



Total Securing Funding for the Open Market  
Annual Report 2014-15  
地產土地註冊處報告書

## 處長的話

### MESSAGE FROM THE LAND REGISTRAR



**我**很高興向大家提交截至2016年3月31日止財政年度的土地註冊處營運基金報告，這亦是我自2016年1月4日出任土地註冊處處長後的首份報告。

**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.**

對土地註冊處來說，2015/16年度是充滿挑戰的一年。大眾對環球和本地經濟前景的憂慮，以及預期利率趨升，均對物業市場構成壓力。與2014/15年度比較，文件註冊及查閱土地登記冊的總宗數分別減少11.9%及2.4%。本處的營業額及盈利則分別下跌6.0%至3.869億元及下跌15.0%至3,880萬元，其主要原因是業務有所減少。在2015/16年度，土地註冊處營運基金達致4.1%的固定資產回報率。

面對這些挑戰，本處竭力提升現有服務，並推出新的服務項目，以開拓業務。我們超越了在服務承諾中訂下的所有指標，並提升了「綜合註冊資訊系統」網上服務的多項功能。本處於2015年7月推出了一項嶄新的通報服務，即電子提示服務，供業主訂購。每當有影響其物業的文書遞交註冊，業主便會收到電郵提示通知。我們會繼續聆聽客戶的意見，持之以恆地提升服務水平。

有關《土地業權條例》的檢討，我們一直與持份者緊密合作，就「更正」和「彌償」條文的修訂建議，以及把土地轉換至業權註冊制度的不同方案交換意見。我們會繼續與他們磋商，以期制定一套修訂法例的建議，再諮詢公眾的意見。

最後，我相信土地註冊處的服務得以持續提升，關鍵在於本處專業盡責的員工，以及工作夥伴和客戶對本處的鼎力支持。憑藉各方的努力，我深信本處定能繼往開來，迎接未來的挑戰。

**張美珠女士，JP**

土地註冊處處長

土地註冊處營運基金總經理

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