

處長的話

Message from the Land Registrar



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我很高興向大家提交截至2013年3月31日止財政年度的土地註冊處營運基金報告。與2011/12年度比較，文件註冊及查閱土地登記冊的總宗數分別微升了4.5%及5.9%。本處的營業額增加了17.6%至5.018億元，盈利亦相應地增加了45.4%至1.430億元。整體上，土地註冊處營運基金達致34%的固定資產回報率。政府在2012/13年度下半年度，即分別於2012年10月及2013年2月推出新印花稅措施，以應對樓市過熱的問題。這些措施減慢了本處註冊和查冊業務的增長速度。

去年，本處推行了多項提升服務的措施，例如推出具有自動填寫功能的電子註冊摘要表格加強版，以及改善「綜合註冊資訊系統」網上服務的多項功能。我們亦超越了本處在服務承諾中訂下的所有指標，並提升了一些指標。

本處的另一項重要工作是在香港引進業權註冊制度。年內，我們就「兩階段轉換機制」方案與主要持份者進行討論，並正就修訂後的方案徵詢他們的意見。視乎諮詢持份者的進度，我們擬就《土地業權條例》的建議修訂進行公眾諮詢。



周淑貞
土地註冊處處長
土地註冊處營運基金總經理
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