

处长的话

MESSAGE FROM THE LAND REGISTRAR



我很高兴向大家提交截至2022年3月31日止财政年度的土地注册处营运基金报告。年内，物业市场显著复苏，惟2022年1月第五波2019冠状病毒病爆发，导致市场气氛转弱，亦令香港疫情面临前所未见的挑战。

在市场波动下仍取得正回报

在2021上半年，香港的住宅物业市场继续受惠于低息环境、用家需求殷切及本地经济复苏的因素；下半年却因为传染性更强的2019冠状病毒变种病毒渐现、本地股票市场调整，以及市场对美国加息的忧虑升温，导致市场气氛减弱。

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.

与2020/21年度比较，本年度递交注册的文件及查阅土地登记册的总宗数分别增加18.3%及4.3%。本处的收入及盈利分别增加15.6%至5.185亿元及231.0%至1.212亿元，其主要原因是办理文件注册、提供副本和业权报告的业务量整体有所增加，惟第五波疫情的影响尚未完全显现。在2021/22年度，土地注册处营运基金在市场波动下仍可达致22.5%的固定资产回报率。

政府团队一起同心抗疫

鉴于2019冠状病毒病疫情急速变化，本处为配合政府防止疫情扩散的政策，由2022年1月底起实施特别上班安排。在此安排下，本处为市民继续提供全面但有限度的服务。虽然受到疫情的严重影响，我们在启动相应的应变安排下，继续维持服务，并力求与客户保持沟通，尽可能以各种可行方式回应他们的需求。

本处的抗疫团队联同发展局辖下各部门支援政府多次的围封强检行动。本处并调派同事往公共卫生检测中心的电话中心及卫生署的个案追踪办公室工作。我们的同事亦自愿参与政府「防疫服务包」的工作，包括包装和向住户派发服务包。

持续优化服务

持续优化服务是本处客户服务的宗旨。为提升客户查阅土地纪录的体验，我们于年内优化「综合注册资讯系统」，特别是客户可简单和安全地使用政府「智方便」流动应用程序，以认证和登入「综合注册资讯系统」网上服务。我们亦为业主推出在网上申请订购「物业把关易」服务，以及为《银行业条例》（第155章）下的认可机构提供全面电子化的「电子提示服务」，让客户更便捷地使用服务，这两项增值服务旨在保障业主和财务机构的权益，从而确保物业市场妥善运作。

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注册

政府在2021年的《施政报告》承诺，就新批出的土地先行实施《土地业权条例》（第585章）征询立法会对法例修订的意见，以期对私人土地的业权提供更大明确性。我们正继续与主要持份者紧密合作，就余下的执行细节达成共识，并进行建议的法例修订，以便早日征询立法会的意见。

拥抱未来的发展机遇

行政长官在2021年的《施政报告》提出《北部都会区发展策略》（《发展策略》）。北部都会发展区的土地总面积约为30,000公顷，是香港未来20年城市发展和主要人口增长最蓬勃的地区。《发展策略》的都会区拟加强港深两地基建联系，并促进港深融合发展和连系粤港澳大湾区，让香港可以充分把握大湾区发展和国家《十四五规划

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



纲要》的机遇，更好地融入国家发展大局。在此愿景下，我们已做好准备，借着提供稳妥方便的土地注册和资讯服务，配合未来各项发展研究、规划和倡议，以期早日落实《发展策略》。

最后但同样重要的是我想借此机会感谢所有同事，在前所未见的严峻情况下仍竭力支援政府的抗疫工作，并在过往一年坚守岗位，致力维持各项服务。我们会与客户携手把握机遇，共同迎接未来的挑战。

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

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.

Ms Joyce TAM, JP

Land Registrar
General Manager, LRTF

