

# 处长的话

## Message from the Land Registrar



### 处长的话

我很高兴向大家提交截至2013年3月31日止财政年度的土地注册处营运基金报告。与2011/12年度比较，文件注册及查阅土地登记册的总宗数分别微升了4.5%及5.9%。本处的营业额增加了17.6%至5.018亿元，盈利亦相应地增加了45.4%至1.430亿元。整体上，土地注册处营运基金达致34%的固定资产回报率。政府在2012/13年度下半年度，即分别于2012年10月及2013年2月推出新印花税措施，以应对楼市过热的问题。这些措施减慢了本处注册和查册业务的增长速度。

去年，本处推行了多项提升服务的措施，例如推出具有自动填写功能的电子注册摘要表格加强版，以及改善「综合注册资讯系统」网上服务的多项功能。我们亦超越了本处在服务承诺中订下的所有指标，并提升了一些指标。

本处的另一项重要工作是在香港引进业权注册制度。年内，我们就「两阶段转换机制」方案与主要持份者进行讨论，并正就修订后的方案征询他们的意见。视乎咨询持份者的进度，我们拟就《土地业权条例》的建议修订进行公众咨询。



周淑贞  
土地注册处处长  
土地注册处营运基金总经理  
2013年9月30日

### MESSAGE FROM THE LAND REGISTRAR

I am pleased to present the report for the Land Registry Trading Fund for the financial year ending 31 March 2013. As compared to 2011/12, the total number of documents registered and searches of land registers increased slightly by 4.5% and 5.9% respectively. Our business turnover increased by 17.6% to reach \$501.8 million and our profit increased by 45.4% to \$143 million. On the whole, the Land Registry Trading Fund achieved a financial return on fixed assets of 34%. The latter half of 2012/13 was marked by the introduction of new stamp duty measures by the Government in October 2012 and February 2013 to tackle the overheating of the property market. These measures have slowed down the growth rate of our registration and search business.

Last year, we implemented a number of measures to upgrade our services, for example, an upgraded version of the e-Memorial Form with an auto-fill function and various functional enhancements to our Integrated Registration Information System (IRIS) Online Services. We also exceeded all targets set in our performance pledges and have enhanced some of the targets.

Another major aspect of our work is to introduce a title registration system in Hong Kong. During the year, we have been in discussion with major stakeholders on the Two-Stage Conversion Mechanism and are consulting them on a revised proposal. Subject to progress of the stakeholder consultation, we will launch a public consultation exercise on the proposed amendments to the Land Titles Ordinance.

Mary CHOW  
Land Registrar  
General Manager, Land Registry Trading Fund  
30 September 2013