元。

Annex B sets out a comparison of the establishment and strength as at 1 April 2020 and 1 April 2021.

Expenditure on personal emoluments (other than pensions, passages, quarters, etc.) and charges for departmental expenses amounted to \$607 million in 2020-21, compared with \$588 million in the preceding year.

培训与发展计划

本署 2020-21 年度多项培训与发展计划订立的目标未能达成。大部分培训课程因 2019 冠状病毒病爆发及社交距离措施而延期。年内每名部门职系人员平均受训 1.1 天。本署深知因应环境转变、工作量与日俱增、工作愈趋复杂，以及市民有更高的要求，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 2020-21 was implemented with targets of the majority of the scheduled tasks not met. Most of the training programmes were postponed because of the COVID-19 outbreaks and social distancing measures in place. During the year, each departmental grade staff received training for 1.1 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.



专业系人员培训

为加深了解内地的政治、社会、经济和法律制度，本署每年会安排个别同事参加内地大学举办的国家事务研习课程。因应 2019 冠状病毒病疫情，本年度暂停举办上述课程。

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，已于 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及见习物业估价主任职系。年内，本署已安排七名资深的物业估价测量师指导 12 名物业估价测量见习生。

专业资格

2020-21 年度，本署六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, selected staff members would be arranged to attend the National Studies Courses at the universities in the Mainland every year. However, these courses were suspended due to the COVID-19 epidemic during the year.

The mentoring schemes for Valuation Surveying Graduates (VSGs) and junior Valuation Surveyors (VSs)/Assistant Valuation Surveyors (AVSs) 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) and Valuation Officer Trainee (VOT) grades. During the year, 12 VSGs were placed under the mentorship of seven experienced VSs.

Professional Membership

In 2020-21, six officers passed the Final Assessment of Professional Competence conducted by the Hong Kong Institute of Surveyors and were elected to professional membership.





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九班，涵盖七个课题，共有123名学员出席。

为提高员工对资讯科技保安的意识和了解，以及让他们更明白有关的责任，本署为合共955名职员举办了19节资讯科技保安意识训练讲座。

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 nine classes covering seven topics were held with a total attendance of 123 trainees.

Informational technology (IT) security training was conducted for all staff of the Department. A total of 19 sessions for 955 staff members had been organised to raise staff's awareness and understanding of IT security as well as their responsibilities in this respect.



此外，年内本署亦为57名同事举办度身订造的工作坊和培训课程，内容涵盖设计思维训练、领导才能训练和提升服务质素。

另有58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 and courses on design thinking, leadership and service enhancement for 57 staff members were also held in-house during the year.

In-house induction seminars were held for 58 new recruits as well as officers of the general and common grades posted to the Department during the year.



其他培训课程

本署人员对电脑和资讯科技应用的培训反应理想。年内共有 96 名学员参加了各类的电脑课程。

受疫情影响，课堂培训课程有限，本署共有 181 人次参加公务员事务局公务员培训处举办的课程。

Other Training Courses

Responses of staff on computer training and IT applications were good. A total of 96 trainees attended a variety of computer courses during the year.

With limited classroom training due to the epidemic situation, a total attendance of 181 was recorded for courses organised by the Civil Service Training and Development Institute of the Civil Service Bureau.

估价署网上学习系统和知识管理系统

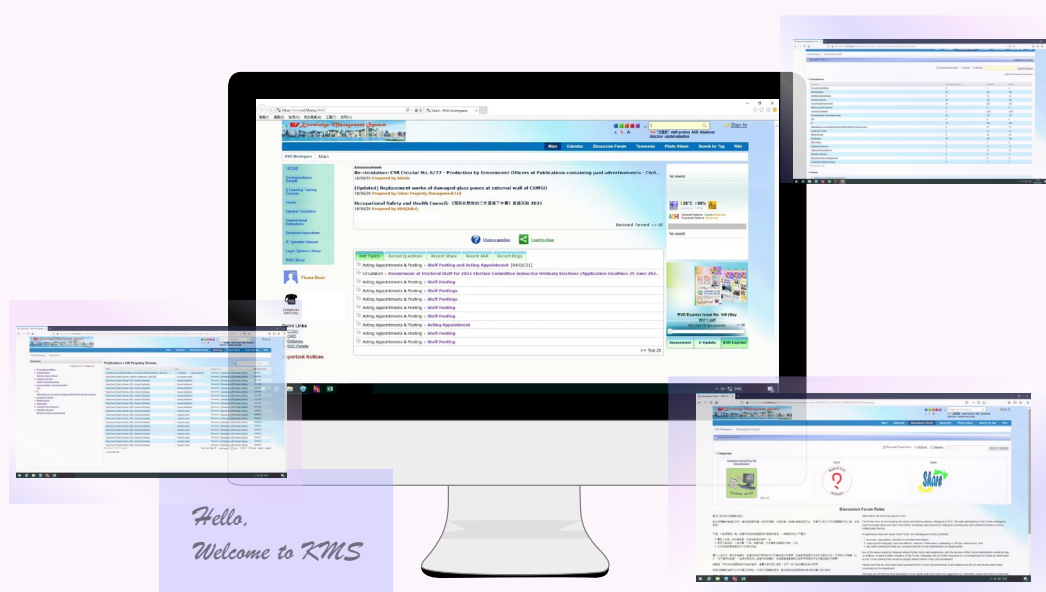
除网上学习系统之外，本署于 2013 年 2 月推出知识管理系统，目的是改善搜集、分享和应用机构知识的途径。两个系统均方便员工经内联网善用网上学习资源。

2020-21 年度，网上学习系统共录得约 1 400 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。

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 2020-21, about 1 400 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.





职员关系和参与

本署十分重视管职双方有效的沟通，并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。

本署亦会举办工余茶叙，让管职双方在轻松的气氛下聚首一堂，交流专业知识、分享工作经验和交换意见。

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 attaches great importance to effective communication between staff and the management, and 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.

Informal get-togethers are also held, during which staff and the management can share knowledge and experience and exchange views in a relaxed atmosphere.

The Departmental Staff Suggestions Committee considers proposals submitted by staff on efficiency enhancement, service improvement or cost-saving measures. For a number of suggestions received during the year, souvenirs were presented to the proposers for their support of the Departmental Staff Suggestions Scheme.

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



社交和康乐活动

本署一向鼓励同事保持作息平衡，注重健康生活。

康乐社

本署康乐社举办多场足球活动及书法班，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，照顾社会上不同阶层有需要人士，这些团体包括循道卫理杨震社会服务处、基督教家庭服务中心和母亲的抉择。随着疫情缓和，义工队亦继续为社会服务，例如派发关怀物资包予有需要人士等。

康乐社的经费来自员工福利基金、入会费和各项活动的报名费。

慈善活动

本署参与公益金举办的活动，筹得善款逾24 000元。

Social and Recreation

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

Recreation Club

The Department's Recreation Club organised several football activities and interest classes on 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.

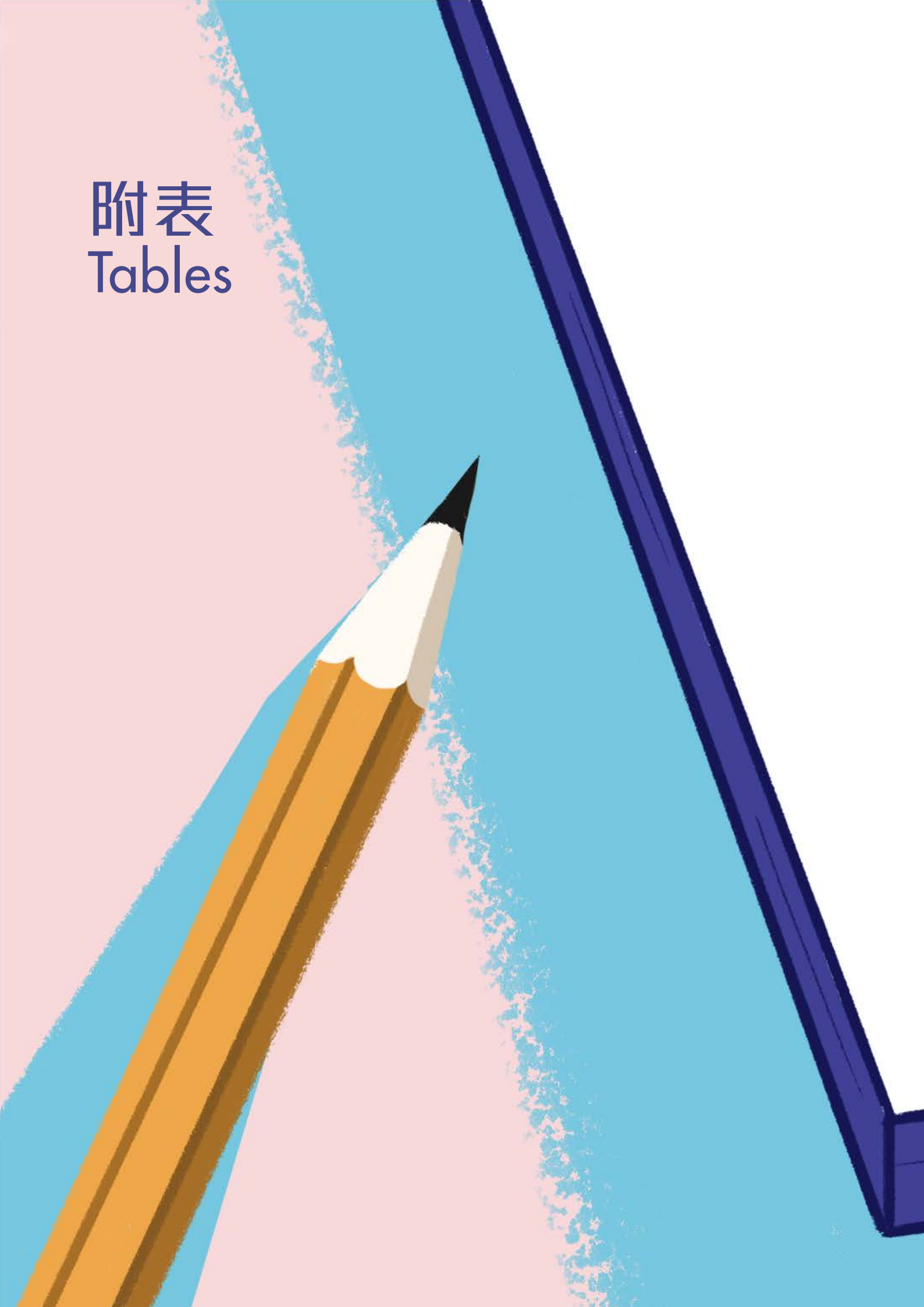
The Volunteer Service Team of the Department worked together with different non-profit making organisations, such as the Yang Memorial Methodist Social Service, Christian Family Service Centre and Mother's Choice to serve the people in need from all walks of life. With the stabilisation of the epidemic situation, the Volunteer Service Team resumed their volunteer work in the community, such as the distribution of welfare pack to the needy.


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 \$24 000 in total for various charity events organised by the Community Chest.

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估价册 - 截至 2021 年 4 月 1 日各地区的已估价物业
Valuation List - Assessments by District as at 1 April 2021

Table 1 表

地区	District	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	154 363	87 478 054
湾仔	Wan Chai	115 014	51 363 507
东区	Eastern	200 757	51 439 755
南区	Southern	91 802	27 824 335
港岛	Hong Kong	561 936	218 105 651
油尖旺	Yau Tsim Mong	190 254	68 006 710
深水埗	Sham Shui Po	132 830	30 935 347
九龙城	Kowloon City	158 562	36 085 486
黄大仙	Wong Tai Sin	95 468	19 356 959
观塘	Kwun Tong	150 227	44 920 124
九龙	Kowloon	727 341	199 304 626
葵青	Kwai Tsing	112 971	43 071 409
荃湾	Tsuen Wan	134 958	29 459 255
屯门	Tuen Mun	176 173	23 760 934
元朗	Yuen Long	198 587	30 908 693
北区	North	105 236	14 426 553
大埔	Tai Po	120 955	18 731 796
沙田	Sha Tin	236 340	48 682 803
西贡	Sai Kung	164 614	32 368 993
离岛	Islands	60 409	22 527 674
新界	New Territories	1 310 243	263 938 111
总数	OVERALL	2 599 520	681 348 387

估价册 - 截至 2021 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 2021

Table 2 表

地区 District	A 及 B 类 Classes A & B		C 类 Class C		D 及 E 类 Classes D & E		杂类物业* Miscellaneous*		总数 Total	
	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)	数量 Number	应课差餉租值 Rateable Value (千元 \$'000)
中西区 Central and Western	73 496	13 244 982	10 011	3 855 709	14 235	11 626 113	447	218 847	98 189	28 945 651
湾仔 Wan Chai	51 292	9 273 996	8 997	3 175 819	12 478	9 001 974	244	46 254	73 011	21 498 042
东区 Eastern	135 983	22 846 811	17 020	5 376 457	5 505	2 837 546	185	103 962	158 693	31 164 776
南区 Southern	46 032	6 850 720	4 023	1 427 251	11 438	10 505 134	65	144 337	61 558	18 927 443
港岛 Hong Kong	306 803	52 216 509	40 051	13 835 236	43 656	33 970 767	941	513 399	391 451	100 535 912
油尖旺 Yau Tsim Mong	99 442	13 474 567	14 751	4 620 023	4 984	2 732 790	392	63 328	119 569	20 890 708
深水埗 Sham Shui Po	81 921	10 575 559	6 753	1 724 267	3 697	1 860 938	302	181 325	92 673	14 342 090
九龙城 Kowloon City	86 741	12 200 609	18 807	5 125 124	12 451	6 359 969	174	351 615	118 173	24 037 316
黄大仙 Wong Tai Sin	71 301	8 294 381	1 439	417 854	501	224 322	113	10 412	73 354	8 946 969
观塘 Kwun Tong	92 839	11 166 184	947	197 142	154	39 016	139	43 072	94 079	11 445 414
九龙 Kowloon	432 244	55 711 300	42 697	12 084 411	21 787	11 217 035	1 120	649 751	497 848	79 662 497
葵青 Kwai Tsing	66 527	8 187 749	2 895	717 167	619	193 481	277	65 241	70 318	9 163 637
荃湾 Tsuen Wan	77 658	11 159 285	8 574	1 931 263	2 028	716 916	389	47 309	88 649	13 854 773
屯门 Tuen Mun	119 961	11 219 273	4 640	741 695	3 323	1 029 054	295	109 066	128 219	13 099 088
元朗 Yuen Long	135 730	12 548 502	14 797	2 525 358	9 220	2 236 472	1 378	47 176	161 125	17 357 507
北区 North	77 434	6 847 716	3 756	454 286	4 083	854 587	1 548	47 918	86 821	8 204 506
大埔 Tai Po	79 410	8 421 877	7 535	1 472 609	8 988	3 304 125	495	42 169	96 428	13 240 779
沙田 Sha Tin	147 134	19 181 042	17 502	4 288 379	7 270	3 141 772	215	218 909	172 121	26 830 102
西贡 Sai Kung	123 163	17 421 241	8 561	2 096 360	6 209	3 491 456	117	111 217	138 050	23 120 273
离岛 Islands	38 235	3 862 093	8 596	1 759 331	4 002	1 636 111	268	8 972	51 101	7 266 507
新界 New Territories	865 252	98 848 778	76 856	15 986 446	45 742	16 603 973	4 982	697 976	992 832	132 137 173
总数 OVERALL	1 604 299	206 776 587	159 604	41 906 094	111 185	61 791 776	7 043	1 861 126	1 882 131	312 335 582

* 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.

估价册 - 截至 2021 年 4 月 1 日各地区的已估价公屋住宅物业
Valuation List - Public Domestic Assessments by District as at 1 April 2021

地区 District	香港房屋委员会 HONG KONG HOUSING AUTHORITY						香港房屋协会及 香港平民屋宇有限公司 # HONG KONG HOUSING SOCIETY & HONG KONG SETTLERS HOUSING CORPORATION LIMITED #		
	租者置其屋计划下 已售出的前租住公屋单位 Former Rental Housing Units sold under TPS *		租住公屋 Rental Housing				租住公屋 Rental Housing		
	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number
中西区 Central and Western	-	-	-	-	5	42 291	878	196 129	
湾仔 Wan Chai	-	-	-	-	-	-	3	217 104	
东区 Eastern	2 852	280 752	775	58 023	72	2 884 337	443	243 288	
南区 Southern	8 501	626 052	2 026	118 908	42	1 603 630	5	46 832	
港岛 Hong Kong	11 353	906 804	2 801	176 931	119	4 530 258	1 329	703 354	
油尖旺 Yau Tsim Mong	-	-	-	-	4	288 582	662	68 100	
深水埗 Sham Shui Po	5 288	337 575	1 442	72 802	126	4 497 971	8	70 007	
九龙城 Kowloon City	-	-	-	-	32	1 225 756	18	398 194	
黄大仙 Wong Tai Sin	18 581	1 378 074	4 831	269 536	134	4 637 802	-	-	
观塘 Kwun Tong	11 757	717 369	4 297	186 527	228	9 857 618	342	333 275	
九龙 Kowloon	35 626	2 433 018	10 570	528 866	524	20 507 729	1 030	869 574	
葵青 Kwai Tsing	12 131	865 239	2 479	129 608	161	6 169 460	468	209 483	
荃湾 Tsuen Wan	-	-	-	-	39	1 165 924	175	137 020	
屯门 Tuen Mun	13 721	720 812	7 632	289 624	66	1 866 122	-	-	
元朗 Yuen Long	6 174	288 101	2 309	101 770	115	2 633 826	-	-	
北区 North	14 429	838 748	3 160	148 600	23	1 010 032	158	27 203	
大埔 Tai Po	16 166	1 306 195	4 719	279 280	17	579 476	-	-	
沙田 Sha Tin	23 125	1 766 691	3 395	207 462	107	4 762 992	19	242 123	
西贡 Sai Kung	12 028	924 394	3 179	192 077	37	1 975 397	249	123 106	
离岛 Islands	-	-	-	-	71	1 302 826	-	-	
新界 New Territories	97 774	6 710 180	26 873	1 348 421	636	21 466 054	1 069	738 936	
总数 OVERALL	144 753	10 050 002	40 244	2 054 218	1 279	46 504 041	3 428	2 311 864	

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 2021 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 2021

表 4
Table 4

地区	District	铺位 Shop		其他商业楼宇 Other Commercial	
		数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	9 166	8 396 054	2 521	4 548 501
湾仔	Wan Chai	8 115	8 231 916	2 215	3 524 974
东区	Eastern	8 499	3 831 594	902	828 530
南区	Southern	2 287	1 277 244	617	294 765
港岛	Hong Kong	28 067	21 736 807	6 255	9 196 770
油尖旺	Yau Tsim Mong	21 405	18 492 986	3 926	6 778 252
深水埗	Sham Shui Po	9 553	4 422 047	1 384	609 092
九龙城	Kowloon City	7 620	3 149 881	865	729 146
黄大仙	Wong Tai Sin	3 566	2 178 727	149	129 764
观塘	Kwun Tong	6 146	5 009 982	302	412 475
九龙	Kowloon	48 290	33 253 624	6 626	8 658 729
葵青	Kwai Tsing	3 994	2 525 281	171	183 949
荃湾	Tsuen Wan	5 784	3 373 579	197	497 068
屯门	Tuen Mun	5 672	2 992 027	149	284 967
元朗	Yuen Long	8 114	4 244 893	410	493 972
北区	North	2 945	2 149 317	49	73 623
大埔	Tai Po	2 911	1 604 162	145	192 071
沙田	Sha Tin	5 207	5 546 502	107	319 578
西贡	Sai Kung	3 630	2 840 929	39	38 363
离岛	Islands	2 854	3 342 220	65	111 417
新界	New Territories	41 111	28 618 911	1 332	2 195 009
总数	OVERALL	117 468	83 609 341	14 213	20 050 508



Table 5 表

估价册 - 截至 2021 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 2021

地区	District	写字楼 Office		工贸大厦 Industrial/Office	
		数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	21 681	30 524 458	-	-
湾仔	Wan Chai	13 058	13 286 777	-	-
东区	Eastern	3 908	6 143 530	197	276 433
南区	Southern	1 770	1 087 561	26	10 260
港岛	Hong Kong	40 417	51 042 325	223	286 693
油尖旺	Yau Tsim Mong	21 530	12 424 719	87	23 454
深水埗	Sham Shui Po	2 265	1 062 213	952	427 658
九龙城	Kowloon City	1 118	816 613	15	6 984
黄大仙	Wong Tai Sin	363	259 208	340	67 979
观塘	Kwun Tong	4 482	7 144 543	1 098	596 047
九龙	Kowloon	29 758	21 707 296	2 492	1 122 122
葵青	Kwai Tsing	840	879 497	336	272 723
荃湾	Tsuen Wan	1 489	645 681	442	40 070
屯门	Tuen Mun	816	141 974	-	-
元朗	Yuen Long	646	160 105	-	-
北区	North	229	119 468	48	14 302
大埔	Tai Po	61	18 193	-	-
沙田	Sha Tin	2 094	1 622 541	102	42 246
西贡	Sai Kung	12	28 272	-	-
离岛	Islands	416	754 848	-	-
新界	New Territories	6 603	4 370 579	928	369 341
总数	OVERALL	76 778	77 120 200	3 643	1 778 155

估价册 - 截至 2021 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 2021

表
Table 6

地区	District	工厂大厦 Factory		货仓 Storage	
		数量 Number	应课差饷租值 Rateable Value (千元 \$'000)	数量 Number	应课差饷租值 Rateable Value (千元 \$'000)
中西区	Central and Western	372	118 359	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	6 228	2 355 113	24	177 412
南区	Southern	3 807	1 210 800	10	38 682
港岛	Hong Kong	10 407	3 684 272	34	216 094
油尖旺	Yau Tsim Mong	2 495	468 514	-	-
深水埗	Sham Shui Po	5 619	2 135 795	52	175 891
九龙城	Kowloon City	3 402	1 199 099	109	152 175
黄大仙	Wong Tai Sin	3 653	997 208	2	2 784
观塘	Kwun Tong	20 249	5 580 442	146	297 566
九龙	Kowloon	35 418	10 381 058	309	628 416
葵青	Kwai Tsing	18 661	4 252 211	807	3 851 666
荃湾	Tsuen Wan	12 425	3 385 907	393	698 557
屯门	Tuen Mun	6 908	1 731 898	270	165 171
元朗	Yuen Long	1 218	946 040	100	159 349
北区	North	1 867	617 258	43	171 419
大埔	Tai Po	342	986 474	-	-
沙田	Sha Tin	10 029	2 159 967	303	841 748
西贡	Sai Kung	38	751 125	5	8 862
离岛	Islands	25	135 061	114	265 152
新界	New Territories	51 513	14 965 940	2 035	6 161 924
总数	OVERALL	97 338	29 031 269	2 378	7 006 435



Table 7 表

估价册 - 截至 2021 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 2021

类别	Category	数量 Number	%	应课差饷租值 Rateable Value (千元 \$'000)	%
住宅	Domestic Premises	1 927 082	74.1	363 205 705	53.3
铺位及其他商业楼宇	Shop and Other Commercial Premises	131 681	5.1	103 659 849	15.2
写字楼	Office	76 778	3.0	77 120 200	11.3
工贸大厦	Industrial / Office Premises	3 643	0.1	1 778 155	0.3
工厂大厦	Factory	97 338	3.7	29 031 269	4.3
货仓	Storage Premises	2 378	0.1	7 006 435	1.0
车位 *	Car Parking Spaces *	298 261	11.5	16 035 052	2.4
其他物业	Others	62 359	2.4	83 511 722	12.3
总数	OVERALL	2 599 520	100.0	681 348 387	100.0

* 包括住宅及非住宅车位。

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

估价册 - 截至 2021 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 2021

Table 8 表

应课差饷租值 (元) Rateable Value Range (\$)	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	总数 Total	%	累积 % ^ Cumulative % ^
3 001 - 9 999	2 192	5 543	18 105	25 840	1.0	1.0
10 000 - 19 999	5 396	15 183	57 836	78 415	3.0	4.0
20 000 - 29 999	26 440	22 143	68 379	116 962	4.5	8.5
30 000 - 39 999	28 575	35 386	51 797	115 758	4.5	13.0
40 000 - 49 999	13 807	21 773	43 189	78 769	3.0	16.0
50 000 - 59 999	5 454	18 684	44 604	68 742	2.6	18.6
60 000 - 69 999	4 928	26 922	51 111	82 961	3.2	21.8
70 000 - 79 999	7 453	35 634	71 603	114 690	4.4	26.2
80 000 - 89 999	8 161	36 399	75 391	119 951	4.6	30.9
90 000 - 99 999	13 319	47 608	89 383	150 310	5.8	36.6
100 000 - 119 999	35 474	85 917	185 783	307 174	11.8	48.5
120 000 - 139 999	50 927	70 108	151 939	272 974	10.5	59.0
140 000 - 159 999	56 094	55 235	108 037	219 366	8.4	67.4
160 000 - 179 999	49 098	43 901	75 409	168 408	6.5	73.9
180 000 - 199 999	36 728	31 573	44 393	112 694	4.3	78.2
200 000 - 249 999	59 747	53 010	69 763	182 520	7.0	85.2
250 000 - 299 999	32 306	28 536	30 698	91 540	3.5	88.8
300 000 - 349 999	24 473	19 830	15 477	59 780	2.3	91.0
350 000 - 399 999	14 092	14 374	9 243	37 709	1.5	92.5
400 000 - 449 999	12 153	9 628	6 450	28 231	1.1	93.6
450 000 - 499 999	10 299	7 895	5 377	23 571	0.9	94.5
500 000 - 599 999	13 493	9 085	7 208	29 786	1.1	95.6
600 000 - 749 999	13 455	8 210	6 950	28 615	1.1	96.7
750 000 - 999 999	13 088	6 886	6 086	26 060	1.0	97.7
1 000 000 - 1 499 999	10 279	6 063	5 486	21 828	0.8	98.6
1 500 000 - 1 999 999	3 910	3 172	2 688	9 770	0.4	99.0
2 000 000 - 2 999 999	3 582	2 960	2 608	9 150	0.4	99.3
3 000 000 - 9 999 999	5 284	4 195	3 761	13 240	0.5	99.8
10 000 000 - 99 999 999	1 694	1 468	1 449	4 611	0.2	100.0
100 000 000 - 999 999 999	33	19	37	89	*	100.0
1 000 000 000 - 99 999 999 999	2	1	3	6	*	100.0
总数 OVERALL	561 936	727 341	1 310 243	2 599 520	100.0	-

* 低于 0.05%。

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

* Percentage below 0.05%.

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

地租登记册 - 截至 2021 年 4 月 1 日各地区的已估价物业
Government Rent Roll - Assessments by District as at 1 April 2021

Table 9 表

地区	District	不超逾最低应课差餉租值 *	超逾最低应课差餉租值	
		Not Exceeding Minimum Rateable Value *	Above Minimum Rateable Value	应课差餉租值
		数量	数量	Rateable Value
		Number	Number	(千元 \$'000)
中西区	Central and Western	120	15 869	21 983 308
湾仔	Wan Chai	4	12 651	7 132 615
东区	Eastern	114	49 527	13 659 375
南区	Southern	37	48 622	12 056 163
港岛	Hong Kong	275	126 669	54 831 460
油尖旺	Yau Tsim Mong	47	57 964	23 828 224
深水埗	Sham Shui Po	337	131 324	29 614 378
九龙城	Kowloon City	16	60 612	18 329 476
黄大仙	Wong Tai Sin	72	95 333	18 341 937
观塘	Kwun Tong	290	149 941	40 070 475
九龙	Kowloon	762	495 174	130 184 490
葵青	Kwai Tsing	368	111 967	36 228 137
荃湾	Tsuen Wan	2 639	134 921	26 739 014
屯门	Tuen Mun	5 321	172 802	22 624 058
元朗	Yuen Long	31 717	187 953	27 757 012
北区	North	37 878	94 588	12 683 688
大埔	Tai Po	31 283	112 605	17 970 854
沙田	Sha Tin	5 038	231 106	45 329 555
西贡	Sai Kung	15 866	159 365	31 694 355
离岛	Islands	20 675	56 866	19 926 007
新界	New Territories	150 785	1 262 173	240 952 681
总数	OVERALL	151 822	1 884 016	425 968 631

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

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

2020-21 年度临时估价及删除估价 *
Interim Valuations and Deletions in 2020-21 *



Table 10 表

区域 Area		差饷及地租 Rates and Government Rent		只计差饷 Rates Only		只计地租 Government Rent Only	
		临时估价 Interim Valuations	删除估价 Deletions	临时估价 Interim Valuations	删除估价 Deletions	临时估价 Interim Valuations	删除估价 Deletions
港岛 Hong Kong	数量 Number	1 507	204	3 668	2 216	29	2
	应课差饷租值 Rateable Value (千元 \$'000)	2 290 529	1 315 385	4 364 449	2 814 504	34 989	14 550
九龙 Kowloon	数量 Number	9 216	832	2 628	3 619	54	47
	应课差饷租值 Rateable Value (千元 \$'000)	4 336 261	1 616 502	2 007 510	1 365 115	2 574 660	116 440
新界 New Territories	数量 Number	21 143	2 780	2 293	241	2 063	1 623
	应课差饷租值 Rateable Value (千元 \$'000)	6 284 926	2 497 080	594 185	272 346	566 740	1 220 253
总数 OVERALL	数量 Number	31 866	3 816	8 589	6 076	2 146	1 672
	应课差饷租值 Rateable Value (千元 \$'000)	12 911 716	5 428 967	6 966 143	4 451 965	3 176 389	1 351 243

* 不包括在估价册/地租登记册直接载入和删除的估价。

* Exclude assessments directly inserted into and excluded from the Valuation List/Government Rent Roll.

2021-22 年度重估应课差餉租值 - 对主要类别物业的影响 ⁽¹⁾
2021-22 General Revaluation - Effect on Main Property Types ⁽¹⁾

Table 11 表

物业类别 Property Type	差餉 Rates			地租 Government Rent		
	应课差餉租值 平均增减 Average Change in Rateable Value %	平均每月 差餉 (元) Average Rates Payment \$p.m.	平均每月 差餉增减 (元) Average Change in Rates \$p.m.	应课差餉租值 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⁾	-3.8	536	-21	-3.6	308	-11
中型私人住宅物业 ⁽²⁾ Private Medium Domestic Premises ⁽²⁾	-4.9	1 094	-56	-4.8	625	-32
大型私人住宅物业 ⁽²⁾ Private Large Domestic Premises ⁽²⁾	-5.6	2 288	-135	-5.2	1 191	-66
私人住宅物业 Private Domestic Premises	-4.3	691	-32	-4.0	378	-16
公屋住宅物业 ⁽³⁾ Public Domestic Premises ⁽³⁾	-4.2	256	-11	-4.2	151	-7
所有住宅物业 ⁽⁴⁾ All Domestic Premises ⁽⁴⁾	-4.2	521	-23	-3.9	293	-12
铺位及其他商业楼宇 Shop and Other Commercial Premises	-14.6	3 242	-554	-12.9	1 949	-289
写字楼 Office	-10.8	4 170	-506	-10.8	3 881	-469
工业楼宇 ⁽⁵⁾ Industrial Premises ⁽⁵⁾	-3.4	1 462	-52	-3.2	923	-31
所有非住宅物业 ⁽⁶⁾ All Non-domestic Premises ⁽⁶⁾	-11.0	3 044	-375	-9.4	1 752	-181
所有类别物业 All Types of Properties	-7.4	837	-68	-6.3	453	-30

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.

2019-20 及 2020-21 年度的估价建议书、反对书及上诉个案
Proposals, Objections and Appeals in 2019-20 and 2020-21

Table 12 表

	差饷	Rating	地租	Government Rent
	2019-20	2020-21	2019-20	2020-21
建议书 Proposals				
接办及完成个案 Cases received and completed	39 092	63 280	188	215
<u>复核结果 Status on review :</u>				
- 估价作实 assessment confirmed	27 830	51 379	177	185
- 获减应课差饷租值 rateable value reduced	1 644	7 696	9	10
- 其他 others ⁽¹⁾	9 618	4 205	2	20
反对书 Objections ⁽²⁾				
年初所余 Outstanding at beginning of year	2 130	1 527	72	56
接办个案 Cases received	6 878	7 842	179	117
完成个案 Cases completed	7 481	7 146	195	167
<u>复核结果 Status on review :</u>				
- 建议临时估价、删除或更正估价作实 proposed interim valuation, deletion or correction confirmed	7 115	6 352	123	137
- 获减应课差饷租值 rateable value reduced	177	352	37	4
- 其他 others ⁽¹⁾	189	442	35	26
上诉 Appeals				
年初所余 Outstanding at beginning of year	1 323	2 745	1 926	1 936
接办个案 Cases received	1 554	728	72	76
完成个案 Cases completed	132	448	62	373
<u>个案完成结果 Status of completed cases :</u>				
- 估价作实 (全面聆讯) assessment confirmed (full hearing)	5	3	7	-
- 获减应课差饷租值 (全面聆讯) rateable value reduced (full hearing)	-	-	-	-
- 同意令 consent orders	42	425	13	19
- 撤销/失效 withdrawn/lapsed	85	20	42	354

注：

- (1) 此栏包括无效、反对人自行撤销反对、修改物业单位名称及删除估价等的个案。
(2) 数字反映所涉及的应课差饷租值数目。

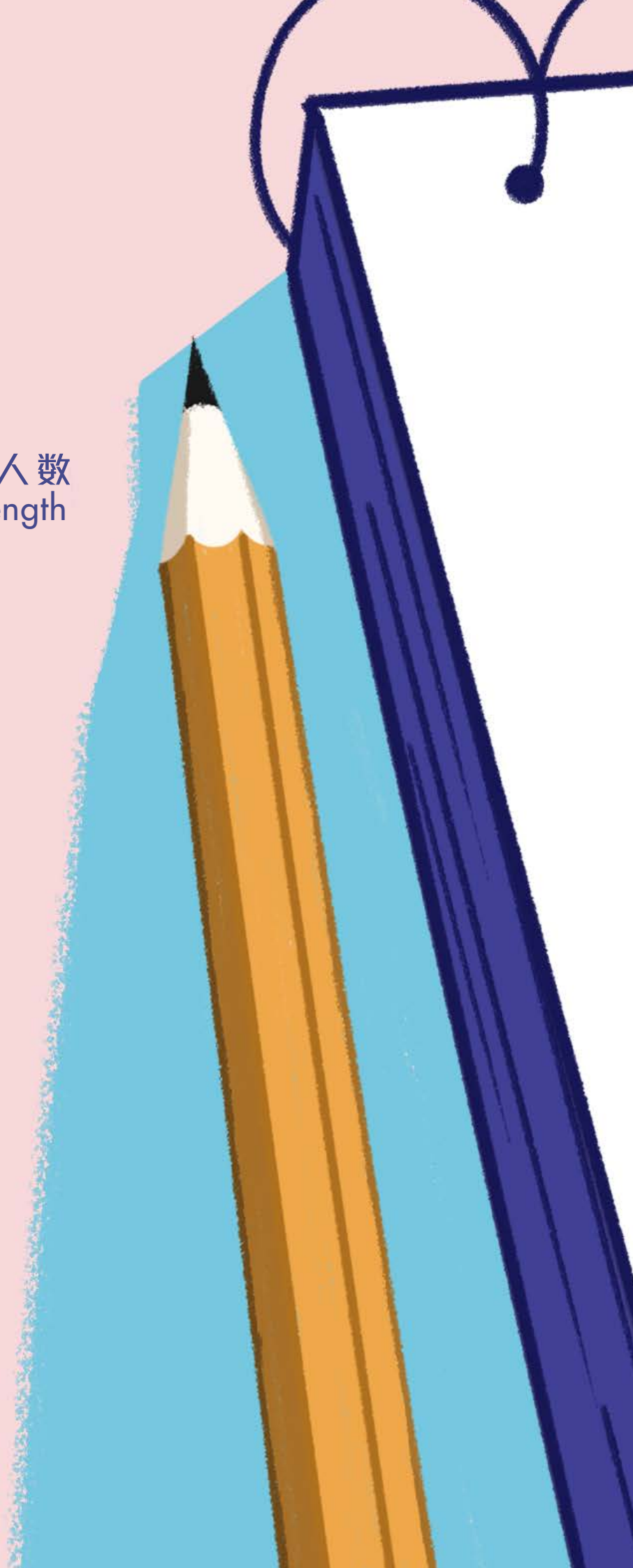
Notes:

- (1) These include invalid cases, cases subsequently withdrawn by objectors, cases where the alterations made were related to amendment to the tenement's description and deletion of the assessment, etc.
(2) The figures represent the total number of rateable values involved.

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 (英文版、繁体及简体版)	* The History of Rates in Hong Kong (English, Traditional Chinese and Simplified Chinese versions)
香港差饷税制 - 评估、征收及管理 (英文版、繁体及简体版)	Property Rates in Hong Kong - Assessment, Collection and Administration (English, Traditional Chinese and Simplified Chinese versions)

* 此书亦可在政府新闻处刊物销售小组购买。

* The book can also be purchased from the Publications Sales Unit of the Information Services Department.

以上刊物可供市民于本署网站 www.rvd.gov.hk 免费下载。

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

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

	1.4.2020		1.4.2021		增加/减少 Increase/Decrease	
	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *
署长 Commissioner	1	1	1	0	0	-1
副署长 Deputy Commissioner	1	0	1	1	0	+1
助理署长 Assistant Commissioner	4	5	4	4	0	-1
首席物业估价测量师 Principal Valuation Surveyor	8	6	8	7	0	+1
高级物业估价测量师 Senior Valuation Surveyor	25	15	23	13	-2	-2
物业估价测量师 Valuation Surveyor	74	61	65	70	-9	+9
助理物业估价测量师 Assistant Valuation Surveyor	5	5	5	2	0	-3
首席物业估价主任 Principal Valuation Officer	16	12	15	9	-1	-3
高级物业估价主任 Senior Valuation Officer	100	63	91	69	-9	+6
物业估价主任 / 见习物业估价主任 Valuation Officer/Valuation Officer Trainee	331	331	301	285	-30	-46
高级租务主任 Senior Rent Officer	4	4	4	4	0	0
一级租务主任 Rent Officer I	8	2	8	2	0	0
二级租务主任 Rent Officer II	2	1	2	0	0	-1
物业调查员 Valuation Referencer	1	1	1	1	0	0
高级统计主任 Senior Statistical Officer	2	1	2	1	0	0
一级统计主任 Statistical Officer I	3	3	3	1	0	-2
二级统计主任 Statistical Officer II	3	4	3	5	0	+1

* EST. = Establishment SG. = Strength

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



	1.4.2020		1.4.2021		增加/减少 Increase/Decrease	
	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *
高级技术主任 Senior Technical Officer	2	2	2	2	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	2	1	1	1	-1	0
一级行政主任 Executive Officer I	3	2	3	1	0	-1
二级行政主任 Executive Officer II	0	2	0	2	0	0
一级法定语文主任 Official Language Officer I	1	0	1	1	0	+1
二级法定语文主任 Official Language Officer II	2	2	2	2	0	0
缮校员 Calligraphist	1	1	1	0	0	-1
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	4	0	-1
二级私人秘书 Personal Secretary II	6	5	7	7	+1	+2
机密档案室助理 Confidential Assistant	1	1	1	1	0	0
高级文书主任 Senior Clerical Officer	16	15	16	14	0	-1
文书主任 Clerical Officer	38	37	37	37	-1	0
助理文书主任 Assistant Clerical Officer	123	120	117	117	-6	-3
文书助理 Clerical Assistant	109	106	110	106	+1	0
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

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

	1.4.2020		1.4.2021		增加/减少 Increase/Decrease	
	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *
高级库务会计师 Senior Treasury Accountant	1	1	1	1	0	0
库务会计师 Treasury Accountant	1	1	0	0	-1	-1
高级会计主任 Senior Accounting Officer	1	1	1	1	0	0
一级会计主任 Accounting Officer I	6	6	5	5	-1	-1
执达主任助理 Bailiff's Assistant	2	2	2	2	0	0
司机 Motor Driver	7	7	7	7	0	0
办公室助理 Office Assistant	8	8	8	8	0	0
二级工人 Workman II	11	10	11	9	0	-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 I	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	6	0	-1
高级系统经理 Senior Systems Manager	1	0	1	1	0	+1
系统经理 Systems Manager	4	3	3	2	-1	-1
一级系统分析/程序编制主任 Analyst/Programmer I	14	13	13	12	-1	-1
二级系统分析/程序编制主任 Analyst/Programmer II	6	5	4	5	-2	0
小计 Sub-total	981	893	918	843	-63	-50

* EST. = Establishment SG. = Strength

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



	1.4.2020		1.4.2021		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	0	0	1	1	+1	+1
助理署长 Assistant Commissioner	0	0	1	1	+1	+1
高级物业估价测量师 Senior Valuation Surveyor	0	0	1	1	+1	+1
物业估价测量师 Valuation Surveyor	2	2	0	0	-2	-2
首席物业估价主任 Principal Valuation Officer	1	1	2	2	+1	+1
高级物业估价主任 Senior Valuation Officer	10	10	7	7	-3	-3
物业估价主任 Valuation Officer	4	4	5	5	+1	+1
二级租务主任 Rent Officer II	0	0	1	1	+1	+1
一级统计主任 Statistical Officer I	0	0	1	1	+1	+1
高级文书主任 Senior Clerical Officer	0	0	2	2	+2	+2
文书主任 Clerical Officer	1	1	4	4	+3	+3
助理文书主任 Assistant Clerical Officer	0	0	4	4	+4	+4
文书助理 Clerical Assistant	0	0	1	1	+1	+1
二级私人秘书 Personal Secretary II	1	1	0	0	-1	-1
一级会计主任 Accounting Officer I	0	0	1	1	+1	+1
技术主任/见习技术主任 Technical Officer/Technical Officer Trainee	1	1	0	0	-1	-1
小计 Sub-total	20	20	31	31	11	11
总数 Total	1 001	913	949	874	-52	-39

* EST. = Establishment SG. = Strength

见于本年报内的下述用语，除另有注明外，其意思如下：

(1) 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.

住宅单位可按楼面面积分类如下：

A类-实用面积少于40平方米

B类-实用面积为40至69.9平方米

C类-实用面积为70至99.9平方米

D类-实用面积为100至159.9平方米

E类-实用面积为160平方米或以上

(b) 公屋住宅单位包括由香港房屋委员会、香港房屋协会和香港平民屋宇有限公司兴建的租住单位。

(c) 杂类住宅单位包括用作住宅的阁楼、天台建筑物等。

非住宅：

(a) 铺位包括设计或改建作零售业用途，并实际作这用途的物业。

(b) 其他商业楼宇包括设计或改建作商业用途的楼宇，但不包括铺位或写字楼，例如百货公司等。

(c) 写字楼包括商用楼宇内的物业，但不包括综合用途楼宇内的非住宅用途单位。

(d) 工贸大厦包括设计或获证明作工贸用途的物业。

(e) 工厂大厦包括为一般制造业工序及与该等工序有直接关系的用途（包括写字楼）而建设的楼宇，其他主要是为特殊制造业而建的厂房亦包括在内，此类特殊厂房通常由一名厂东使用。

(f) 货仓包括设计或改建作仓库或冷藏库的楼宇及其附属写字楼，并包括位于货柜码头区内的楼宇。

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

Class A - Saleable area less than 40 m²

Class B - Saleable area of 40 m² to 69.9 m²

Class C - Saleable area of 70 m² to 99.9 m²

Class D - Saleable area of 100 m² to 159.9 m²

Class E - Saleable area of 160 m² or above

(b) Public domestic units include those built for rental by the Hong Kong Housing Authority, Hong Kong Housing Society and Hong Kong Settlers Housing Corporation Limited.

(c) Miscellaneous domestic units include cocklofts, roof top structures, etc. used for domestic purposes.

Non-Domestic:

(a) Shops comprise premises designed or adapted for retail trade and used as such.

(b) Other Commercial premises include premises designed or adapted for commercial use, but not falling within the category of shop or office, e.g. department stores, etc.

(c) Office premises comprise premises situated in buildings designed for commercial/business purposes. Excluded are non-domestic floors in composite buildings.

(d) Industrial/office premises comprise premises designed or certified for industrial/office use.

(e) Factory premises comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes. The other factory premises, primarily purpose-built for specialised manufacturing processes are included. These specialised factories are usually for occupation by a single operator.

(f) Storage premises comprise premises designed or adapted for use as godowns or cold stores and include ancillary offices. Premises located within container terminals are included.



技术附注 Technical Notes

(g) 车位包括位于主要作住宅或非住宅用途楼宇内的停车位。

(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 non-domestic building.

(h) Other premises are those premises not included in any of the above types such as hotels, cinemas and theatres, schools, recreation clubs and association premises, community and welfare premises, petrol filling stations, etc.

(4) Rent

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

(5) Currency

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

(6) Rounding of Figures

Due to rounding, there may be a slight discrepancy between the sum of individual items and the total shown in the Tables.

各区域及地区 Areas and Districts



地区 District	地区内的分区名称 Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
区域：港岛 Area : Hong Kong		
中西区 Central and Western	坚尼地城、石塘咀、 西营盘、上环、 中环、金钟、 半山区、山顶	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak
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
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
南区 Southern	薄扶林、香港仔、 鸭脷洲、黄竹坑、 寿臣山、浅水湾、 春坎角、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

(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：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
深水埗 Sham Shui Po	美孚、荔枝角、 长沙湾、深水埗、 石硤尾、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
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
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
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

(p) = part 部分

各区域及地区 Areas and Districts

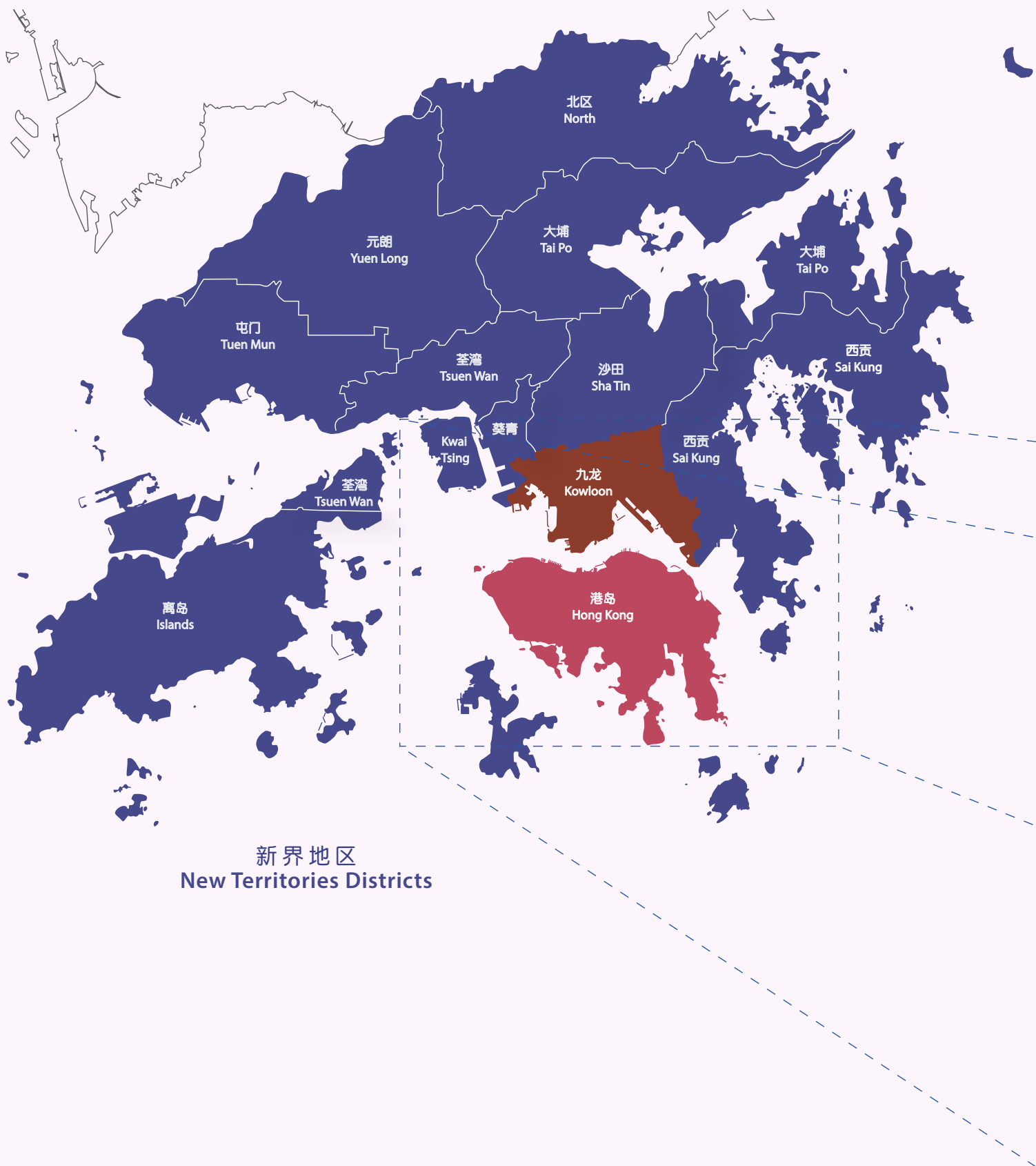


地区 District	地区内的分区名称 Names of Sub-districts within District Boundaries	小规模统计区 Tertiary Planning Units
区域：新界 Area : New Territories		
葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi 320, 326, 327, 328, 329, 350, 351
荃湾 Tsuen Wan	荃湾、上葵涌、 汀九、深井、 青龙头、马湾、 欣澳	Tsuen Wan, Sheung Kwai Chung, Ting Kau, Sham Tseng, Tsing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

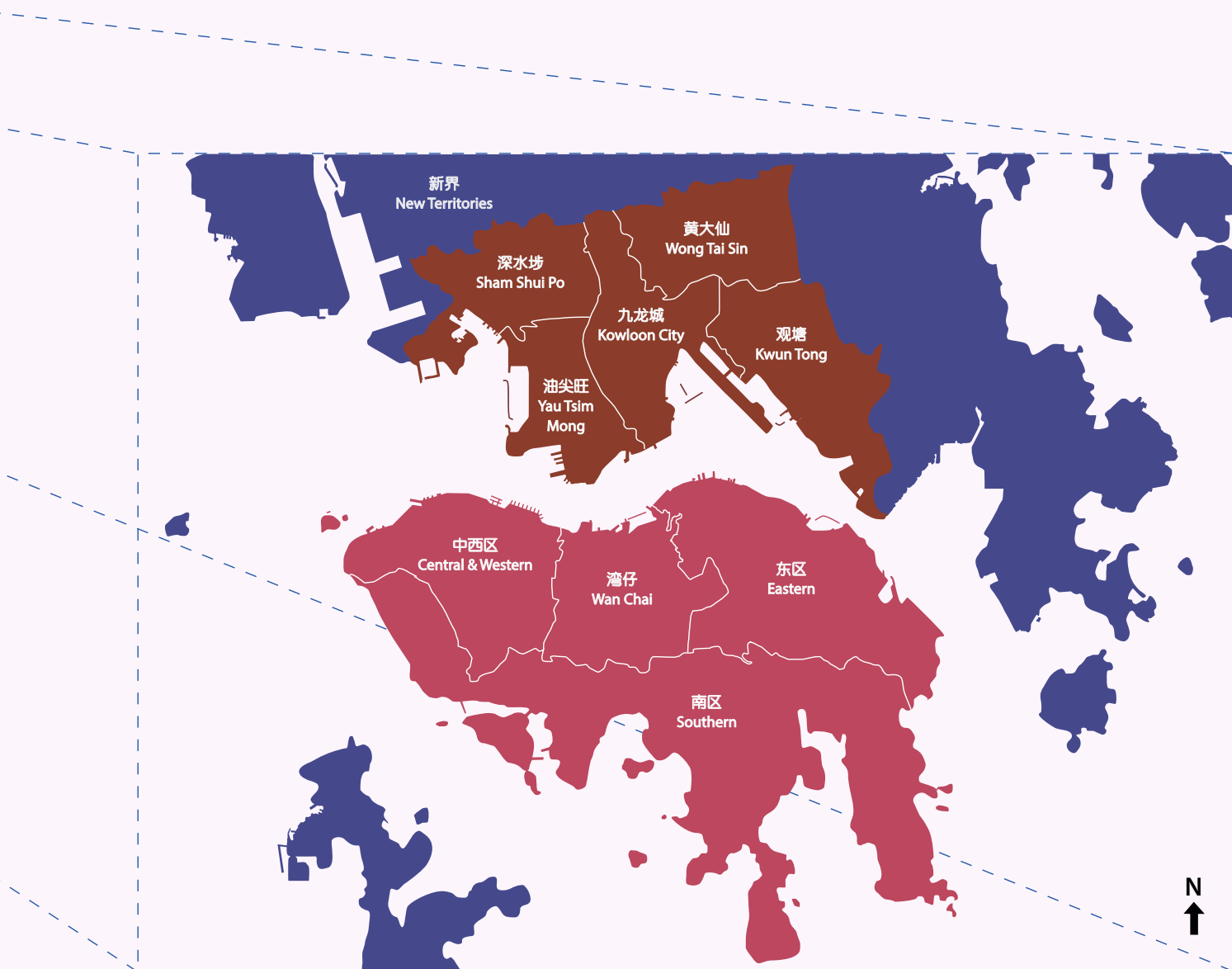
(p) = part 部分



分区图 Plans



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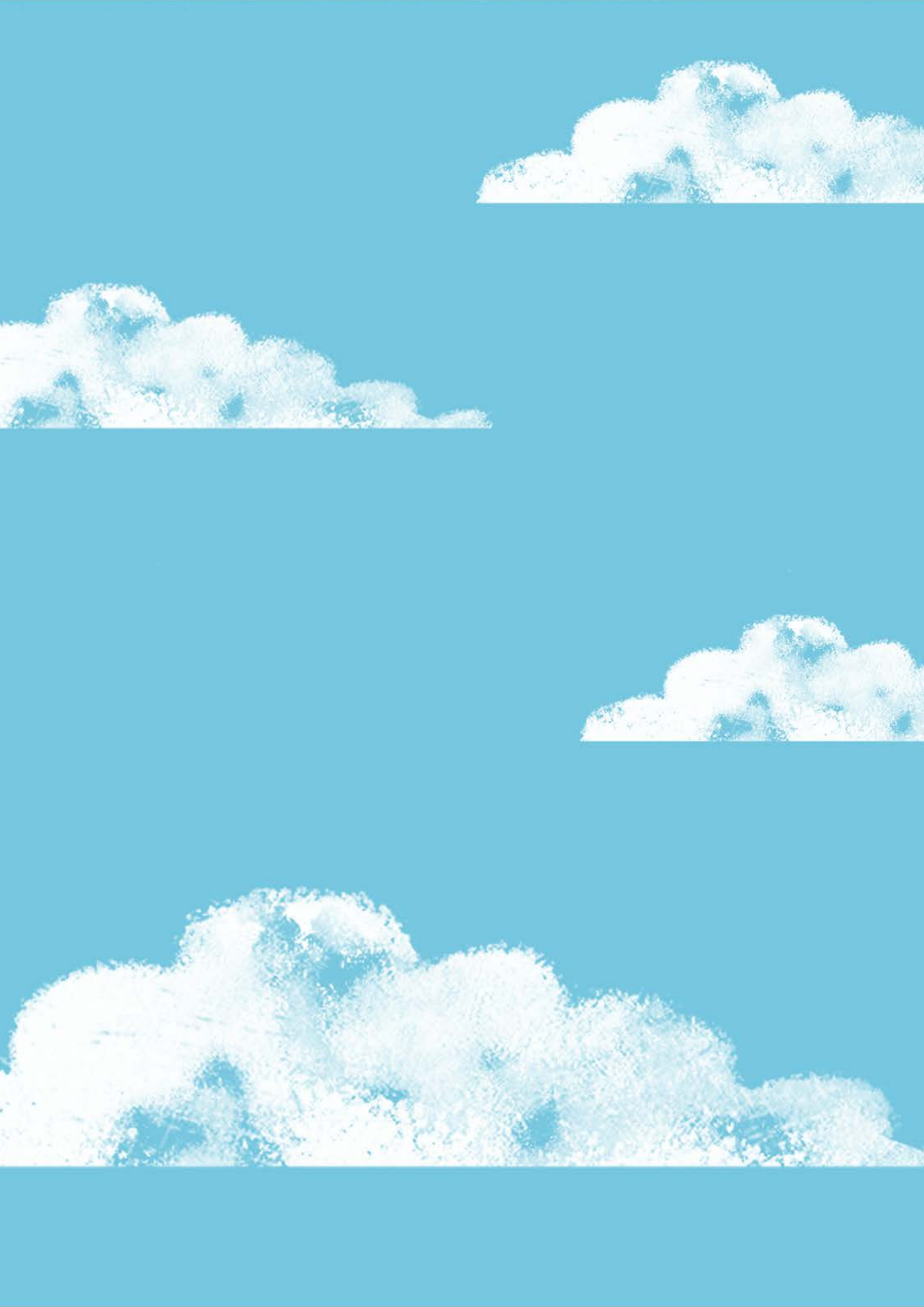
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