

## 处长的话

## MESSAGE FROM THE LAND REGISTRAR



我很高兴向大家提交截至2021年3月31日止财政年度的土地注册处营运基金报告，这也是我在2021年8月就任土地注册处处长后的首份年报。

在2020年，香港的住宅物业交易宗数和价格大致平稳。尽管2019冠状病毒病疫情对环球和本地经济活动造成重大影响，导致市场气氛摇摆不定，但世界各地大规模的货币刺激政策令本地处于低息环境，加上长远的住屋需求，皆为市场带来支持。

与2019/20年度比较，本年度文件注册及查阅土地登记册的总宗数分别减少4.3%及增加8.0%。本处的收入及盈利分别下跌0.8%至4.487亿元及6.4%至3,660万元，其主要原因是办理文件注册、业主立案法团服务及向政府部门提供服务的业务量有所减少。土地注册处营运基金一向紧守财政纪律及严格控制开支，惟2019冠

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

病毒疫情影响我们的业务收入，令2020/21年度土地注册处营运基金的固定资产回报率出现-0.3%的轻微亏损。

为减低2019冠状病毒病在社区传播的风险，本处于2020/21年度按照政府的措施实施数轮的特别工作安排，在有关安排下，本处继续为公众提供全面但有限度的服务。尽管受到2019冠状病毒病疫情的严重影响，我们仍致力为市民优化服务。

本处自2019年1月起为业主推出「物业把关易」服务，以及自2017年2月起为《银行业条例》(第155章)下的认可机构提供「电子提示服务」后，便不断推出优化措施，使服务更加便于使用，例如为「物业把关易」服务增设一次过订购服务方式，以及为「电子提示服务」实施电子渠道。我们会继续优化及推广有关服务，让更多用家受惠。

我们继续积极落实在新批出的土地先行实施业权注册制度的方案(「新土地先行」方案)，以期尽早于香港实行业权注册制度。本处会继续与主要持份者紧密合作，务求就实施「新土地先行」方案的主要议题达成共识，然后订定具体的实施时间表。

我们预期香港经济会恢复增长，但复苏的广度和强度则受到疫情、中美关系及其他如地缘政治紧张局势等高度不确定性因素影响。在2019冠状病毒病疫情的阴霾下，本处同事仍保持卓越表现，其克尽厥职和专业精神更备受客户赞赏，我谨借此机会向他们表达谢意。能够成为这支优秀团队的一份子，我深感荣幸和自豪。在往后的日子，我期望继续得到各伙伴和持份者的鼎力支持。

**谭惠仪女士，JP**  
土地注册处处长  
土地注册处营运基金总经理

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