

# 差餉物業估價署年報

Rating and Valuation Department  
Annual Summary

## 2010-11



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

2010-2011

差餉物業估價署年報

*Rating and Valuation Department*

*Annual Summary*



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差餉物業估價署署長  
曾梅芬太平紳士

Mrs Mimi BROWN, JP  
Commissioner of Rating and Valuation

## 署長序言 Commissioner's Overview



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在過去一年，當大部分國家仍然受全球金融危機的陰霾籠罩之際，香港經濟已擺脫低潮，強力反彈。對本署來說，去年亦是忙碌和成果豐碩的一年。在 11 項主要職能的服務承諾項目中，我們雖然提高了其中三項的服務水平，但在各個服務範疇的表現仍超越或達到所定立的目標。

通脹壓力開始浮現，政府推出一系列刺激經濟措施，以利民紓困，鞏固復蘇。財政司司長於 2010-11 財政年度預算案演辭公布一系列一次過的紓困措施，包括寬減 2010-11 年度的差餉，上限為每個物業單位每季 1 500 元。在寬免措施下，約九成住宅樓宇和六成非住宅樓宇在年內不用繳交差餉。

While most other countries in the past year were still under the shadow of global financial crisis, our economy has been over the worst and showed an impressive rebound. It was also a busy and fruitful year for the Rating and Valuation Department. We succeeded in achieving or exceeding the performance targets for all 11 service areas in respect of the major functions of the Department although we have raised the set service level of three work items.

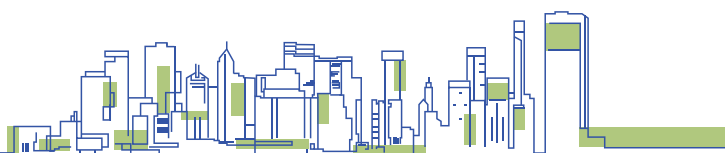
Government has launched a fiscal stimulus package to help consolidate the economic recovery and alleviate people's burden due to the emerging inflationary pressure. The Financial Secretary in the 2010-11 Budget Speech announced a series of one-off relief measures, which included waiving rates for 2010-11, subject to a ceiling of \$1 500 per quarter for each rateable tenement. Under this rates concession, about 90% of domestic properties and 60% of non-domestic properties were subject to no rates in the year.

## 挑戰和成就

本署按進度完成了每年全面重估差餉工作，根據估價依據日期 2010 年 10 月 1 日的市值租金水平，評估全港物業的應課差餉租值。重估完成後，估價冊內的估價項目增至 237 萬個，應課差餉租值合共 4 250 億元；新的地租登記冊亦載有 182 萬個估價項目，應課差餉租值合共為 2 500 億元。經濟逐漸復蘇，市民恢復信心，物業市場亦得到支持。市道好轉，物業需求回升，估價冊內的應課差餉租值在重估後亦錄得 9% 的整體平均升幅。

## Challenges and Achievements

The Department completed another massive annual revaluation exercise on schedule and the rateable values of all tenements were reviewed with reference to rental levels as at 1 October 2010. The number of assessments on the Valuation List grew to 2.37 million with a total rateable value of \$425 billion, while the new Government Rent Roll contained 1.82 million assessments with a total rateable value of \$250 billion. The gradual improvement of the economy has also rendered support to people's confidence and the property market. Reflecting an improved economy and the renewed demand for properties, the rateable values on the Valuation List showed an overall average increase of 9% following the revaluation.



新一年度的估價冊和地租登記冊在 2011 年 3 月 9 日公布，並於同月 11 日刊憲公布周知。市民可在 2011 年 5 月 31 日或之前遞交建議書。在此期間，市民可到本署網站（網址：[www.rvd.gov.hk](http://www.rvd.gov.hk)）和「物業資訊網」（網址：[www.rvdpi.gov.hk](http://www.rvdpi.gov.hk)）查詢 2011-12 年度物業的應課差餉租值。其間本署共錄得 32 000 宗新應課差餉租值的網上查詢，涉及約 233 萬個物業項目。與此同時，本署共接獲約 55 000 份要求修改估價冊及／或地租登記冊的建議書，數目較前一年上升 5%。工作雖然繁重，但本署同事仍然悉力以赴，在四個月內完成覆核 88% 的反對建議書，超越服務承諾定下的目標。

年內本署提升了「物業資訊網」的功能，加入網上查詢物業的差餉地租帳目結欠服務。由 2010 年 12 月 29 日起，市民可以更低廉的收費，經互聯網全日查閱物業的差餉地租欠款。這項服務有助縮短物業交易的程序，因為市民毋須再以郵寄或親臨本署確認物業的差餉地租欠款。「物業資訊網」自 2009 年 2 月推出以來，為市民提供方便的途徑，於網上查詢重要的物業資料，包括物業的差餉地租帳目結餘、應課差餉租值，以及住宅物業（鄉村式屋宇除外）的實用面積、樓齡和許可用途等資料。「物業資訊網」服務深受專業人士和市民歡迎，截至 2011 年 3 月為止，已提供超過 40 萬個物業記錄的資料。至於與其他部門的協作方面，本署繼續與土地註冊處緊密合作，配對物業記錄，現時已配對的物業地址數目達 248 萬項，市民可利用「物業資訊網」的中英雙語物業地址搜尋功能免費查詢。本署會繼續尋求在這網上平台提供更多增值服務。

The new Valuation List and Government Rent Roll were declared by me on 9 March 2011 and notices relating to the display of the List and the Rent Roll were gazetted on 11 March 2011. The public was able to make online search of the 2011-12 rateable values on our website ([www.rvd.gov.hk](http://www.rvd.gov.hk)) and our Property Information Online (PIO) website ([www.rvdpi.gov.hk](http://www.rvdpi.gov.hk)) during the proposal period ending 31 May 2011. Around 32 000 online searches of the new rateable values of some 2.33 million properties were recorded. At the same time, we received about 55 000 proposals to alter the Valuation List and/or Government Rent Roll, up by 5% on previous year. Strenuous though it was, we have completed the review of 88% of the objections in four months, exceeding the target in our performance pledge.

During the year, we have upgraded the PIO service to include an online enquiry service to access a property's account balance in respect of rates and Government rent. As from 29 December 2010, people could check, at a much reduced fee, any outstanding liability in rates and Government rent relating to a property through the round-the-clock online service. This service has shortened the property transaction process as people were no longer required to confirm the outstanding rates and Government rent by post or in person. Since its launch in February 2009, the PIO has offered convenient online access to essential property information, which now included account balance of rates and Government rent, rateable values, saleable area, age and permitted use of domestic properties except village-typed houses. This online service was well received by professionals and the general public, and as at March 2011, the PIO had already provided information on more than 400 000 property records. On inter-departmental collaboration, we spared no efforts in matching our property records with those held by the Land Registry and the number of aligned property address records has reached 2.48 million. The public can use the bilingual search engine of PIO to retrieve these address records free of charge. We would look for other opportunities to provide more value-added services through this online platform.

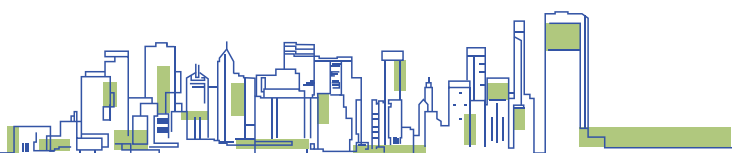


為配合電子政府政策，並推動節約用紙，保護環境，本署與政府資訊科技總監辦公室合作，在2010年12月6日推出「電子差餉地租單」服務，以「我的政府一站通」個人化網頁作為登記平台。用戶可選擇通過互聯網收取電子季度差餉及／或地租繳款通知書，電子帳單備妥後，系統即會發出電郵通知用戶。用戶亦可自行設定提示服務，提醒他們在限期之前繳款。電子差餉地租單服務推出的首四個月內，超過5 600多位繳納人登記成為用戶，涉及約9 000個帳戶，其中約七成用戶選擇停收印文本通知書，反映出市民對保護環境的熱誠，以及使用這項新服務的信心。

本署一直與海外組織和專業團體保持緊密聯繫，以掌握估價專業的最新發展，2010年標誌着我們在提升國際地位方面的里程碑。2010年6月，本署與加拿大國際財產稅學會和香港理工大學合辦國際財產稅學會第五屆批量評估技術研討會，這次為期兩天的研討會以「探求環球適用的財產稅與批量評估模式」為題，吸引來自13個國家和地區近180名代表參加。我們得以合辦如此國際盛事，實在榮幸之至，本署員工也獲益良多。本署是將電腦批量評估技術運用於物業估價工作的先驅，研討會正提供了一個平台，讓我們可與業界翹楚和學者互相切磋，交流批量評估的知識和心得。通過經驗分享，本署亦加深對其他地區最新情況的了解，有助我們研究如何提升服務。

In support of e-government policy together with the objective of reducing paper consumption to promote a green environment, we have collaborated with the Office of the Government Chief Information Officer (OGCIO) to launch the "eRVD Bill" service on 6 December 2010 and used its "MyGovHK" personalised portal as our registration platform. Account holders could opt for receiving the quarterly demands for rates and/or Government rent via the Internet. Subscribers would be notified by emails when the new electronic demands were available. They could also set up their own reminder service to prompt payment before due date. In the four months since the roll-out, over 5 600 payers have registered for the "e-RVD Bill" service, involving around 9 000 accounts. It was worth noting that some 70% of the subscribers have opted to dispense with the paper bills, demonstrating people's aspiration to conserving the environment and their confidence in using the new service.

We have long been maintaining active links with overseas organisations and professional bodies in property valuation to keep abreast of best practices elsewhere, and the year 2010 marked a milestone for the Department in strengthening our international standing. We co-hosted the 5th International Property Tax Institute (IPTI) Mass Appraisal Valuation Symposium with the Canada-based IPTI and The Hong Kong Polytechnic University in June 2010. The theme of this two-day symposium - "The Pursuit of a World-wide Model on Property Taxation and Mass Valuation" attracted some 180 delegates from 13 countries and regions. We took pride in co-hosting an international event of this scale and our staff benefited from the event tremendously. The Department has been one of the forerunners in the application of mass appraisal in property valuation and the symposium provided us with a platform to meet with leading practitioners and academics to exchange our knowledge and experience in mass appraisal techniques. Through knowledge sharing we were also updated on the latest developments in other property tax jurisdictions, which helped us explore and identify opportunities to enhance our services.





## 機遇與展望

本署不時探討如何更廣泛利用電子渠道發放資訊和提供服務，現正研發以下各項電子政府服務：

- 將電子表格服務擴展至網上批署法定表格。
- 研發網上付款服務，方便用戶在網上繳費，務求向電子差餉地租單用戶提供一站式全面電子發單和繳款服務。
- 至於提供非住宅物業的物業資訊方面，首階段的籌備工作現正展開。服務推出後，市民可通過「物業資訊網」查詢物業的面積和樓齡。
- 繼續加強並推廣綜合發單和繳款服務。
- 定期檢討部門資訊科技計劃，該計劃為本署各項電子服務定下策略方針；落實計劃下其他項目將有助本署迎接未來挑戰，提供更卓越、更以客為本的公共服務。

為提高本署估價工作的透明度，本署將推出新措施，在首次為新落成住宅樓宇評估差餉及／或地租時，向繳納人發放有關物業資料。

本署上下鞠躬盡瘁，盡心盡力，全力為市民提供優質服務，我謹此衷心致謝。對於我們的成就，我深感自豪，深信本署員工來年定能繼往開來，迎接新挑戰。

差餉物業估價署署長  
曾梅芬太平紳士  
2011年10月

## Opportunities and Prospects

The Department has been constantly exploring the greater use of electronic means in information dissemination and service delivery. We will continue investing resources in the following e-government initiatives:

- Extending the scope of the electronic forms service to incorporate online endorsement of specified form.
- Developing an online payment service for customers to settle their e-bills in order to provide a seamless billing and payment service to "eRVD Bill" subscribers.
- Preparing for the first phase of disseminating property information of non-domestic properties, which would allow the public to check the area and age of properties through the Property Information Online.
- Further enhancing and promoting the consolidated Billing and Payment Service for rates and Government rent.
- Reviewing regularly our Departmental Information Technology Plan, which provides a strategic direction on electronic delivery of services, and the implementation of other programmes identified under the Plan gives us a more solid footing to meet new challenges and provides improved and customer-focused services to the public.

To enhance the transparency of our valuation work, we would disseminate for the first time property information of newly completed domestic properties to the payers when these properties are first assessed to rates and/or Government rent.

Lastly, I would like to thank my staff for their dedication and commitment in delivering quality services to the public. I am proud of all we have achieved together and will consolidate our strengths to rise to the challenge of change in the years ahead.

Mrs Mimi BROWN, JP  
Commissioner of Rating and Valuation  
October 2011





## 理想和使命 Vision and Mission



## 理想 使命

在物業估價和資訊服務的領域，成為全球同類專業公營機構的典範。  
提供公平合理的估價，迅速地徵收差餉及地租。  
提供優質的物業資訊和相關服務，配合社會的需要。  
推廣資訊和技術交流，提高物業市場透明度和效率。  
擴展積極進取的部門文化和團隊精神。

## 信念

### 稱心服務

我們主動掌握顧客的需要，時刻提供稱心滿意的服務。

### 全力承擔

我們就服務水平和表現，竭誠盡責。

### 專業精神

我們善用專業知識、技術和經驗，並堅守至高的誠信。

### 創新求進

我們力求創新，積極進取，掌握機遇和勇於面對挑戰。

### 以人為本

我們重視每一位同事、伙伴和顧客，以互重互信的精神，同心協力，開拓未來。

### 物有所值

我們善用資源，向顧客和伙伴提供最佳服務。

## Vision

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

## Mission

To provide equitable valuations for the efficient and timely collection of rates and government rent.

To deliver quality property information and related services tailored to the needs of the community.

To contribute to a transparent and efficient property market through information and technology sharing.

To develop a dynamic corporate culture and workforce in partnership with staff.

## Values

### Customer satisfaction

We proactively identify customers' needs, and take every opportunity to enhance customer satisfaction.

### Accountability

We accept our accountability to the Government and community for our service standards and performance.

### Professionalism

We apply appropriate professional knowledge, skills and experience, and uphold the highest standard of integrity in our work.

### Innovation

We anticipate new challenges and opportunities, and respond to these in a timely and creative way.

### Respect

We value our colleagues, partners and customers, and look to work with them in a spirit of mutual respect and trust.

### Value for Money

We strive to provide the best service to our customers and partners in the most cost-effective manner.







## 職能 Functions



- 12** 評估差餉  
Rating
- 13** 評估地租  
Government Rent
- 15** 帳目和發單  
Accounting and Billing
- 16** 物業估價服務  
Property Valuation Services
- 17** 物業資訊服務  
Property Information Services
- 19** 業主與租客服務  
Landlord and Tenant Services





差餉物業估價署的主要職能計有：

- 評估差餉和地租；
- 管理差餉和地租的帳目與發單；
- 為政府的決策局和部門提供物業估價服務；
- 為政府的決策局和部門、公共機構與私營機構提供物業資訊服務；以及
- 執行《業主與租客（綜合）條例》（第7章），包括就租務事宜向業主及租客提供諮詢和調解服務。

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 service 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.

## 評估差餉

「差餉」是對房地產徵收的稅項，並按應課差餉租值乘以一個指定百分率徵收。

物業的「應課差餉租值」是根據物業在指定日期於公開市場上可取得的全年租金估值。

根據《差餉條例》（第116章），差餉物業估價署署長負責編製估價冊，當中載列全港已評估差餉的物業的資料。

## 估價冊

估價冊載錄所有已評估差餉的物業及其應課差餉租值。

截至2011年4月1日，估價冊共載有2 369 205個差餉估價項目，應課差餉租值總值達4 254億元，詳情請參閱表1至表8。

## Rating

Rates are a tax on landed properties and are levied at a specified percentage of their rateable values.

The rateable value of a property is an estimate of its annual market rental value 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).

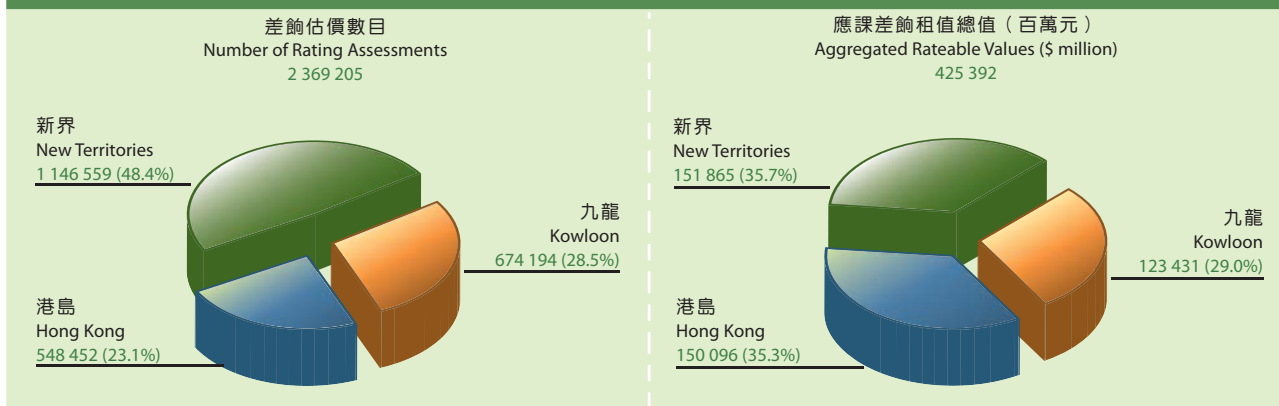
## The Valuation List

The Valuation List is a record of all properties assessed to rates with their corresponding rateable values.

The Valuation List as at 1 April 2011 contained 2 369 205 rating assessments with total rateable values of \$425.4 billion. Further details are shown in Tables 1 - 8.



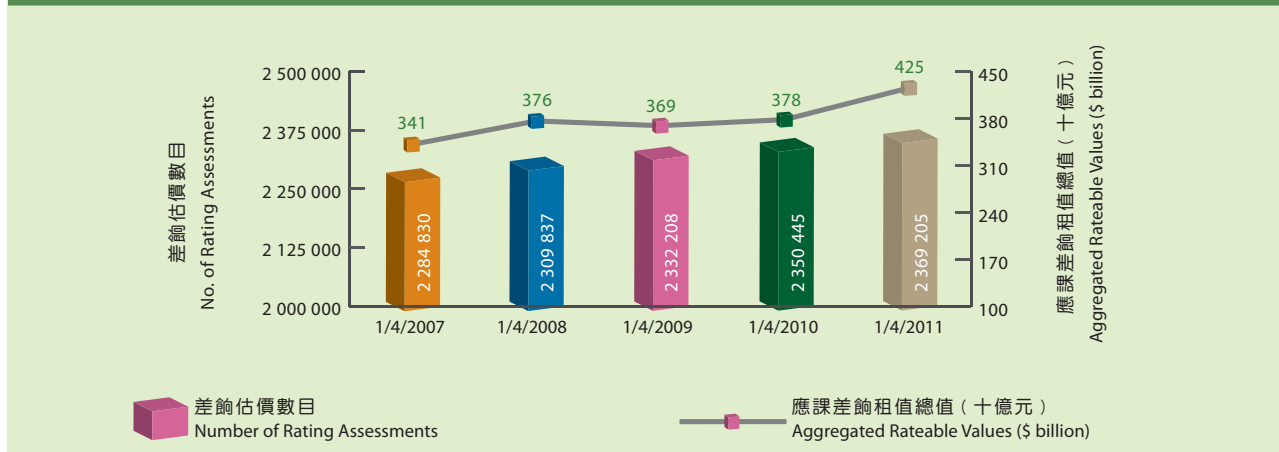
截至 2011 年 4 月 1 日的差餉估價數目和應課差餉租值總值  
Number of Rating Assessments and Aggregated Rateable Values as at 1 April 2011



下圖顯示過去五年差餉估價數目及其應課差餉租值總值：

The following graph shows the number of rating assessments and the aggregated rateable values in the past five years :

過去五年差餉估價數目和應課差餉租值總值  
Number of Rating Assessments and Aggregated Rateable Values in the Past Five Years



## 評估地租

香港的土地一般由政府以批地形式，即以政府租契租出，承租人須為此繳納「地租」。

本署負責評定兩類地租，並按物業的應課差餉租值計算應繳多少地租。該兩類地租分別根據下列法例繳納：

- (a) 《地租（評估及徵收）條例》（第 515 章）；以及
- (b) 《政府租契條例》（第 40 章）。

## Government Rent

Land in Hong Kong is normally held from the Government by way of a land grant known as 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).



## 根據《地租（評估及徵收）條例》（第515章）評估的地租

差餉物業估價署署長負責評估和徵收第515章所涵蓋的地租，並編製地租登記冊，載列所有根據本條例評估地租的物業的應課差餉租值。截至2011年4月1日，地租登記冊載有1 822 546個估價項目，應課差餉租值總值約為2 497億元，詳情請參閱表9。

第515章所指的地租，數額為物業應課差餉租值的3%，並隨應課差餉租值的改變而調整。條例規定須繳納地租的物業，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。

唯一獲豁免的物業，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。持有此類鄉郊土地的原居村民或祖／堂，只須繼續向地政總署署長繳納先前須繳的象徵式地租。

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，而另一部分則根據其他類別的租契持有），則本署會分別釐定兩項應課差餉租值。

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

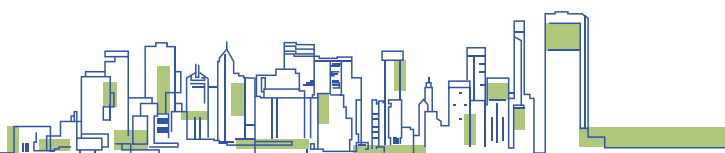
The Commissioner is responsible for assessing and collecting Cap. 515 Government rent and for the compilation of the Government Rent Roll containing the rateable values of all properties liable for assessment under this Ordinance. The Government Rent Roll contained 1 822 546 assessments as at 1 April 2011 with an aggregated rateable value of \$249.7 billion. Further details are shown in Table 9.

Cap. 515 Government rent is equal to 3% of the rateable value of a property and is adjusted in step with changes in the rateable value. Properties liable to Cap. 515 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 since 30 June 1984 continuously held by an indigenous villager (or his lawful successor through the male line) or a tso/tong. Whilst the indigenous villager or tso/tong holds such rural holdings, only the nominal Government rent which was payable formerly will continue to be payable to the Director of Lands.

For the majority of properties liable to Cap. 515 Government rent, 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.



## 根據《政府租契條例》(第40章)評估的地租

可續期租契續期後的地租評估和徵收，受到《政府租契條例》(第40章)規管。條例規定，有關地租為物業在租契續期日應課差餉租值的3%。這類地租有別於第515章所指的地租，其數額於續期後維持不變，直至該土地重新發展為止。重建完成後，地租會修訂為新建建築物應課差餉租值的3%。

本署須按第40章的規定，為續期和重新發展的個案向地政總署署長提供新地租額，並通知土地註冊處處長登記新地租，以及答覆市民有關的查詢。

## 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 Cap. 515 Government rent, this rent will remain fixed 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.



## 帳目和發單

由1995年7月1日起，差餉物業估價署署長接管差餉發單和帳目修訂的職務，當中包括追討差餉欠款。

由1997年6月28日起，本署根據《地租（評估及徵收）條例》(第515章)負責發單徵收地租。

差餉和地租均須每季預繳，倘物業須同時繳納差餉和地租，差餉繳納人會收到合併徵收通知書。

## 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 assumed responsibility for the charging of Government rent under the Government Rent (Assessment and Collection) Ordinance (Cap. 515).

Rates and Government rent are payable quarterly in advance. Where a property is liable to both rates and Government rent, a combined demand is issued.



## 物業估價服務

### 印花稅

本署審查物業的轉讓，向印花稅署署長（由稅務局局長兼任）提供估值方面的意見，以保障政府的印花稅收入。如申報的轉讓價值低於市值，本署會提供物業的合理市值估價。

本署亦為沒有訂明價值的轉讓物業提供估值。

## Property Valuation Services

### Stamp Duty

The Department provides valuation advice to the Collector of Stamp Revenue (i.e. the Commissioner of Inland Revenue) by examining transactions involving the transfer of property. The aim is to safeguard revenue from this source. Where the consideration stated in the transaction is considered below the market value, the Department will provide a valuation advice.

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



### 遺產稅

雖然遺產稅由 2005 年 7 月起取消，但本署仍須處理在此日期之前的個案，向遺產稅署署長提供物業估價，以釐定遺產稅。

### Estate Duty

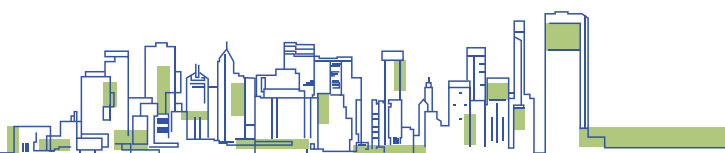
Following the abolition of Estate Duty in July 2005, the Department was no longer required to provide valuation advice to the Estate Duty Commissioner on the appropriate value of property for Estate Duty purposes though past cases would continue to be referred to the Department for advice.

### 為其他政府部門提供估價服務

本署亦經常為其他政府部門和半官方機構提供估價服務。

### Valuations for Other Government Departments

The Department provides regular valuation services to other Government departments and quasi-government bodies.





## 物業資訊服務

### 物業市場資料

在評估差餉和物業價值的過程中，本署收集到大量的物業資料，因此能夠為政府提供物業市場方面的專業意見。本署定期修訂多項統計數據，並分發給決策局和其他政府部門參考。

此外，本署亦會應各局和部門的要求，展開專題研究與分析。

## 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 research and analysis for bureaux and departments on request.



本署每年出版的《香港物業報告》，回顧過往一年物業市場的情況，並預測未來兩年的樓宇落成量。報告亦載有主要物業類別的總存量和空置量。

本署亦編製《香港物業報告—每月補編》，定期更新物業售價、租金統計、市場回報率、落成量、買賣宗數和成交總值的資料。

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".



## 編配門牌號數

根據《建築物條例》(第 123 章)，差餉物業估價署署長主管全港樓宇門牌號數的編配事宜。本署會在日常評估差餉期間，同時執行這項工作，在新建樓宇落成之前配予門牌號數。

本署透過舉辦大規模的宣傳活動，鼓勵市民在樓宇和店舖入口處標示正確門牌號數。

## Building Numbering

Under the Buildings Ordinance (Cap. 123), the Commissioner of Rating and Valuation is the authority for building numbering in the territory. This work is undertaken in the course of normal rating work, with numbers allocated in advance of the completion of new buildings.

The Department promotes the correct display of building numbers at entrances to shops and buildings by means of publicity campaigns.



## 樓宇名稱

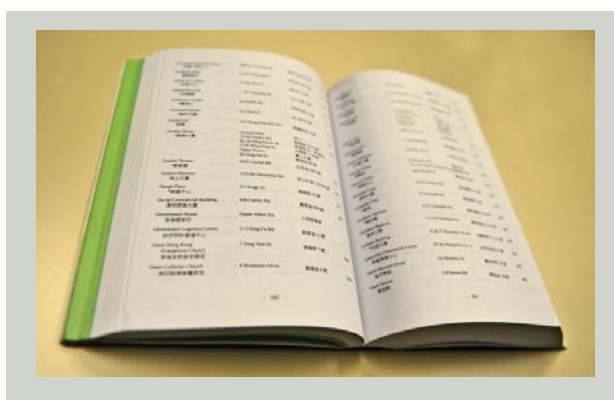
本署編製並修訂《樓宇名稱》一書，詳列全港樓宇的中英文名稱、地址和落成年份。

此書有助市民、緊急服務人員、香港郵政和其他部門迅速找出樓宇的地址。

## Names of Buildings

The Department publishes and maintains a "Names of Buildings" book which contains a comprehensive list of names of buildings in the territory, their addresses in both Chinese and English, and the year of completion.

This book assists the public, the emergency services, the Hongkong Post and other departments in identifying addresses of particular buildings.



## 業主與租客服務

本署負責執行《業主與租客（綜合）條例》（第7章），該條例對業主與租客雙方的權利與義務均有所規定。

### 諮詢和調解服務

本署人員免費為市民提供全面的租務諮詢服務。本署亦定期派員到民政事務處會見市民和到土地審裁處當值，提供有關服務。

市民亦可透過本署 24 小時自動電話資訊服務或瀏覽本署網站，獲得一般租務資訊。

### 新租出或重訂協議通知書

本署為住宅物業業主批署新租出或重訂協議通知書（表格 CR109）。經批署的通知書，是採取法律行動追收欠租時所需的文件。

## 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.

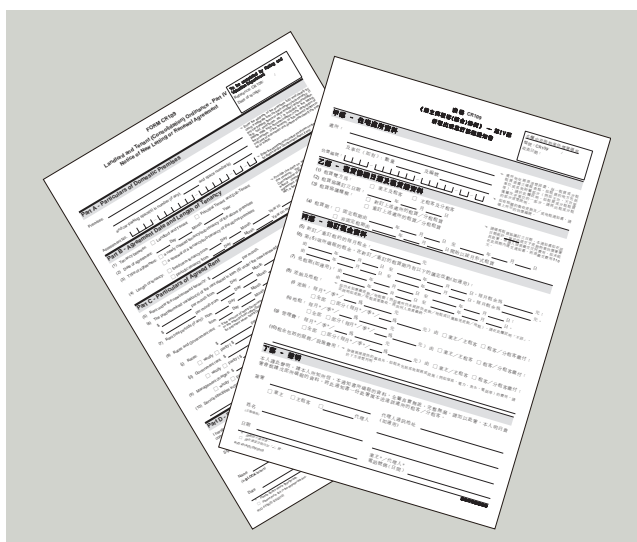
### Advisory and Mediatory Services

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 at the Lands Tribunal.

General information on landlord and tenant matters can be obtained through the Department's 24-hour automated telephone enquiry service or from our website.

### 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.





## 服務表現和成就 Performance and Achievements



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### 評估差餉和地租

#### 修訂和更新估價冊及地租登記冊

本署不時修訂和更新估價冊及地租登記冊內的資料，有關工作包括加入新建樓宇和須繳納差餉及／或地租的物業、刪除已拆卸樓宇和毋須繼續評估差餉及／或地租的物業，以及刪除曾更改結構的物業的原有估價，然後加入重新評定的估價。「臨時估價」和「刪除估價」是修訂估價冊及地租登記冊的常用方法。

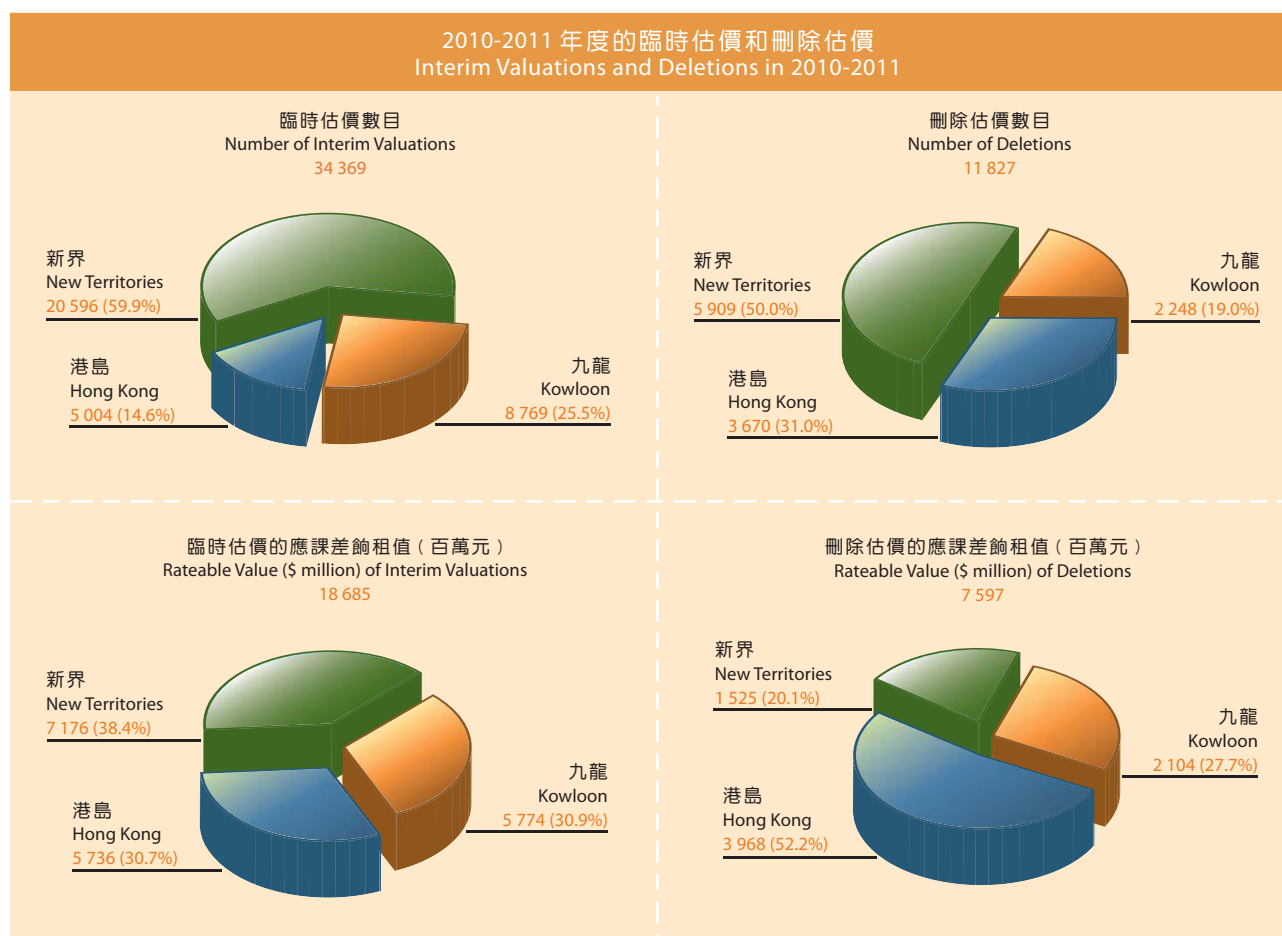
表 10 顯示 2010-2011 年度臨時估價和刪除估價的數目。下列圖表顯示估價冊及地租登記冊內按區域劃分的臨時估價和刪除估價的數目，以及有關的應課差餉租值：

### 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 rent, deleting buildings demolished or premises which have ceased to be liable to assessment for rates and/or rent, and deleting and reinstating premises where structural alterations have taken place. The process of maintaining the List and Rent Roll is effected by "interim valuations" and "deletions".

The number of interim valuations and deletions carried out in 2010-2011 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 :



## 每年重估應課差餉租值

不同類別和不同地區的物業，租金水平會隨時間轉變而有不同幅度的變動。自1999年以來，本署每年均全面重估應課差餉租值，以便根據物業最新的公開市值租金，評定物業的差餉租值，並按此基礎公平地重新分配繳納差餉和地租的責任。

在全面重估2011-2012年度應課差餉租值的過程中，本署一共重新評估載於估價冊內2 369 205個物業的應課差餉租值，以及載於地租登記冊內1 822 546個物業的應課差餉租值。

新應課差餉租值的生效日期是2011年4月1日，估價依據日期為2010年10月1日。

## Annual General Revaluations

Rental levels change over time by varying amounts for different categories of premises and in different locations. Since 1999, revaluations are conducted annually to bring rateable values up to date and to redistribute the overall rates and Government rent liability fairly in proportion to the open market rental value of properties.

Altogether 2 369 205 assessments in the Valuation List and 1 822 546 assessments in the Government Rent Roll were reviewed in the revaluation for 2011-2012.

The new rateable values which took effect on 1 April 2011 were based on market rents as at the valuation reference date of 1 October 2010.



重估完成後，差餉及地租的應課差餉租值分別平均上調9%和10%。

在新的估價冊內，其中87.2%物業的應課差餉租值平均上升12%，另有12%物業的應課差餉租值維持不變，餘下0.8%物業的應課差餉租值則平均下跌27.3%。

表11詳列全面重估應課差餉租值後，主要類別物業的差餉和地租變動情況。

The exercise had resulted in an average increase in rateable values of 9% and 10% for rates and Government rent respectively.

For 87.2% of the properties in the new Valuation List, the rateable values were increased by 12% on average. 12% had no change in rateable values. The remaining 0.8% of the properties had their rateable values decreased by 27.3% on average.

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



# 服務表現和成就

## Performance and Achievements

### 建議、反對和上訴

市民如對估價冊或地租登記冊內的資料有意見，可於每年4月和5月向署長提交建議書，要求修改有關的資料。

然而，如地租登記冊內的記項與估價冊的相同，則只可就估價冊的記項提交建議書、反對通知書或上訴通知書。估價冊如因建議書、反對通知書或上訴通知書而有任何修改，地租登記冊亦會相應修改。

繳納人如欲就臨時估價、刪除估價或更正估價冊及地租登記冊內的資料提出反對，可於有關通知書發出日期起計28日內，向署長提交反對書。

在上述情況下，本署的專業人員會詳細考慮所有建議書和反對書。如沒有收到撤銷通知書或不曾達成修改協議，署長便會發出「決定通知書」。

繳納人接獲「決定通知書」後，倘仍不滿意署長的決定，可於「決定通知書」發出日期起計28日內，向土地審裁處提出上訴。

### Proposals, Objections and Appeals

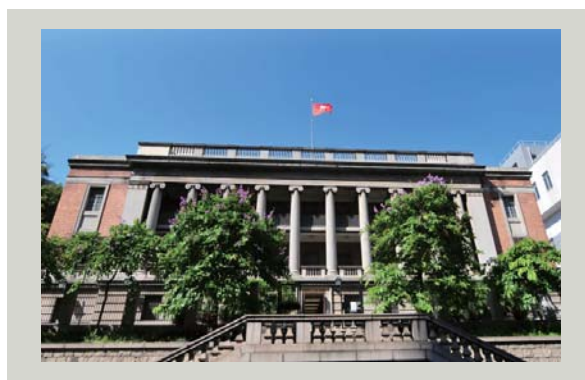
Anyone who wishes to object to any aspect of an entry in the Valuation List or Government Rent Roll can, in the months of April and May each year, serve on the Commissioner a proposal to alter the entry.

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. Any alteration to the Valuation List resulting from the proposal, objection or appeal will 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 issue to the payer of the appropriate notice.

In both circumstances, 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 issue of the respective notices.



在上述情況下，本署的專業人員會就估價冊及地租登記冊所載的應課差餉租值，提出支持的陳詞和論據，並以專家證人身分，代表差餉物業估價署署長出席土地審裁處的聆訊。

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

表12詳列本署過去兩年所處理的建議書、反對書及上訴個案數目。

Details of proposals, objections and appeals dealt with in the past two years are shown in Table 12.



## 差餉徵收率

差餉是根據應課差餉租值乘以一個百分率而徵收的。2010-2011 財政年度的差餉徵收率為 5%。這個徵收率自 1999-2000 年度起一直維持不變。

現時所有差餉收入均撥歸政府一般收入帳目。

## 按供水情況扣減差餉

任何物業如只獲政府輸水管供應未經過濾的淡水，每年繳納的差餉額可獲扣減 7.5%。

如沒有淡水供應，則每年繳納的差餉額可獲扣減 15%。

下表概括列出截至 2011 年 4 月 1 日，這些按供水情況獲扣減差餉的物業數目和應課差餉租值總數：

## Rates Charges

Rates are payable at a percentage of rateable value. For the financial year 2010-2011, 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 2011 are summarised in the table below:

按供水情況扣減差餉的物業 Properties with Water Concessions				
	應繳差餉獲扣減 7.5% Rates payable reduced by 7.5%		應繳差餉獲扣減 15% Rates payable reduced by 15%	
	數目 No.	應課差餉租值 (千元) Rateable Value (\$ '000)	數目 No.	應課差餉租值 (千元) Rateable Value (\$ '000)
港島 Hong Kong	1	31	19	28 416
九龍 Kowloon	-	-	-	-
新界 New Territories	34	690	615	37 217
總數 Overall	35	721	634	65 633



## 服務表現和成就 Performance and Achievements

### 根據《地租（評估及徵收）條例》（第515章）徵收地租

截至 2011 年 4 月 1 日，地租登記冊載有 1 822 546 個估價項目。

2010-2011 年度，本署為徵收地租而展開的臨時估價有 27 642 個，刪除的估價則有 7 134 個。詳情見表 10。

2001 年 3 月，終審法院就發展用地和農地應否評估地租一案作出裁決。法院確認本署的觀點，認為根據《地租條例》和《地租規例》的條文，發展用地、重新發展用地和農地均須繳納地租。

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

The number of assessments in the Government Rent Roll on 1 April 2011 was 1 822 546.

The number of interim valuations and deletions carried out in 2010-2011 for Government rent purposes were 27 642 and 7 134 respectively. See details in Table 10.

The assessability of development sites and agricultural lots to Government rent was finally resolved with the Court of Final Appeal 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 Ordinance/Regulation.



此外，土地審裁處聆訊一宗發展用地估價方法的測試個案，並於 2008 年 2 月作出裁決，結果認同本署所採用的估價方法，但發展商不服審裁處的裁決，並就法律觀點向上訴法庭上訴。2010 年 11 月，上訴法庭駁回有關上訴。繼上訴法庭拒絕頒發上訴許可申請書給上訴人後，上訴人直接向終審法院提交上訴許可申請書。終審法院將於 2011 年 12 月審理有關申請。

A test case on valuation issues of development sites was also heard before the Lands Tribunal, which handed down the judgment in February 2008. The Tribunal endorsed the Department's valuation approach but the developers filed an appeal to the Court of Appeal on points of law against the Tribunal's decision. The appeal was dismissed by the Court of Appeal in November 2010. After the Court of Appeal refused to grant leave to the Appellant to appeal to the Court of Final Appeal (CFA), the Appellant applied for leave to appeal direct from the CFA. The leave application will be heard by the CFA in December 2011.





## 根據《政府租契條例》(第40章)為可續期土地契約徵收地租

截至2011年3月31日，約有201 000個物業須根據此條例繳納地租。由於愈來愈多這類租契續期，加上此類土地在續期後重新發展逐漸增多，因此會有更多物業須根據第40章繳納地租。

下表顯示過去五年本署處理的個案宗數，以及評估的應課差餉租值總值：

## Government Rent for Renewable Land Leases under the Government Leases Ordinance (Cap. 40)

As at 31 March 2011, there were approximately 201 000 properties 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 :

過去五年處理的地租(第40章)個案 Government Rent (Cap. 40) Cases Handled in the Past Five Years				
年度 Year	續期 Renewal		重新發展 Redevelopment	
	已估價物業數目 No. of Assessments	應課差餉租值總值(百萬元) Total Rateable Value (\$ million)	已估價物業數目 No. of Assessments	應課差餉租值總值(百萬元) Total Rateable Value (\$ million)
2006-2007	13 173	1 235	10	9
2007-2008	6 968	839	616	56
2008-2009	6 233	747	271	85
2009-2010	3 646	626	141	55
2010-2011	1 874	368	297	173

## 帳目和發單

### 差餉收入

2010-2011年度的差餉收入為89.56億元。款額反映年內因差餉寬減措施而少收的89.32億元。

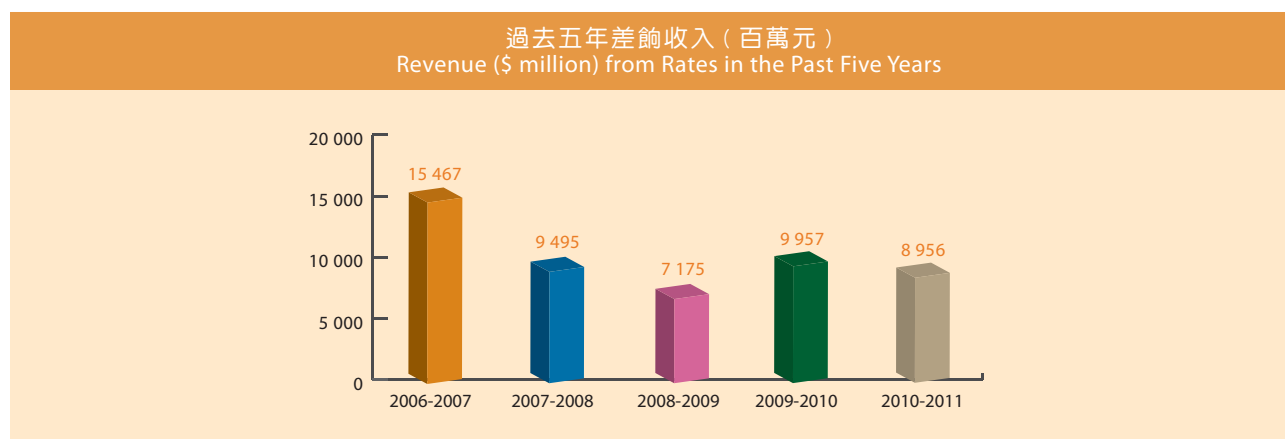
下圖顯示過去五年的差餉收入：

## Accounting and Billing

### Revenue from Rates

The revenue from rates in 2010-2011 was \$8 956 million, reflecting the loss in revenue of \$8 932 million due to rates concession granted in the year.

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



## 服務表現和成就 Performance and Achievements

### 差餉退款

只有空置土地和因政府取得法院頒令而空置的物業，才可獲退還差餉。2010-2011 年度退還的款額微不足道。

### 差餉欠款

2010-2011 年度，本署向欠交差餉的業主追討欠款，涉及的個案約為 41 600 個。

該財政年度終結時，約有 25 700 個帳目尚未清繳欠款。此數目並不包括現正辦理由原居村民提交的豁免差餉申請。截至 2011 年 3 月 31 日，錄得的拖欠差餉為 5 200 萬元。下圖顯示過去五年的差餉欠款情況：

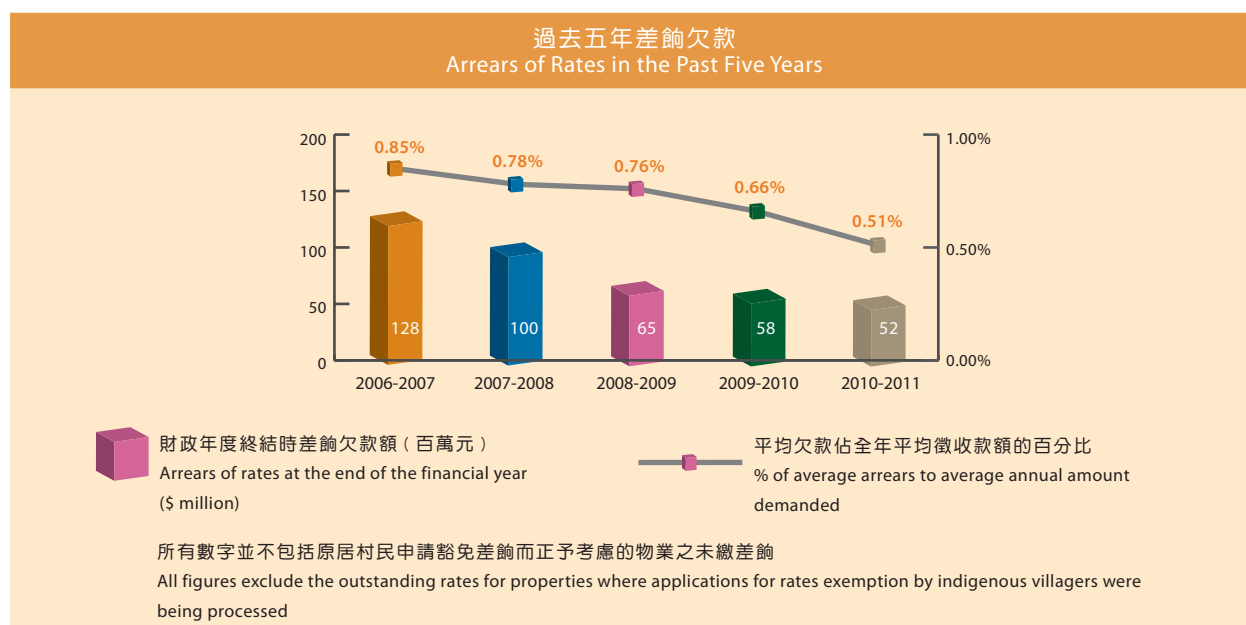
### Refund of Rates

Only vacant open land and vacancies resulting from Court Orders obtained by the Government are eligible for refunds. The amount of refund was negligible in 2010-2011.

### Arrears of Rates

In 2010-2011, the Department took recovery action in respect of arrears outstanding for about 41 600 cases.

Some 25 700 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 2011, \$52 million of rates arrears were recorded. The chart below shows arrears of rates in the past five years :



## 地租收入及欠款

2010-2011 年度的地租收入為 63.05 億元。

截至 2011 年 3 月 31 日，拖欠地租的帳目約有 24 200 個，未收的款項約為 5 800 萬元，平均欠款佔全年平均地租徵收額 0.9%，欠款額並未包括原居村民因申請租金優惠而暫緩繳納的地租。

## 差餉和地租帳目

截至 2011 年 4 月 1 日，差餉和地租帳目約 247 萬個。下圖顯示各種帳目的數量：

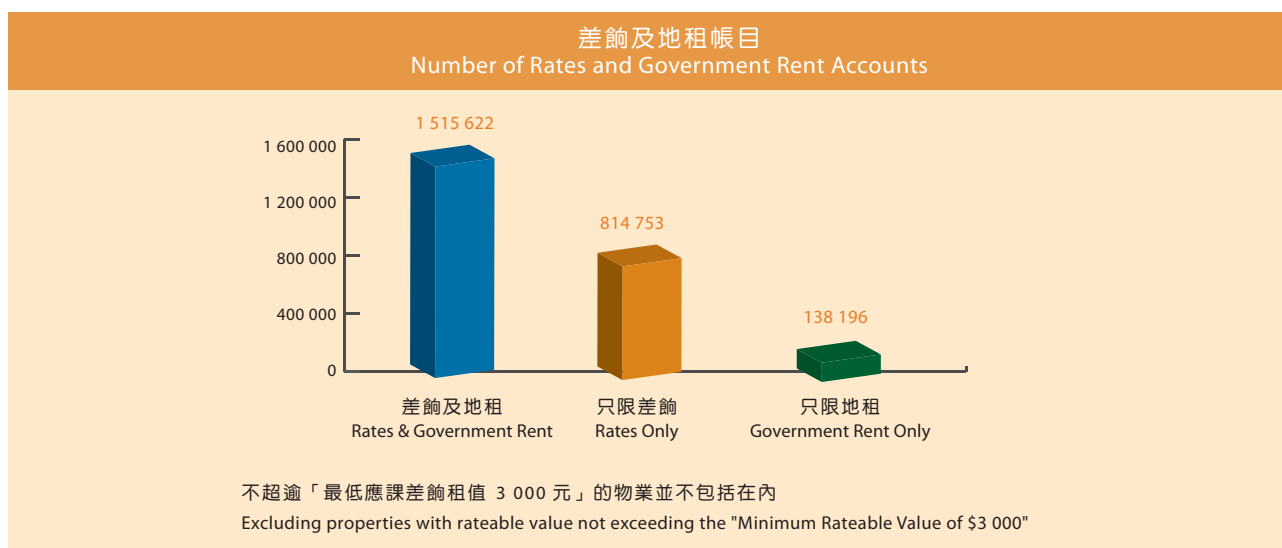
## Revenue from Government Rents and Arrears

The revenue from Government rents in 2010-2011 was \$6 305 million.

Some 24 200 accounts had rent arrears as at 31 March 2011, comprising about \$58 million. The percentage of average arrears to average annual Government rent demanded was 0.9%. This amount excluded the outstanding Government rent for properties owned by indigenous villagers where applications for rent concession were being processed.

## Rates and Government Rent Accounts

About 2.47 million rates and Government rent accounts were maintained by the Department as at 1 April 2011. These accounts are set out in the chart below:



## 宣傳準時繳款

每季到期繳納差餉和地租的月份，本署均透過電視播出宣傳短片，並且在電台廣播，提醒繳納人準時繳納差餉和地租。

## 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.



# 服務表現和成就 Performance and Achievements

## 估價及物業資訊服務

### 印花稅

2010-2011 年度，共有 199 281 宗個案接受審查和估價。本署共提供 10 705 項估價，涉及的物業均屬申報價值偏低，或未有在契約上註明轉讓價值。

下圖顯示過去五年這方面的工作量：

## Valuation and Property Information Services

### Stamp Duty

In 2010-2011, the number of cases received for examination and valuation was 199 281. The Department provided 10 705 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:

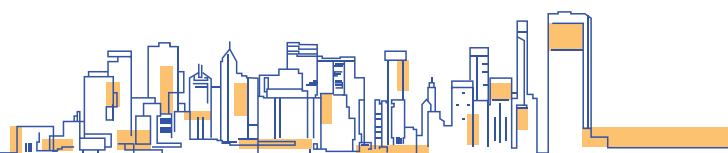
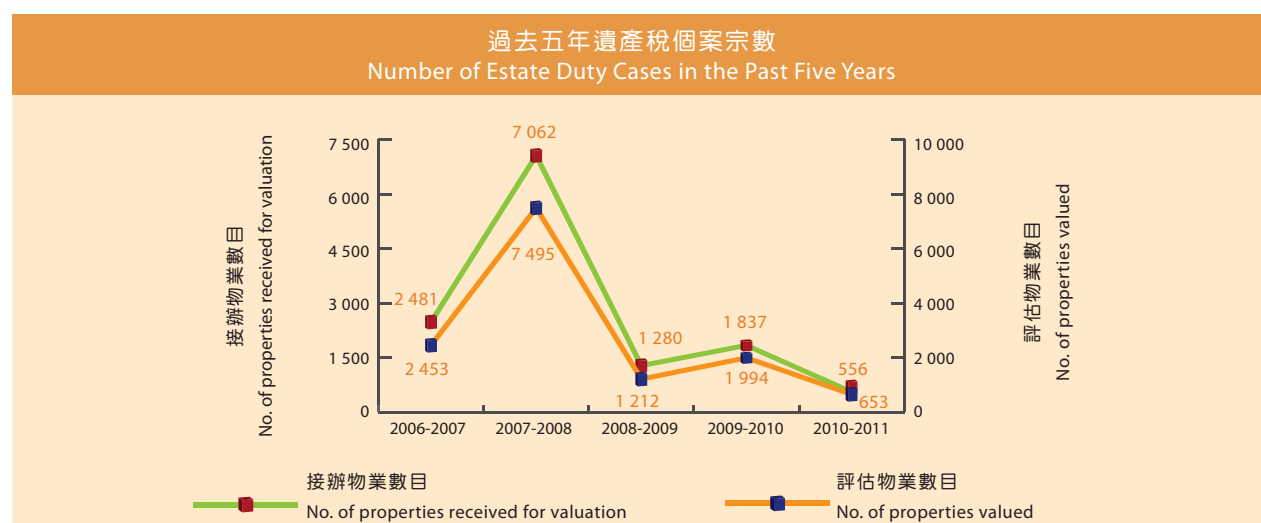


### 遺產稅

年內共有 245 宗個案交由本署評定物業價值，涉及 556 個物業。下圖顯示過去五年的遺產稅工作量：

### Estate Duty

During the year, 245 cases involving 556 properties were forwarded to the Department for valuation. The graph below shows the volume of Estate Duty work in the past five years:



雖然遺產稅已於 2005 年 7 月取消，但本署仍接到此日期之前的個案，預計個案數目會逐漸減少。

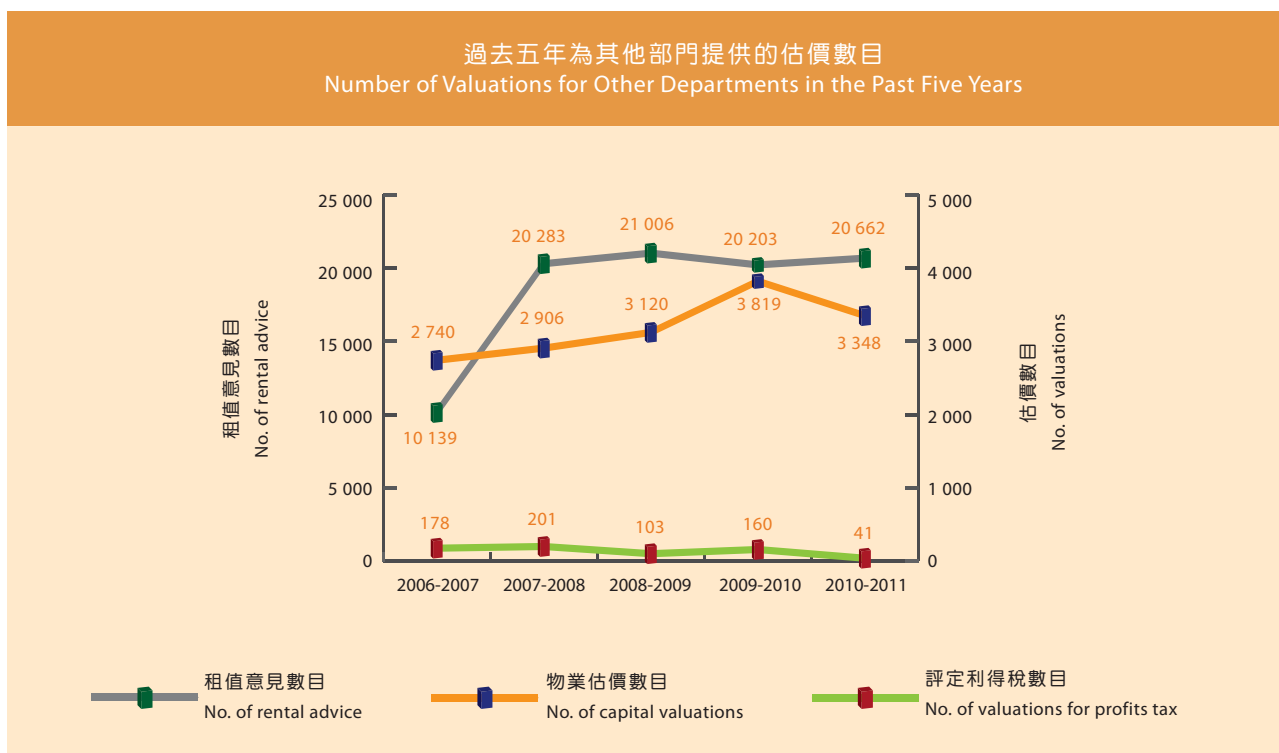
### 為其他政府部門和半官方機構提供估價服務

過去一年間，本署為其他政府部門和半官方機構提供估價服務，包括就 20 662 宗個案提供租值意見、評估 3 348 個物業的售價，以及處理 41 宗利得稅個案。下圖概述本署過去五年所提供的這類估價服務：

Despite abolition of Estate Duty in July 2005, past cases would continue to be received, though the number of cases was decreasing.

### Valuations for Other Government Departments and Quasi-government Bodies

Other valuations, including 20 662 rental advice, 3 348 capital valuations and 41 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:





# 服務表現和成就

## Performance and Achievements

### 物業資訊服務

本署為協助政府制定政策而進行的物業研究和市場監察工作，過去數年間明顯增多。

除不時回應公眾人士、政府決策局、部門和機構查詢資料的要求之外，本署亦悉力向運輸及房屋局提供房屋產量和物業市況等物業市場的資料，以便當局準確掌握全港的房屋發展方向和市場動態。

《香港物業報告》2011年版回顧2010年物業市場的情況，並預測2011至2012年的樓宇落成量。該報告的印行本已公開發售，市民亦可登入本署網站免費下載。

### Property Information Services

The Department's work in relation to property research and market monitoring for Government policy purposes has increased significantly in recent years.

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 2011 edition of the "Hong Kong Property Review" gives a review of the property market in 2010 and provides forecasts of completions in 2011 to 2012. While printed copies of this publication are on sale to the public, the Internet version is available for free download from the Department's website.

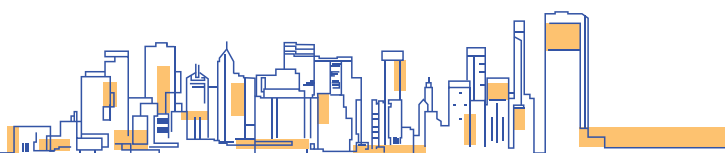


市民亦可登入本署網站瀏覽《香港物業報告—每月補編》，並可免費下載有關物業租金、售價和落成量的統計資料，或使用本署的24小時自動電話資訊服務（電話：2152 2152），經圖文傳真索取。

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 fax transmission through the 24-hour automated telephone enquiry service at 2152 2152.

為配合實施《地產代理條例》（第511章），本署在2009年2月推出「物業資訊網」。市民可利用此收費服務索取住宅物業（鄉村式屋宇除外）樓齡、實用面積和物業許可用途的資料。由2010年開始，本署將這網上平台服務增至查詢估價冊及地租登記冊最新三個估價年度的應課差餉租值，以及差餉和地租帳目資料，每個查詢項目的費用亦相對調低。

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-typed houses) through the Department's Property Information Online (PIO) service launched in February 2009. In 2010, the PIO has been further upgraded to include online enquiry on rateable values of properties for the last three years of assessment and on rates and Government rent accounts. The fee charged per record was much reduced.



## 編配門牌號數

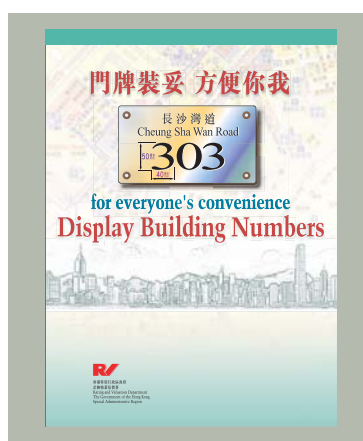
2010-2011 年度獲編配門牌號數的發展項目約有 1 091 個，其中 1 016 個位於新界。

除定期在已有門牌編配系統的地區為新建樓宇編配門牌號數外，本署亦為以往沒有正式門牌號數的新界鄉郊地區，編配有系統的門牌號數。

## Building Numbering

During 2010-2011, about 1 091 developments were allotted with building numbers, of which 1 016 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.



## 《樓宇名稱》

2011 年版《樓宇名稱》的印行本已公開發售，市民亦可登入本署網站免費瀏覽書中資料。該書的印行本每三年修訂一次，但網上版則每年 4 月和 10 月均會更新。

## "Names of Buildings" Book

The 2011 edition of the "Names of Buildings" Book is available for sale and the entries in the book can be viewed free of charge at the Department's website. While the printed version will be revised at 3-year interval, the Internet version is updated biannually in April and October.



# 服務表現和成就

## Performance and Achievements

### 業主與租客服務

#### 《業主與租客（綜合）條例》

《2004年業主與租客（綜合）（修訂）條例》由2004年7月9日起生效，撤銷主體條例第IV部分所載住宅租賃的租住權保障，以及條例第V部分所載終止非住宅租賃的最短通知期規定。

在本署的協助下，業主與租客逐漸明白2004年修訂條例的運作，並適應了法例所引致的轉變。

#### 諮詢和調解服務

2010-2011年度，本署處理約225 000宗查詢，其中44 500宗由本署每天派駐土地審裁處當值的人員處理，另有14 000宗由本署每星期指定時間派往民政事務處當值的人員處理。

### Landlord and Tenant Services

#### Landlord and Tenant (Consolidation) Ordinance

The Landlord and Tenant (Consolidation) (Amendment) Ordinance 2004 took effect from 9 July 2004. It removed the security of tenure restrictions for domestic tenancies under Part IV and the minimum notice requirement for terminating non-domestic tenancies under Part V of the principal Ordinance.

With the assistance rendered by the Department, landlords and tenants have gradually gained an understanding of the effect of the amending Ordinance 2004 and have adapted to the legislative changes.

#### Advisory and Mediatory Services

In 2010-2011, some 225 000 enquiries were handled, with 44 500 and 14 000 of these being dealt with by officers during their daily and weekly visits to the Lands Tribunal and District Offices respectively.



### 新租出或重訂協議通知書

2010-2011年度，本署共處理51 000份新租出或重訂協議通知書。

### Notice of New Letting or Renewal Agreement

A total of 51 000 Notices of New Letting or Renewal Agreement were processed in 2010-2011.



## 服務表現和目標

### 服務承諾


2010-2011 年度服務承諾所載的全部 11 項工作均達標或超額完成。

## Performance and Service Targets

### Performance Pledge

For all the 11 work items listed in the 2010-2011 Performance Pledge, the set service levels or targets were either achieved or exceeded.

Service Improvements in 2011-12



**1. Property Information Online (PIO)**  
The development work of the PIO has reached a milestone that 4 service items of high demand have been automated and the online service items were well received by the public. Listed below is a summary of the services available:

Service Item	Launch Date
1. Enquiry on saleable area, age and permitted occupation purpose of domestic properties (including village type houses)	11 Feb 2009
2. 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)	16 Mar 2009
3. Enquiry on saleable values contained in the Valuation Lists and Government Rent Rolls for the last 3 years of assessment	25 Mar 2010
4. Enquiry on rates and / or Government rent accounts	29 Dec 2010

We will further explore the possibility of collaboration with other Government departments with a view to improving our online service.

**2. Electronic Submission of Forms and Notices**  
As part of a new wave of our e-government initiatives, we now accept electronic submissions of statutory 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. This electronic mode of service will be further improved to provide an alternative to the conventional mode of serving a form by post or in person. Detailed information on "Electronic Submission of Forms" is available on our Homepage at <http://www.rnd.gov.hk>. Enquiries may also be made to us on 2152 0111.

**3. Consolidated Billing and Payment Service**  
All payers with multiple properties may now apply to us for a consolidated bill which lists out the quarterly demand for each individual property, thus saving the trouble of receiving and paying individual bills for a number of properties in each and every quarter. Over 1 800 consolidated accounts involving some 160 000 individual property accounts have now been set up. This service will continue to be expanded to meet the needs of payers with multiple properties.

**4. Electronic Demand for Rates and Government Rent Service**  
We have rolled out eBilling service eRVD Bill since 6 December 2010. Registered users can retrieve and download their electronic demands by logging on eRVD Bill system. Notification message will be sent to the registered user when an electronic demand is available. For detailed information about the new service, please visit our Homepage at <http://www.rnd.gov.hk> or call 2152 0111.

The Department's performance is monitored by the Commissioner. The service levels or targets set for all 11 work items listed in the 2010-11 Performance Pledge were either achieved or exceeded.

We are committed to providing an efficient, courteous and professional service to the public in a pleasant environment at our office. Staff at the enquiry counter are available during office hours to provide timely assistance to the public.

If you have any suggestions, comments or complaints on the services we provide and the way in which these services should be delivered, please address them to the Commissioner at:

Rating and Valuation Department  
15th Floor  
Cheung Sha Wan Government Offices  
303 Cheung Sha Wan Road  
Kowloon

Alternatively, you can write to, or telephone our Customer Services Officer on 2150 8833 to give your suggestions and comments or to lodge a complaint (e-mail: [enquiry@rnd.gov.hk](mailto:enquiry@rnd.gov.hk) or [complaint@rnd.gov.hk](mailto:complaint@rnd.gov.hk)).

To obtain feedback on our service standards, questionnaires are enclosed randomly with our reply letters to members of the public. These questionnaires are also made available to callers at our Enquiry Counter. Please feel free to complete a questionnaire in order to help us improve our services.

## 24 小時自動電話資訊服務

本署設有 24 小時自動電話資訊服務，讓市民透過預錄聲帶，查詢有關差餉、地租和租務事宜，以及取得差餉／地租發單和徵收的最新資訊。

使用這項服務的人士亦可選擇以傳真方式，索取物業市場統計數字等資料。

對市民有影響的政策和程序如有任何修改，本署亦會藉此項服務通知市民。市民只需致電 2152 2152，便可使用這項服務。

## 1823 電話中心

除上述自動電話資訊服務之外，市民亦可致電 2152 0111，使用由接線生 24 小時接聽的 1823 電話中心服務，此服務涵蓋本署所處理的一切事宜。

## 24-hour Automated Telephone Enquiry Service

Our 24-hour automated telephone enquiry service provides recorded information on rating, Government rent and landlord and tenant matters plus updated information on rates/Government rent billing and collection matters.

It also provides callers with an option to obtain certain information such as property market statistics by fax 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 Call Centre

In addition to the automated telephone enquiry service, a 24-hour operator answering service is available through the 1823 Call Centre, covering all matters handled by the Department. The public may access the service by dialling 2152 0111.







## 新增和優化服務 New and Improved Services





- 38** 以電子方式遞交表格及通知書  
Electronic Submission of Forms and Notices
- 38** 綜合發單和繳款服務  
Consolidated Billing and Payment Service
- 39** 物業資訊網  
Property Information Online (PIO)
- 39** 發出電子徵收差餉 / 地租通知書  
Electronic Issue of Rates / Government Rent Demands



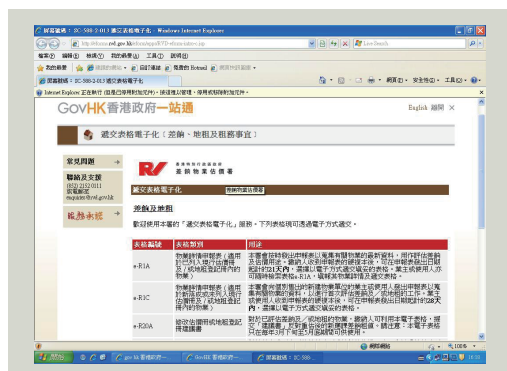
## 新增和優化服務 New and Improved Services

### 以電子方式遞交表格及通知書

本署接受繳納人以電子方式，遞交法定表格及按各法例要求提交的通知書。為進一步擴展電子服務，本署正進行網上批署按《業主與租客（綜合）條例》遞交《新租出或重訂協議通知書》的發展工作。市民可瀏覽本署網站（網址：[www.rvd.gov.hk](http://www.rvd.gov.hk)）或致電 1823 電話中心（電話：2152 0111），了解更多有關「遞交表格電子化」的詳情。

### Electronic Submission of Forms and Notices

We have been accepting electronic submission of specified forms and notices required to be served under various statutory provisions. As part of our on-going effort to expand the scope of e-service, we are working on the development work of online endorsement of the specified form 'Notice of New Letting or Renewal Agreement' served under the Landlord and Tenant (Consolidation) Ordinance. The public can visit the Department's website ([www.rvd.gov.hk](http://www.rvd.gov.hk)) or call the 1823 Call Centre at 2152 0111 for information on "Electronic Submission of Forms".



### 綜合發單和繳款服務

持有多個物業的繳納人可申請綜合帳單服務，以一張帳單羅列全部物業的季度應繳款項，令繳款更省時便捷。截至 2011 年 3 月底為止，本署共開立近 1 900 個綜合帳戶，涉及的個別物業帳目約 16 萬個。今後本署將繼續擴展這項環保和以客為本的服務，並向持有多個物業的繳納人推廣。

### Consolidated Billing and Payment Service

Payers with multiple properties can apply for a consolidated bill listing out the rates and Government rent payable for all their properties. This service provides payers an easy and time-saving means of managing their quarterly demand notes. Up to end March 2011, close to 1 900 consolidated accounts have been set up linking around 160 000 individual property accounts. This customer-focus and environmentally friendly service will continue to be expanded and promoted to payers with multiple properties.



### 物業資訊網

「物業資訊網」自 2009 年 2 月推出以來，不斷加入新服務，令這個網上平台內容更豐富，進一步加強本署的公共服務。「物業資訊網」提供簡便的方法，讓市民在網上查詢所需的物業資料，包括繳納人的差餉地租帳戶結餘、應課差餉租值，以及住宅物業（鄉村式屋宇除外）的實用面積、樓齡和許可用途。

「物業資訊網」載有本署和土地註冊處經配對的物業地址記錄，提供全面的中英雙語物業地址搜尋服務，市民可以五種不同的搜尋方式，尋找 248 萬項物業記錄。「物業資訊網」服務深受測量師、律師、物業代理，以及處理與房地產有關工作的政府部門和半官方機構歡迎，截至 2011 年 3 月 31 日為止，這網站已處理超過 40 萬個查詢，本署會研究加強與其他政府部門合作。

### Property Information Online (PIO)

Since the first launch of the PIO in February 2009, more service items have been added to enrich the contents of the online platform in order to enhance our public service. The online service provides the public with convenient access to essential property information including account balance of rates and Government rent, rateable values, saleable area, age and permitted use of domestic properties except village-typed houses.

With the alignment of address records with the Land Registry, PIO offers a versatile bilingual search engine with five different searching paths for 2.48 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. Up to 31 March 2011, more than 400 000 enquiries were processed through the PIO. The Department will explore the opportunities for further collaboration with other Government departments.

### 發出電子徵收差餉／地租通知書

2010 年 12 月 6 日，本署聯同「我的政府一站通」推出電子發單服務。通過嶄新的「電子差餉地租單」服務，市民可以經互聯網收取季度繳款通知書。此舉不但減少用紙，繳納人更可自行設定提示服務，提醒他們在限期或之前繳款，並可查閱和下載過去八個季度的電子帳單。此外，為提供一站式全面電子發單和繳款服務，本署正建立電子付款界面，方便市民在網上繳費。

### Electronic Issue of Rates / Government Rent Demands

The electronic demands service was launched together with MyGovHK on 6 December 2010. The newly developed "eRVD Bill" allows payers to receive quarterly demand notes via the Internet. Apart from saving paper, subscribers can set up their own reminder service to alert themselves of the payment due date. They can also view and download the electronic demands for the past eight quarters. To provide a seamless billing and payment service, we are working on the development work of an e-Payment gateway for online settlement of electronic demands.





迎接挑戰  
Challenges Ahead



**42** 每年全面重估應課差餉租值  
Annual General Revaluations

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## 每年全面重估應課差餉租值

本署每年全面重估差餉，目的是令物業的應課差餉租值緊貼市場水平，從而確保稅基公平合理。雖然本署力求在重估過程中，估算出公平公正的應課差餉租值，但由於外圍經濟和金融環境仍然不明朗，影響本港經濟，亦令物業估價工作變得艱巨。另外，每年重估工作的時間緊迫，要在限期前完成任務，充滿考驗，除了要有周詳的計劃配合，亦有賴同事戮力同心，專心致志才能完成。雖然工作挑戰重重，資源亦有限，但本署仍會一如以往，努力尋求改進。

## Annual General Revaluations

The objective of annual revaluation is to ensure a fair tax base to all payers by bringing the rateable values of properties into line with the current market rents. Hard as we try to provide fair and equitable rateable values in the annual revaluation exercise, property valuation has become more challenging in face of growing uncertainties in the external economic and financial environment as there would also be a knock-on effect on our economy. To complete the annual revaluation on a tight time scale is also a testing task which requires meticulous planning, dedicated efforts as well as intense staff commitment. Despite all the difficulties and resource constraints, we will strive for continuing improvement as we have in the past.

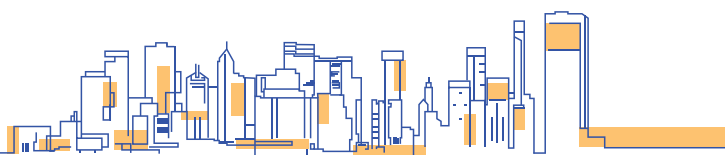


## 評估地租

本署與發展商就發展用地的地租評估問題展開訴訟，延宕多時仍未解決。土地審裁處就測試個案作出裁決，認同本署的估價方法；上訴人不服，就法律問題向上訴法庭提出上訴。雖然上訴法庭駁回有關上訴，亦不批准上訴人向終審法院提出上訴，惟上訴人直接向終審法院尋求上訴許可。終審法院將於2011年12月1日聆訊有關申請，本署現正與律政司緊密合作，為訴訟作好準備。

## Government Rent Assessment

The protracted litigation with developers on Government rent assessment of development sites was still going on. The Court of Appeal dismissed the Appellant's appeal on points of law against the judgment of the Lands Tribunal on the test case, which confirmed our valuation approach, and refused to grant leave to the Appellant to appeal to the Court of Final Appeal (CFA). The Appellant, however, decided to seek leave to appeal directly from the CFA. The hearing of this leave application by the CFA has been scheduled for 1 December 2011 and we are working with the Department of Justice closely to attend to the application.



## 外判工作

本署已累積多次外判工作的經驗，未來會繼續把估價工作外判，以善用私營機構的資源，加快新界鄉郊物業的評估工作。另外，本署首次將印刷物業詳情申報表的工作外判，約31萬份，以配合2011-2012年度重估，是項工作已順利完成。本署會繼續外判將來為重估工作而需印刷的申報表，並積極考慮外判其他工作的可行性，以提高服務水平。

## Outsourcing Opportunities

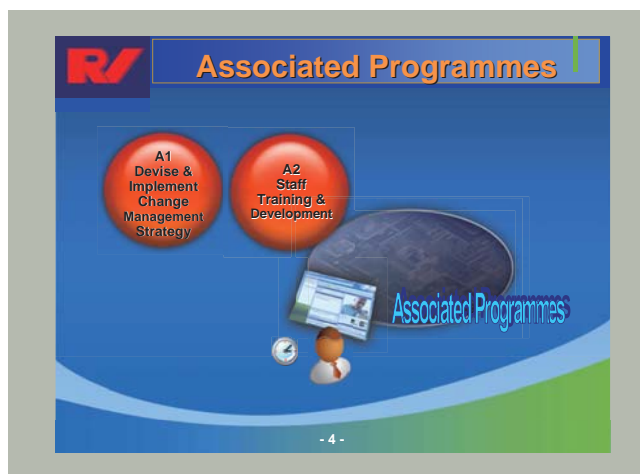
Building on the experience gained from previous exercises, we would continue to contract out valuation work to draw on resources available in the private sector to speed up the assessment of rural properties in the New Territories. The bulk printing of the some 310 000 requisition forms for the 2011-2012 General Revaluation was outsourced for the first time and the task was completed successfully. We would continue to outsource the printing jobs in future general revaluation exercises. The Department will also actively consider and identify other outsourcing opportunities to improve service delivery.

## 推行部門資訊科技計劃

本署現正分階段推行部門資訊科技計劃的措施。這個策略性藍本令本署更能配合新的電子政府環境，並通過應用資訊科技，引入更多以客為本的服務，以及提升業務運作成效。

## Implementation of Departmental Information Technology Plan (DITP)

The Department is implementing by phases the initiatives identified in the DITP. This strategic blueprint aligns the Department with the new e-government environment and will utilise information technology to introduce customer-centric services as well as enhancing business operations.





# 環保報告 Environmental Report



**46** 環保政策和目標  
Environmental Policy and Objectives

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The Way Forward



本署主要負責評估物業的差餉與地租、修訂有關帳目和發出徵收通知書，並向政府決策局和部門提供物業估價服務、編製物業市場統計數字，以及就租務事宜為業主和租客提供諮詢與調解服務。

### 環保政策和目標

差餉物業估價署致力確保營運過程中履行環保責任，恪守《清新空氣約章》的承諾。本署已制定下列環保政策和目標：

政策： 差餉物業估價署在使用資源時，遵循「減用、再用和再造」三大原則。

目標： 節約資源和減少廢物。

本署在運作上處處體現環保文化，日常運作中亦以推行各項環保措施為要務。為此，本署委任內務秘書為「環保經理」，負責監察和檢討部門在推行環保措施方面的情況。

### 提高員工的環保意識

為了提高員工的環保意識，鼓勵他們身體力行環保概念，提倡節約能源和提高能源效益，以及爭取員工持續支持環保，本署已：

- 定期在內聯網發布各項環保內務管理措施和最新的環保計劃；
- 發布資源節約小錦囊；
- 鼓勵員工通過公務員建議書計劃、部門協商委員會會議提出環保建議；
- 建立網上討論區，方便員工討論部門各項改善措施；以及

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;
- 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;





- 藉著康樂社籌辦的活動，將環保觀念從辦公室推展至日常生活中，例如在本署的電子布告板設立「交換角」，讓員工刊登交換二手物品的電子廣告。

## 節省能源

本署在日常工作中推行的節省能源措施包括：

### 辦公室

- 當陽光直射室內時，將百葉簾放下；
- 員工將要進入房間（例如會議室）前，才啟動空調；
- 午膳時間或沒有人使用辦公室時關掉電燈；
- 安排能源監督在午膳時間和下班時間後定期巡查，確保辦公室及會議室的電燈、文儀器材和空調已關上；
- 辦公時間內將辦公室文儀器材設定至省電模式；
- 避免使用非必要的照明設備，並拆除過多的光管，把員工一般不會在該處閱讀文件的地方調暗；
- 把電腦設備室的室溫調高攝氏 1 度至 2 度；以及
- 提醒員工穿著輕便而合適的衣服，將辦公室的溫度保持在攝氏 25.5 度。

### 汽車

- 鼓勵共用部門車隊，以減少汽油消耗量；
- 事先計劃路線，以縮短行車距離和時間，避開擁擠的地區；
- 善用外出車輛或安排多人乘搭同一車輛，避免一人用車的情況；
- 車輛等候時停車熄匙，以節省能源和減少廢氣排放；

## Energy Conservation

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

### Office

- lower the venetian blinds when direct sunlight is penetrating a window;
- switch on air-conditioning units only immediately before users entering the venues such as conference rooms;
- switch off lightings during lunch hours and when offices are not in use;
- 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;
- 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; and
- dress light, casual and smart, and maintain the indoor office temperature at 25.5°C.

### 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;



- 密切監察汽車保養，確保車輛不會排出大量廢氣；以及
- 密切留意汽車耗油量。

### 善用紙張及信封

本署已採取下列措施，以善用紙張及信封：

- 充分利用每張紙的正反兩面，並把多頁資料印在同一張紙上；
- 把過時表格的空白一面用作草稿紙；
- 使用再造紙代替原木漿紙；
- 以可供重複使用的釘孔信封來傳遞非機密文件；
- 重複使用信封及暫用檔案夾；
- 發送傳真文件後，無需再郵寄文件的正本；
- 在適當情況下不使用傳真封面頁；
- 盡量縮短文件的分發名單；
- 減少指引和守則印文本的數目，並廣泛使用內聯網和分區資料儲存庫；以及
- 將部門刊物、員工通訊等上載到本署的電子布告板和網頁。

### 廢物管理

在「物盡其用，人人有責」的原則下，本署已採取下列措施：

- 收集廢紙／報紙作回收之用；
- 交還用完的雷射打印碳粉盒和噴墨盒作回收之用；以及
- 參與由大廈管理處統籌的回收計劃，在本署範圍內放置回收箱。

- closely monitor vehicle maintenance to ensure low emissions; and
- closely monitor vehicle fuel consumption.

### Saving of Paper and Envelopes

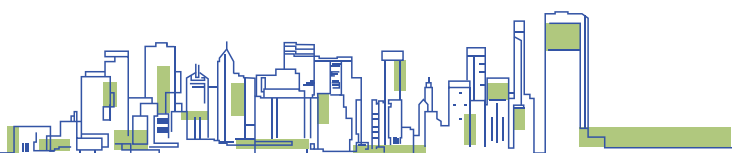
The Department has adopted the following measures to economise the use of paper and envelopes:

- use both sides of the paper and print multiple pages on one sheet;
- use obsolete forms with one clean side as drafting paper;
- use recycled paper instead of virgin paper;
- use transit envelopes for unclassified documents;
- reuse envelopes and loose minutes jackets;
- avoid sending original documents after they have been sent by fax;
- stop the use of fax cover page where appropriate;
- keep documents distribution list to minimal level;
- reduce the number of hardcopy manuals and regulations, and maximise the use of the intranet system and Divisional Information Centre; and
- release the Department's paper publications, staff newsletter etc. by uploading the e-copy on the Department's electronic bulletin board and homepage.

### Management of Wastes

To uphold the principles of reduce, reuse, recycle and responsibility, the Department has adopted the following:

- collect waste paper/newspaper for recycling;
- 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.



## 採購環保產品

本署致力推行環保採購，購買產品時盡可能考慮環保因素：

- 購置具有自動節能功能、符合能源效益的辦公室文儀器材；
- 購置環保產品，例如再造紙、可替換筆芯的原子筆、可循環再造的碳粉盒／噴墨盒及環保電池／充電池；
- 購置具有雙面影印／列印功能的影印機和打印機；以及
- 購置傳真機時，選擇使用普通紙而非熱能傳真紙的機種。

## 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/ink-jet cartridges and environmental-friendly/rechargeable batteries;
- procure photocopiers and printers with double-sided copying/printing function; and
- procure plain paper fax machines instead of thermal paper ones.

## 環保方面的成果

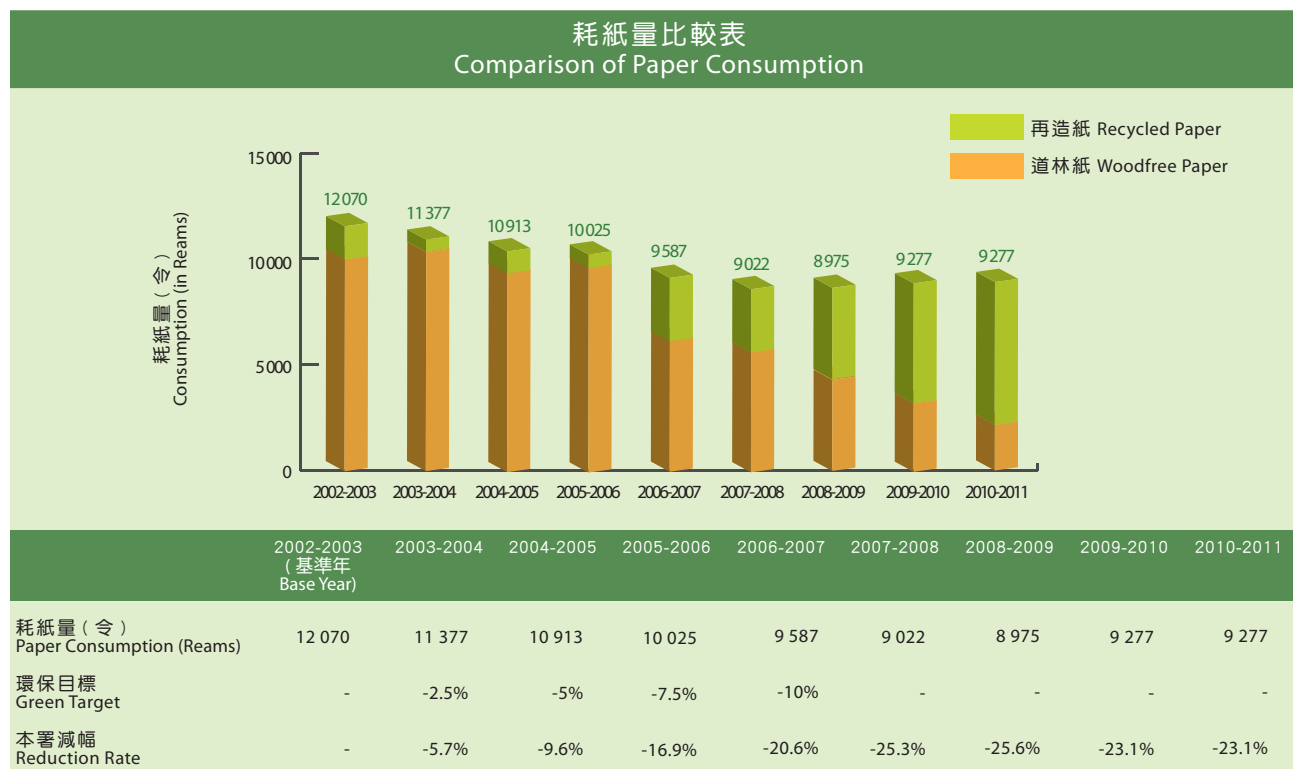
### 減少耗紙量

本署 2010-2011 年度 A3 和 A4 紙的耗用量合共為 9 277 令，較 2002-2003 年度的 12 070 令減少 23.1%；2010-2011 年度的耗紙量有 75% 為再造紙。

## Green Performance

### Reduced Consumption of Paper

The consumption of A3 and A4 paper in 2010-2011 was 9 277 reams, indicating a decrease of 23.1% against 12 070 reams in 2002-2003. Besides, 75% of the paper requirement for 2010-2011 was met by recycled paper.



2009-2010 和 2010-2011 兩個年度內，耗紙量均維持在 9 277 令的水平。本署在 2010-2011 年度推行多個新計劃，引致耗紙量增加；在撇除有關因素後，耗紙量實際上有所下降。來年本署定當繼續提醒同事注意保護環境，確保用得其所，以減少耗紙量。

本署在 2004 年 1 月推出綜合發單及繳款服務，讓擁有多個物業的繳納人可選擇收取一張綜合徵收通知書，自此本署的紙張及信封耗用量持續減少。

截至 2010-2011 年度最後一季為止，已有超過 16 萬個獨立帳目整合成約 1 860 個綜合帳目。本署會繼續鼓勵擁有多個物業的差餉繳納人，採用這種以客為本且符合環保原則的服務。

### 減少和回收廢物

本署繼續積極減少製造廢物，並鼓勵廢物回收。2010-2011 年度共回收了 46 138 公斤廢紙，並收集了 1 135 個用完的碳粉盒／噴墨盒，交予政府物流服務署公開拍賣。

### 《清新空氣約章》

為配合《清新空氣約章》的承諾，本署已實施下列有助改善空氣質素的環保標準／做法，並提醒員工注意：

- 遵守所有適用於汽車操作的條例和規則；
- 每年為部門車輛安排全面檢查，確保車輛操作正常；
- 定期監測室內空氣質素。本署辦事處所在的長沙灣政府合署，在 2011 年 2 月獲環境保護署頒發《良好級室內空氣質素檢定證書》；以及
- 採取各項辦公室和車輛操作的節能措施。

The same level of paper consumption at 9 277 reams was recorded for 2009-2010 and 2010-2011. Taking into account the additional paper consumption arising from the implementation of a number of new initiatives in 2010-2011, there should be a reduction in paper consumption after discounting the activity changes. In the coming year, the Department shall keep on promoting environmental awareness among colleagues and endeavor to economise consumption with a view to reducing 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 2010-2011, over 160 000 individual accounts have been replaced by around 1 860 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 2010-2011, 46 138 kilograms of waste paper were collected for recycling; and 1 135 numbers of empty toner/ink-jet cartridges were collected for sale by public auctions arranged by the Government Logistics Department.

### Clean Air Charter

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

- comply with all the applicable ordinance and regulations related to vehicle operation;
- arrange annual maintenance to ensure proper function of the Department's vehicle;
- conduct indoor air-quality monitoring regularly. In February 2011, the Environmental Protection Department awarded a "Good Class" Indoor Air Quality Certificate to the office building; and
- adopt a number of energy saving measures in the office and for vehicle operation.



## 前瞻

為響應政府節省能源和紙張的呼籲，本署會繼續盡力節約用紙和用電。各科別將認真檢討並密切留意其用紙和用電模式，務求令辦公室的運作更具環保效益。

## 電子資料管理策略

本署在 2009 年 7 月參加由政府資訊科技總監辦公室領導的電子資料管理策略工作小組，就文件、記錄和知識管理各方面制訂電子資料管理策略提供意見，正式報告於 2010 年 10 月由工作小組審批。為配合政府檔案管理電子化的方針，本署將研究並推行電子系統，務求把電子和非電子檔案以統一的方式整合管理，以減少檔案儲存空間，向辦公室無紙化邁進了一步。

## 電子發單服務

為提供快捷簡便的服務，同時節約用紙，本署在 2010 年 12 月推出電子發單服務，市民可於徵收差餉及／或地租季度通知書印文本發出之前，經互聯網收取通知書的電子版本。本署希望最終可停發印文本通知書，以達到環保的目標。

截至 2011 年 3 月為止，已有 5 600 多個用戶登記使用電子發單服務，連結超過 8 890 個繳納人帳戶，當中約七成用戶登記戶口時已選擇停收通知書印文本，情況令人鼓舞，表示繳納人對本署的電子服務有信心，並且力行環保。本署會繼續與市民合作節約用紙，提倡綠化環境。

## 《清新空氣約章》

本署會一如既往，在所有工作環節中採取節能措施，以恪守《清新空氣約章》的承諾，為改善本港的空氣質素出一分力。

## 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)

We have joined the Electronic Information Management (EIM) Working Group led by OGCIO in July 2009 to provide inputs in formulating the EIM Strategy covering domains such as Document Management, Records Management, and Knowledge Management, with the finalised report endorsed by the Working Group in October 2010. Pursuant to the Government's drive for electronic records management, the Department is going to develop and implement an electronic system to manage both electronic and non-electronic records in an integrated and consistent manner. This would reduce our need for storage area and is a step towards a paperless office.

## E-billing

To provide a convenient, efficient service and to conserve paper consumption, the Department launched the e-billing service in December 2010. This allows the public to receive the quarterly demands for rates and/or Government rent via the Internet in advance of the paper bills. Dispensing with paper bills is our ultimate environmental-friendly objective.

As at March 2011, over 5 600 subscribers have registered for the service, linking up over 8 890 payer accounts. It is encouraging to see that some 70% of the subscribers have opted to drop their paper bills readily at the initial account set-up. This has demonstrated the confidence of our payers in using the service and their high 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.

## 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.





# 人力資源 Human Resources



曾梅芬女士, JP  
署長  
Mrs Mimi BROWN, JP  
Commissioner

蔡立耀先生, JP  
副署長  
Mr L.Y. CHOI, JP  
Deputy Commissioner

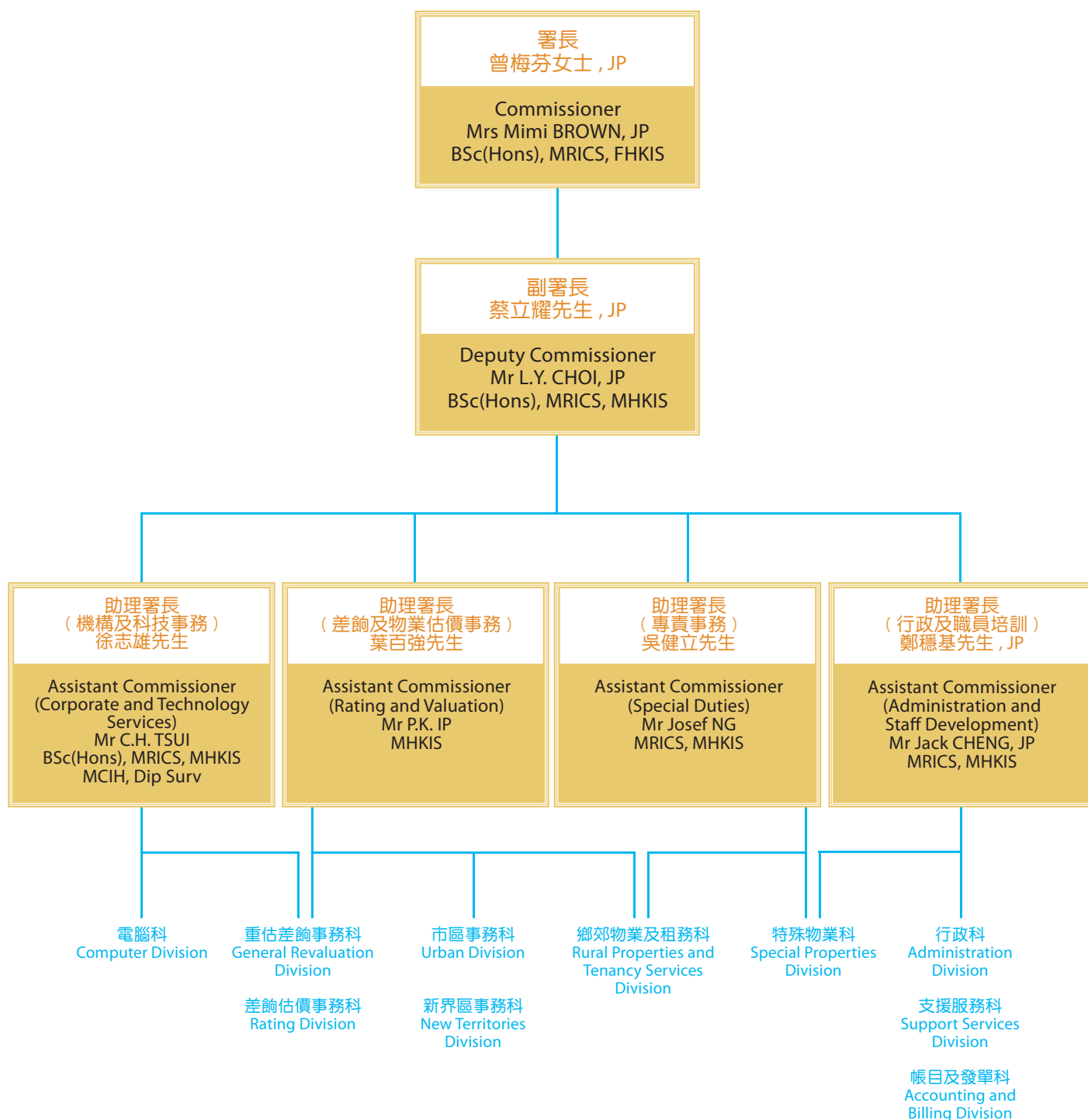
徐志雄先生  
助理署長 (機構及科技事務)  
Mr C.H. TSUI  
Assistant Commissioner  
(Corporate and Technology Services)

葉百強先生  
助理署長 (差餉及物業估價事務)  
Mr P.K. IP  
Assistant Commissioner  
(Rating and Valuation)

吳健立先生  
助理署長 (專責事務)  
Mr Josef NG  
Assistant Commissioner  
(Special Duties)

鄭穩基先生, JP  
助理署長 (行政及職員培訓)  
Mr Jack CHENG, JP  
Assistant Commissioner  
(Administration and Staff Development)

部門架構 (2011 年 4 月 1 日)  
Organisation Structure (1 April 2011)

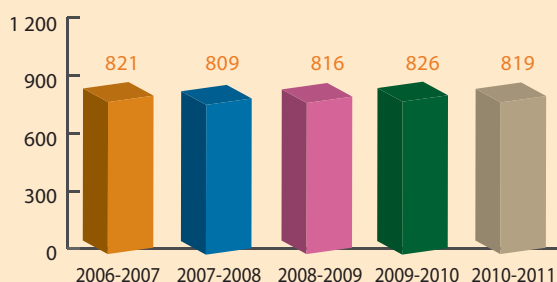


## 人手編制

截至 2011 年 4 月 1 日，本署實際總人數為 819 名，其中專業職系人員佔 96 名，技術職系人員佔 366 名，一般職系人員佔 287 名，其他職系人員佔 70 名。

以下圖表顯示過去五年的實際總人數，以及截至 2011 年 4 月 1 日按職系區分的員工比例：

過去五年總實際人數（員工數目）  
Total Strength in the Past Five Years (No. of Staff)

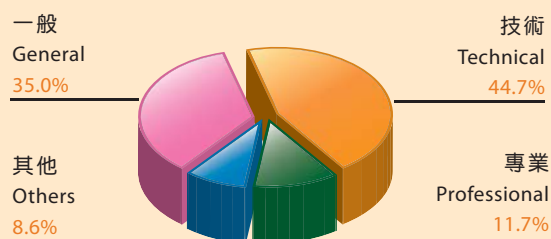


## Staffing

As at 1 April 2011, the Department had a total strength of 819 officers including 96 professional officers, 366 technical officers, 287 general grade officers and 70 officers 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 2011 :

截至 2011 年 4 月 1 日按職系區分的員工分布圖  
Distribution of Officers by Grade as at 1 April 2011



附錄 A 列出 2010 年 4 月 1 日和 2011 年 4 月 1 日本署的編制與實際人數比較。首長級高層人員亦擔任若干跨部門或外間委員會的成員，該等委員會名稱載於附錄 B。

本署 2010-2011 年度的個人薪酬（不計長俸、旅費、宿舍等開支）和部門開支達 3.841 億元，上年度則為 3.839 億元。

Annex A sets out a comparison of the establishment and strength as at 1 April 2010 and 1 April 2011. Senior directorate staff also serve on inter-departmental and external committees, and a list of the committees is at Annex B.

Expenditure on personal emoluments (other than pensions, passages, quarters, etc.), and charges for departmental expenses amounted to \$384.1 million in 2010-2011, compared with \$383.9 million in the preceding year.

## 培訓與發展計劃

本署 2010-2011 年度培訓與發展計劃順利推行，年內每名部門職系人員平均受訓 2.6 天。署方深知由於環境轉變、工作量與日俱增、工作愈趨複雜，以及市民更高的要求，員工須面對種種挑戰，因此安排多方面的培訓和發展課程，內容既針對部門提供服務的需要，又照顧到員工的事業發展與個人抱負。

## Training and Development Plan

The Departmental Training and Development Plan for 2010-2011 was implemented successfully. During the year, departmental grade staff received training for 2.6 days on average. The Department is fully aware of challenges faced by staff due to the changing environment, increase in workload, the complexity of issues and higher public expectations. Apart from addressing the Department's needs in its service delivery, the various training and development programmes contribute to meeting the career development needs and personal aspirations of staff.



## 專業職系人員培訓

為配合專業職系人員的事業發展，以及掌握最新的海外估價實務，本署安排一名物業估價測量師前赴英國物業估價局，由 2010 年 4 月起實習六個月。

2010 年 11 月，一名助理署長借調到運輸及房屋局；同年 2 月另有一名高級物業估價測量師借調至商務及經濟發展局實習六個月。藉著派任到政府不同決策局實習的安排，本署人員得以汲取寶貴的工作經驗，加強了解政府的內部運作。

為加深了解內地政治、社會、經濟和法律制度，一名助理署長在 2010 年 10 月參加為期兩周的北京國家行政學院進階中國事務研習課程。此外，一名首席物業估價測量師、一名高級物業估價測量師及一名物業估價測量師分別參加由清華大學、北京大學和廣州中山大學舉辦的國情研習課程。

管理方面，為進一步提升首長級人員的管治質素，一名助理署長及一名首席物業估價測量師參加公務員事務局公務員培訓處開辦的高層領袖培訓課程，以加強他們在公共管理的實際知識和技巧，並提高領導才能。此外，一名高級物業估價測量師參加公務員培訓處主辦的公共行政領袖實踐課程，這課程為期三周。

一如往年，英國專家學院 2010 年 11 月在香港舉辦為期兩天的「專家證人培訓課程」，本署有八名物業估價測量師參加。

持續專業發展方面，年內本署為專業職系人員和見習人員舉辦四個涉及不同專業課題的內部研討會。

## Professional Staff Training

For career development and updating practices overseas, one Valuation Surveyor was attached to the Valuation Office Agency (VOA) of the United Kingdom for six months from April 2010.

One Assistant Commissioner and one Senior Valuation Surveyor were seconded to the Transport and Housing Bureau from November 2010 and to the Commerce and Economic Development Bureau for six months from February 2010 respectively. These attachments to Government bureaux provide colleagues with valuable working experience as well as opportunities to broaden their horizons within the Government environment.

To familiarise with the political, social, economical and legal systems in the Mainland, one Assistant Commissioner attended a 2-week Advanced National Studies Programme at the Chinese Academy of Governance (previously known as National School of Administration) in Beijing in October 2010 while one Principal Valuation Surveyor, one Senior Valuation Surveyor and one Valuation Surveyor attended the National Studies Courses at the Tsinghua University, Beijing University and Sun Yat-sen University in Guangzhou respectively.

On the management front, in order to further develop the governance capabilities of directorate officers and impart practical knowledge and skills in public administration and leadership, one Assistant Commissioner and one Principal Valuation Surveyor attended the Advanced Leadership Enhancement Programme organised by the Civil Service Training and Development Institute (CSTDI) of Civil Service Bureau (CSB). In addition, one Senior Valuation Surveyor attended a 3-week Leadership in Action Programme organised by the CSTDI of CSB.

As in previous years, a 2-day expert witness course run by the Academy of Experts, United Kingdom, was held in November 2010 for eight Valuation Surveyors.

For continuing professional development, four in-house seminars on different professional topics were held for professional staff and trainees of the Department during the year.



為物業估價測量見習生及初級物業估價測量師、助理物業估價測量師而設的師友制計劃，早於 2003 年年初和 2004 年 9 月相繼推出，兩個計劃均大受歡迎。在去年的計劃中，本署安排自 2008 年起獲聘的 13 名物業估價測量見習生、四名助理物業估價測量師及 20 名物業估價測量師接受六名首席物業估價測量師、16 名高級物業估價測量師及五名資深的物業估價測量師指導。

The mentoring schemes for Valuation Surveying Graduates and junior Valuation Surveyors/Assistant Valuation Surveyors have been in place since early 2003 and September 2004 respectively. Both schemes have been well received. Under the mentoring schemes, 13 Valuation Surveying Graduates, four Assistant Valuation Surveyors and 20 Valuation Surveyors recruited since 2008 were placed under the mentorship of six Principal Valuation Surveyors, 16 Senior Valuation Surveyors and five experienced Valuation Surveyors.

### 專業講座／與內地和海外同業交流

為掌握估價專業的最新發展，包括海外的估價實務，本署經常與內地和海外同業保持聯繫。

與內地和海外同業交流方面，本署去年共接待七個內地訪問團，訪客包括全國人民代表大會財政經濟委員會和國家稅務總局的高級人員，以及多個省市政府的官員。

### Professional Talks/Exchanges with Mainland and Overseas Counterparts

It is important to keep abreast of the development on the professional front, including the latest practices overseas. In this regard, the Department maintains regular contacts with our Mainland and overseas counterparts.

With regard to liaison with the Mainland and overseas counterparts, there were seven visits to the Department from senior officials of the Financial and Economic Affairs Committee of the National People's Congress, the State Administration of Taxation and officials of Mainland provincial authorities.



這些講座與訪問活動不僅促進學術和專業層面的交流，亦讓彼此有機會分享工作心得。

These talks/visits not only fostered exchange of views at an academic and professional level but also enabled sharing of experience on work related issues.

### 專業資格

2010-2011 年度，本署一名職員通過由香港測量師學會主辦的專業能力最終評審，成為該學會的專業會員。

### Professional Membership

In 2010-2011, one officer passed the Final Assessment of Professional Competence (APC) conducted by the Hong Kong Institute of Surveyors (HKIS) and she was then elected to professional membership.





### 2010年國際財產稅學會第五屆批量評估技術研討會

2010年6月，國際財產稅學會第五屆批量評估技術研討會在本港舉行，為期兩天。研討會以「探求環球適用的財產稅與批量評估模式」為題，由本署、加拿大國際財產稅學會和香港理工大學合辦，吸引全球近180名代表、房產稅專家及學者參加。

### International Property Tax Institute (IPTI) 5th Mass Appraisal Valuation Symposium (MAVS) 2010

In June 2010, the 5th Mass Appraisal Valuation Symposium (MAVS) of the International Property Tax Institute (IPTI) was held in Hong Kong. The 2-day symposium, with the theme "The Pursuit of a World-wide Model on Property Taxation and Mass Valuation", was jointly organised by the Department, the International Property Tax Institute of Canada and The Hong Kong Polytechnic University. The event attracted some 180 participants including overseas delegates, property taxation experts and academia from all over the world.



### 內部培訓課程

本署職員培訓組負責舉辦內部職業培訓課程和經驗分享會，內容涉及不同的課題，包括部門電腦系統運作、估價實務與工作程序等。去年，該組共舉辦32班的課程和研討會，涵蓋24個不同課題，出席數目約為1 301人次。

此外，職員培訓組年內為31名新入職人員及新到任的一般、共通職系人員安排入職講座。

### 其他培訓課程

本署人員對電腦和資訊科技應用課程的反應十分理想。年內，本署共有242人次參加由政府承辦商提供的各類電腦課程，另有10名專業和技術職系人員獲選參加由私人承辦商舉辦的「統計分析系統」課程。

此外，本署人員共有599人次參加公務員培訓處舉辦的各類課程。

### 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 in RVD, valuation practices and work procedures. A total of 32 classes covering 24 courses/seminars were held with a total attendance of about 1 301 trainees.

An in-house induction seminar was held for 31 new recruits as well as officers of the general/common grades posted to the Department during the year.

### Other Training Courses

Responses of staff on computer training and IT applications were good. A total of 242 trainees attended a variety of computer courses run by the Government bulk contractors. In addition, 10 professional and technical officers attended SAS training courses run by a private contractor.

For other wide-ranging CSTD courses, a total attendance of 599 was recorded.



## 估價署網上學習系統

為了向員工提供更佳的網上學習機會，本署在 2007 年 8 月試行網上學習系統。員工可隨時以桌面電腦，透過內聯網使用該系統。

該系統不僅方便員工善用網上學習資源，亦為他們提供反映培訓需要的簡易平台。2010-2011 年度，系統共錄得逾 3 500 次點擊，超過 190 名學員報讀不同的網上課程。

## 職員關係和參與

本署一向致力確保員工能自由發表對署內事務的意見，以促進良好的管職關係。

由職方、管方和公務員事務局代表組成的部門協商委員會，提供有效的溝通途徑。委員會定期開會，商討影響員工福祉的事宜，並且迅速跟進會上所提出的事項。

一般職系協商委員會旨在透過定期會議，加強管方與一般職系人員的溝通和合作。

部門設有公務員建議書審核委員會，專責評審員工就促進效率和節流措施所提出的建議。年內收到多項建議，並獎勵部分同事，嘉許其創意和進取精神。

署長每季均透過內聯網向全體員工發送《電子快訊》，簡報本署當前的事務和未來挑戰。至於有關員工的消息，則經本署內聯網每月發送的《部門快訊》報道。為進一步改善內部溝通，署方亦定期舉辦工餘茶敘，讓管職雙方在輕鬆的氣氛下聚首一堂。

## RVD e-Learning System

To provide better e-learning opportunities for our staff, the Department has launched a pilot RVD e-Learning System (the System) for use via our Intranet in August 2007. Staff can easily access the System using their desktop computer.

The System not only provides our staff with user-friendly access to learning resources but also serves as a convenient platform for staff to give feedback. In 2010-2011, over 3 500 hits to the System were recorded with more than 190 users enrolling in various web-courses.

## Staff Relations and Participation

The Department makes every effort to ensure that individual members of staff 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 an effective means of 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 cooperation between management and General Grades staff through regular discussions.

The Departmental Staff Suggestion Committee considers proposals submitted by staff on efficiency-enhancement or expenditure-cutting measures. A number of suggestions were received during the year and some colleagues were awarded for their good efforts and initiative.

The Commissioner issued the "E-Update" quarterly on specific topics via the Intranet, keeping staff informed of current issues and upcoming challenges. News pertaining to staff matters is disseminated through the monthly "RVD Express" on the Department's Intranet. To further improve communication, informal get-togethers are also held regularly bringing staff and management together in a relaxed atmosphere.



本署每半年編印一份名為《估藝集》的部門雜誌，內容多姿多采，包括部門花絮和不同題材的文章，全部均由本署職員供稿。

A lively in-house magazine "ASSESSMENT" is published twice a year. It contains news roundups and articles, on a variety of issues, contributed by staff.



## 社交及康樂活動

### 康樂社

年內，本署康樂社舉辦各類體育比賽，以及一些興趣班，例如咖啡品嚐班和應節的新春水仙栽種班。

## Social and Recreation

### Recreation Club

The Department's Recreation Club organised a variety of sports competitions during the year. The Club also organised various interest classes, such as coffee tasting class and the festive classes on cutting and planting narcissus.

本署義工隊與不同的非牟利慈善團體合作，照顧社會上不同階層的有需要人士，這些團體包括循道衛理楊震社會服務處、香港青年協會、聖公會聖匠堂和母親的抉擇。義工隊亦參與各式各樣的義工活動，例如在不同節日家訪獨居長者、為低收入家庭舉辦遊藝節目、陪同傷殘人士出外觀光等。

The RVD Volunteer Service Team worked together with different non-profit making organisations, such as the Yang Memorial Methodist Social Service, Hong Kong Federation of Youth, SKH Holy Carpenter Church and the Mother's Choice to serve the people in need from all walks of life. The RVD Volunteer Service Team also participated in a wide variety of volunteer activities, such as paying home visits to the elderly living alone in various festivals, organising fun shows for the families living in the poverty, accompanying the handicapped for sightseeing etc.

康樂社的經費來自員工福利基金、入會費和各項活動的報名費。

Sources of funds for the Club include the Staff Welfare Fund, subscriptions from members and participation fees for various activities.

### 慈善活動

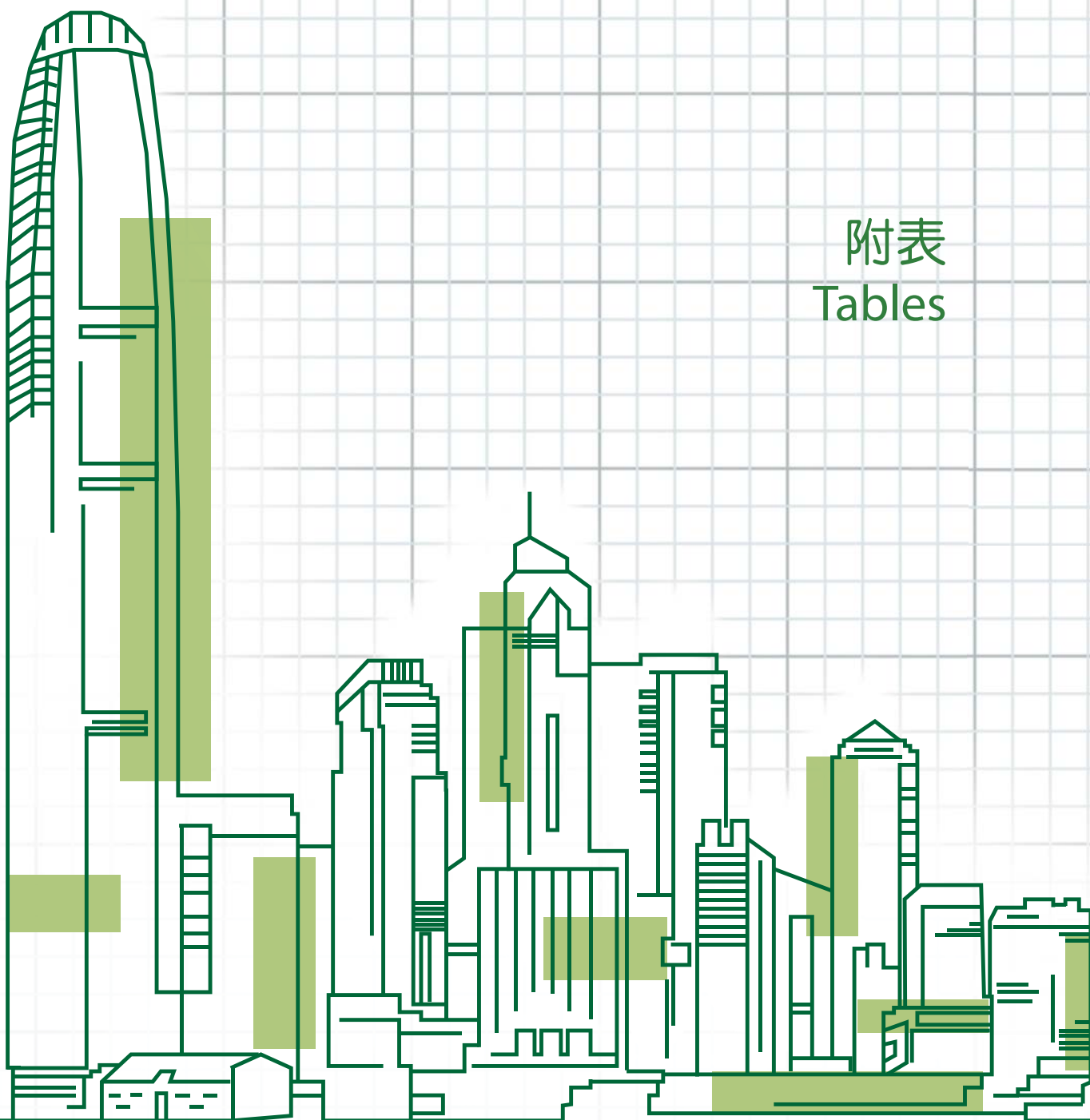
本署曾參與公益金、樂施會和其他慈善機構舉辦的活動，籌得善款近 3 萬元。

### Charity

The Department raised almost \$30 000 in total for various charity events organised by the Community Chest, Oxfam and other charitable organisations.



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- 72** 重估應課差餉租值 - 對主要類別物業的影響 (表 11)  
General Revaluation - Effect on Main Property Types (Table 11)
- 73** 估價建議書、反對書及上訴個案 (表 12)  
Proposals, Objections and Appeals (Table 12)

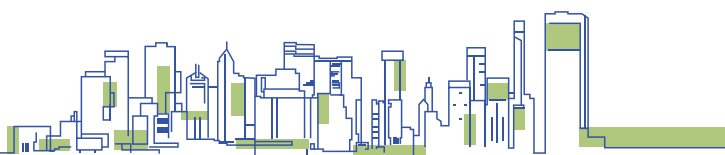


# Table 1

附表

## 估價冊 - 截至 2011 年 4 月 1 日各地區的已估價物業 Valuation List - Assessments by District as at 1 April 2011

地區	District	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)
中西區	Central and Western	152 958	61 185 385
灣仔	Wan Chai	100 780	33 952 448
東區	Eastern	206 446	34 741 698
南區	Southern	88 268	20 216 955
港島	Hong Kong	548 452	150 096 486
油尖旺	Yau Tsim Mong	181 445	47 320 955
深水埗	Sham Shui Po	119 926	18 929 377
九龍城	Kowloon City	142 400	21 466 784
黃大仙	Wong Tai Sin	88 511	11 715 837
觀塘	Kwun Tong	141 912	23 997 864
九龍	Kowloon	674 194	123 430 816
葵青	Kwai Tsing	107 769	28 213 440
荃灣	Tsuen Wan	120 879	17 303 970
屯門	Tuen Mun	164 274	14 031 222
元朗	Yuen Long	152 791	13 824 747
北區	North	96 767	7 604 761
大埔	Tai Po	102 957	9 813 403
沙田	Sha Tin	211 578	26 109 898
西貢	Sai Kung	137 456	16 503 706
離島	Islands	52 088	18 459 686
新界	New Territories	1 146 559	151 864 833
總數	OVERALL	2 369 205	425 392 136



# 估價冊 - 截至 2011 年 4 月 1 日各地區的已估價私人住宅物業

## Valuation List - Private Domestic Assessments by District as at 1 April 2011

地區 District	A 及 B 類 Classes A & B		C 類 Class C		D 及 E 類 Classes D & E		雜類物業 Miscellaneous		總數 Total	
	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)
中西區 Central and Western	71 566	7 783 131	9 717	2 893 807	13 433	9 827 851	209	75 721	94 925	20 580 509
灣仔 Wan Chai	43 377	5 067 402	7 305	1 998 535	11 157	6 945 783	175	32 142	62 014	14 043 862
東區 Eastern	138 938	15 063 042	17 839	4 262 366	5 701	2 185 418	150	59 856	162 628	21 570 682
南區 Southern	44 200	4 340 414	3 779	1 015 430	10 781	9 463 095	54	87 536	58 814	14 906 475
港島 Hong Kong	298 081	32 253 989	38 640	10 170 138	41 072	28 422 146	588	255 255	378 381	71 101 528
油尖旺 Yau Tsim Mong	96 768	7 835 463	14 017	3 276 868	4 195	1 913 317	387	28 907	115 367	13 054 555
深水埗 Sham Shui Po	71 617	5 861 840	6 899	1 181 667	3 137	1 203 296	317	120 297	81 970	8 367 101
九龍城 Kowloon City	77 738	6 459 987	17 610	3 251 801	10 784	3 976 572	185	167 114	106 317	13 855 474
黃大仙 Wong Tai Sin	66 055	4 960 213	411	71 069	74	18 037	135	8 543	66 675	5 057 862
觀塘 Kwun Tong	90 188	6 974 788	662	74 137	124	16 297	191	27 829	91 165	7 093 050
九龍 Kowloon	402 366	32 092 291	39 599	7 855 543	18 314	7 127 520	1 215	352 689	461 494	47 428 042
葵青 Kwai Tsing	63 439	4 532 585	2 893	499 336	603	144 393	295	30 961	67 230	5 207 276
荃灣 Tsuen Wan	71 250	5 742 837	6 739	971 375	1 406	359 991	343	35 512	79 738	7 109 715
屯門 Tuen Mun	108 920	5 446 798	3 913	365 324	2 372	421 563	276	32 607	115 481	6 266 293
元朗 Yuen Long	102 543	4 641 880	11 298	1 118 762	6 304	871 203	867	24 290	121 012	6 656 136
北區 North	69 900	3 470 877	3 307	240 232	2 808	343 846	887	20 756	76 902	4 075 711
大埔 Tai Po	68 523	4 051 345	4 893	592 697	6 499	1 874 315	449	29 232	80 364	6 547 589
沙田 Sha Tin	132 873	10 190 069	13 201	2 351 344	5 436	1 736 429	181	57 281	151 691	14 335 123
西貢 Sai Kung	105 982	9 067 322	4 215	697 331	4 401	2 016 303	111	43 700	114 709	11 824 656
離島 Islands	33 622	1 906 170	8 104	1 065 604	3 099	1 059 424	167	4 767	44 992	4 035 964
新界 New Territories	757 052	49 049 883	58 563	7 902 006	32 928	8 827 468	3 576	279 105	852 119	66 058 462
總數 OVERALL	1 457 499	113 396 164	136 802	25 927 687	92 314	44 377 134	5 379	887 049	1 691 994	184 588 033

上述數字包括在租者置其屋計劃下已售出的租住單位，但不包括另行評估的停車位。

The above figures include those former public rental housing units sold under the Tenants Purchase Scheme, but exclude parking spaces which are separately assessed.



Table 3

附表

估價冊 - 截至 2011 年 4 月 1 日各地區的已估價公屋住宅物業  
Valuation List - Public Domestic Assessments by District as at 1 April 2011

地區	District	房屋委員會 HOUSING AUTHORITY				房屋協會及 香港平民屋宇有限公司 # HOUSING SOCIETY & HONG KONG SETTLERS HOUSING CORPORATION LIMITED #			
		租者置其屋計劃下 已售出的前租住公屋單位 Former Rental Housing Units sold under TPS *		租者置其屋計劃下 仍未售出的單位 Units unsold under TPS *		租住公屋 Rental Housing		租住公屋 Rental Housing	
		數量 Number	應課差餉租值 Rateable Value (千元 \$'000)	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)
中西區	Central and Western	-	-	-	-	5	29 235	878	120 623
灣仔	Wan Chai	-	-	-	-	-	-	-	-
東區	Eastern	2 541	156 573	1 085	53 373	68	1 866 397	452	351 233
南區	Southern	7 031	362 968	3 495	139 394	42	1 099 575	5	35 400
港島	Hong Kong	9 572	519 541	4 580	192 767	115	2 995 206	1 335	507 257
油尖旺	Yau Tsim Mong	-	-	-	-	4	180 002	673	40 975
深水埗	Sham Shui Po	4 433	204 786	2 297	86 041	103	2 259 458	8	52 175
九龍城	Kowloon City	-	-	-	-	29	743 563	18	277 500
黃大仙	Wong Tai Sin	15 979	866 487	7 430	314 570	128	3 198 739	-	-
觀塘	Kwun Tong	9 725	445 066	6 320	211 323	159	4 276 817	342	234 685
九龍	Kowloon	30 137	1 516 339	16 047	611 934	423	10 658 579	1 041	605 335
葵青	Kwai Tsing	10 552	459 450	4 053	135 115	153	3 965 386	468	135 551
荃灣	Tsuen Wan	-	-	-	-	39	780 350	175	78 944
屯門	Tuen Mun	9 591	314 757	11 756	283 458	59	1 030 014	-	-
元朗	Yuen Long	3 742	109 289	4 741	127 917	109	1 541 472	-	-
北區	North	11 651	378 092	5 933	161 896	21	569 322	18	18 405
大埔	Tai Po	13 148	585 517	7 651	259 453	15	353 574	-	-
沙田	Sha Tin	20 459	913 183	6 050	225 227	76	1 973 957	20	150 919
西貢	Sai Kung	9 652	443 727	5 550	205 194	31	1 107 658	249	73 449
離島	Islands	-	-	-	-	63	568 323	-	-
新界	New Territories	78 795	3 204 015	45 734	1 398 260	566	11 890 056	930	457 266
總數	OVERALL	118 504	5 239 894	66 361	2 202 961	1 104	25 543 841	3 306	1 569 858

# 包括房屋協會長者安居樂計劃下興建的單位。

另行評估的停車位並不包括在上述數字內。

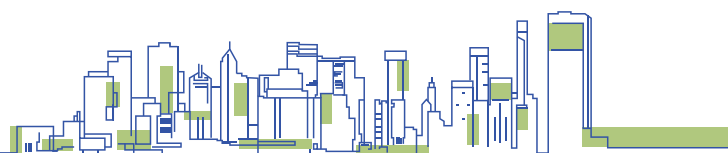
上述數字所表示的估價物業多以大廈為單位，但經租者置其屋計劃已售出或仍未售出的單位普遍會以個別單位數目顯示。

\* TPS: Tenants Purchase Scheme

# Include units developed under the Senior Citizen Residence Scheme of Housing Society.

The above figures exclude 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.



估價冊 - 截至 2011 年 4 月 1 日各地區的已估價舖位及其他商業樓宇  
Valuation List - Shop and Other Commercial Assessments by District as at 1 April 2011

地區	District	舖位 Shop		其他商業樓宇 Other Commercial	
		數量 Number	應課差餉租值 Rateable Value (千元 \$'000)	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)
中西區	Central and Western	9 359	6 081 731	2 578	3 723 727
灣仔	Wan Chai	7 468	6 324 747	2 120	2 090 721
東區	Eastern	8 863	2 710 897	1 064	609 079
南區	Southern	2 172	776 107	606	228 126
港島	Hong Kong	27 862	15 893 482	6 368	6 651 653
油尖旺	Yau Tsim Mong	20 774	13 652 572	3 834	4 673 438
深水埗	Sham Shui Po	9 723	3 273 385	1 378	420 059
九龍城	Kowloon City	7 916	2 014 805	895	437 280
黃大仙	Wong Tai Sin	3 111	1 146 224	147	113 534
觀塘	Kwun Tong	5 516	2 851 117	295	344 353
九龍	Kowloon	47 040	22 938 102	6 549	5 988 664
葵青	Kwai Tsing	3 694	1 502 178	165	135 179
荃灣	Tsuen Wan	5 244	2 053 875	208	271 110
屯門	Tuen Mun	5 190	1 759 097	149	228 911
元朗	Yuen Long	6 934	1 891 902	398	255 199
北區	North	2 832	1 033 259	57	51 030
大埔	Tai Po	2 593	946 130	146	120 569
沙田	Sha Tin	4 521	2 954 113	69	221 563
西貢	Sai Kung	3 200	1 334 486	27	34 482
離島	Islands	2 538	2 595 041	65	27 900
新界	New Territories	36 746	16 070 081	1 284	1 345 943
總數	OVERALL	111 648	54 901 665	14 201	13 986 259



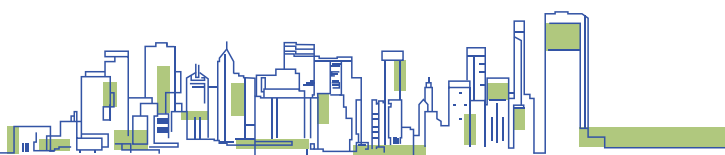
Table 5

附表

估價冊 - 截至 2011 年 4 月 1 日各地區的已估價寫字樓及工貿大廈

Valuation List - Office and Industrial/Office Assessments by District as at 1 April 2011

地區	District	寫字樓 Office		工貿大廈 Industrial/Office	
		數量 Number	應課差餉租值 Rateable Value (千元 \$'000)	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)
中西區	Central and Western	23 999	21 235 702	-	-
灣仔	Wan Chai	13 205	7 977 640	-	-
東區	Eastern	5 010	3 323 601	189	85 828
南區	Southern	1 229	284 799	25	3 609
港島	Hong Kong	43 443	32 821 742	214	89 437
油尖旺	Yau Tsim Mong	22 580	8 048 056	81	13 054
深水埗	Sham Shui Po	1 634	535 895	1 055	300 780
九龍城	Kowloon City	1 325	408 730	18	2 986
黃大仙	Wong Tai Sin	142	51 553	354	44 191
觀塘	Kwun Tong	2 098	2 128 961	1 303	415 869
九龍	Kowloon	27 779	11 173 195	2 811	776 880
葵青	Kwai Tsing	671	374 482	427	179 836
荃灣	Tsuen Wan	1 466	271 841	464	25 637
屯門	Tuen Mun	471	54 570	-	-
元朗	Yuen Long	570	76 919	-	-
北區	North	200	62 662	62	6 459
大埔	Tai Po	61	11 893	-	-
沙田	Sha Tin	934	624 826	111	30 909
西貢	Sai Kung	5	11 928	-	-
離島	Islands	307	465 924	-	-
新界	New Territories	4 685	1 955 044	1 064	242 842
總數	OVERALL	75 907	45 949 981	4 089	1 109 158





估價冊 - 截至 2011 年 4 月 1 日各地區的已估價工廠大廈及貨倉  
Valuation List - Factory and Storage Assessments by District as at 1 April 2011

附表

地區	District	工廠大廈 Factory		貨倉 Storage	
		數量 Number	應課差餉租值 Rateable Value (千元 \$'000)	數量 Number	應課差餉租值 Rateable Value (千元 \$'000)
中西區	Central and Western	445	72 841	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	6 250	1 688 783	24	85 471
南區	Southern	4 148	650 750	11	21 732
港島	Hong Kong	10 843	2 412 374	35	107 203
油尖旺	Yau Tsim Mong	1 953	281 257	2	308
深水埗	Sham Shui Po	4 743	1 319 505	52	95 177
九龍城	Kowloon City	3 041	876 477	142	111 742
黃大仙	Wong Tai Sin	3 362	572 584	2	1 254
觀塘	Kwun Tong	19 438	3 276 745	145	174 157
九龍	Kowloon	32 537	6 326 568	343	382 637
葵青	Kwai Tsing	16 673	2 176 674	731	1 430 692
荃灣	Tsuen Wan	10 741	1 677 077	455	405 751
屯門	Tuen Mun	7 006	810 760	270	84 628
元朗	Yuen Long	1 185	471 717	102	72 610
北區	North	2 275	303 105	42	83 326
大埔	Tai Po	343	482 365	-	-
沙田	Sha Tin	10 498	1 320 812	313	507 285
西貢	Sai Kung	36	240 432	5	3 954
離島	Islands	25	78 327	115	164 220
新界	New Territories	48 782	7 561 268	2 033	2 752 465
總數	OVERALL	92 162	16 300 210	2 411	3 242 306



# Table 7

附表

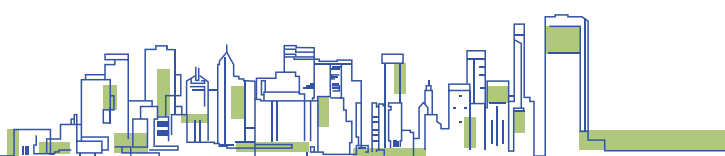
## 估價冊 - 截至 2011 年 4 月 1 日各類物業的估價及應課差餉租值

### Valuation List - Distribution of Assessments and Rateable Values by Category as at 1 April 2011

類別	Category	數量 Number	%	應課差餉租值 Rateable Value (千元 \$'000)	%
住宅	Domestic Premises	1 762 765	74.4	213 904 692	50.3
舖位及其他商業樓宇	Shop and Other Commercial Premises	125 849	5.3	68 887 924	16.2
寫字樓	Office	75 907	3.2	45 949 981	10.8
工貿大廈	Industrial / Office Premises	4 089	0.2	1 109 158	0.3
工廠大廈	Factory	92 162	3.9	16 300 210	3.8
貨倉	Storage Premises	2 411	0.1	3 242 306	0.8
停車位 *	Parking Spaces *	251 959	10.6	8 649 148	2.0
其他物業	Others	54 063	2.3	67 348 717	15.8
總數	OVERALL	2 369 205	100	425 392 136	100

\* 包括住宅及非住宅停車位。

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



估價冊 - 截至 2011 年 4 月 1 日按應課差餉租值劃分的已估價物業  
Valuation List - Analysis of Assessments by Rateable Value Range as at 1 April 2011

應課差餉租值 (元) Rateable Value Range (\$)		港島 Hong Kong	九龍 Kowloon	新界 New Territories	總數 Total	%	累積 % <sup>^</sup> Cumulative % <sup>^</sup>
3 001 -	9 999	3 051	9 453	43 927	56 431	2.4	2.4
10 000 -	19 999	24 059	29 711	98 423	152 193	6.4	8.8
20 000 -	29 999	35 159	32 931	67 630	135 720	5.7	14.5
30 000 -	39 999	13 521	40 761	103 391	157 673	6.7	21.2
40 000 -	49 999	14 797	63 813	148 721	227 331	9.6	30.8
50 000 -	59 999	26 376	77 236	144 983	248 595	10.5	41.3
60 000 -	69 999	36 893	71 069	122 274	230 236	9.7	51.0
70 000 -	79 999	44 857	49 701	90 849	185 407	7.8	58.8
80 000 -	89 999	37 779	38 368	63 181	139 328	5.9	64.7
90 000 -	99 999	34 772	32 556	50 475	117 803	5.0	69.7
100 000 -	119 999	46 983	44 807	60 427	152 217	6.4	76.1
120 000 -	139 999	37 493	33 889	42 027	113 409	4.8	80.9
140 000 -	159 999	27 182	29 599	25 003	81 784	3.5	84.3
160 000 -	179 999	20 263	16 941	15 696	52 900	2.2	86.6
180 000 -	199 999	15 646	12 817	11 798	40 261	1.7	88.3
200 000 -	249 999	27 410	23 748	16 055	67 213	2.8	91.1
250 000 -	299 999	18 932	14 673	7 433	41 038	1.7	92.8
300 000 -	349 999	13 355	11 016	5 314	29 685	1.3	94.1
350 000 -	399 999	10 679	7 169	4 005	21 853	0.9	95.0
400 000 -	449 999	8 008	5 010	3 274	16 292	0.7	95.7
450 000 -	499 999	6 245	3 670	2 616	12 531	0.5	96.2
500 000 -	599 999	9 225	5 145	3 710	18 080	0.8	97.0
600 000 -	749 999	9 083	4 858	3 533	17 474	0.7	97.7
750 000 -	999 999	8 824	4 038	3 260	16 122	0.7	98.4
1 000 000 -	1 499 999	7 684	3 736	2 816	14 236	0.6	99.0
1 500 000 -	1 999 999	2 963	2 042	1 497	6 502	0.3	99.3
2 000 000 -	2 999 999	2 663	1 964	1 406	6 033	0.3	99.5
3 000 000 -	9 999 999	3 582	2 609	1 960	8 151	0.3	99.9
10 000 000 -	99 999 999	932	848	847	2 627	0.1	100.0
100 000 000 -	999 999 999	34	16	22	72	*	100.0
1 000 000 000 -	99 999 999 999	2	-	6	8	*	100.0
總數 OVERALL		548 452	674 194	1 146 559	2 369 205	100.0	-

\* 低於 0.05%。

<sup>^</sup> 在“%”及“累積 %”二欄內之數字是獨立計算得來，由於四捨五入關係，最後一欄的數字，表面上看來可能出現誤差。

\* Percentage below 0.05%.

<sup>^</sup> 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.



Table 9

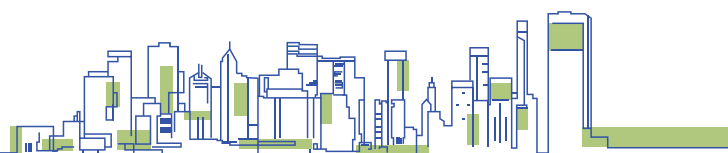
# 附表

## 地租登記冊 - 截至 2011 年 4 月 1 日各地區的已估價物業 Government Rent Roll - Assessments by District as at 1 April 2011

地區	District	不超過最低應課差餉租值 *	超過最低應課差餉租值	應課差餉租值 Rateable Value (千元 \$'000)
		Not Exceeding Minimum Rateable Value *	Above Minimum Rateable Value	
		數量 Number	數量 Number	
中西區	Central and Western	119	15 030	15 786 971
灣仔	Wan Chai	10	10 347	4 559 754
東區	Eastern	165	47 192	8 281 642
南區	Southern	52	45 709	8 022 886
港島	Hong Kong	346	118 278	36 651 254
油尖旺	Yau Tsim Mong	19	48 619	17 539 092
深水埗	Sham Shui Po	349	118 395	17 314 294
九龍城	Kowloon City	19	44 721	9 225 887
黃大仙	Wong Tai Sin	188	88 386	11 484 574
觀塘	Kwun Tong	247	141 923	22 742 471
九龍	Kowloon	822	442 044	78 306 317
葵青	Kwai Tsing	482	106 593	21 998 035
荃灣	Tsuen Wan	2 858	120 943	14 494 894
屯門	Tuen Mun	5 437	161 642	11 946 761
元朗	Yuen Long	30 693	148 385	12 249 626
北區	North	36 845	87 278	6 733 309
大埔	Tai Po	31 969	96 250	9 570 118
沙田	Sha Tin	5 570	207 630	25 767 262
西貢	Sai Kung	16 546	132 521	16 414 206
離島	Islands	20 641	48 773	15 608 666
新界	New Territories	151 041	1 110 015	134 782 878
總數	OVERALL	152 209	1 670 337	249 740 449

\* 凡物業的應課差餉租值不超過最低應課差餉租值 3 000 元，用以計算地租的應課差餉租值在法律上當作 1 元，而應繳地租為每年 0.03 元。實際上，本署不會向這類物業發出徵收地租通知書。

\* 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.



2010-2011 年度臨時估價及刪除估價 \*  
Interim Valuations and Deletions in 2010-2011 \*

附表

區域 Area		差餉及地租 Rates and Government Rent		只計差餉 Rates Only		只計地租 Government Rent Only	
		臨時估價 Interim Valuations	刪除估價 Deletions	臨時估價 Interim Valuations	刪除估價 Deletions	臨時估價 Interim Valuations	刪除估價 Deletions
港島 Hong Kong	數量 Number	1 464	583	2 867	3 073	673	14
	應課差餉租值 Rateable Value (千元 \$'000)	1 538 154	1 257 393	3 095 833	2 647 660	1 101 754	63 300
九龍 Kowloon	數量 Number	6 670	1 011	1 378	1 204	721	33
	應課差餉租值 Rateable Value (千元 \$'000)	3 020 269	937 410	1 495 149	1 002 505	1 258 397	164 214
新界 New Territories	數量 Number	11 685	1 555	2 482	416	6 429	3 938
	應課差餉租值 Rateable Value (千元 \$'000)	2 334 058	809 839	643 385	231 051	4 198 358	483 744
總數 OVERALL	數量 Number	19 819	3 149	6 727	4 693	7 823	3 985
	應課差餉租值 Rateable Value (千元 \$'000)	6 892 481	3 004 643	5 234 367	3 881 216	6 558 508	711 258

\* 不包括在估價冊/地租登記冊直接載入和刪除的估價。

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





Table 11

附表

# 2011-2012 年度重估應課差餉租值 - 對主要類別物業的影響<sup>(1)</sup>

## 2011-2012 General Revaluation - Effect on Main Property Types<sup>(1)</sup>

物業類別 Property Type	差餉 Rates			地租 Government Rent		
	應課差餉租值 平均增減 in Rateable Value %	平均每月 差餉 (元) Average Rates Payment \$p.m.	平均每月 差餉增減 (元) Average Change in Rates \$p.m.	應課差餉租值 平均增減 in Rateable Value %	平均每月 地租 (元) Average Govt. Rent Payment \$p.m.	平均每月 地租增減 (元) Average Change in Govt. Rent \$p.m.
小型私人住宅物業 <sup>(2)</sup> Private Small Domestic Premises <sup>(2)</sup>	+15	322	+42	+15	182	+24
中型私人住宅物業 <sup>(2)</sup> Private Medium Domestic Premises <sup>(2)</sup>	+14	785	+96	+14	442	+54
大型私人住宅物業 <sup>(2)</sup> Private Large Domestic Premises <sup>(2)</sup>	+13	1 996	+237	+13	965	+108
私人住宅物業 Private Domestic Premises	+14	451	+56	+14	232	+29
公屋住宅物業 <sup>(3)</sup> Public Domestic Premises <sup>(3)</sup>	+11	169	+17	+11	100	+10
所有住宅物業 <sup>(4)</sup> All Domestic Premises <sup>(4)</sup>	+14	343	+41	+14	180	+22
舖位及其他商業樓宇 Shop and Other Commercial Premises	+5	2 184	+110	+7	1 222	+75
寫字樓 Office	+7	2 458	+152	+4	2 633	+107
工業樓宇 <sup>(5)</sup> Industrial Premises <sup>(5)</sup>	+7	833	+57	+7	498	+34
所有非住宅物業 <sup>(6)</sup> All Non-domestic Premises <sup>(6)</sup>	+5	2 112	+103	+6	1 182	+64
所有類別物業 All Types of Properties	+9	576	+49	+10	287	+26

註：

(1) 住宅物業的計算主要是反映物業數目，而非住宅物業則反映估價數目。

(2) 所有住宅物業均按實用面積分類：

小型住宅 -- 不超過 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) 指由房屋委員會、房屋協會及香港平民屋宇有限公司提供的租住單位。

(4) 包括停車位。

(5) 包括工廠、貨倉及工貿大廈。

(6) 包括其他形式物業如酒店、戲院、油站、學校及停車位。

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 m<sup>2</sup>Medium domestic -- 70 m<sup>2</sup> to 99.9 m<sup>2</sup>Large domestic -- 100 m<sup>2</sup> or over

(3) Refer to Housing Authority, Housing Society and Hong Kong Settlers Housing Corporation Ltd. rental units.

(4) Include car parking spaces.

(5) Include factory, storage and industrial/office premises.

(6) Include miscellaneous premises such as hotels, cinemas, petrol filling stations, schools and car parking spaces.



# 2009-2010 及 2010-2011 年度的估價建議書、反對書及上訴個案 Proposals, Objections and Appeals in 2009-2010 and 2010-2011

	差餉 Rating		地租 Government Rent	
	2009-2010	2010-2011	2009-2010	2010-2011
<b>建議書 Proposals</b>				
接辦及完成個案 Cases received and completed	51 387	52 368	113	136
覆核結果 Status on review :				
- 估價作實 assessment confirmed	46 327	34 622	98	111
- 削減應課差餉租值 rateable value reduced	2 585	2 634	6	3
- 其他 others <sup>(1)</sup>	2 475	15 112	9	22
<b>反對書 Objections <sup>(2)</sup></b>				
年初所餘 Outstanding at beginning of year	1 053	716	209	79
接辦個案 Cases received	3 546	2 187	391	782
完成個案 Cases completed	3 883	2 313	521	609
覆核結果 Status on review :				
- 建議臨時估價、刪除或更正估價作實 proposed interim valuation, deletion or correction confirmed	2 603	1 699	388	413
- 削減應課差餉租值 rateable value reduced	683	427	44	79
- 其他 others <sup>(1)</sup>	597	187	89	117
<b>上訴 Appeals</b>				
年初所餘 Outstanding at beginning of year	649	786	2 294	2 376
接辦個案 Cases received	178	203	91	138
完成個案 Cases completed	41	90	9	10
個案完成結果 Status of completed cases :				
- 估價作實 (全面聆訊) assessment confirmed (full hearing)	1	-	1	-
- 削減應課差餉租值 (全面聆訊) rateable value reduced (full hearing)	-	-	-	-
- 同意令 consent orders	18	54	-	9
- 撤銷 / 失效 withdrawn/lapsed	22	36	8	1

註：

- (1) 此欄包括無效、反對人自行撤銷反對、修改物業單位名稱及刪除估價等的個案。  
 (2) 數字反映所涉及的應課差餉租值數目。

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.



# 附錄 Annexures



- A** 本署的編制及實際人數  
Establishment and Strength of the Department
- B** 在外間委員會擔任成員的高級首長級人員  
Senior Directorate Staff Serving on Inter-departmental  
and External Committees
- C** 技術附註  
Technical Notes
- D** 刊物  
Publications
- E** 各區域及地區  
Areas and Districts
- F** 分區圖  
Plans

# 本署的編制及實際人數 Establishment and Strength of the Department

	1.4.2010		1.4.2011		增加 / 減少 Increase/Decrease	
	編制 EST. *	實際人數 SG. *	編制 EST. *	實際人數 SG. *	編制 EST. *	實際人數 SG. *
署長 Commissioner	1	1	1	1	-	-
副署長 Deputy Commissioner	1	-	1	-	-	-
助理署長 Assistant Commissioner	4	3	4	4	-	+1
首席物業估價測量師 Principal Valuation Surveyor	8	8	8	6	-	-2
高級物業估價測量師 Senior Valuation Surveyor	23	21	23	19	-	-2
物業估價測量師 Valuation Surveyor	58	59	58	60	-	+1
助理物業估價測量師 Assistant Valuation Surveyor	5	4	5	4	-	-
首席物業估價主任 Principal Valuation Officer	15	12	15	11	-	-1
高級物業估價主任 Senior Valuation Officer	76	65	76	69	-	+4
物業估價主任 / 見習物業估價主任 Valuation Officer/Valuation Officer Trainee	257	268	257	256	-	-12
一級 / 二級物業估價助理 Valuation Assistant I/II	4	3	4	2	-	-1
高級租務主任 Senior Rent Officer	4	3	4	2	-	-1
一級租務主任 Rent Officer I	11	10	11	9	-	-1
二級租務主任 Rent Officer II	7	7	7	7	-	-
物業調查員 Valuation Referencer	4	2	4	2	-	-
高級統計主任 Senior Statistical Officer	2	2	2	2	-	-
一級統計主任 Statistical Officer I	3	3	3	3	-	-
二級統計主任 Statistical Officer II	3	3	3	3	-	-

\* EST. = Establishment SG. = Strength





	1.4.2010		1.4.2011		增加 / 減少 Increase/Decrease	
	編制 EST. *	實際人數 SG. *	編制 EST. *	實際人數 SG. *	編制 EST. *	實際人數 SG. *
高級技術主任 Senior Technical Officer	2	2	2	2	-	-
技術主任 / 見習技術主任 Technical Officer/Technical Officer Trainee	4	4	4	4	-	-
總行政主任 Chief Executive Officer	1	1	1	1	-	-
高級行政主任 Senior Executive Officer	1	1	1	1	-	-
一級行政主任 Executive Officer I	3	3	3	3	-	-
一級法定語文主任 Official Language Officer I	1	1	1	1	-	-
二級法定語文主任 Official Language Officer II	2	2	2	2	-	-
繕校員 Calligraphist	1	1	1	1	-	-
高級私人秘書 Senior Personal Secretary	1	1	1	1	-	-
一級私人秘書 Personal Secretary I	5	5	5	5	-	-
二級私人秘書 Personal Secretary II	7	7	7	7	-	-
機密檔案室助理 Confidential Assistant	1	1	1	1	-	-
高級文書主任 Senior Clerical Officer	16	16	16	13	-	-3
文書主任 Clerical Officer	37	37	37	40	-	+3
助理文書主任 Assistant Clerical Officer	109	103	109	100	-	-3
文書助理 Clerical Assistant	103	98	103	97	-	-1
一級物料供應員 Supplies Supervisor I	1	1	1	1	-	-
二級物料供應員 Supplies Supervisor II	1	1	1	1	-	-
物料供應服務員 Supplies Attendant	1	1	1	1	-	-

\* EST. = Establishment      SG. = Strength



# 本署的編制及實際人數 Establishment and Strength of the Department

	1.4.2010		1.4.2011		增加 / 減少 Increase/Decrease	
	編制 EST. *	實際人數 SG. *	編制 EST. *	實際人數 SG. *	編制 EST. *	實際人數 SG. *
高級庫務會計師 Senior Treasury Accountant	1	1	1	1	-	-
高級會計主任 Senior Accounting Officer	1	1	1	1	-	-
一級會計主任 Accounting Officer I	4	4	4	4	-	-
執達主任助理 Bailliff's Assistant	2	2	2	2	-	-
電話接線生 Telephone Operator	1	1	1	1	-	-
司機 Motor Driver	7	7	7	7	-	-
辦公室助理 Office Assistant	15	11	15	11	-	-
二級工人 Workman II	9	8	9	7	-	-1
高級電腦操作員 Senior Computer Operator	1	1	1	1	-	-
一級電腦操作員 Computer Operator I	5	5	5	5	-	-
二級電腦操作員/見習電腦操作員 Computer Operator II/Student Computer Operator	7	7	7	7	-	-
高級系統經理 Senior Systems Manager	1	1	1	1	-	-
系統經理 Systems Manager	3	3	3	3	-	-
一級系統分析/程序編製主任 Analyst/Programmer I	8	8	8	7	-	-1
二級系統分析/程序編製主任 Analyst/Programmer II	4	3	4	3	-	-
小計 Sub-total	852	823	852	803	-	-20

\* EST. = Establishment SG. = Strength



	1.4.2010		1.4.2011		增加 / 減少 Increase/Decrease	
	編制 EST. *	實際人數 SG. *	編制 EST. *	實際人數 SG. *	編制 EST. *	實際人數 SG. *
<b>額外人員 Supernumerary Staff</b>						
助理署長 Assistant Commissioner	-	-	1	1	+1	+1
首席物業估價測量師 Principal Valuation Surveyor	-	-	1	1	+1	+1
首席物業估價主任 Principal Valuation Officer	1	1	2	2	+1	+1
高級物業估價主任 Senior Valuation Officer	1	1	4	4	+3	+3
物業估價主任 Valuation Officer	-	-	1	1	+1	+1
高級租務主任 Senior Rent Officer	-	-	1	1	+1	+1
高級文書主任 Senior Clerical Officer	-	-	2	2	+2	+2
文書主任 Clerical Officer	1	1	2	2	+1	+1
助理文書主任 Assistant Clerical Officer	-	-	2	2	+2	+2
小計 Sub-total	3	3	16	16	+13	+13
總數 Total	855	826	868	819	+13	-7

\* EST. = Establishment      SG. = Strength



## 在外間委員會擔任成員的高級首長級人員 Senior Directorate Staff Serving on Inter-departmental and External Committees

職位 Title	委員會名稱 Committee	身分 Capacity
署長 Commissioner	經濟發展工作小組 Working Group on Developments in the Economy	委員 Member
	監察物業市場工作小組 Working Group to Monitor the Property Market	委員 Member



見於本年報內的下述用語，除另有註明外，其意思如下：

### (1) 樓面面積

面積以平方米計算。住宅單位的樓面面積是以「實用面積」來計算。「實用面積」是指單位獨佔的樓面面積，包括露台及外廊，但不包括樓梯、升降機槽、渠管及大堂等公用地方。量度「實用面積」時，是從圍繞該單位的外牆向外的一面或該單位與毗連單位的共用牆的中間點起計。窗台、天井、花園、庭院、平台、車位等地方則不包括在內。

非住宅樓宇的面積是以「內部樓面面積」來計算，量度範圍是有關單位牆壁（或與毗連單位的共用牆）向內的一面所圍繞的全部面積。

### (2) 物業類別

住宅：

- (a) 私人住宅單位 - 各自設有專用的煮食設施和浴室（及 / 或廁所）的獨立居住單位。居者有其屋計劃、私人機構參建居屋計劃、市區改善計劃、住宅發售計劃和夾心階層住屋計劃的住宅單位，均屬這一類別。租者置其屋計劃下售出的單位亦屬這一類別。

住宅單位可按樓面面積分類如下：

- A 類 - 實用面積少於 40 平方米
- B 類 - 實用面積為 40 至 69.9 平方米
- C 類 - 實用面積為 70 至 99.9 平方米
- D 類 - 實用面積為 100 至 159.9 平方米
- E 類 - 實用面積為 160 平方米或以上

- (b) 公屋住宅單位 - 由香港房屋委員會、香港房屋協會和香港平民屋宇有限公司興建的租住單位。

- (c) 雜類住宅單位 - 包括用作住宅的閣仔、天台建築物等。

Where referred to in this publication the terms shown below, unless otherwise indicated, have the following general meanings :

### (1) 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 and verandahs but excluding common areas such as stairs, lift shafts, pipe ducts and lobbies. It is measured from the outside of the exterior enclosing walls of the unit and the middle of the party walls between two units. Bay windows, yards, gardens, terraces, flat roofs, carports and the like are excluded from the area.

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.

### (2) Property Types

Domestic :

- (a) Private domestic - Independent dwellings with separate cooking facilities and bathroom (and/or lavatory). Domestic units built under the Home Ownership Scheme, Private Sector Participation Scheme, Urban Improvement Scheme, Flat-for-Sale Scheme and Sandwich Class Housing Scheme are included. Domestic units sold under the Tenants Purchase Scheme are also included.

Domestic units are sub-divided by reference to floor area as follows :

- Class A - Saleable area less than 40 m<sup>2</sup>
- Class B - Saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>
- Class C - Saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>
- Class D - Saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>
- Class E - Saleable area of 160 m<sup>2</sup> or above

- (b) Public domestic - Units 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.





## 非住宅：

- (a) 舖位 - 設計或改建作零售業用途，並實際作這用途的物業。
- (b) 商業樓宇 - 設計或改建作商業用途的樓宇，例如百貨公司等，但不包括舖位或寫字樓。
- (c) 寫字樓 - 商用樓宇內的物業，但不包括綜合用途樓宇內的非住宅用途單位。
- (d) 工貿大廈 - 設計或獲證明作工貿用途的樓面面積。
- (e) 工廠 - 為製造業工序及有關用途而建設的物業。
- (f) 貨倉 - 設計或改建作倉庫或冷藏庫的樓宇。
- (g) 停車位 - 位於主要作住宅或非住宅用途樓宇內的停車位。
- (h) 其他物業 - 不屬於上述任何類別的物業，例如酒店，戲院及劇場、學校、康樂會及會所、社區及福利用途樓宇、油站等物業。

## (3) 租金

本書所載租金全部以港元計算，通常不包括差餉、管理費及其他費用在內。

## (4) 匯率

除另有說明外，本年報所用的「元」均指港元。自 1983 年 10 月 17 日起，政府透過一項有關發行紙幣的措施，將港元與美元掛鈎，採用大約 7.8 港元兌 1 美元的聯繫匯率。

## (5) 四捨五入

由於數字四捨五入，所以個別項目的總和與各表所示的總數可能有些微差別。

## Non-Domestic：

- (a) Shop - Premises designed or adapted for retail trade and used as such.
- (b) Commercial premises - Premises designed or adapted for commercial use, but not falling within the definitions of shop or office, e.g. department stores etc.
- (c) Office - Premises situated in buildings designed for commercial/business purposes excluding non-domestic floors in composite buildings.
- (d) Industrial/office premises - Premises comprising floor space designed or certified for industrial/office use.
- (e) Factory - Premises designed for manufacturing processes and uses directly related to such processes.
- (f) Storage premises - Premises designed or adapted for use as godowns or cold stores.
- (g) Parking spaces - Parking spaces either in a predominantly domestic or non-domestic building.
- (h) Other premises - Premises not included in any of the above types such as hotels, cinemas and theatres, schools, recreation club and association premises, community and welfare premises, petrol filling stations etc.

## (3) Rent

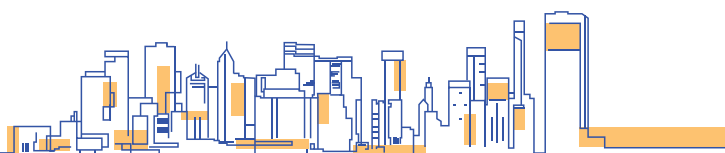
All rents quoted are in Hong Kong dollars and are normally exclusive of rates, management and other charges.

## (4) Exchange Rate

Where dollars are quoted in this report, they are, unless otherwise stated, Hong Kong dollars. Since 17 October 1983, the Hong Kong dollar has been linked to the US dollar, through an arrangement in the note-issue mechanism, at a rate of around HK\$7.8=US\$1.

## (5) 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.



## 公開發售

香港物業報告

樓宇名稱

香港差餉稅收歷史  
(英文版及中文版)香港差餉稅制  
- 評估、徵收及管理  
(英文版及中文版)

## 其他供公眾閱覽的刊物

年報

差餉及地租簡介

誰有責任繳納差餉與地租簡介

差餉物業估價署服務承諾

差餉物業估價署歷年發展(英文版)

香港物業報告 - 每月補編

《業主與租客(綜合)條例》指引概要

宣傳標示門牌號數的資料單張

「物業資訊網」服務簡介

電子快訊

## On Sale to the Public

Hong Kong Property Review

Names of Buildings

The History of Rates in Hong Kong  
(English and Chinese versions)Property Rates in Hong Kong  
- Assessment, Collection and Administration  
(English and Chinese versions)

## Other Unrestricted Publications

Annual Summary

Your Rates and Government Rent

An introduction to Who is responsible for paying rates  
and Government rentPerformance Pledge for the Rating and Valuation  
Department

Rating and Valuation Department - A Chronology

Hong Kong Property Review - Monthly Supplement

A Summary Guide on the Landlord and Tenant  
(Consolidation) Ordinance

Explanatory Leaflet for Display of Building Numbers

An introduction to Property Information Online  
Service

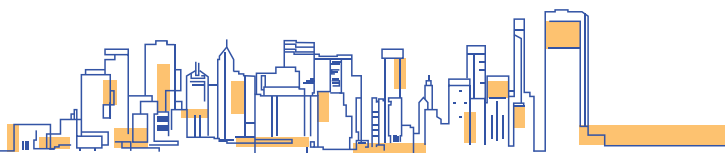
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各區域及地區  
Areas and Districts

地區 District	地區內的分區名稱 Names of Sub-districts within District Boundaries		規劃統計小區 Tertiary Planning Units
區域：港島 Area: Hong Kong			
中西區 Central and Western	堅尼地城、石塘咀、 西營盤、上環、 中環、金鐘、 半山區、山頂	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111(p), 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 134(p), 141(p), 142, 143(p), 172(p), 173(p), 181(p), 182(p)
灣仔 Wan Chai	灣仔、銅鑼灣、 跑馬地、大坑、 掃桿埔、渣甸山	Wan Chai, Causeway Bay, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	124(p), 131, 132, 133, 134(p), 135, 140, 143(p), 144, 145, 146(p), 147(p), 148(p), 149, 151(p), 158(p), 175(p), 182(p), 183(p), 184, 190(p), 191(p)
東區 Eastern	天后、寶馬山、 北角、鰂魚涌、 西灣河、筲箕灣、 柴灣、小西灣	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	146(p), 147(p), 148(p), 151(p), 152, 153, 154, 155, 156, 157, 158(p), 161, 162, 163, 164, 165, 166, 167, 190(p), 194(p), 196(p), 197(p)
南區 Southern	薄扶林、香港仔、 鴨脷洲、黃竹坑、 壽臣山、淺水灣、 春磡角、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	111(p), 141(p), 158(p), 171, 172(p), 173(p), 174, 175(p), 176, 181(p), 182(p), 183(p), 191(p), 192, 193, 194(p), 195, 196(p), 197(p), 198
區域：九龍 Area: Kowloon			
油尖旺 Yau Tsim Mong	尖沙咀、油麻地、 西九龍填海區、 京士柏、旺角、 大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Reclamation, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 213(p), 214, 215(p), 216, 220, 221(p), 222(p), 225, 226(p), 227(p), 228, 229, 235(p), 236(p), 251, 252, 253, 254(p), 255(p), 267(p), 268(p)
深水埗 Sham Shui Po	美孚、荔枝角、 長沙灣、深水埗、 石硤尾、又一村、 大窩坪、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	221(p), 254(p), 255(p), 260(p), 261(p), 262, 263, 264, 265, 266, 267(p), 268(p), 269(p), 271(p), 320(p), 327(p), 328(p), 761(p)
九龍城 Kowloon City	紅磡、土瓜灣、 馬頭角、馬頭圍、 啟德、九龍城、 何文田、九龍塘、 筆架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213(p), 215(p), 222(p), 226(p), 227(p), 231, 232, 233, 234, 235(p), 236(p), 237, 241, 242, 243, 244, 245, 246, 247, 268(p), 271(p), 272, 282(p), 283(p), 285, 286(p), 761(p)
黃大仙 Wong Tai Sin	新蒲崗、黃大仙、 東頭、橫頭磡、 樂富、鑽石山、 慈雲山、牛池灣	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	280(p), 281(p), 282(p), 283(p), 284, 286(p), 287(p), 288(p), 289, 761(p)
觀塘 Kwun Tong	坪石、九龍灣、 牛頭角、佐敦谷、 觀塘、秀茂坪、 藍田、油塘、 鯉魚門	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	280(p), 286(p), 287(p), 288(p), 290, 291, 292, 293(p), 294, 295, 297(p), 298(p), 831(p), 833(p), 835(p)

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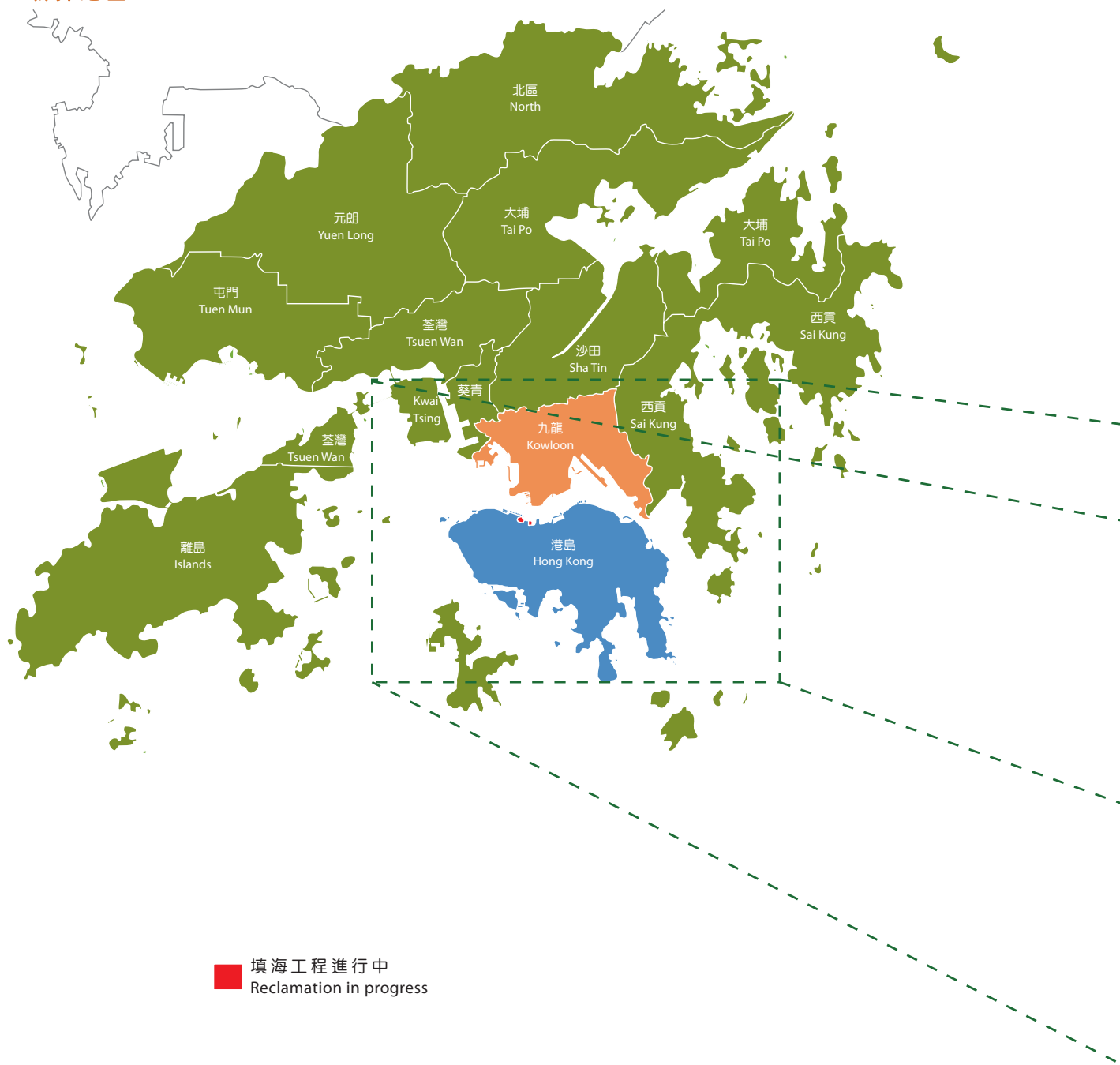


地區 District	地區內的分區名稱 Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units	
區域：新界 Area : New Territories			
葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	260(p), 261(p), 269(p), 310(p), 320(p), 321(p), 324(p), 326(p), 327(p), 328(p), 329, 350, 351, 733(p), 761(p)
荃灣 Tsuen Wan	荃灣、梨木樹、 汀九、深井、 青龍頭、馬灣、 欣澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	310(p), 321(p), 322, 323, 324(p), 325, 326(p), 327(p), 331, 332, 333(p), 334, 335, 336(p), 340(p), 413(p), 531(p), 724(p), 731(p), 732(p), 733(p), 961(p), 971(p), 972(p), 973(p), 974, 975
屯門 Tuen Mun	大欖涌、掃管笏、 屯門、藍地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	333(p), 336(p), 340(p), 411, 412(p), 413(p), 414, 415, 416(p), 421, 422, 423, 424, 425, 426, 427, 428, 431(p), 432, 433(p), 434, 441(p), 442(p), 512(p), 519(p), 522(p), 531(p), 951(p)
元朗 Yuen Long	洪水橋、廈村、 流浮山、天水圍、 元朗、新田、 落馬洲、錦田、 石崗、八鄉	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	333(p), 412(p), 413(p), 416(p), 431(p), 433(p), 441(p), 442(p), 510, 511, 512(p), 513, 514, 515, 516, 517, 518, 519(p), 521, 522(p), 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533(p), 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610, 621(p), 622(p), 724(p)
北區 North	粉嶺、聯和墟、 上水、石湖墟、 沙頭角、鹿頸、 烏蛟騰	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	542(p), 543(p), 544(p), 545(p), 546(p), 621(p), 622(p), 623, 624, 625, 626, 627, 628, 629, 631(p), 632, 634(p), 641, 642, 651, 652, 653, 711(p), 712(p)
大埔 Tai Po	大埔墟、大埔、 大埔滘、大尾篤、 船灣、樟木頭、 企嶺下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	310(p), 533(p), 631(p), 633, 634(p), 711(p), 712(p), 720, 721, 722, 723, 724(p), 725, 726, 727, 728, 729(p), 732(p), 741(p), 742(p), 743, 744(p), 751, 753(p), 757(p), 762(p), 822(p), 824(p)
沙田 Sha Tin	大圍、沙田、 火炭、馬料水、 烏溪沙、馬鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	261(p), 281(p), 282(p), 310(p), 327(p), 724(p), 729(p), 731(p), 732(p), 733(p), 741(p), 744(p), 753(p), 754, 755, 756, 757(p), 758, 759, 761(p), 762(p), 824(p)
西貢 Sai Kung	清水灣、西貢、 大網仔、將軍澳、 坑口、調景嶺、 馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	293(p), 296, 297(p), 298(p), 741(p), 742(p), 744(p), 761(p), 762(p), 811, 812, 813, 814, 815, 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831(p), 832, 833(p), 834, 835(p), 836, 837, 838, 839
離島 Islands	長洲、坪洲、 大嶼山 (包括東涌)、 南丫島	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951(p), 961(p), 962, 963, 971(p), 972(p), 973(p), 976

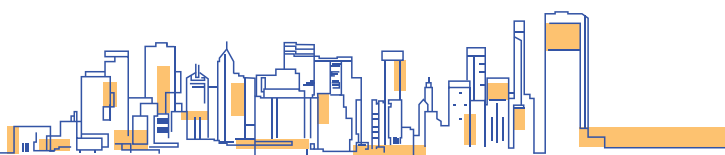
(p) = part 部分



### 新界地區 New Territories Districts



■ 填海工程進行中  
Reclamation in progress



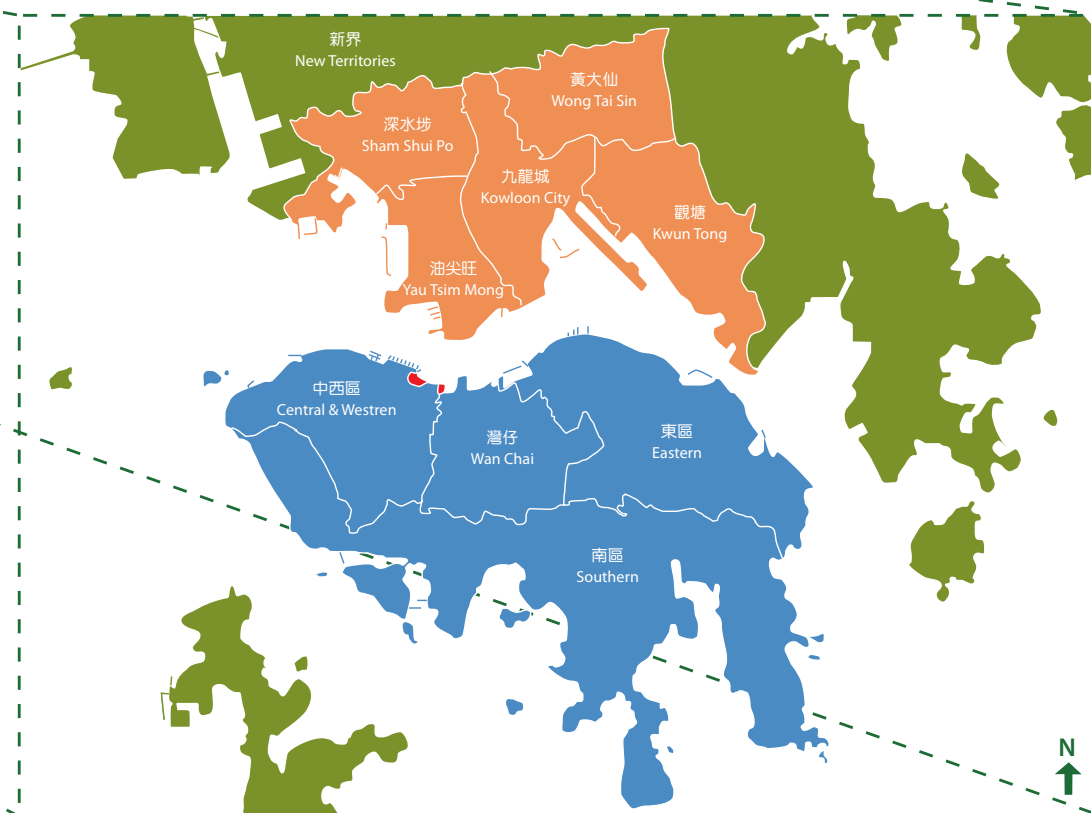


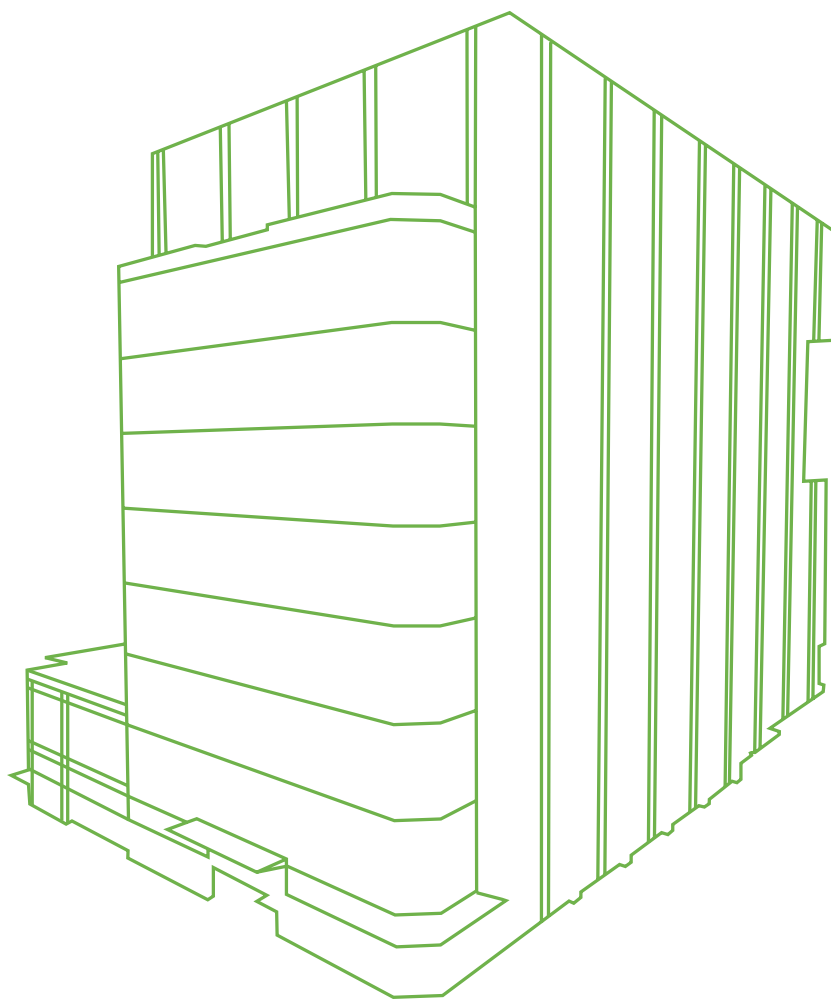


差餉物業估價署年報

Rating and Valuation Department Annual Summary

## 港島及九龍地區 Hong Kong and Kowloon Districts





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