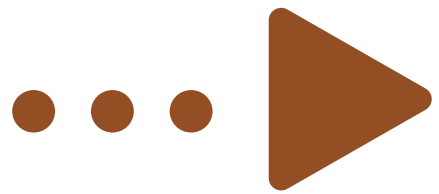


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2022-23 年度，香港物业市场与本地经济状况一样，陷入一片低迷。随着所有防疫措施和旅游限制解除，香港踏入复常阶段，加上中国内地经济前景向好，本地消费强劲，访港旅客增加，通胀温和，劳工市场亦有所改善，本港经济在 2023 年年初表现乐观。然而，地缘政局持续紧张和俄乌战争导致全球经济情况严峻，高息及通胀环境连同金融状况收紧令本地经济持续受压。

The property market in Hong Kong suffered a downturn in 2022-23 in line with local economic conditions. As Hong Kong has returned to normalcy following the lifting of all anti-epidemic measures and travel restrictions, the Hong Kong economy was upbeat in the beginning of 2023 with strong local consumption, increased inbound tourism, moderate inflation and improving labour market, backed by a positive economic outlook in the mainland China. Yet, the difficult global economic conditions in a high interest rate and inflationary environment with tightened financial conditions caused by rising geopolitical tensions and the Russian-Ukrainian war has continued to weigh on the local economy.

为支援有需要的市民和备受压力的企业，并促进经济复苏以迈向高质量发展，财政司司长宣布推出差饷宽减作为其中一项纾缓措施，所有差饷缴纳人均获 2022 年 4 月至 2023 年 3 月四个季度的差饷宽减。每个应缴差饷的住宅物业单位首两个季度及最后两个季度的宽减额分别以每季 1 500 元和 1 000 元为上限；而每个应缴差饷的非住宅物业单位的宽减额则分别以每季 5 000 元和 2 000 元为上限。计划惠及 342 万个物业的差饷缴纳人，而政府收入则减少 152 亿元。

2022 年为差饷物业估价署成立 75 周年志庆。有赖同事齐心协力，本署上下一心服务市民并提供具成本效益、专业和以客为本的服务。在 2022-23 年度，我们亦成功达到或超越本署主要职能服务范畴下的所有工作目标。

挑战与成果

2023-24 年度的全面重估仍然是我们一项核心且具挑战性的工作。我们在紧迫的时限内，参照 2022 年 10 月 1 日这指定依据日期的租金资料，全面重估估价册和地租登记册所载约 475 万个已估价物业单位的应课差饷租值。市民可于 2023 年 5 月 31 日或之前于本署网站和物业资讯网查阅新的估价。我们正在审核约 65 000 份要求下调应课差饷租值的建议书，这再次是近年来一个相当高的数字。

As one of the relief measures announced by the Financial Secretary to support people in need and enterprises under pressure, and sustain economic recovery in moving towards high-quality development, rates concession was provided to all payers for the four quarters from April 2022 to March 2023. For each domestic rateable tenement, the concession ceilings for the first two and last two quarters were \$1 500 and \$1 000 per quarter respectively, whereas the ceilings for each non-domestic rateable tenement were \$5 000 and \$2 000 per quarter respectively. The scheme benefited ratepayers of 3.42 million properties with \$15.2 billion in revenue foregone.

The year 2022 marked the 75th Anniversary of the Rating and Valuation Department. With concerted efforts of colleagues, the Department is committed to serving the public and delivering cost-effective, professional and customer-centric services. We also successfully achieved or exceeded the performance targets for all service areas in respect of the Department's major functions in 2022-23.

Challenges and Achievements

The 2023-24 annual revaluation remained to be a core and challenging task. The rateable values of about 4.75 million assessments in the Valuation List and Government Rent Roll were reviewed within a tight timeframe by reference to the rental information as at the designated reference date of 1 October 2022. The new assessments were available for public inspection online at the Department's website and the Property Information Online (PIO) service until 31 May 2023, and we are currently reviewing around 65 000 proposals seeking to reduce the rateable values, again a very high number amongst recent years.

自对分间单位（俗称「劏房」）实施租务管制的《业主与租客（综合）条例》第IVA部于2022年1月22日生效以来，我们不遗余力地执行多项新职责，包括推广规管制度、处理公众查询和投诉、提供免费咨询和调解服务、批署通知书，以及处理表格等。

本署致力为市民排忧解难，对滥收水电费等任何违反条例的行为均严正执法，并已成立执法及调查特遣队以提升执行能力。本着负责任和「以结果为目标」的态度，我们采取多管齐下的方式，并与其他部门保持紧密联系，主动识别、调查和跟进涉嫌违例个案。有赖相关同事克尽己职，截至2023年10月，已有16名劏房业主因违反条例而被定罪。此外，我们已提前超额完成行政长官于《2022年施政报告》中提出与水务署于2023-24年度完结前联合造访4 000个劏房住户的主要绩效指标。

本署一直积极促进电子政府发展。我们的物业资讯网服务提供基本物业资料以及最新的差餉和地租帐目资料，而「电子差餉地租单」服务则让注册用户能够方便快捷地接收电子帐单及进行电子缴款。2023年3月，我们亦提升了递交电子表格的服务，让市民可透过「智方便」平台，利用已认证单一数码身份自动预先填写资料。

Since Part IVA of the Landlord and Tenant (Consolidation) Ordinance to implement tenancy control on subdivided units (SDUs) came into force on 22 January 2022, the Department has exerted full efforts in undertaking a diverse spectrum of new duties, including promoting the regulatory regime; handling public enquiries and complaints; providing free advisory and mediatory services; endorsing notices and processing forms, etc.

Dedicated to addressing people's concerns and difficulties in life, the Department seriously takes enforcement actions against any contraventions of the Ordinance such as overcharging of water and electricity, etc., and has enhanced our implementation capability by setting up an enforcement and investigation task force. Being responsible and "result-oriented", we have adopted a multi-pronged approach with close interdepartmental liaison to proactively identify, investigate and follow up on suspected offences. Upto October 2023, 16 SDU landlords were convicted of contravening the Ordinance, thanks to the dedicated efforts of staff concerned. We have also exceeded in advance the key performance indicator of conducting joint visits with the Water Supplies Department to 4 000 SDU households by 2023-24 as announced in the Chief Executive's 2022 Policy Address.

The Department has all along been actively advancing the development of e-Government. Our PIO service provides essential property information and up-to-date information of rates and Government rent accounts, whereas the eRVD Bill service enables registered users to receive e-demands and settle e-payment quickly and conveniently. In March 2023, we also upgraded our e-Form submission service to allow automatic pre-filling of information through the iAM Smart service using the authenticated single digital identity.

机遇与展望

在 2022-23 年度，本署忙于进行筹备工作，以执行就检讨差饷制度提出的建议。我们会继续积极就住宅物业引入累进差饷制度，有关安排暂定于 2024-25 年度第四季开始实施。

在未来数年推行多个电脑发展项目时，我们会善用新科技，务求令电子政府服务更实用、更方便和更以客为本，并会寻求机遇将工作流程电子化、简化工序，并与其他政府部门合作，以改进服务及推陈出新。

我衷心感谢全体同事在过去一年的坚定支持和通力合作，使我们得以将目标达成。在前人于过去 75 年来奠定的坚实基础之上，我和同事们会团结一致，继续追求卓越和提供优质服务。我们亦会巩固自身的优势，以应对未来众多挑战。

差饷物业估价署署长
萧家贤太平绅士
2023 年 10 月

Opportunities and Prospects

During 2022-23, the Department was busy making preparatory work to implement the proposals arising from the review of the rating system. We will continue to press ahead the introduction of progressive rating system for domestic properties tentatively from the fourth quarter of 2024-25.

In undertaking a number of computer development projects in the coming years, we will capitalise new technologies to pursue more useful, convenient and customer-centric e-Government services and explore opportunities to digitalise workflow, streamline processes and collaborate with other Government departments for service improvements and innovation.

I would like to express my gratitude to all our staff for their unfailing support and cooperation in turning goals into achievements during the year. Riding on the solid foundation laid down by our predecessors over the past 75 years, my colleagues and I stand united as a team to continue our quest for excellence and delivery of quality services. We will also consolidate our strengths to meet with many challenges ahead.

Kevin K Y SIU, JP
Commissioner of Rating and Valuation
October 2023