

新增和優化服務

New and Improved Services



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物業資訊網

物業資訊網設有功能全面的中英雙語搜尋服務，為市民提供下列網上查詢服務，可用作尋找逾 270 萬個物業地址記錄：

收費服務

（透過繳費靈、轉數快、主要信用卡、Apple Pay 或 Google Pay 付款）

- 查詢私人住宅物業（不包括村屋）的實用面積、樓齡和許可用途；
- 查詢估價冊及 / 或地租登記冊所載最近三個估價年度的應課差餉租值；以及
- 查詢差餉及 / 或地租帳目。

免費服務

- 查閱新公布的估價冊及地租登記冊（每年 3 月中估價冊及地租登記冊公布後至 5 月 31 日在網上展示）；以及
- 差餉或地租繳納人查詢其私人住宅物業（不包括村屋）的實用面積及樓齡。

Property Information Online

Equipped with a versatile bilingual search engine, the Property Information Online provides the following online enquiry services of over 2.7 million property address records for the public:

Chargeable Service

(payment through PPS, Fast Payment System (FPS), major credit cards, Apple Pay or Google Pay)

- Enquiry on saleable area, age and permitted occupation purposes of private domestic properties (excluding village houses);
- Enquiry on rateable values contained in the Valuation Lists and/or Government Rent Rolls for the latest three years of assessment; and
- Enquiry on rates and/or Government rent accounts.

Free Service

- Public inspection of the newly declared Valuation List and Government Rent Roll (available online after the declaration of the Valuation List and Government Rent Roll in mid-March and up to 31 May every year); and
- Enquiry on saleable area and age for individual rates or Government rent payers of their private domestic properties (excluding village houses).



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遞交電子表格及「差餉百寶箱」

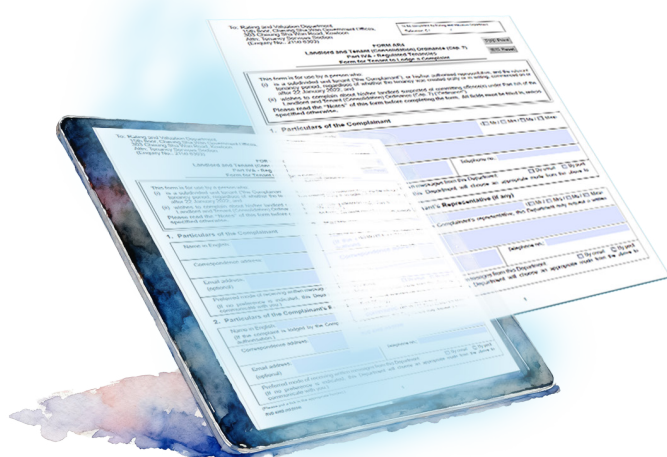
本署接受以電子方式遞交按《差餉條例》、《地租（評估及徵收）條例》和《業主與租客（綜合）條例》規定須送達的指明表格和通知書，以及本署所有其他公用表格。這遞交電子表格服務與「智方便」平台無縫銜接，用戶可透過個人身份認證，將已儲存的資料自動填寫於本署大部分電子表格。

為了讓商業用戶可方便快捷地管理多個物業單位的差餉及地租評估和帳目事宜，本署於2025年4月推出名為「差餉百寶箱」的一站式網上平台。已登記的商業用戶可隨時隨地享用為其度身訂造的服務，包括用戶可在安全可靠的中央物業平台上，通過更簡便的流程，快速就公司轄下多個物業以電子方式提交「修改估價冊或地租登記冊建議書」；以及輕鬆索取本署發出的相關電子通知書等。本署日後會推出更多以客為本的電子服務。

Electronic Submission of Forms and Rates Kit

We accept electronic submission of specified forms and notices required to be served under the Rating Ordinance, the Government Rent (Assessment and Collection) Ordinance and the Landlord and Tenant (Consolidation) Ordinance, as well as all other public forms of the Department. This e-Form submission service provides seamless interface with the "iAM Smart" portal and allows automatic pre-filling of information through the authenticated single digital identity for most of the forms.

To facilitate business users with multiple tenements in managing their rating and Government rent assessments and accounts easily and conveniently, an online one-stop portal called Rates Kit was launched in April 2025. Registered business users can enjoy customised e-services at their fingertips, including quick and secure maintenance of a centralised property platform for multiple tenements of the company; streamlined processes of submitting Proposals for Alteration of the Valuation List or Government Rent Roll electronically in bulk; and easy retrieval of relevant electronic notices from the Department, etc. More customer-centric e-services will be added in future.



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經優化的發單服務與電子繳費選項

為配合實施住宅物業累進差餉制度，本署於2025年1月至3月季度推出新版「季度徵收差餉及／或地租通知書」。新版通知書經簡化後，更清楚地顯示帳目資料及適用個案的應繳累進差餉款額。市民亦可使用本署的網上計算機，估算應繳差餉及地租款額。此外，「電子差餉地租單」服務支援「智方便」，已登記用戶可使用各項無縫的發單和繳款服務，例如收取和即時清繳電子帳單。持有多個物業的繳納人也可利用「電子差餉地租單」服務，一次過清繳全部帳項，並輕易地管理其綜合帳目。

本署接受以繳費靈、網上銀行繳費服務、轉數快、主要信用卡和電子支票／電子本票的電子方式繳付差餉及地租。所有徵收通知書均印有轉數快二維碼，繳納人可使用任何支援轉數快的流動銀行應用程式或電子錢包快捷繳款。繳納人亦可利用從本署網頁帳目查詢服務所取得的「付款QR碼」，於郵政局和便利店繳交款項。

Enhanced Billing and Electronic Payment Options

A new version of the Quarterly Demand for Rates and/or Government Rent was introduced in the January to March 2025 quarter to tie in with the implementation of the progressive rating system for domestic tenements. It has been simplified to display clearer billing information and show the amount of progressive rates charged for applicable cases. An online calculator is also available at the Department's website for the public to estimate their rates and Government rent payable. Besides, the eRVD Bill Service supports "iAM Smart" and allows registered subscribers to enjoy various seamless billing and payment services such as receiving electronic demands and settling them instantly. Payers with multiple properties can also settle their demands in one single transaction at the eRVD Bill Service, and easily manage their consolidated accounts.

We accept e-payment of rates and Government rent using PPS, internet banking payment service, FPS, major credit cards and e-Cheque/e-Cashier's Order. FPS payment code is available on all demands for prompt payment using any supporting mobile banking applications or e-wallets. Payers can also obtain a "payment QR code" from our online Account Enquiry services for making payment at post offices and convenience stores.



新增和優化服務 New and Improved Services

分間單位租務管制

本署於 2025 年 3 月展開新一輪宣傳教育工作，以提高公眾對租務管制主要罪行及刑罰的認知。為鼓勵市民盡快向本署舉報涉嫌違規個案，除透過電話熱線、電郵、傳真、郵寄或親身到訪的渠道之外，本署亦提供兩份簡單表格，分別供租客查詢租賃通知書（表格 AR3）和供租客作出投訴（表格 AR4）。

在分析租賃通知書（表格 AR2）所申報的分間單位租金資料後，本署每月發布分間單位的租金中位數，供市民參考。本署已提供規管周期中次期租賃的要約（表格 AR1）及網上「次期租賃租金計算機」，方便相關分間單位業主和租客履行自身的法律責任，並計算法例所准許的次期租賃租金最高款額。我們亦陸續按照首期租賃屆滿的時間，分批發信給相關分間單位業主和租客，旨在協助他們了解各自的法定責任和權利。請瀏覽 www.rvd.gov.hk/tc/tenancy_matters/second_term_tenancy.html 了解更多詳情，包括「一圖看清」、小冊子及教學短片等。

Tenancy Control of Subdivided Units

In March 2025, the Department launched a new round of publicity and education work to enhance public awareness about the key offences and penalties under the tenancy control regime. To encourage the public to report suspected contraventions to the Department promptly, the Department provides two simple forms, one for Tenant's Enquiry about Notice of Tenancy (Form AR3) and the other for Tenant to Lodge a Complaint (Form AR4), in addition to the channels through telephone hotline, by email, fax, post, or in person.

Upon analysis of the subdivided unit (SDU) rental information reported in the Notice of Tenancy (Form AR2), we publish the median rents of SDUs on a monthly basis for reference by the public. To facilitate the relevant SDU landlords and tenants in discharging their legal obligations and calculating the maximum amount of rent for the second term tenancy as permitted by law, the Department has provided the Offer for Second Term Tenancy of a Regulated Cycle (Form AR1) and the online "Second Term Tenancy Rent Calculator". We have also been issuing letters to the relevant SDU landlords and tenants in batches, according to first term tenancy expiry dates to assist them in understanding their respective statutory obligations and rights. More details, including a concise guide, brochures and tutorial videos, etc. are available at www.rvd.gov.hk/en/tenancy_matters/second_term_tenancy.html.