

业务回顾

BUSINESS Review



办理土地文件注册

影响土地的文件均送交本处位于金钟道政府合署的客户服务中心办理注册。

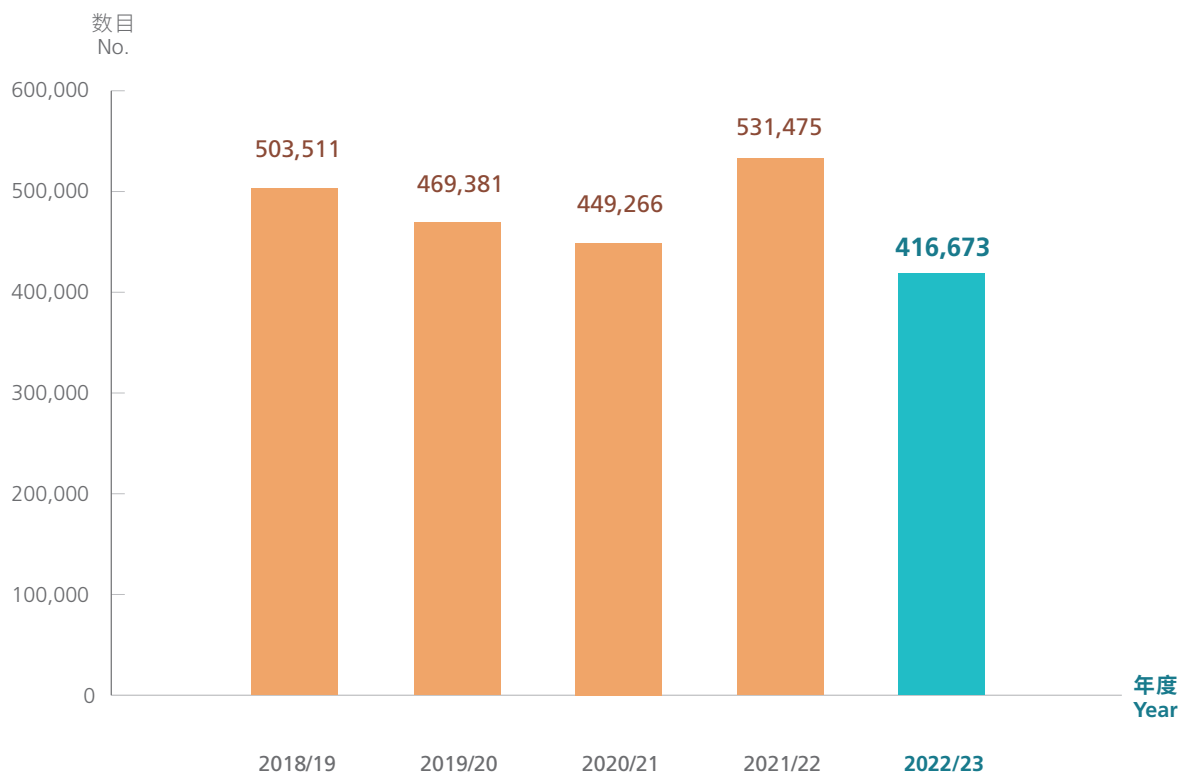
在2022/23年度，送交注册的土地文件共416,673份，较2021/22年度减少21.6%。

REGISTRATION OF LAND DOCUMENTS

Documents affecting land are delivered to our Customer Centre at the Queensway Government Offices (QGO) for registration.

In 2022/23, 416,673 land documents were delivered for registration, representing a decrease of 21.6% when compared with 2021/22.

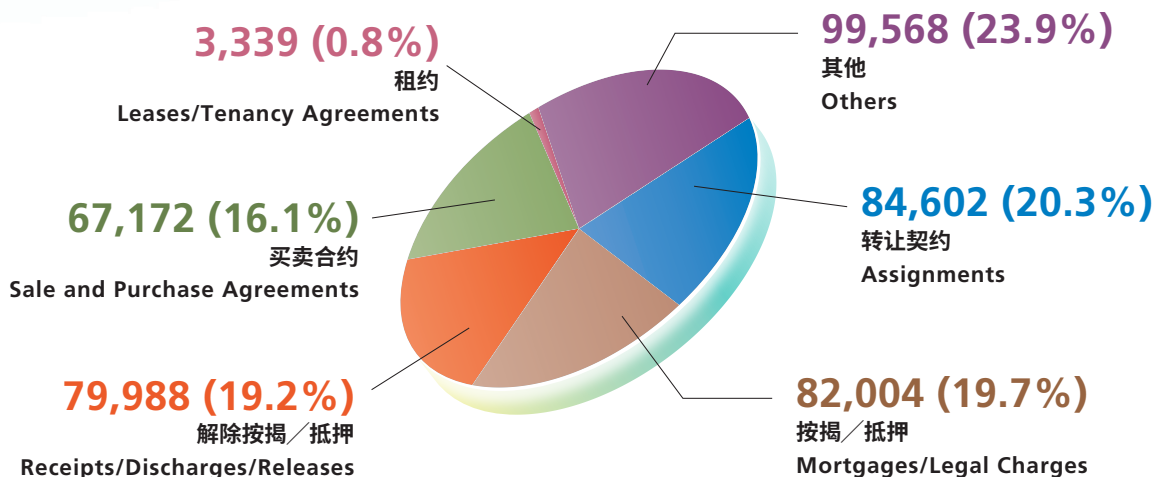
送交注册的土地文件数目
NO. OF LAND DOCUMENTS DELIVERED FOR REGISTRATION



年内收到的主要文件类别包括楼宇买卖合同、转让契约、按揭／抵押及解除按揭／抵押，占全年收到文件总数的75.3%。

Major types of documents received included sale and purchase agreements (SPAs), assignments, mortgages/legal charges and receipts/discharges/releases which collectively accounted for 75.3% of all documents received during the year.

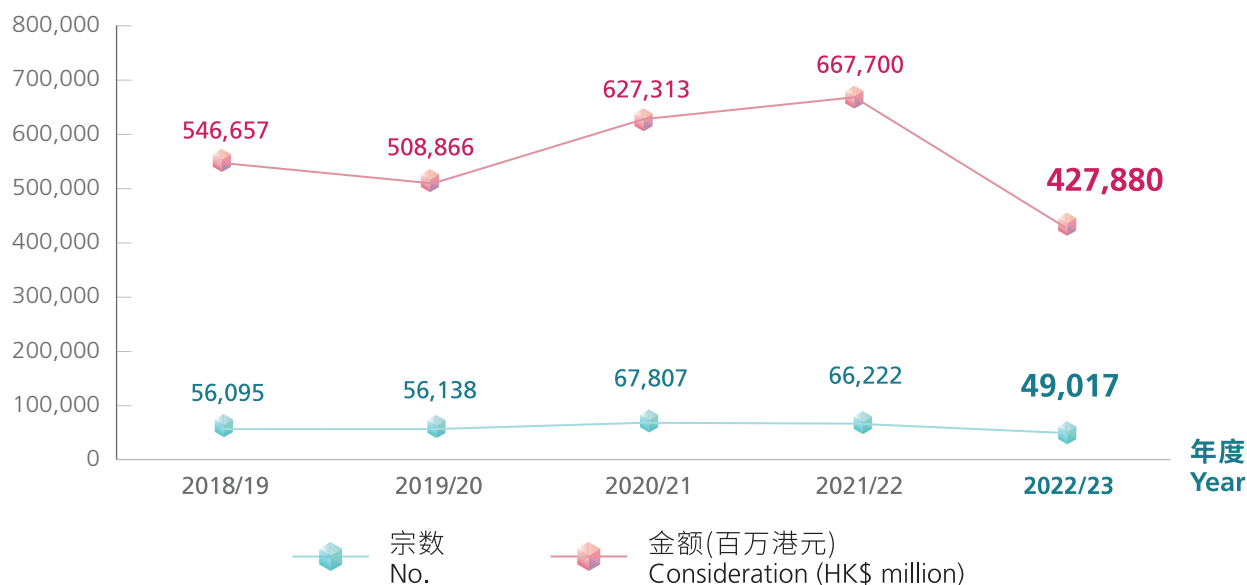
2022/23年度送交注册的土地文件类别 DISTRIBUTION OF LAND DOCUMENTS LODGED FOR REGISTRATION IN 2022/23



在2022/23年度送交注册的所有楼宇买卖合同中，住宅楼宇买卖合同的宗数和总值分别是49,017份(较去年减少26%)及4,278.8亿元(较去年减少35.9%)。一般而言，这类合约的数量是反映物业市场交投情况的重要指标。

Among the SPAs of all building units delivered for registration in 2022/23, the number of SPAs of residential units and their total consideration were 49,017 (-26.0% from previous year) and \$427,880 million (-35.9% from previous year) respectively. The number of these agreements is generally regarded as a key indicator of the level of activity in the property market.

送交注册的住宅楼宇买卖合同宗数和金额 NO. AND CONSIDERATION OF SALE AND PURCHASE AGREEMENTS OF RESIDENTIAL UNITS DELIVERED FOR REGISTRATION



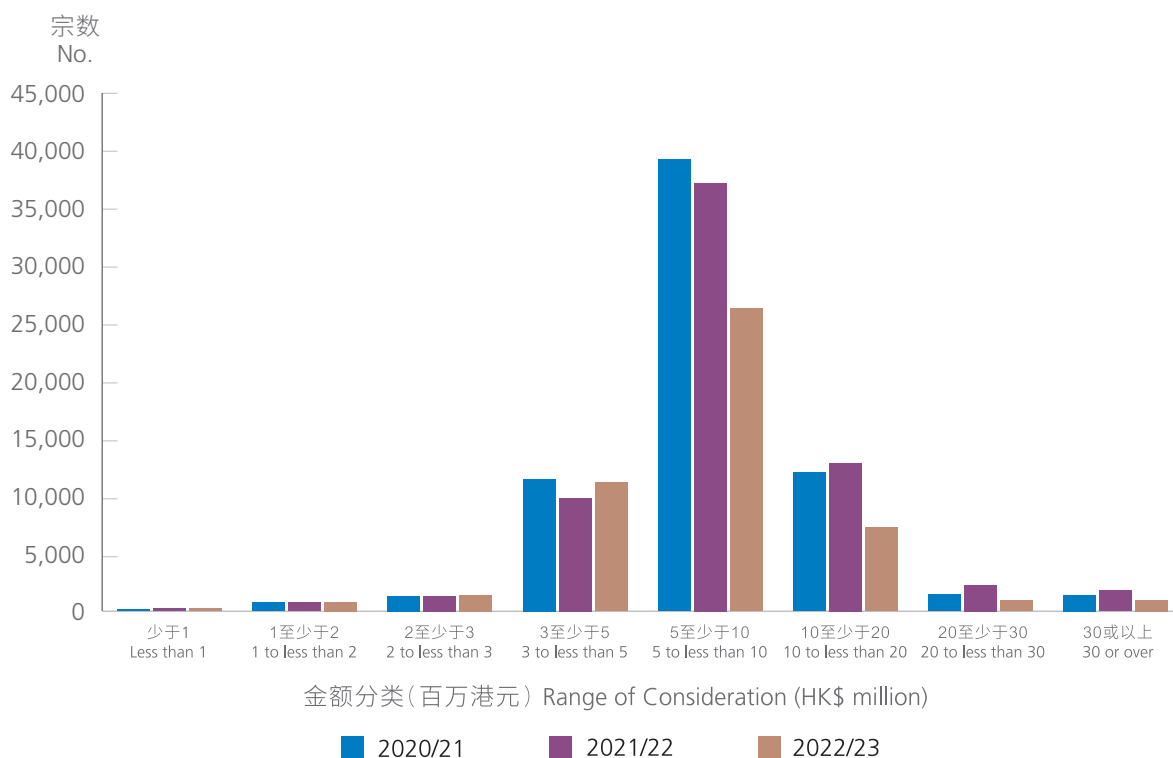
注：上述统计数字并不包括居者有其屋、私人机构参建居屋及租者置其屋等计划下的住宅买卖，除非有关单位转售限制期届满并已补偿差价。

Note: The statistics do not include sales of units under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme, etc. unless the premium of the unit concerned has been paid after the sale restriction period.

在2022/23年度，大多数住宅楼宇的交易金额是介乎500万至1,000万港元之间。年内交易金额超过500万港元的住宅楼宇交易显著减少。

The majority of the transactions in residential units in 2022/23 were within the consideration range of five to ten million Hong Kong dollars. There was a notable decrease in transactions in 2022/23 with consideration of more than five million Hong Kong dollars.

按金额分类的住宅楼宇买卖合同宗数 NO. OF SALE AND PURCHASE AGREEMENTS OF RESIDENTIAL UNITS BY RANGE OF CONSIDERATION



金额分类 Range of Consideration (百万港元) (HK\$ million)		2020/21		2021/22		2022/23	
		宗数 No.	%	宗数 No.	%	宗数 No.	%
少于1	Less than 1	169	0.2	241	0.4	221	0.5
1至少于2	1 to less than 2	758	1.1	770	1.2	786	1.6
2至少于3	2 to less than 3	1,305	1.9	1,318	2.0	1,395	2.8
3至少于5	3 to less than 5	11,493	16.9	9,824	14.8	11,185	22.8
5至少于10	5 to less than 10	39,203	57.8	37,147	56.1	26,254	53.6
10至少于20	10 to less than 20	12,033	17.7	12,841	19.4	7,261	14.8
20至少于30	20 to less than 30	1,454	2.1	2,276	3.4	947	1.9
30或以上	30 or over	1,392	2.1	1,805	2.7	968	2.0
总数	Total	67,807	100.0	66,222	100.0	49,017	100.0

注：由于「四舍五入」关系，个别项目的百分率数字总和可能不等于100%。

Note: Figures in percentage for individual items may not add up to 100% due to rounding.

查阅土地纪录服务

土地注册处备存土地纪录，目的是防止秘密及有欺诈成分的物业转易，以及提供容易追溯和确定土地财产及不动产业权的方法。

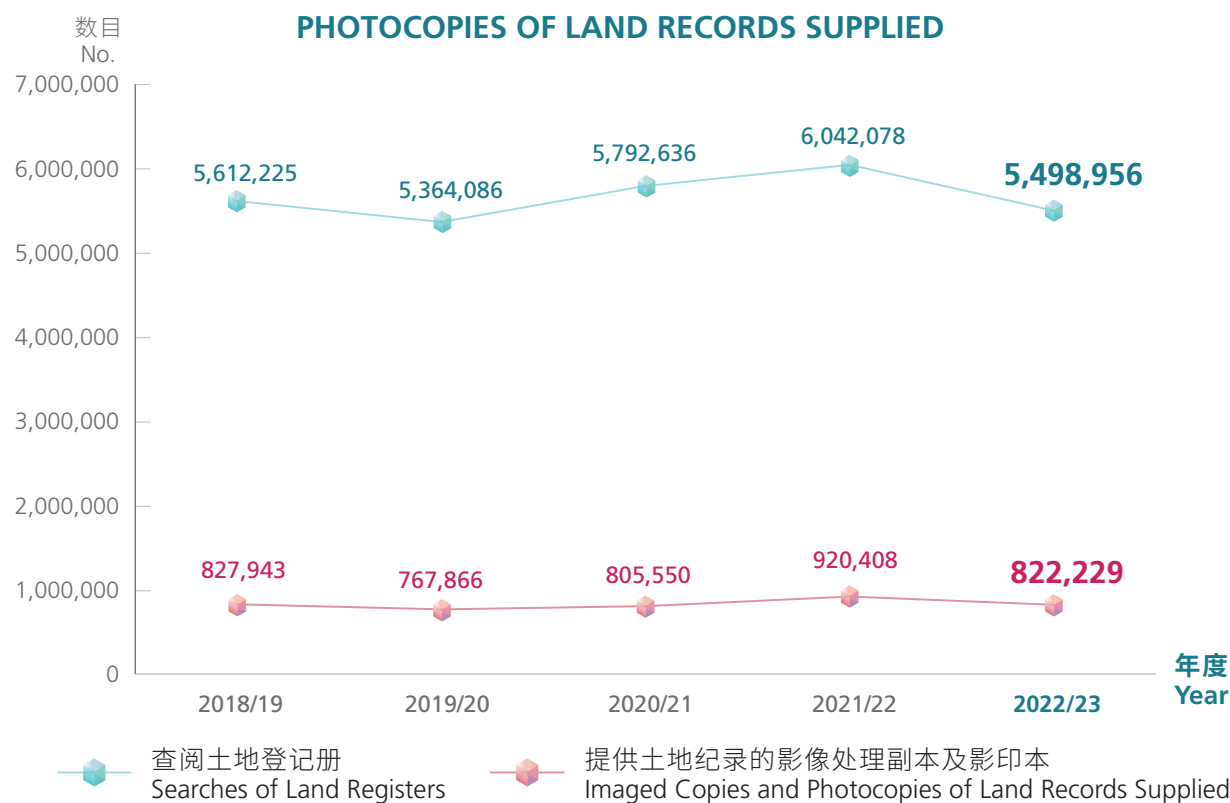
在2022/23年度，查阅土地登记册的宗数，以及提供土地纪录的影像处理副本和影印本的总数分别为5,498,956宗（较去年减少9.0%）及822,229份（较去年减少10.7%）。

SEARCH SERVICES

Land records are kept by the Land Registry to prevent secret and fraudulent conveyances, and to provide means whereby the title to real and immovable property may be easily traced and ascertained.

In 2022/23, the total number of searches of land registers and supply of imaged copies and photocopies of land records were 5,498,956 (-9.0% from previous year) and 822,229 (-10.7% from previous year) respectively.

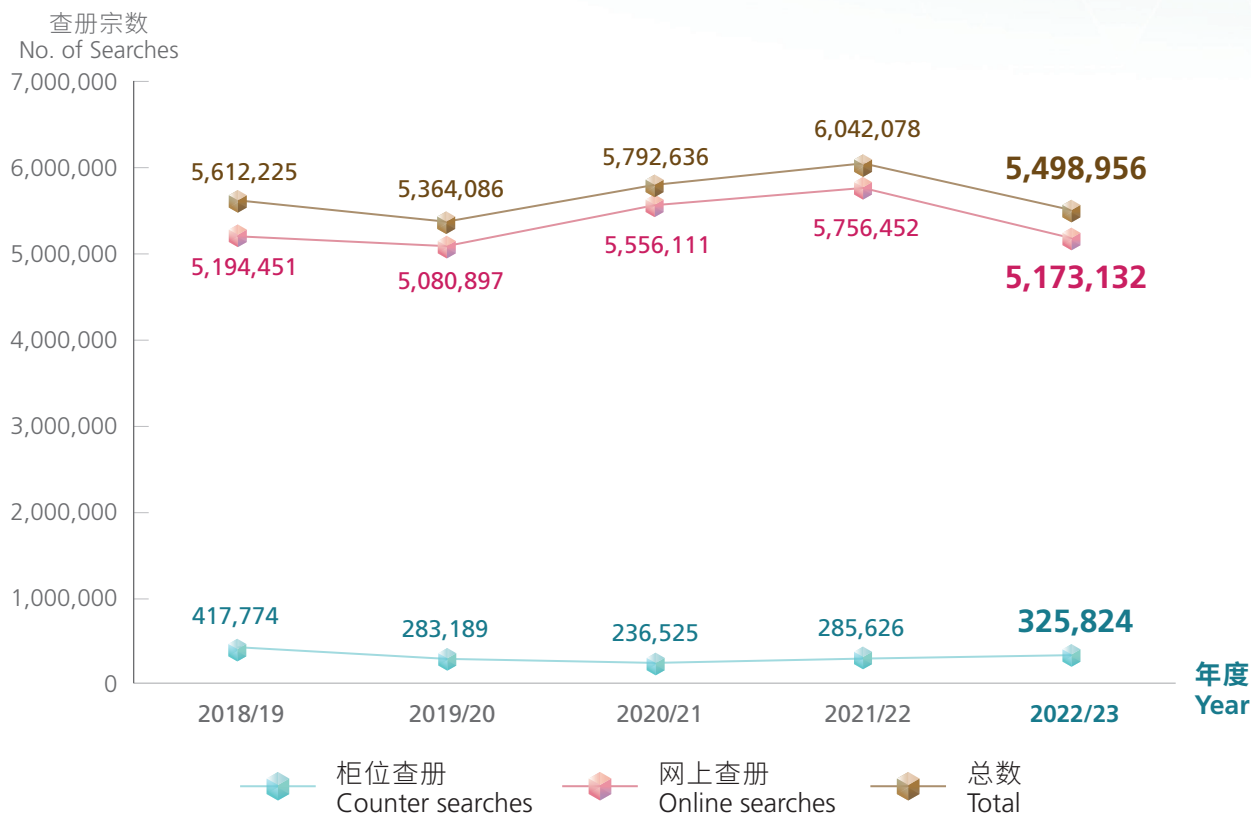
查阅土地登记册宗数和提供土地纪录的影像处理副本及影印本份数
NO. OF SEARCHES OF LAND REGISTERS AND IMAGED COPIES AND PHOTOCOPIES OF LAND RECORDS SUPPLIED



本处透过「综合注册资讯系统」网上服务(www.iris.gov.hk)的简便平台，提供查阅土地纪录的服务。年内，网上查阅土地登记册占总查册量的94%。公众人士可以非经常用户或登记用户身分进行查册。在2022/23年度，登记用户的数目共增加28个（上升1.9%），总数达1,520个。本处位于金钟道政府合署的客户服务中心，以及位于大埔、元朗和荃湾的新界查册中心亦设有柜位查册服务。

Search services over the internet via our Integrated Registration Information System (IRIS) Online Services at www.iris.gov.hk is a user-friendly and convenient platform for search of land records. 94% of the total search volume in the year was conducted online. The public can conduct searches on either an ad hoc or a subscription basis. The number of subscribers increased by 28 (+1.9%) and reached 1,520 during 2022/23. Counter search service is available at our Customer Centre at the QGO and the New Territories Search Offices in Tai Po, Yuen Long and Tsuen Wan.

查阅土地登记册宗数 NO. OF SEARCHES OF LAND REGISTERS



本处每年均会推出新版的《街道索引》及《新界地段／地址对照表》(《对照表》)，方便公众人士查阅土地纪录。公众可在[本处网站](#)或透过「综合注册资讯系统」网上服务网站的超连结，免费浏览《街道索引》及《对照表》的网页版。截至2023年3月31日，在2022年4月29日推出的《街道索引》及《对照表》网页版录得超过31,000浏览人次。

The Land Registry publishes new editions of the Street Index (SI) and the New Territories Lot/Address Cross Reference Table (CRT) annually to facilitate search of land records. Online versions of the SI and the CRT are made available for free browsing on the [Land Registry website](#) or through the hyperlink on the IRIS Online Services website. Up to 31 March 2023, over 31,000 visits to the online versions of the SI and the CRT released on 29 April 2022 were recorded.

业主立案法团服务

政府的一贯政策是鼓励业主根据《建筑物管理条例》(第344章)成立业主立案法团，以便他们更有效地管理大厦。根据该条例，土地注册处负责办理业主立案法团的注册事宜，并就业主立案法团的纪录提供存案和查阅服务。在2022/23年度，新注册的业主立案法团共有119个，全港的业主立案法团总数增至11,325个。年内，业主立案法团的文件存案和查阅总数分别为21,468份及22,811份。

OWNERS' CORPORATION SERVICES

It has always been the Government's policy to encourage owners to form Owners' Corporations (OCs) for better building management under the Building Management Ordinance (Cap. 344) (BMO). Under the BMO, the Land Registry is responsible for registration of OCs and provision of filing and search services for OC records. In 2022/23, 119 new OCs were registered. The total number of OCs in the territory reached 11,325. The total number of OC documents filed and the total number of OC documents searched were 21,468 and 22,811 respectively in 2022/23.

物业把关易

2019年1月推出的「物业把关易」订购服务，帮助业主监察其物业的土地登记册，以保障其土地权益免受欺诈风险。每当有涉及其物业的文书交付本处注册，用户便会收到电邮提示。为进一步提供简易便捷的服务，我们在2022/23年度提供更多增值服务选项。用户可提供一个附加电邮地址供其授权收件人收取电邮通知副本，以及／或提供一个香港流动电话号码，以便当「物业把关易」通知书发送到指定的电邮地址时，同时收到提示短讯。我们并就网上申请提供更多电子付款方式。这些优化服务备受用户欢迎。

为鼓励更多业主订购「物业把关易」服务，由2023年1月1日起，一次过订购方式的费用已由580元下调至380元。我们设计了新的海报、横幅和短片，并展开了一连串的宣传推广活动，包括向持份者发出宣传信件／电邮，以及透过地产代理监管局和乡议局等的刊物宣传服务。同时，我们已于各电视台和电台频道增加播放此服务的电视宣传短片和电台宣传声带。土地注册处处长在一个电视专题节目的访问环节中，向业主介绍服务是有助保障其物业权益的好帮手，该节目亦已于2023年2月播出。

为保持宣传的势头，我们会开展更多宣传渠道包括社交媒体平台，以广泛接触市民，从而提升他们对「物业把关易」的认识。

PROPERTY ALERT

Launched in January 2019, Property Alert is a subscription service that helps property owners safeguard their land interests against the risk of fraud through monitoring the land registers of their properties. A subscriber will receive an email alert when an instrument is delivered for registration against his/her property. To further enhance the user-friendliness of the service, we provided more value-added service options in 2022/23. Subscribers may provide an additional email address for their authorised recipient to receive a copy of email notification and/or a Hong Kong mobile number for receiving an SMS reminder when a Property Alert notification is issued to their designated email address. More e-payment channels are available for online application. These service enhancements have been well received by subscribers.

With a view to encouraging more property owners to subscribe to the service, the subscription fee for one-off subscription option has been reduced from \$580 to \$380 with effect from 1 January 2023. A series of publicity activities with newly designed posters, banners and video clips have been launched, including publicizing the service through promotional letters/emails to stakeholders as well as in the publications of Estate Agents Authority and Heung Yee Kuk, etc. Meanwhile, an increase of broadcasting frequency for Announcement in the Public Interest for this service was arranged on various television and radio channels. A TV feature programme with an interview segment of the Land Registrar introducing the service as a useful tool to help owners safeguard their property interest was also broadcast in February 2023.

To sustain the momentum of publicity, we will explore more promotion channels including the social media platforms to reach out to the community for raising the public awareness on the Property Alert.



于2023年1月推出新设计的宣传海报、横幅、单张和短片。
New design of poster, banner, leaflet and video clip published in January 2023.



土地注册处处长在电视广播有限公司的专题节目访问环节中介绍「物业把关易」。

The Land Registrar introduced Property Alert in the interview segment of TVB's feature programme.



于香港警务处的「反诈骗协调中心」网页和「耆乐警讯」Facebook 专页发布新的宣传短片。

New promotional video posted on the "Anti-Deception Coordination Centre" webpage and Facebook pages of Senior Police Call of the Hong Kong Police Force.



在持份者／工商团体的通讯刊物介绍「物业把关易」。

Introduction of Property Alert was published in the newsletters from the stakeholders/trade associations.



在人流多的位置／場地展示宣传海报和横幅。

Posters and banners displayed at the sites/venues with high pedestrian flow.



为认可机构提供的电子提示服务

本处在2017年2月推出供《银行业条例》(第155章)下的认可机构(即持牌银行、有限制牌照银行及接受存款公司)订购的电子提示服务,以帮助他们更有效管理按揭贷款的信贷风险。认可机构在相关业主的同意下订购这项服务后,每当已承按的物业有再按押记/按揭文件交付本处办理注册时,便会收到本处发出的电子提示讯息。此项服务深受认可机构欢迎。

随着电子渠道于2021年2月全面推行后,认可机构可更安全和方便地在网上全面提交服务申请。我们会继续检讨服务并欢迎认可机构提出建议,以进一步优化服务。

崭新电子政府倡议

土地注册处全力支持拓展新科技及开发新一代的电子政府服务。

「综合注册资讯系统」

「综合注册资讯系统」网上服务是土地注册处的一站式电子服务平台,透过互联网提供查阅土地纪录服务。

E-ALERT SERVICE FOR AUTHORIZED INSTITUTIONS

The Land Registry launched the e-Alert Service for Authorized Institutions (AIs) under the Banking Ordinance (Cap. 155) (i.e. licensed banks, restricted licence banks and deposit-taking companies) in February 2017 to help them better manage credit risks in mortgage lending. The AIs, with consent from the property owners concerned for subscribing to our Service, will receive electronic notifications from the Land Registry when further charge/mortgage documents in respect of the properties mortgaged to the AIs are lodged for registration with the Land Registry. The service has been well received by the AIs.

With the full implementation of the e-Channel in February 2021, AIs can enjoy a complete online application submission with greater security and convenience. We will continue to review the service and welcome suggestions from AIs for further service enhancements.

NEW E-GOVERNMENT INITIATIVES

The Land Registry is in full support of exploring new technology and developing new generation of e-Government services.

Integrated Registration Information System

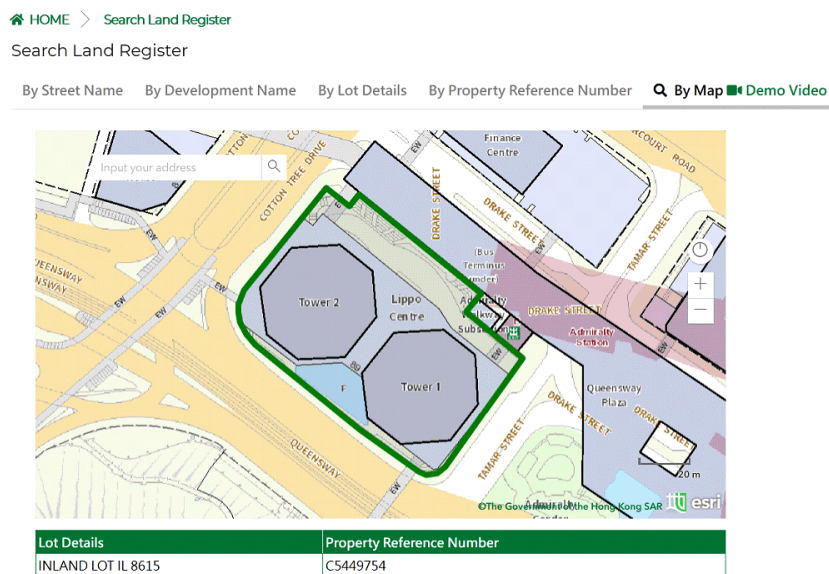
The Integrated Registration Information System (IRIS) Online Services is a one-stop electronic service platform of the Land Registry for providing search services of the land records through the Internet.

为了优化服务，本处在2022/23年度为「综合注册资讯系统」网上服务作出下列多项重要提升：

The Land Registry implemented the following major enhancements to the IRIS Online Services in 2022/23 for service improvements:

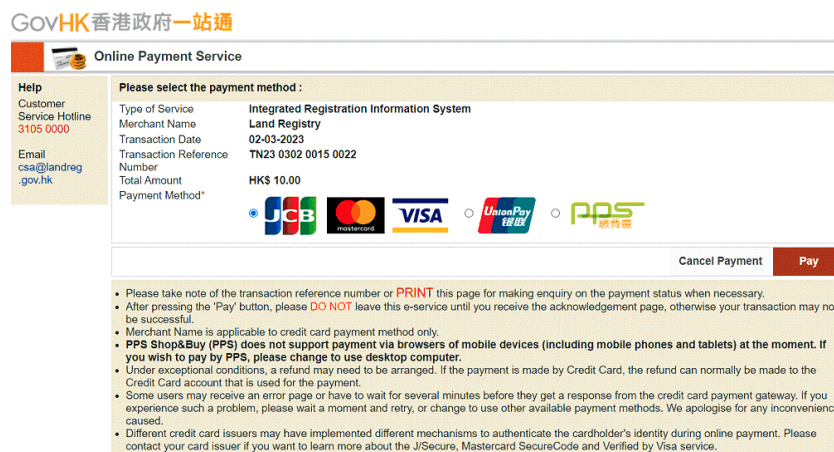
- * 在2022年12月优化「综合注册资讯系统」网上服务桌面版的用户界面，并新增按地图查阅土地登记册的功能，以提供更佳的用户体验；以及

- * to improve customer experience, the user interface of the desktop version of the IRIS Online Services was enhanced in December 2022, together with a new function for searching land registers by map; and



- * 在2023年3月，VISA及万事达卡网上付款已转用新付款平台，以提高用户于网上交易的安全性。

- * to enhance the security of online transactions for users, new payment platform was adopted for online payment by VISA and Mastercard in March 2023.

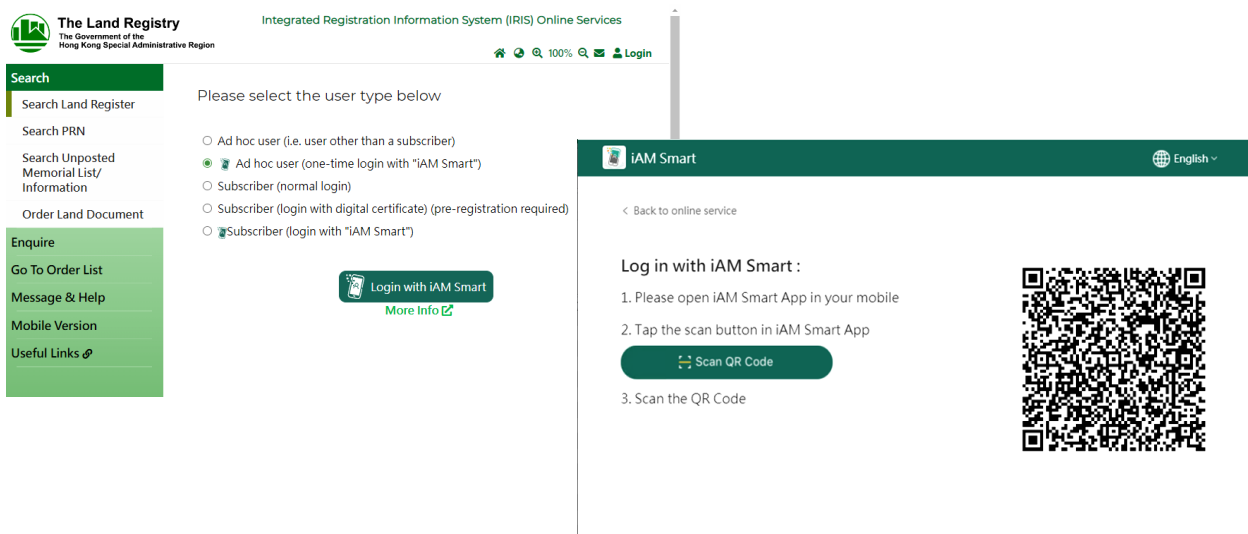


促进「智方便」的使用

「综合注册资讯系统」网上服务自2021年6月起已新增以「智方便」登入的选项，登记用户可于其桌面电脑或流动电话经「智方便」认证及登入该网上服务。在2022年12月，非经常用户也可经「智方便」认证和登入，在网上查阅土地纪录。我们于2023年3月进一步为自助查册终端机用户引入「智方便」服务。

Embracing iAM Smart

Since June 2021, the IRIS Online Services had adopted iAM Smart as a new login option for subscribers to authenticate and login the service via their desktop computers or mobile phones. In December 2022, the use of iAM Smart was extended to ad hoc users to authenticate and login to conduct online search of land records. In March 2023, iAM Smart was further introduced to Self-service Search Terminal users.



非经常用户如选择以「智方便」登入「综合注册资讯系统」网上服务，新功能可让客户无须提供查册者姓名和付款交易／订单编号便可查询他们在三个日历内进行的交易。

If an ad hoc user opted to login the IRIS Online Services with iAM Smart, a new function is provided for the customer to enquire their transactions made within three calendar days without providing the searcher name and payment transaction/order number.

政府资讯科技总监办公室会于2024至2025年将「智方便」平台逐步优化，进一步简化与用户的互动并提升用户体验。「智方便」将定位为「一网通办」，市民可透过「智方便」流动应用程序便捷地获取香港的公共服务和实用资讯。土地注册处已沿着这个政策目标定位其提供的服务，并将继续探索更多「智方便」的用途和促进其应用。

According to the Office of the Government Chief Information Officer, the iAM Smart platform will be upgraded progressively from 2024 to 2025 to further streamline the user interactions and enhance the user experience. iAM Smart will be positioned as a "Single Portal for Online Government Services" and citizens will gain access to public services and useful information of Hong Kong conveniently through the iAM Smart mobile app. The Land Registry has already positioned its delivery of services along this policy objectives and will continue to explore more usage of iAM Smart and embrace its application.

开放数据计划

鉴于行政长官的2017年施政报告及政府于2017年12月公布的「香港智慧城市蓝图」，本处由2018年起便发布年度开放数据计划。该计划列出于其后三年透过「资料一线通」网站发放与注册和查册服务统计资料相关的数据集，以供公众人士免费使用。该等数据集可为科研及创新提供有用的原料。我们已于2022年12月在[土地注册处网站](#)发布第五个由2023至25年度的开放数据计划。

电子支付服务渠道

我们致力推广网上服务。客户可透过「综合注册资讯系统」网上服务和网上表格完成查册、提供副本和「物业把关易」的订购服务，并可随时随地以最常用的电子支付渠道缴付服务费用。

除了「八达通」、「易办事」和信用卡外，本处于2022年6月在金钟道政府合署的客户服务中心、新界查册中心和土地注册处档案室已增设「转数快」付款方式。客户现时以银行或电子钱包营运商的流动应用程序扫描「转数快」二维码便可简易地缴付服务费用。

展望未来，我们计划为网上服务引入「转数快」付款方式，为市民带来更大的便利。

The Open Data Plan

Having regard to the Chief Executive's 2017 Policy Address and the Smart City Blueprint for Hong Kong announced in December 2017, we have published our annual open data plan since 2018. The plan sets out datasets relating to statistics of registration and search services to be released via the Public Sector Information Portal for free public use in the following three years. The datasets provide useful raw materials for technology research and innovation. The fifth annual open data plan for 2023–25 was released in December 2022 on the [Land Registry's website](#).

E-Payment Channels for Services

We are committed to promoting online services. Customers can complete their service ordering for search, copying and Property Alert through the IRIS Online Services and online forms, and pay the service fees with most popular e-payment channels anywhere around the clock.

In addition to Octopus, EPS and credit card, Faster Payment System (FPS) was introduced in June 2022 at the Customer Centre at the QGO, the New Territories Search Offices and the Land Registry Archive. Customers can now enjoy the easy payment of service fees by scanning the FPS QR code with the Mobile App of banks or e-wallet operators.

Looking ahead, we are planning to introduce FPS for online services to bring greater convenience to the public.

