



处长的话

MESSAGE FROM THE LAND REGISTRAR



我很高兴向大家提交截至2016年3月31日止财政年度的土地注册处营运基金报告，这亦是我自2016年1月4日出任土地注册处处长后的首份报告。

I am pleased to present the report of the Land Registry Trading Fund for the financial year ending 31 March 2016, which is also my first report since I assumed the post of the Land Registrar on 4 January 2016.

对土地注册处来说，2015/16年度是充满挑战的一年。大众对环球和本地经济前景的忧虑，以及预期利率趋升，均对物业市场构成压力。与2014/15年度比较，文件注册及查阅土地登记册的总宗数分别减少11.9%及2.4%。本处的营业额及盈利则分别下跌6.0%至3.869亿元及下跌15.0%至3,880万元，其主要原因是业务有所减少。在2015/16年度，土地注册处营运基金达致4.1%的固定资产回报率。

面对这些挑战，本处竭力提升现有服务，并推出新的服务项目，以开拓业务。我们超越了在服务承诺中订下的所有指标，并提升了「综合注册资讯系统」网上服务的多项功能。本处于2015年7月推出了一项崭新的通报服务，即电子提示服务，供业主订购。每当有影响其物业的文书递交注册，业主便会收到电邮提示通知。我们会继续聆听客户的意见，持之以恒地提升服务水平。

有关《土地业权条例》的检讨，我们一直与持份者紧密合作，就「更正」和「弥偿」条文的修订建议，以及把土地转换至业权注册制度的不同方案交换意见。我们会继续与他们磋商，以期制定一套修订法例的建议，再咨询公众的意见。

最后，我相信土地注册处的服务得以持续提升，关键在于本处专业尽责的员工，以及工作伙伴和客户对本处的鼎力支持。凭藉各方的努力，我深信本处定能继往开来，迎接未来的挑战。

张美珠女士，JP

土地注册处处长

土地注册处营运基金总经理

2016年10月7日

2015/16 was a challenging year for the Land Registry. Concern about the global and local economic outlook as well as the impending interest rate hike had put pressure on the property market. As compared to 2014/15, the total number of documents registered and searches of land registers decreased by 11.9% and 2.4% respectively. Our business turnover and profit registered a decrease of 6.0% to \$386.9 million and 15.0% to \$38.8 million respectively, mainly due to a decrease in business volume. The Land Registry Trading Fund achieved a financial return on fixed assets of 4.1% in 2015/16.

In face of the challenges, we have endeavoured to enhance our services and introduce new initiatives to attract more business. We exceeded all the targets set in our performance pledges and implemented various functional enhancements to our IRIS Online Services. We launched a new notification service, namely the e-Alert Service, in July 2015 for subscription by property owners. Property owners will receive an email alert if any instrument affecting their properties has been lodged for registration. We will continue to enhance the Service in the light of feedback from our customers.

Regarding the review of the Land Titles Ordinance (LTO), we have been working closely and exchanging views with stakeholders on the revised proposals for rectification and indemnity provisions as well as options for converting land to the title registration system. We will continue the discussion with them for drawing up a package of proposed legislative amendments for further public consultation.

Finally, I believe that continuous improvement of the services of the Land Registry is underpinned by the hard work of our colleagues and the valuable support of our partners and customers. With continued dedication and support from all, I am confident that we will rise up to the challenges ahead.

Ms. Doris CHEUNG, JP

Land Registrar

General Manager, Land Registry Trading Fund

7 October 2016