

## 處長的話

### MESSAGE FROM THE LAND REGISTRAR



我很高興向大家提交截至2022年3月31日止財政年度的土地註冊處營運基金報告。年內，物業市場顯著復蘇，惟2022年1月第五波2019冠狀病毒病爆發，導致市場氣氛轉弱，亦令香港疫情面臨前所未見的挑戰。

#### 在市場波動下仍取得正回報

在2021上半年，香港的住宅物業市場繼續受惠於低息環境、用家需求殷切及本地經濟復蘇的因素；下半年卻因為傳染力更強的2019冠狀病毒變種病毒漸現、本地股票市場調整，以及市場對美國加息的憂慮升溫，導致市場氣氛減弱。

I am pleased to present the report of the Land Registry Trading Fund (LRTF) for the financial year ending 31 March 2022. This period is marked by a strong recovery of the property market until the onset of the fifth wave of the Coronavirus Disease 2019 (COVID-19) epidemic from January 2022 which has resulted in weakening market sentiments as well as an unprecedentedly challenging epidemic situation in Hong Kong.

#### ACHIEVING POSITIVE RETURN DESPITE MARKET VOLATILITY

The Hong Kong residential property market in the first half of 2021 continued to be supported by the low interest rate environment, strong end-user demand and local economic recovery, though market sentiment weakened in the latter part of the year amid the challenges from the emergence of more infectious COVID-19 variants, the local stock market correction and growing concerns over interest rate hikes in the United States.

與2020/21年度比較，本年度遞交註冊的文件及查閱土地登記冊的總宗數分別增加18.3%及4.3%。本處的收入及盈利分別增加15.6%至5.185億元及231.0%至1.212億元，其主要原因是辦理文件註冊、提供副本和業權報告的業務量整體有所增加，惟第五波疫情的影響尚未完全顯現。在2021/22年度，土地註冊處營運基金在市場波動下仍可達致22.5%的固定資產回報率。

## 政府團隊一起同心抗疫

鑑於2019冠狀病毒病疫情急速變化，本處為配合政府防止疫情擴散的政策，由2022年1月底起實施特別上班安排。在此安排下，本處為市民繼續提供全面但有限度的服務。雖然受到疫情的嚴重影響，我們在啟動相應的應變安排下，繼續維持服務，並力求與客戶保持溝通，盡可能以各種可行方式回應他們的需求。

本處的抗疫團隊聯同發展局轄下各部門支援政府多次的圍封強檢行動。本處並調派同事往公共衛生檢測中心的電話中心及衛生署的個案追蹤辦公室工作。我們的同事亦自願參與政府「防疫服務包」的工作，包括包裝和向住戶派發服務包。

## 持續優化服務

持續優化服務是本處客戶服務的宗旨。為提升客戶查閱土地紀錄的體驗，我們於年內優化「綜合註冊資訊系統」，特別是客戶可簡單和安全地使用政府「智方便」流動應用程式，以認證和登入「綜合註冊資訊系統」網上服務。我們亦為業主推出在網上申請訂購「物業把關易」服務，以及為《銀行業條例》（第155章）下的認可機構提供全面電子化的「電子提示服務」，讓客戶更便捷地使用服務，這兩項增值服務旨在保障業主和財務機構的權益，從而確保物業市場妥善運作。

As compared to 2020/21, the total number of documents delivered for registration and searches of land registers increased by 18.3% and 4.3% respectively. Our revenue and profit registered an increase of 15.6% to \$518.5 million and 231.0% to \$121.2 million respectively, mainly due to an overall increase in business volume of registration of documents, copying and reports on title, with the effect of the fifth wave of the epidemic yet to be fully reflected. Despite the market volatility, the LRTF achieved a financial return on fixed assets of 22.5% in 2021/22.

## FIGHTING COVID AS ONE GOVERNMENT TEAM

In response to the rapidly changing COVID-19 pandemic situation, we implemented special work arrangement starting from end January 2022 in line with the Government's effort to contain the spread of the epidemic. 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 epidemic and with appropriate contingency arrangements in place, we continued to maintain service and communication with customers and respond to their needs in every possible way.

As a collaborative team in fighting against the epidemic, our colleagues joined the Development Bureau's family of departments in supporting the Government's various "restriction-testing declaration" operations, and were deployed to work in the Call Operation Centre of the Public Health Laboratory Centre and the Contact Tracing Offices of the Department of Health. Our colleagues also volunteered to participate in the Government's operation of packaging and distribution of anti-epidemic service bags to the households.

## STRIVING FOR CONTINUOUS SERVICE IMPROVEMENT

Making continuous service improvement underlines our customer service philosophy. During the year, we introduced enhancements to the Integrated Registration Information System (IRIS) to improve customer experience in land search, including in particular, allowing the use of the Government "iAM Smart" Mobile App for customers to authenticate and login the IRIS Online Services in a streamlined and secure way. We also introduced the online application for subscription of the Property Alert service for property owners and the e-Channel in full for the e-Alert Service for Authorized Institutions under the Banking Ordinance (Cap. 155) to improve user-friendliness. These two are our value-added services to protect the interests of property owners and financial institutions, thus safeguarding the proper operation of the property market.



## 致力提供更安全和有效率的土地註冊

政府在2021年的《施政報告》承諾，就新批出的土地先行實施《土地業權條例》（第585章）徵詢立法會對法例修訂的意見，以期對私人土地的業權提供更大明確性。我們正繼續與主要持份者緊密合作，就餘下的執行細節達成共識，並進行建議的法例修訂，以便早日徵詢立法會的意見。

## 擁抱未來的發展機遇

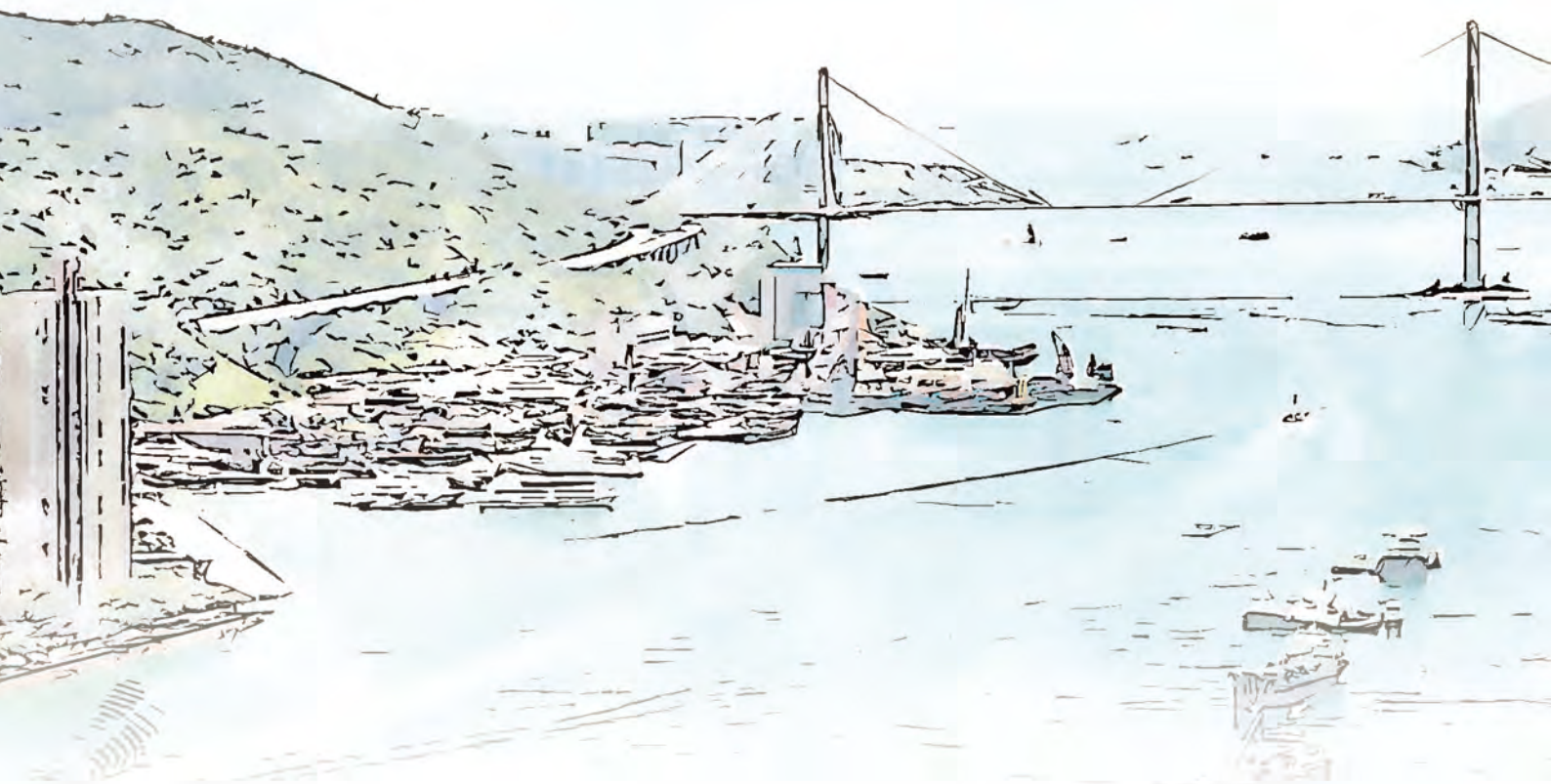
行政長官在2021年的《施政報告》提出《北部都會區發展策略》（《發展策略》）。北部都會發展區的土地總面積約為30,000公頃，是香港未來20年城市發展和主要人口增長最蓬勃的地區。《發展策略》的都會區擬加強港深兩地基建聯繫，並促進港深融合發展和連繫粵港澳大灣區，讓香港可以充分把握大灣區發展和國家《十四五規劃

## COMMITTING TOWARDS MORE SECURE AND EFFICIENT LAND REGISTRATION

In the 2021 Policy Address, the Government has committed to consulting the Legislative Council (LegCo) on legislative amendments for implementing the Land Titles Ordinance (Cap. 585) on newly granted land first to provide greater certainty to the titles of privately owned land. We continue to work closely with the key stakeholders to forge consensus on the remaining implementation issues and to take forward the proposed legislative amendments, with a view to consulting the LegCo early.

## EMBRACING FUTURE DEVELOPMENT OPPORTUNITIES

The Chief Executive has put forward the Northern Metropolis Development Strategy (the Development Strategy) in her 2021 Policy Address. The Northern Metropolis, with a total land area of about 30,000 hectares, is the most vibrant area where the urban development and major population growth of Hong Kong in the next 20 years will take place. With the strengthened cross-boundary transport infrastructural links between Hong Kong and Shenzhen envisaged in the Development



綱要》的機遇，更好地融入國家發展大局。在此願景下，我們已做好準備，藉着提供穩妥方便的土地註冊和資訊服務，配合未來各項發展研究、規劃和倡議，以期早日落實《發展策略》。

最後但同樣重要的是我想藉此機會感謝所有同事，在前所未見的嚴峻情況下仍竭力支援政府的抗疫工作，並在過往一年堅守崗位，致力維持各項服務。我們會與客戶攜手把握機遇，共同迎接未來的挑戰。

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土地註冊處處長  
土地註冊處營運基金總經理

Strategy, the area also facilitates our development integration with Shenzhen and connection with the Guangdong-Hong Kong-Macao Greater Bay Area ("GBA"). This will enable Hong Kong to fully grasp the opportunities brought about by the development of the GBA and the National 14th Five-Year Plan to better integrate into the overall national development. With this vision in mind, we, through our secure and customer-friendly land registration and information services, stand ready to facilitate various upcoming development studies, plans and initiatives to enable early implementation of the Development Strategy.

Last but not least, I would like to take this opportunity to thank all our colleagues who have devoted their best to supporting the Government's fight against the epidemic and worked tirelessly to continue the delivery of services throughout the year, despite unprecedentedly demanding circumstances. We stand together with our customers to exploit opportunities and meet challenges ahead.

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General Manager, LRTF

