

迎接挑战

Challenges Ahead



44

差饷制度检讨
Review on Rating System



44

每年全面重估
应课差饷租值
Annual General
Revaluation

44

分间单位租务管制
Tenancy Control of Subdivided Units

45

评估地租
Government Rent Assessment

45

外判机遇
Outsourcing Opportunities

45

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

差饷制度检讨

本署正忙于进行筹备工作，以执行就差饷制度检讨提出的两项建议，即住宅物业新差饷宽减机制和累进差饷制度。落实有关建议不但涉及部门运作和电脑系统支援上的重大改动，还要与其他决策局/部门紧密合作等。我们的工作进展良好，目标是暂定于2024-25年度第四季起实施累进差饷制度。

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。

分间单位租务管制

为了有效执行对分间单位的租务管制及为有关租客提供适当的保障，本署不遗余力对涉嫌违反租务管制的个案采取执法行动。我们已成立执法及调查特遣队，进一步加强正采用的多管齐下方式主动识别、调查和跟进涉嫌违例个案。我们致力与其他决策局/部门，区域服务队及其他持份者携手合作，提升执法和检控效率，并加强宣传教育。此外，本署正全力开展筹备工作，以宣传次期租赁的法定要求，并促进有关业主和租客认识对将由2024年年初起开始生效的次期租赁及续租租金应采取的正确步骤。

Review on Rating System

The Department has been busy carrying out the preparatory work to implement the two proposals arising from the review on rating system, namely a new rates concession mechanism and progressive rating system for domestic properties. The proposals not only entail fundamental changes to the Department's operations and supporting computer systems, but will also require close collaboration with other bureaux/departments, etc. We have been making good progress and aim at implementing the progressive rating system from the fourth quarter of 2024-25 tentatively.

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.

Tenancy Control of Subdivided Units

With a view to implementing effectively the tenancy control of subdivided units and providing appropriate protection to the relevant tenants, the Department has spared no efforts in taking enforcement against suspected breaches of the tenancy control regime. We have set up an enforcement and investigation task force, as a step to enhance further the multi-pronged approach in place to proactively identify, investigate and follow up on suspected offences. We are committed to stepping up enforcement and prosecution efficiency and strengthening publicity and education in collaboration with other bureaux/departments, the District Service Teams and other stakeholders. In addition, the Department is heavily engaged in the preparatory work for promoting the statutory requirements concerning the second term tenancy, and facilitating the relevant landlords and tenants to know the proper steps to take for the second term tenancy and the renewed rent to be effective from early 2024 onwards.

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。虽然土地审裁处、上诉法庭及终审法院先后驳回上诉人就估价问题提出的上诉，而本署随后亦已解决部分涉及地租的上诉个案，但我们仍会继续与其他上诉人商讨，以解决余下个案。

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和评估本港物业等工作外判。有效管理外判的各项主要问题，包括品质保证和风险管理，以取得预期成效，仍属我们今后需要面对的挑战。

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。本署正落实现行部门资讯科技计划所制订的最后阶段措施。我们快将开展下一个部门资讯科技计划的筹备工作，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和把握推行电子政府的机遇。

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. Although the appeals on valuation issues from the appellants were dismissed by the Lands Tribunal, the Court of Appeal and then the Court of Final Appeal, and the Department has subsequently settled some of the outstanding Government rent appeals, we will continue to discuss with appellants with a view to resolving the remaining appeals.

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 and assessment of properties in the territory. Managing effectively all the key issues involved in outsourcing including quality assurance and risk control in order to deliver desired results will remain our challenges ahead.

Implementation of Departmental Information Technology Plan (DITP)

This strategic blueprint aligns the Department with the e-Government environment and improves customer-centric services and business operations. The Department is at the last phase of implementing the initiatives identified in the current DITP. We will soon be commencing the preparations of the next DITP to support our business and pursue e-Government opportunities in a systematic and strategic manner in the short to medium-term.