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刊物
Publications

香港物业报告	Hong Kong Property Review
香港物业报告 - 每月补编	Hong Kong Property Review - Monthly Supplement
差饷及地租简介	Your Rates and Government Rent
香港差饷税制 - 评估、征收及管理	Property Rates in Hong Kong - Assessment, Collection and Administration
* 香港差饷税收历史	* The History of Rates in Hong Kong
谁有责任缴纳差饷与地租	Who is responsible for paying rates and Government rent
「分间单位」规管租赁的小册子及海报	Leaflets and Posters of Regulated Tenancies of Subdivided Unit
楼宇名称	Names of Buildings
服务承诺	Performance Pledge
年报	Annual Summary
大事年表	Chronology of Events
物业资讯网	Property Information Online
标示门牌号数	Display of Building Numbers

* 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

	1.4.2024		1.4.2025		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	1	0	0
副署长 Deputy Commissioner	1	1	1	1	0	0
助理署长 Assistant Commissioner	4	3	4	4	0	+1
首席物业估价测量师 Principal Valuation Surveyor	8	8	8	7	0	-1
高级物业估价测量师 Senior Valuation Surveyor	27	17	27	18	0	+1
物业估价测量师 Valuation Surveyor	71	73	71	68	0	-5
助理物业估价测量师 Assistant Valuation Surveyor	5	4	5	3	0	-1
首席物业估价主任 Principal Valuation Officer	19	10	20	14	1	+4
高级物业估价主任 Senior Valuation Officer	114	86	118	87	4	+1
物业估价主任 / 见习物业估价主任 Valuation Officer/Valuation Officer Trainee	319	296	319	302	0	+6
高级租务主任 Senior Rent Officer	4	3	4	2	0	-1
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	0	2	0	0	0
高级统计主任 Senior Statistical Officer	2	2	2	2	0	0
一级统计主任 Statistical Officer I	3	3	3	2	0	-1
二级统计主任 Statistical Officer II	3	3	3	4	0	+1
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

* EST. = Establishment SG. = Strength

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

	1.4.2024		1.4.2025		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. *
总行政主任 Chief Executive Officer	1	1	1	0	0	-1
高级行政主任 Senior Executive Officer	1	0	1	2	0	+2
一级行政主任 Executive Officer I	3	3	3	2	0	-1
二级行政主任 Executive Officer II	0	1	0	0	0	-1
一级法定语文主任 Official Languages Officer I	1	1	1	1	0	0
二级法定语文主任 Official Languages Officer II	2	2	2	2	0	0
高级私人秘书 Senior Personal Secretary	1	1	1	1	0	0
一级私人秘书 Personal Secretary I	5	5	5	4	0	-1
二级私人秘书 Personal Secretary II	7	6	7	4	0	-2
机密档案室助理 Confidential Assistant	1	1	1	0	0	-1
高级文书主任 Senior Clerical Officer	18	10	18	11	0	+1
文书主任 Clerical Officer	45	42	45	40	0	-2
助理文书主任 Assistant Clerical Officer	120	113	123	113	+3	0
文书助理 Clerical Assistant	104	84	100	85	-4	+1
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

	1.4.2024		1.4.2025		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
高级会计主任 Senior Accounting Officer	2	1	2	1	0	0
一级会计主任 Accounting Officer I	6	4	6	4	0	0
二级会计主任 Accounting Officer II	0	3	0	3	0	0
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	4	4	3	2	-1	-2
二级工人 Workman II	11	11	11	9	0	-2
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	6	7	7	0	+1
高级系统经理 Senior Systems Manager	2	2	2	1	0	-1
系统经理 Systems Manager	4	3	4	2	0	-1
一级系统分析 / 程序编制主任 Analyst/Programmer I	18	15	18	18	0	+3
二级系统分析 / 程序编制主任 Analyst/Programmer II	9	11	9	8	0	-3
小计 Sub-total	988	867	991	862	+3	-5

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

	1.4.2024		1.4.2025		增加/减少 Increase/Decrease	
	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *	编制 EST. *	实际人数 SG. *
额外人员 Supernumerary Staff						
助理署长 Assistant Commissioner	0	0	1	1	+1	+1
高级物业估价测量师 Senior Valuation Surveyor	0	0	2	2	+2	+2
首席物业估价主任 Principal Valuation Officer	0	0	1	1	+1	+1
高级物业估价主任 Senior Valuation Officer	7	7	8	8	+1	+1
物业估价主任 Valuation Officer	5	5	4	4	-1	-1
高级租务主任 Senior Rent Officer	0	0	1	1	+1	+1
高级技术主任 Senior Technical Officer	1	1	0	0	-1	-1
机密档案室助理 Confidential Assistant	0	0	1	1	+1	+1
高级文书主任 Senior Clerical Officer	1	1	0	0	-1	-1
文书主任 Clerical Officer	1	1	2	2	+1	+1
助理文书主任 Assistant Clerical Officer	2	2	0	0	-2	-2
文书助理 Clerical Assistant	2	2	2	2	0	0
高级库务会计师 Senior Treasury Accountant	0	0	1	1	+1	+1
高级会计主任 Senior Accounting Officer	0	0	1	1	+1	+1
高级系统经理 Senior Systems Manager	0	0	1	1	+1	+1
小计 Sub-total	19	19	25	25	+6	+6
总数 Total	1 007	886	1 016	887	+9	+1

* EST. = Establishment SG. = Strength

技术附注
Technical Notes

见于本年报内的下述用语，除另有注明外，其意思如下：

(1) 区域及地区

港岛、九龙及新界区域已按区议会2023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) 私人住宅单位是指设有专用煮食设施、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 2023.

(2) Floor Areas

Areas are expressed in square metres. A domestic unit is measured on the basis of "saleable area" which is defined as the floor area exclusively allocated to the unit including balconies, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and car parking spaces are excluded.

Non-domestic accommodation is measured on the basis of "internal floor area" which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

(3) Property Types

Domestic:

(a) Private domestic units are defined as independent dwellings with exclusive cooking facilities, bathroom and toilet. Domestic units built under the Home Ownership, Private Sector Participation, Urban Improvement, Flat-for-Sale and Sandwich Class Housing Schemes, etc. are included. Those former public rental housing units sold under the Tenants Purchase Scheme are also included.

技术附注
Technical Notes

住宅单位可按楼面面积分类如下：

A类-实用面积少于40平方米
B类-实用面积为40至69.9平方米
C类-实用面积为70至99.9平方米
D类-实用面积为100至159.9平方米
E类-实用面积为160平方米或以上

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

(c) 杂类住宅单位包括用作住宅的阁楼、天台建筑物等。

非住宅：

(a) 铺位包括设计或改建作零售业用途，并实际作这用途的物业。

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

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

(d) 工贸大厦包括设计或获证明作工贸用途的物业。

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

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

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

Class A - Saleable area less than 40 m^2
Class B - Saleable area of 40 m^2 to 69.9 m^2
Class C - Saleable area of 70 m^2 to 99.9 m^2
Class D - Saleable area of 100 m^2 to 159.9 m^2
Class E - Saleable area of 160 m^2 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	111, 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 141, 142, 143, 181, 182
湾仔 Wan Chai	湾仔、铜锣湾、天后、跑马地、大坑、扫杆埔、渣甸山	Wan Chai, Causeway Bay, Tin Hau, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	124(p), 131, 132, 133, 134, 135, 140, 144, 145, 146, 147, 148(p), 149, 151(p), 152(p), 183, 184, 190
东区 Eastern	宝马山、北角、鲗鱼涌、西湾河、筲箕湾、柴湾、小西湾	Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	148(p), 151(p), 152(p), 153, 154, 155, 156, 157, 158, 161, 162, 163, 164, 165, 166, 167
南区 Southern	薄扶林、香港仔、鸭脷洲、黄竹坑、寿臣山、浅水湾、舂坎角、赤柱、大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	171, 172, 173, 174, 175, 176, 191, 192, 193, 194, 195, 196, 197, 198

(p) = part 部分

各区域及地区
Areas and Districts

地区 District	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	211, 212, 214, 215, 216, 217, 220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254, 256
深水埗 Sham Shui Po	美孚、荔枝角、长沙湾、深水埗、石硖尾、又一村、大窝坪、昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	255, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269
九龙城 Kowloon City	红磡、土瓜湾、马头角、马头围、启德、九龙城、何文田、九龙塘、笔架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213, 231, 232, 233, 234, 235, 236, 237, 241, 242, 243, 244, 245, 246, 247, 271, 272, 285, 286(p)
黄大仙 Wong Tai Sin	新蒲岗、黄大仙、东头、横头磡、乐富、钻石山、慈云山、牛池湾	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	281, 282, 283, 284, 287, 288, 289
观塘 Kwun Tong	坪石、九龙湾、牛头角、佐敦谷、观塘、秀茂坪、蓝田、油塘	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong	280, 286(p), 290, 291, 292, 293, 294, 295, 297, 298

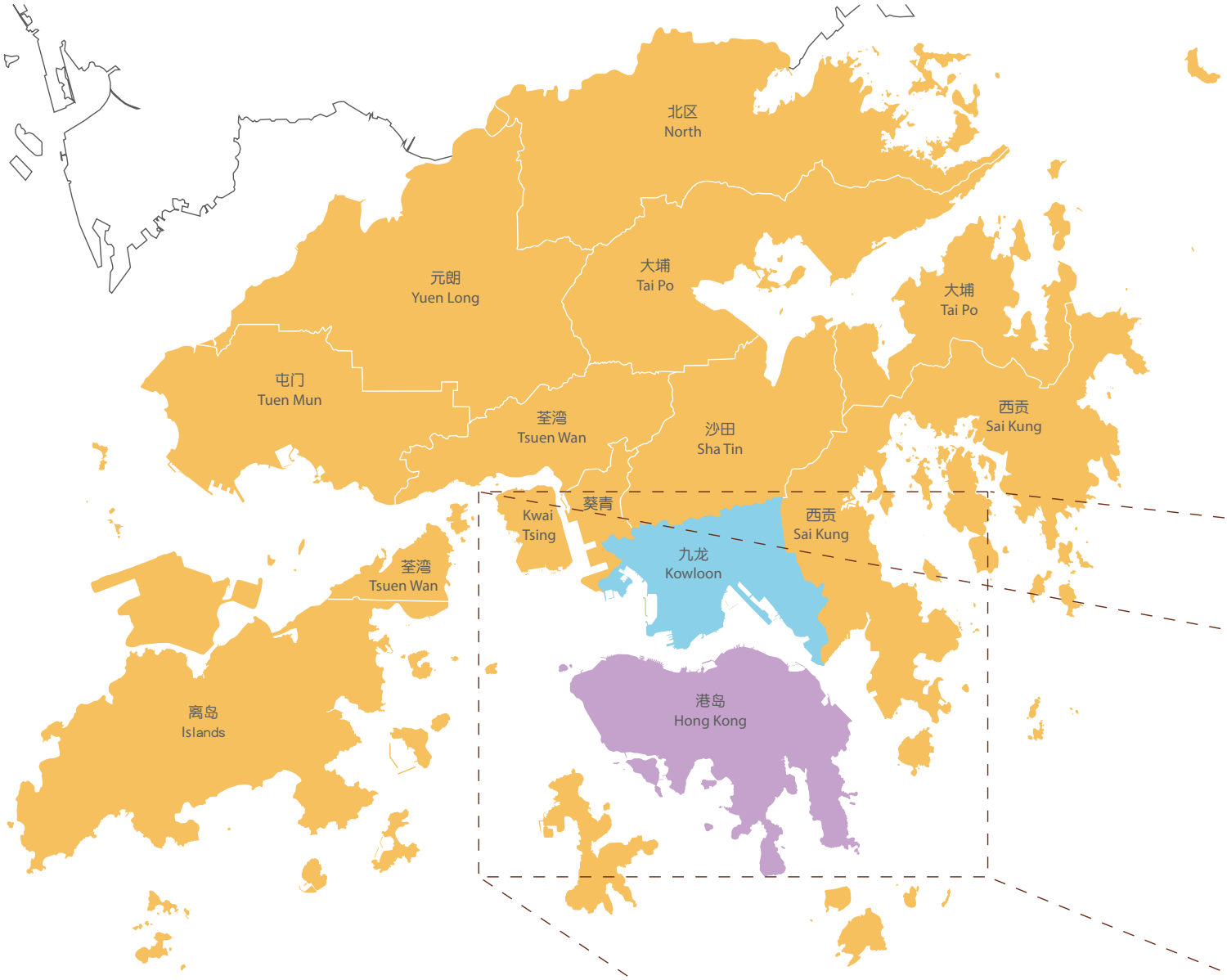
(p) = part 部分

各区域及地区
Areas and Districts

地区 District	地区内的分区名称 Names of Sub-districts within District Boundaries		小规划统计区 Tertiary Planning Units
区域 : 新界 Area : New Territories			
葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	320, 326, 327, 328, 329, 350, 351
荃湾 Tsuen Wan	荃湾、上葵涌、汀九、深井、青龙头、马湾、欣澳	Tsuen Wan, Sheung Kwai Chung, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	310, 321, 322, 323, 324, 325, 331, 332, 333, 334, 335, 336, 340, 731, 973(p), 974, 975
屯门 Tuen Mun	大榄涌、扫管笏、屯门、蓝地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	411, 412, 413, 414, 415, 416, 421, 422, 423, 424, 425, 426, 427, 428, 431, 432, 433, 434, 441, 442, 512(p)
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(p), 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, 549, 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, 757(p)
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(p), 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

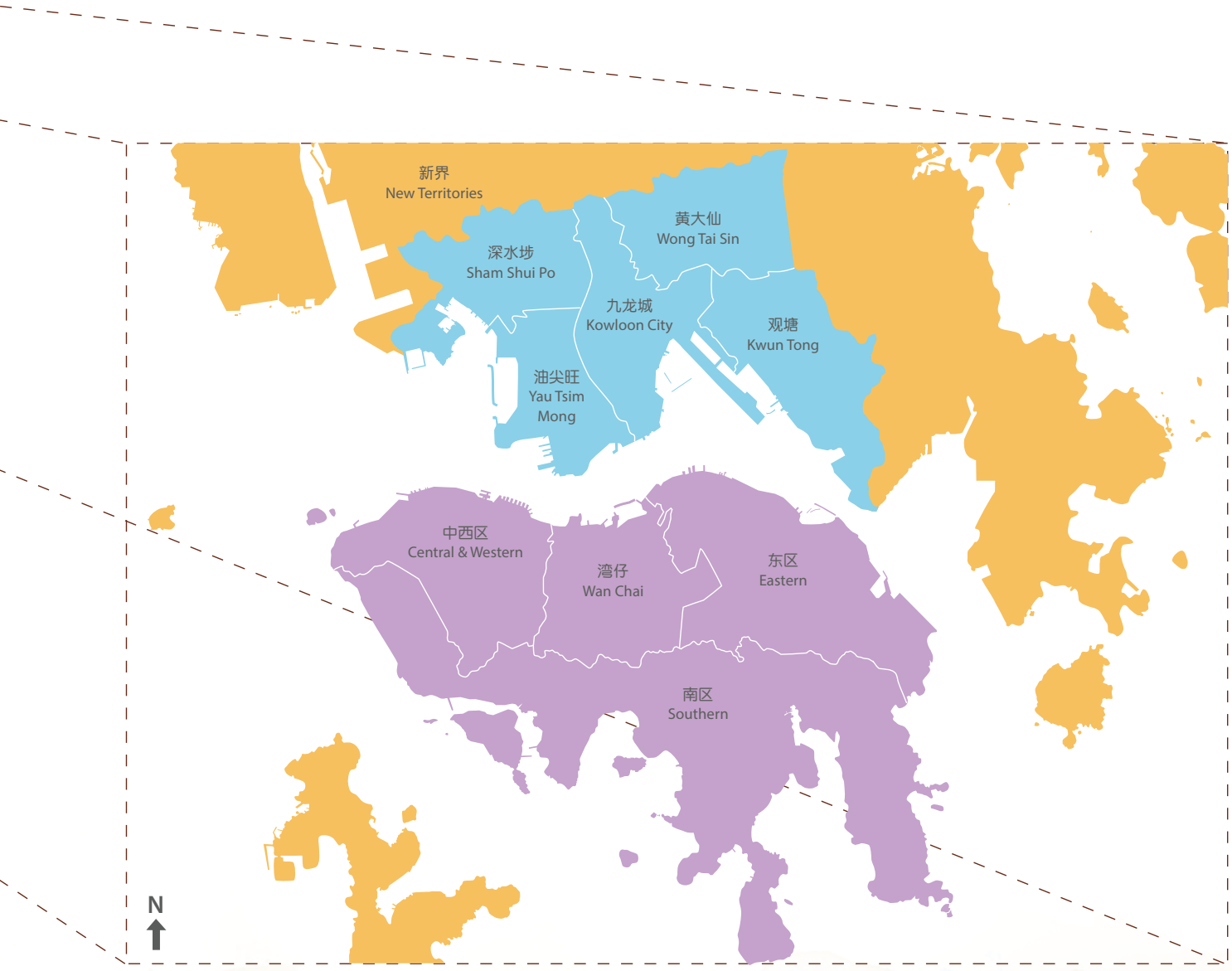
(p) = part 部分

分区图
Plans



新界地区
New Territories Districts

分区图
Plans

差饷物业估价署
Rating and Valuation Department

港岛及九龙地区
Hong Kong and Kowloon Districts