

十八年回顧 Eighteenth Year in Review



(a) 土地註冊處處長報告

我很高興向各位匯報，截至2011年3月31日財政年度的土地註冊處營運基金持續錄得理想的業績。

受惠於香港經濟強勁復蘇，物業市道在2010/11年度持續興旺。年內，本處土地文件的註冊量和查閱土地紀錄的宗數，較2009/10年度分別上升了15%和10%。2010/11年度的營業額增加了13.4%，達5.734億元；盈利及總全面收益亦增加了35.9%，達2.035億元。截至2011年3月31日財政年度，營運基金錄得固定資產回報率為52.6%，創歷年新高。「綜合註冊資訊系統」網上服務登記用戶的數目進一步增加12%，達916個。我在此衷心感謝各位客戶在過去一年的支持。

我們致力向客戶提供優質和高效的服務，為部門穩固的財政表現奠下基礎。年內，我們進一步提升辦理土地文件註冊的服務指標，註冊時間由16個工作天減至15個工作天，並超標完成所有的服務承諾。我們另一項服務提升的里程碑，是在2010年8月推出新查冊系統，並把網上查冊的服務時間由每天16小時延長至20小時。新查冊系統令「綜合註冊資訊系統」的公眾查冊功能獨立運作，不會受到內部註冊系統定期維修及提升工程的影響，為客戶提供更穩定和可靠的查冊服務。而網上查冊服務由「綜合註冊資訊系統」過渡至新查冊系統的過程亦十分穩暢。

儘管我們在2010/11年度的業績理想，前景仍是充滿挑戰。全球經濟自2009年金融海嘯後復蘇至今已踏入第三年，惟整體經濟前景存在越來越多不明朗的因素。至於本港，特區政府有見住宅物業的投機活動日趨頻繁，向24個月內轉手的物業徵收特別印花稅。香港金融管理局亦收緊了住宅物業估值的最高按揭貸款成數。這些措施有利於香港物業市場的長遠健康發展，但無可避免地會影響我們的業務。

(a) Land Registrar's Statement

I am pleased to report another year of impressive performance by the Land Registry Trading Fund for the financial year ended 31 March 2011.

Riding on the strong recovery of our economy, the property market continued to prosper in 2010/11. Intake of documents for registration and search of land records increased by 15% and 10% respectively as compared to that in 2009/10. The turnover for 2010/11 increased by 13.4% to \$573.4 million, while profits and total comprehensive income increased by 35.9% to \$203.5 million. The Trading Fund achieved a record rate of return of 52.6% on fixed assets for the year ended 31 March 2011. The number of Integrated Registration Information System (IRIS) Online Services subscribers increased further by 12% to 916. I would like to take this opportunity to extend my heartfelt thanks to our customers for their support and patronage over the past year.

Indeed, underpinning our solid financial performance is our on-going commitment in providing quality and efficient customer services. During the year, we further enhanced the service standard for registration of land documents by reducing the time span from 16 to 15 working days, and we succeeded in exceeding all our performance pledges. Another important milestone in service enhancement was the launch of a new search system in August 2010 with extended service hours from 16 to 20 daily. By separating the public search infrastructure from the internal registration functions of the IRIS, system maintenance and upgrading will no longer cause disruption to search services, thereby providing a more stable and reliable search experience for users. The transition of our online search services to the new search system was smooth and seamless.

Despite our strong performance in 2010/11, challenges are abound. As we ride into the third year of recovery from the global economic crisis in 2009, there are increasing uncertainties over the global economic prospect. Locally, in response to the growing speculation in residential properties, the Government has introduced a Special Stamp Duty on their resale within 24 months of acquisition. The Hong Kong Monetary Authority has also tightened the maximum loan-to-value ratio for residential mortgage lending. While these measures are conducive to a more healthy development of our property market, they will inevitably have a bearing upon our business volume.



十八年回顧

Eighteenth Year in Review

營運基金的業績雖容易受到外圍經濟環境因素的影響，我們仍貫徹提供最優質服務的承諾。最近，我們在部門網頁推出街道索引及新界地段／地址對照表的網上版本，供公眾免費瀏覽。我們亦會在電子註冊摘要表格加入新增功能，包括利用物業參考編號自動填寫物業地址和地段號碼，以及加強資料輸入功能，以便大量輸入註冊摘要的資料。我們準備在2011年第三季推出表格加強版的原型供客戶試用。

我們的另一項重要工作是為香港制定和實施業權註冊制度。在2009/10年度的年報，我曾提及主要持份者就《土地業權條例》下的「強制更正」規則應否以「即時不可推翻」原則取代的爭論，並提及該等爭論對土地業權制度及其實施時間表的深遠影響。在過去12個月，我們透過《土地業權條例》督導委員會、立法會研究《土地業權條例》修訂建議聯合小組委員會以及其他與個別持份者召開的會議，與持份者廣泛及深入討論有關議題。該等會議和討論讓各持份者了解彼此關注的問題，也幫助我們考慮如何以最佳方案協調他們不同的意見和關注。

最近，我們提出了新方案，建議把「自動轉換」分為兩個階段進行，即是在首階段的轉換應用「強制更正」規則，為期12年；在最後階段的全面轉換則採取「即時不可推翻」原則。持份者初步對新方案持正面回應，我們對此深感鼓舞。縱使新方案或需按各方的意見作進一步調整，我衷心期望持份者會繼續給予全力支持，這對進一步推展土地業權工作的動力至為重要。

我們一般會把跟部門日常工作有緊密聯繫的專業人士、業界及其他業務伙伴界定為「持份者」。然而，香港有超過半數家庭是物業的註冊業主，所以市民大眾是我們最根本的持份者。我們計劃與業界就上述兩個階段的轉換機制取得共識後，便向市民闡釋最新進展，並聽取他們對新方案的意見。與此同時，我們正擬備一套介紹香港土地註冊制度的教材，作為新高中課程通識教育科的教學資源。我們相信此教材將有助年青一代了解現行的土地註冊制度，並引發他們對未來業權註冊變革的興趣。

最後，我要感謝同事們在過去一年的卓越工作表現。他們的投入、專業和努力不懈，贏取了客戶和工作伙伴的認同和讚譽。值得一提的是，本處的同事獲頒2010年「申訴專員嘉許獎」的公職人員獎，正好彰顯我們一直秉持的優質服務文化。我能夠成為這個優秀團隊的一份子，實在是莫大的榮幸。

聶世蘭太平紳士
香港土地註冊處處長
土地註冊處營運基金總經理
2011年9月29日



十八年回顧 Eighteenth Year in Review

Notwithstanding that our performance is susceptible to the external economic environment, we remain committed to delivering services of the highest quality. In this regard, we have recently launched an online version of the Street Index and the New Territories Lot/Address Cross Reference Table for free browsing on the Land Registry's website. We will also introduce new features to the e-memorial form, including auto-filling of property addresses and lot numbers by using the Property Reference Number, and data input facility for bulk input of memorial data. We plan to launch a prototype of the enhanced version for trial use in the third quarter of 2011.

Another key aspect of our work is the development and implementation of a title registration system in Hong Kong. In the 2009/10 annual report, I mentioned about the debate among major stakeholders on whether the "mandatory rectification" rule under the Land Titles Ordinance should be replaced by the principle of "immediate indefeasibility", and the far-reaching implications of the debate on the land titles system and its implementation timetable. Over the past twelve months, we have held extensive and in-depth discussion on the issue with stakeholders, through the Land Titles Ordinance Steering Committee, the Joint Subcommittee on Amendments to Land Titles Ordinance of the Legislative Council and other meetings with individual stakeholders. The meetings and discussion have enabled stakeholders to appreciate the concerns of one another, and offered us the opportunity to consider how best to accommodate their divergent views and concerns.

Recently, we have put forward a new option involving two stages of automatic conversion, whereby the "mandatory rectification" rule would apply during the first stage of conversion for twelve years, and the "immediate indefeasibility" principle would be adopted after the final stage of full conversion. We are encouraged to note that the initial response of stakeholders is positive. While this new option may require further fine-tuning in the light of stakeholders' comments, I very much hope that stakeholders would continue to lend us their full support, which is crucial in renewing the momentum for the land titles exercise.

Our reference to "stakeholders" is often in respect of professionals, market participants and other business partners who are closely involved in our work. With over half of the families in Hong Kong being registered property owners, the public is our ultimate stakeholder. Subject to a consensus being reached with key industry players on the above mentioned two-stage conversion mechanism, we plan to update members of the public on the latest development and to hear their views on the proposed way forward. Meanwhile, we are also preparing a teaching kit on land registration system in Hong Kong as a learning resource for the subject of liberal studies in the new senior secondary curriculum. We believe this teaching kit will help promote better understanding of the present land registration system and instil interests in the forthcoming title registration reform among the younger generation.

Finally, I wish to thank my colleagues for another year of excellent work. Their dedication, professionalism and diligence have won the recognition and commendation of our customers and partners. Worth particular mentioning was the Ombudsman's Awards 2010 for Officers of Public Organisations awarded to a staff member, which attests to our firmly rooted service culture. I am truly honoured and privileged to be part of this great team.

Nip Sai Lan

Olivia NIP, J.P.

The Land Registrar & General Manager
The Land Registry Trading Fund, Hong Kong
29 September 2011



十八年回顧

Eighteenth Year in Review

(b) 2010/11年度重要事項 Highlights of 2010/11

3

2010年3月1日至5月31日
1 March to 31 May 2010

為「陽光路上」培訓計劃安排就業見習

Arranged job attachment for the Sunnyway — On The Job Training Programme



4

2010年4月13日
13 April 2010

公布2010/11年度服務承諾，提升服務水平

Announced the enhanced Performance Pledges 2010/11



5

2010年5月6日
6 May 2010

與國際成就計劃香港部合作，為學生舉辦「工作影子日」

Organised the Job Shadow Day for students in collaboration with the Junior Achievement Hong Kong



2010年4月28日
28 April 2010

開售電腦光碟《街道索引》(第42版)及《新界地段／地址對照表》(第11版)

Launched for sale the Street Index (42nd edition) and the New Territories Lot/Address Cross Reference Table (11th edition) on compact disc



6

2010年6月2日
2 June 2010

海口市財政局代表團到訪

Received a delegation from the Finance Bureau of Haikou Municipality



2010年6月14日
14 June 2010

揚州府人員代表團到訪

Received a delegation of Mainland
officials from Yangzhou



2010年6月27日及28日
27 & 28 June 2010

參加由香港公益金舉辦的「公益綠『識』日」

Participated in the Green Day organised by The Community Chest of Hong Kong



十八年回顧

Eighteenth Year in Review

8

2010年8月21日
21 August 2010

推出新查冊系統及延長系統服務時間

Launched the new search system with extension of service hours



9

2010年9月22日
22 September 2010

參加由綠色和平舉辦的「無車日」

Participated in the Carfree Day organised by Greenpeace

2010年9月28日
28 September 2010

參加由香港公益金舉辦的「公益服飾日」

Participated in the Dress Special Day organised by The Community Chest of Hong Kong

2010年9月及10月
September & October 2010

舉辦「客戶交流會」，講解「中止為文書註冊的一般原因」

Conducted "Meet the Clients Sessions" on "Common Reasons for Withholding Instruments from Registration"





10

2010年10月20日
20 October 2010

向立法會提交《土地註冊處營運基金
2009/10年度年報》

Tabled the Land Registry Trading Fund
Annual Report 2009/10 in the
Legislative Council



2010年10月26日至29日
26 to 29 October 2010

土地註冊處處長出席在澳洲柏斯舉行的第37屆業權註冊處長會議

The Land Registrar attended the 37th Registrars of Title Conference held
in Perth, Australia





十八年回顧

Eighteenth Year in Review

11

2010年11月1日
1 November 2010

土地註冊處營運基金2008/09年報獲頒由香港管理專業協會主辦的2010年「最佳年報」比賽優異獎

The Land Registry Trading Fund Annual Report 2008/09 was awarded an Honourable Mention in the Best Annual Reports Awards 2010 organised by the Hong Kong Management Association



2010年11月16日
16 November 2010

土地註冊主任麥傑卿女士獲頒2010年「申訴專員嘉許獎」的「公職人員獎」

Miss Hayley Mak (Land Registration Officer) received The Ombudsman's Awards 2010 for Officers of Public Organisations

2010年11月21日
21 November 2010

獲衛生署頒發感謝狀以表揚本處鼎力支持「器官捐贈」推廣活動

Received Certificate of Compliment from the Department of Health for pledging support to organ donation promotion



2010年11月24日
24 November 2010

香港中文大學 — 清華大學金融
財務工商管理碩士生代表團到訪

Received a delegation of the Master of Business Administration students in Finance from the Chinese University Hong Kong-Tsinghua University





12

2010年12月18日
18 December 2010

在第30屆全港長者舞蹈節向長者送贈由
本處同事製作的1,000份紀念品

Presented 1,000 souvenirs (hand-made
by colleagues) to the elderly during the
30th Hong Kong Dance Festival for the
Elderly



1

2011年1月16日
16 January 2011

參加由香港青年旅舍協會及昂坪360舉
辦的「昂步棧道2011」

Participated in the Ngong Ping Charity
Walk 2011 organised by Hong Kong
Youth Hostels Association and Ngong
Ping 360





十八年回顧

Eighteenth Year in Review

2

2011年2月1日
1 February 2011

參加香港紅十字會的捐血活動

Participated in blood donation by Hong Kong Red Cross

2011年2月20日
20 February 2011

參加香港渣打馬拉松賽事

Participated in the Standard Chartered Hong Kong Marathon



2011年2月21日
21 February 2011

獲香港社會服務聯會頒授連續5年「同心展關懷」標誌

Awarded the Caring Organisation Logo for Five Consecutive Years by the Hong Kong Council of Social Service



3



2011年3月4日
4 March 2011

香港專業教育學院(屯門)學生
代表團到訪

Received a delegation of students
from the Institute of Vocational
Education (Tuen Mun)

2011年3月10日
10 March 2011

比利時註冊處代表團到訪

Received a delegation from the
Registry of Belgium



2011年3月22日
22 March 2011

參加由香港公益金舉辦的「公益行善『折』食日」

Participated in the Skip Lunch Day organised by The Community Chest of Hong Kong