

## 處長的話

## MESSAGE FROM THE LAND REGISTRAR



我很高興向大家提交截至2021年3月31日止財政年度的土地註冊處營運基金報告，這也是我在2021年8月就任土地註冊處處長後的首份年報。

在2020年，香港的住宅物業交易宗數和價格大致平穩。儘管2019冠狀病毒病疫情對環球和本地經濟活動造成重大影響，導致市場氣氛搖擺不定，但世界各地大規模的貨幣刺激政策令本地處於低息環境，加上長遠的住屋需求，皆為市場帶來支持。

與2019/20年度比較，本年度文件註冊及查閱土地登記冊的總宗數分別減少4.3%及增加8.0%。本處的收入及盈利分別下跌0.8%至4.487億元及6.4%至3,660萬元，其主要原因是辦理文件註冊、業主立案法團服務及向政府部門提供服務的業務量有所減少。土地註冊處營運基金一向緊守財政紀律及嚴格控制開支，惟2019冠狀

I am pleased to present the report of the Land Registry Trading Fund (LRTF) for the financial year ending 31 March 2021, which is also the first report since I assumed the post of the Land Registrar in August 2021.

The Hong Kong residential property transactions and prices were broadly steady in 2020. While the Coronavirus Disease 2019 (COVID-19) pandemic caused significant impacts on global and local economic activities and swayed market sentiment, the low local interest rate environment resulting from massive monetary stimulus around the world and the long term housing demand rendered support to the market.

As compared to 2019/20, the total number of documents registered and searches of land registers decreased by 4.3% and increased by 8.0% respectively. Our revenue and profit registered a decrease of 0.8% to \$448.7 million and 6.4% to \$36.6 million respectively, mainly due to a decrease in business volume of registration of documents, owners' corporation services as well as services provided to Government departments. The LRTF has been exercising strict financial discipline to contain its

病毒病疫情影響我們的業務收入，令2020/21年度土地註冊處營運基金的固定資產回報率出現-0.3%的輕微虧損。

為減低2019冠狀病毒病在社區傳播的風險，本處於2020/21年度按照政府的措施實施數輪的特別工作安排，在有關安排下，本處繼續為公眾提供全面但有限度的服務。儘管受到2019冠狀病毒病疫情的嚴重影響，我們仍致力為市民優化服務。

本處自2019年1月起為業主推出「物業把關易」服務，以及自2017年2月起為《銀行業條例》(第155章)下的認可機構提供「電子提示服務」後，便不斷推出優化措施，使服務更加便於使用，例如為「物業把關易」服務增設一次過訂購服務方式，以及為「電子提示服務」實施電子渠道。我們會繼續優化及推廣有關服務，讓更多用家受惠。

我們繼續積極落實在新批出的土地先行實施業權註冊制度的方案(「新土地先行」方案)，以期盡早於香港實行業權註冊制度。本處會繼續與主要持份者緊密合作，務求就實施「新土地先行」方案的主要議題達成共識，然後訂定具體的實施時間表。

我們預期香港經濟會恢復增長，但復甦的廣度和強度則受到疫情、中美關係及其他如地緣政治緊張局勢等高度不確定性因素影響。在2019冠狀病毒病疫情的陰霾下，本處同事仍保持卓越表現，其克盡厥職和專業精神更備受客戶讚賞，我謹藉此機會向他們表達謝意。能夠成為這支優秀團隊的一份子，我深感榮幸和自豪。在往後的日子，我期望繼續得到各夥伴和持份者的鼎力支持。

**譚惠儀女士，JP**  
土地註冊處處長  
土地註冊處營運基金總經理

expenditures. Nevertheless, the adverse impact of the COVID-19 pandemic on our business revenue led to a slightly negative financial return on fixed assets of -0.3% in 2020/21.

To reduce the risk of the spread of COVID-19 in the community, we implemented several rounds of special work arrangement in 2020/21 in line with the Government's measures. Under the arrangement, we continued to provide the full range of services to members of the public, albeit on a limited scale. Notwithstanding the severe disruption caused by the COVID-19 pandemic, we remained committed to enhancing our services for the public.

Since the launch of the Property Alert service for property owners in January 2019 and the e-Alert Service for Authorized Institutions under the Banking Ordinance (Cap. 155) in February 2017, we have introduced continuous service improvement to enhance user-friendliness of the services, such as the one-off subscription option for the Property Alert service and the e-Channel for the e-Alert Service. We will continue to enhance and promote the services to benefit more users.

We have continued to actively pursue the proposal of implementing title registration on newly granted land first ("new land first" proposal) in order to enable the early implementation of the title registration system in Hong Kong. We will continue to work closely with the key stakeholders to forge consensus on the main issues concerning the "new land first" proposal and then work out a concrete implementation timetable.

While the Hong Kong economy is expected to resume growth, the breadth and strength of the recovery are subject to the high uncertainty associated with the pandemic, the China-US relations as well as other factors such as geopolitical tensions. Taking this opportunity, I wish to thank my colleagues for another year of excellent work despite of the difficult time under the COVID-19 pandemic. Their dedication and professionalism have won the appreciation of our customers. I feel honoured and privileged to be part of this great team. I also look forward to the continued support of our partners and stakeholders in the years to come.

**Ms Joyce TAM, JP**  
Land Registrar  
General Manager, LRTF