

# 財政 管理

## Financial Management

### 摘要

- 由於物業市道自2009年6月起復蘇，本處錄得盈利及年度總全面收益1.497億元。
- 2009/10年度的固定資產回報率為38.5%。
- 「綜合註冊資訊系統」網上服務登記用戶的帳戶申請費進一步下調50%。

### (a) 財政目標

土地註冊處根據《營運基金條例》(第430章)的條文，奉行下列明確的財政目標：

- 使以跨年的方式計算營運基金的收入足以支付為市民及政府部門提供服務的開支；以及
- 取得合理的回報，而回報率由財政司司長根據固定資產平均淨值制訂。

### (b) 實際表現

與2008/09年度比較，本處的整體收入增加了6,790萬元(上升15.2%)，主要因為物業市道復蘇。運作開支減少了300萬元(下降0.9%)，主要受惠於較低的折舊支出。

### (c) 減費

為進一步鼓勵客戶使用電子服務，本處自2009年10月1日起，把「綜合註冊資訊系統」網上服務登記用戶的帳戶申請費由原來的2,000元大幅下調至1,000元。

同時，登記用戶帳戶須存入供支付其查冊及索取文件副本服務費的最低按金存額，亦由原先的1,000元下調至500元，或一筆相當於該帳戶兩個月的估計交易金額的款額，兩者以較高者為準。

### (d) 展望

土地註冊處會繼續審慎理財。我們預計須為業權註冊而增加開支。

本處的收入和全年固定資產回報率，主要取決於物業市場的交投量；物業市況則取決於宏觀經濟因素和按揭利率的走勢。

不過，我們預計下個財政年度，仍能達致由財政司司長根據固定資產平均淨值制訂的回報。

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### HIGHLIGHT

- Due to a revival in the property market since June 2009, the Land Registry achieved a profit and total comprehensive income of \$149.7 million.
  - For 2009/10, the rate of return on fixed assets was 38.5%.
  - Fees related to opening an IRIS Online Services subscriber account further reduced by 50%.
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### (a) Financial Objectives

In accordance with the Trading Funds Ordinance (Cap. 430), the Land Registry pursues clearly defined financial objectives as follows:

- meeting expenses incurred in the provision of services to the public and Government departments out of the income of the trading fund, taking one year with another; and
- achieving a reasonable return, as determined by the Financial Secretary, on the average net fixed assets (ANFA) employed.

### (b) Actual Performance

When compared with 2008/09, the Land Registry's overall revenue increased by \$67.9 million (up 15.2%) mainly due to revival in the property market. Operating expenses decreased by \$3.0 million (down 0.9%) mainly due to lower depreciation charges.

### (c) Fee Reduction

To further promote the use of e-services, the Land Registry substantially reduced the application fee for opening an IRIS Online Services subscriber account from \$2,000 to \$1,000 with effect from 1 October 2009.

At the same time, the minimum deposit for settlement of search and copying services ordered in a subscriber account was reduced from \$1,000 to \$500 or an amount equivalent to two months' estimated transaction volume of the account, whichever is the higher.

### (d) Forecast

The Land Registry will continue to exercise strict control on costs. Additional expenditure is expected to be incurred for title registration.

Revenue and rate of return on fixed assets will depend mainly on transaction volumes in the property market. This in turn depends on wider economic factors and the trend of mortgage interest rates.

Nevertheless, we expect to be able to achieve the return, as determined by the Financial Secretary, on ANFA employed in the coming financial year.