

处长的话

Message from the Land Registrar



我很高兴向大家提交截至2023年3月31日止财政年度的土地注册处营运基金报告。这期间给我们带来了机遇和挑战。

随着2019冠状病毒病第五波的疫情逐渐受控，物业市场自2022年4月起逐步加快复苏步伐。然而，全球经济前景、本地经济复苏速度及加息的不明朗因素持续笼罩市场。

在2023/2024年度财政预算案宣布下调从价印花税后，住宅物业市场于2023年第一季度重回平稳发展。土地注册处应对了这些营商环境的挑战，并以强大的应变力令业务重拾增长势头。

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.

保持应变力并实现增长

在充满挑战的营商环境下，我们的业务量经历了起伏。与2021/22年度相比，本年度递交注册的文件及查阅土地登记册的总宗数分别减少21.6%及9.0%。本处的收入及盈利(包括利息收入)亦分别减少3.6%至4.997亿元及9.5%至1.097亿元，其主要原因是办理文件注册、查册和提供副本的业务量整体下跌所致。

面对这些挑战，土地注册处一直采取审慎和节约成本的措施，同时致力维持服务的质素。受惠于社交距离措施全面放宽、市场气氛改善，加上2023年初本地经济复苏，土地注册处营运基金在2022/23年度整体财务的固定资产回报率为16.5%，达到由财政司长根据《营运基金条例》(第430章)厘定6%的固定资产目标回报率。

紧握电子政府的发展

抓紧创科的机遇对社会未来福祉及推动经济朝高质量发展至关重要。土地注册处一直是推动崭新电子政府服务的先驱。

我们为此扩大了「智方便」的应用范围。在查册服务方面，我们进一步为非经常用户及自助查册用户引入了「智方便」，以提升用户体验，让他们更快捷和安全地使用「综合注册资讯系统」网上服务。目前，我们为市民提供的查册服务均全面支援「智方便」，反映我们全力支持电子政府的倡议并以建设智慧政府为目标。

随着近年手机电子钱包的应用不断增加，我们自2022年6月起已将电子支付渠道扩展至快速支付系统「转数快」。我们的查册服务柜台亦已设置「转数快」二维码装置。

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.

为使「物业把关易」更简便易用，我们于2022年7月起为登记用户推出了两项增值服务选项，让用户可以透过附加电邮地址及手机短讯接收提示通知。为鼓励更多业主订购此服务以保障其权益，备受欢迎的一次过订购方式的费用亦于2023年1月起由580元下调至380元。

我们的「综合注册资讯系统」网上服务和「物业把关易」已加入粤港澳大湾区「跨境通办」计划，让粤港两地的企业和市民享用简易便捷的跨境查册服务，有利于加强香港与大湾区的经济合作。

先于新批土地推行业权注册制度(「新土地先行」方案)

香港自1844年起一直实行契约注册制度。推行业权注册制度旨在为物业业权提供更佳保证和明确性，并简化物业转易程序。「新土地先行」方案可让香港早日实施业权注册制度，以提高物业转易的效率、改善营商环境及提升香港的竞争力。

「新土地先行」方案获得立法会发展事务委员会和《土地业权条例》督导委员会成员的支持，我们正在拟备《土地业权条例》(第585章)及其附属法例的法例修订，目标是在2024年将有关修例建议提交立法会。

业权注册制度将为物业转易及其注册的方式带来转变。我们致力在法例修订及随后在新批土地上实施的过程中，与主要持份者和从业员紧密合作。

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.

致力建设更美好的香港

《行政长官2022年施政报告》把土地和房屋作为政府的首要任务，透过提量、提速、提效和提质以切实回应市民的住屋需求及创造强劲增长动力。

发展「北部都会区」是驱动香港增长的新引擎，亦是香港再创高峰的策略发展。香港正透过多项措施配合国家「十四五」规划和粤港澳大湾区发展战略，以巩固香港作为大湾区重要区域枢纽的独特地位。

土地注册处准备就绪，透过为市民和政府部门提供高效率的土地注册及查册服务，以支持政府的各项土地及房屋政策。实施业权注册制度将进一步提升物业市场的健康运作，对香港的未来经济发展至关重要。

我希望借此机会感谢员工的辛勤工作并提供优质服务。我亦感谢客户及持份者在过去一年给予的宝贵支持。我深信在大家的不懈努力和帮助下，我们可以昂首阔步为社会提供更优质的服务。

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

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
Land Registrar
General Manager, LRTF