

處長的話

Message from the Land Registrar



我很高興向大家提交截至2023年3月31日止財政年度的土地註冊處營運基金報告。這期間給我們帶來了機遇和挑戰。

隨著2019冠狀病毒病第五波的疫情逐漸受控，物業市場自2022年4月起逐步加快復甦步伐。然而，全球經濟前景、本地經濟復甦速度及加息的不明朗因素持續籠罩市場。

在2023/2024年度財政預算案宣布下調從價印花稅後，住宅物業市場於2023年第一季度重回平穩發展。土地註冊處應對了這些營商環境的挑戰，並以強大的應變力令業務重拾增長勢頭。

I am pleased to present the report of the Land Registry Trading Fund (LRTF) for the financial year ending 31 March 2023. This period presented both opportunities and challenges to us.

With the fifth wave of the Coronavirus Disease 2019 (COVID-19) epidemic gradually being brought under control, the property market has been progressively picking up its pace of recovery since April 2022. However, the market continued to be clouded with uncertainties about the global economic outlook, rate of local economic recovery and interest rate hikes.

With the reduction of Ad Valorem Stamp Duty in the 2023/2024 Budget, the residential property market is back on its track in the first quarter of 2023. The Land Registry witnessed all these challenges in our business environment and regained our momentum of growth with strong resilience.

保持應變力並實現增長

在充滿挑戰的營商環境下，我們的業務量經歷了起伏。與2021/22年度相比，本年度遞交註冊的文件及查閱土地登記冊的總宗數分別減少21.6%及9.0%。本處的收入及盈利(包括利息收入)亦分別減少3.6%至4.997億元及9.5%至1.097億元，其主要原因是辦理文件註冊、查冊和提供副本的業務量整體下跌所致。

面對這些挑戰，土地註冊處一直採取審慎和節約成本的措施，同時致力維持服務的質素。受惠於社交距離措施全面放寬、市場氣氛改善，加上2023年初本地經濟復甦，土地註冊處營運基金在2022/23年度整體財務的固定資產回報率為16.5%，達到由財政司司長根據《營運基金條例》(第430章)釐定6%的固定資產目標回報率。

緊握電子政府的發展

抓緊創科的機遇對社會未來福祉及推動經濟朝高質量發展至關重要。土地註冊處一直是推動嶄新電子政府服務的先驅。

我們為此擴大了「智方便」的應用範圍。在查冊服務方面，我們進一步為非經常用戶及自助查冊用戶引入了「智方便」，以提升用戶體驗，讓他們更快捷和安全地使用「綜合註冊資訊系統」網上服務。目前，我們為市民提供的查冊服務均全面支援「智方便」，反映我們全力支持電子政府的倡議並以建設智慧政府為目標。

隨著近年手機電子錢包的應用不斷增加，我們自2022年6月起已將電子支付渠道擴展至快速支付系統「轉數快」。我們的查冊服務櫃位亦已設置「轉數快」二維碼裝置。

ACHIEVING GROWTH WHILE MAINTAINING RESILIENCE

Given the challenging business environment, we experienced uptrends and downtrends in our business volume. As compared to 2021/22, the total number of documents delivered for registration and searches of land registers decreased by 21.6% and 9.0% respectively. Our revenue and profit (including interest income) also registered a decrease of 3.6% to \$499.7 million and 9.5% to \$109.7 million respectively, mainly due to an overall decrease in business volume of registration of documents, search and copying.

In face of these challenges, the Land Registry has been exercising prudent and cost-conscious measures while striving to maintain quality delivery of services. Benefitting from the full relaxation of social distancing measures and improved market sentiment, together with the local economic recovery in early 2023, the LRTF achieved an overall financial return on fixed assets of 16.5% in 2022/23, meeting the target rate of return on fixed assets of 6% as determined by the Financial Secretary under the Trading Funds Ordinance (Cap. 430).

EMBRACING E-GOVERNMENT DEVELOPMENT

Embracing innovation and technology is critical to the future well-being of society and to driving high quality economic development. The Land Registry is always a pioneer in taking forward new e-Government services.

To this end, we have expanded our adoption of “iAM Smart”. For search services, we further introduced “iAM Smart” for ad hoc and self-service search users to improve user experience of using the Integrated Registration Information System (IRIS) Online Services in a streamlined and secured way. Now, the “iAM Smart” is supported in all our public search functions, fully supporting this central e-Government initiative and Government’s target to build a smart government.

With increasing e-wallet applications on mobile phones in recent years, we have extended the e-payment channels to include the Faster Payment System (FPS) since June 2022. FPS QR code devices have also been made available at our search service counters.

為使「物業把關易」更簡便易用，我們於2022年7月起為登記用戶推出了兩項增值服務選項，讓用戶可以透過附加電郵地址及手機短訊接收提示通知。為鼓勵更多業主訂購此服務以保障其權益，備受歡迎的一次過訂購方式的費用亦於2023年1月起由580元下調至380元。

我們的「綜合註冊資訊系統」網上服務和「物業把關易」已加入粵港澳大灣區「跨境通辦」計劃，讓粵港兩地的企業和市民享用簡易便捷的跨境查冊服務，有利於加強香港與大灣區的經濟合作。

先於新批土地推行業權註冊制度(「新土地先行」方案)

香港自1844年起一直實行契約註冊制度。推行業權註冊制度旨在為物業業權提供更佳保證和明確性，並簡化物業轉易程序。「新土地先行」方案可讓香港早日實施業權註冊制度，以提高物業轉易的效率、改善營商環境及提升香港的競爭力。

「新土地先行」方案獲得立法會發展事務委員會和《土地業權條例》督導委員會成員的支持，我們正在擬備《土地業權條例》(第585章)及其附屬法例的法例修訂，目標是在2024年將有關修例建議提交立法會。

業權註冊制度將為物業轉易及其註冊的方式帶來轉變。我們致力在法例修訂及隨後在新批土地上實施的過程中，與主要持份者和從業員緊密合作。

To make our Property Alert more user-friendly, we also introduced two value-added service options to subscribers from July 2022 so that subscribers are able to receive alert notification through a supplementary email address and SMS. The subscription fee for the popular one-off subscription has also been reduced from \$580 to \$380 since January 2023 to encourage more subscriptions to better safeguard the interests of property owners.

Our IRIS Online Services and Property Alert have joined the “Cross-Boundary Public Services” initiative in the Guangdong-Hong Kong-Macao Greater Bay Area (GBA) so that enterprises and members of the public in Guangdong and Hong Kong are able to enjoy simple and convenient cross-boundary search services. This will facilitate greater economic cooperation between Hong Kong and the GBA.

HEADING TOWARDS TITLE REGISTRATION SYSTEM ON NEWLY GRANTED LAND FIRST (“NEW LAND FIRST” PROPOSAL)

Hong Kong has been operating a deeds registration system since 1844. Title registration system (TRS) aims to provide better assurance and greater certainty of property title and simplify conveyancing procedures. The “new land first” proposal will secure early implementation of title registration in Hong Kong, which helps enhance efficiency of property conveyancing, improve the business environment and raise Hong Kong’s competitiveness.

With the support of the Legislative Council (LegCo) Panel on Development and the members of the Land Titles Ordinance Steering Committee on the “new land first” proposal, we are preparing the legislative amendments to the Land Titles Ordinance (Cap. 585) and its subsidiary legislations and aim to introduce the proposed amendments into the LegCo in 2024.

Title registration will bring about changes in the way property transactions are conducted and registered. We are committed to working closely with the key stakeholders and practitioners in the legislative amendment process and in the subsequent implementation on newly granted land.

致力建設更美好的香港

《行政長官2022年施政報告》把土地和房屋作為政府的首要任務，透過提量、提速、提效和提質以切實回應市民的住屋需求及創造強勁增長動力。

發展「北部都會區」是驅動香港增長的新引擎，亦是香港再創高峰的策略發展。香港正透過多項措施配合國家「十四五」規劃和粵港澳大灣區發展戰略，以鞏固香港作為大灣區重要區域樞紐的獨特地位。

土地註冊處準備就緒，透過為市民和政府部門提供高效率的土地註冊及查冊服務，以支持政府的各項土地及房屋政策。實施業權註冊制度將進一步提升物業市場的健康運作，對香港的未來經濟發展至關重要。

我希望藉此機會感謝員工的辛勤工作並提供優質服務。我亦感謝客戶及持份者在過去一年給予的寶貴支持。我深信在大家的不懈努力和支撐下，我們可以昂首闊步為社會提供更優質的服務。

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

OUR COMMITMENT TO A BRIGHTER HONG KONG

The Chief Executive's 2022 Policy Address placed land and housing as the top priority for the Government so as to earnestly address the housing needs of the people and to create strong impetus for growth, through enhancing quantity, speed, efficiency and quality.

Developing the Northern Metropolis presents a new engine for growth as well as a strategic development for Hong Kong to scale new heights. Through various initiatives, Hong Kong is dovetailing with the national strategies of the 14th Five-Year Plan and the Guangdong-Hong Kong-Macao GBA development, solidifying Hong Kong's unique role as a key regional hub in the GBA.

The Land Registry stands ready to support Government's various land and housing initiatives through the provision of efficient land registration and search services to members of the public as well as to various Government departments. Implementing the TRS will further enhance the healthy operation of the property market which is essential to Hong Kong's future economic development.

Taking this opportunity, I wish to thank our staff for their hard work and excellent service. My thanks also go to our customers and stakeholders for their valuable support over the past year. I am confident that with continued dedication and support from all, we can leap forward to serving the community ever better.

Ms Joyce TAM, JP
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