



香港土地註冊處營運基金

The Land Registry Trading Fund Hong Kong

共建**繁榮**都會，提升生活**素質**
BUILDING A **THRIVING** CITY,
ENHANCING **QUALITY** OF LIFE



2024-25

ANNUAL REPORT 年報

年報設計概念

Design Concept of the Annual Report

年報以不同的地標和市民的和諧生活為主要創作元素，並以象徵大自然的藍色與綠色為主色調，呈現一個繁榮都市及社區共融的景象，反映我們致力履行土地註冊處的服務信念，為市民提供安全和便捷的土地註冊及查冊服務，促進物業市場發展，提升社會生活素質，協力打造一個更繁榮安定和可持續發展的大都會。

The annual report features various landmarks and the harmonious lives of citizens as its main creative elements, using blue and green — colors that symbolise the nature — as the primary tones. It presents a vision of a prosperous city and community inclusion, reflecting our commitment to upholding the service belief of the Land Registry. We aim to provide safe and convenient land registration and search services for the public, promote property market development, enhance the quality of social life, as well as create a more prosperous, stable, and sustainable metropolis.



目錄

CONTENTS

年度重要事項	HIGHLIGHTS OF THE YEAR	2
處長的話	MESSAGE FROM THE LAND REGISTRAR	8
土地註冊處概覽	THE LAND REGISTRY AT A GLANCE	
理想、使命、信念及職能	Vision, Mission, Values and Functions	13
組織架構圖	Organisation Chart	15
管理層團隊	Management Teams	16
邁向業權註冊	MOVING TOWARDS TITLE REGISTRATION	21
環境、社會及管治報告	ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORTING	
企業社會責任	Corporate Social Responsibility	25
企業管治	Corporate Governance	30
業務回顧	BUSINESS REVIEW	
辦理土地文件註冊	Registration of Land Documents	35
查閱土地紀錄服務	Search Services	38
業主立案法團服務	Owners' Corporation Services	39
物業把關易	Property Alert	40
為認可機構提供電子提示服務	e-Alert Service for Authorized Institutions	42
嶄新電子政府倡議	New e-Government Initiatives	42
財政管理	FINANCIAL MANAGEMENT	
財政目標	Financial Objectives	45
實際表現	Actual Performance	45
展望	Forecast	47
審計署署長報告	REPORT OF THE DIRECTOR OF AUDIT	48
財務報表	CERTIFIED FINANCIAL STATEMENTS	
全面收益表	Statement of Comprehensive Income	53
財務狀況表	Statement of Financial Position	54
權益變動表	Statement of Changes in Equity	56
現金流量表	Statement of Cash Flows	57
財務報表附註	Notes to the Financial Statements	59
附件 I	ANNEX I	
2024/25年度服務承諾	Performance Pledges 2024/25	86
2025/26年度服務承諾	Performance Pledges 2025/26	90
附件 II	ANNEX II	
2024/25年度土地註冊處聯合 常務委員會委員	Membership of the Land Registry Joint Standing Committee 2024/25	93
2024/25年度土地註冊處客戶 聯絡小組(私營機構)委員	Membership of the Land Registry Customer Liaison Group (Private Sector) 2024/25	94
2024/25年度土地註冊處客戶 聯絡小組(公營機構)委員	Membership of the Land Registry Customer Liaison Group (Public Sector) 2024/25	96
2024/25年度《土地業權條例》 督導委員會委員	Membership of the Land Titles Ordinance Steering Committee 2024/25	98
2024/25年度《土地業權條例》 檢討委員會委員	Membership of the Land Titles Ordinance Review Committee 2024/25	99
2024/25年度業權註冊教育委 員會委員	Membership of the Title Registration Education Committee 2024/25	100

年度重要事項 HIGHLIGHTS OF THE YEAR

財政摘要

FINANCIAL HIGHLIGHTS



收入：
Revenue:

\$399.4 百萬元
million



運作成本：
Operating costs:

\$443.5 百萬元
million



盈利：
Profit:

\$10.5 百萬元
million



固定資產回報率：
Rate of return on fixed assets:

-12.3%

業務摘要

BUSINESS HIGHLIGHTS



遞交註冊的土地文件數目：
No. of land documents delivered
for registration:

373,966



查閱土地登記冊宗數：
No. of searches of
land registers:

5,048,587



提供土地紀錄的影像處理副本及
影印本份數：
No. of imaged copies and
photocopies of land records
supplied:

682,464



使用「綜合註冊資訊系統」網上服務
查閱土地登記冊：
Usage of Integrated Registration
Information System (IRIS) Online
Services for search of land registers:

95%



業主立案法團註冊數目：
No. of Owners' Corporations (OC)
registered:

120



業主立案法團文件存案數目：
No. of OC documents filed:

21,567



業主立案法團文件查閱數目：
No. of searches of OC documents:

22,602

獎項與認可

AWARDS AND RECOGNITION

2024年「公務員事務局局長嘉許狀」計劃

文書主任丁悅玲女士是其中一位獲頒發2024年「公務員事務局局長嘉許狀」的公務員，以表彰其優秀的工作表現及竭誠盡心提供優質服務。

The Secretary for the Civil Service's Commendation Award Scheme 2024

Ms TING Yuet-ling, Biddy, Clerical Officer, was one of the awardees of the Secretary for the Civil Service's Commendation Award 2024 in recognition of her exceptional performance and dedication to providing high quality services.



2024年「申訴專員嘉許獎」

土地註冊主任劉思恩女士及文書主任古穎儀女士獲頒發2024年「申訴專員嘉許獎—公職人員獎」。劉女士和古女士致力為客戶提供優質服務，表現專業，為公務員樹立楷模，殊堪嘉許。

The Ombudsman's Awards 2024

Miss LAU Sze-yan, Land Registration Officer and Ms KU Wing-ye, Clerical Officer, received the Ombudsman's Awards 2024 for Officers of Public Organisations. Both Miss LAU and Ms KU are commended for delivering excellent services and acknowledged for their professionalism, establishing themselves as a role model in the public service.

《土地註冊處營運基金2022/23年報》獎項

Awards for Land Registry Trading Fund Annual Report 2022/23

《土地註冊處營運基金2022/23年報》在不同的國際比賽中共奪得兩個獎項：

The Land Registry Trading Fund Annual Report 2022/23 received two awards in different international competitions:

比賽 Competition	獎項 Award	組別 Category
「美國傳媒專業聯盟」 2022/23 Vision Awards League of American Communications Professionals 2022/23 Vision Awards	金獎 Gold Award	印刷本年報 — 政府 — 市／州／國家 Print-Based Annual Reports — Government — City/State/National
2023/24年度 Mercury Excellence Awards Mercury Excellence Awards 2023/24	銀獎 Silver Award	年報 — 網上版 — 具互動性 Annual Reports — Online: Interactive

獲頒連續15年或以上「同心展關懷」標誌

土地註冊處獲香港社會服務聯會頒發連續15年或以上「同心展關懷」標誌，以表揚本處持續關懷社會的承諾。



Award of 15 Years Plus Caring Organisation Logo

The Hong Kong Council of Social Service awarded the 15 Years Plus Caring Organisation logo to the Land Registry (LR) in recognition of its continuous commitment to caring for the community.

「ERB人才企業嘉許計劃」

土地註冊處於2023年4月1日至2025年3月31日獲嘉許為「人才企業」，以表揚本處在人才培訓及發展的超越表現。

ERB Manpower Developer Award

The LR was accredited Manpower Developer from 1 April 2023 to 31 March 2025 in recognition of its outstanding achievements in manpower training and development.



活動摘要

EVENT HIGHLIGHTS



香港專業教育學院(沙田分校)到訪

土地註冊處於2024年6月為香港專業教育學院(沙田分校)的商業及法律學學生介紹本處的服務及香港的土地註冊制度。

Visit by the Hong Kong Institute of Vocational Education (Sha Tin)

The LR introduced its services and the land registration system in Hong Kong to a group of Business and Legal Studies students from the Hong Kong Institute of Vocational Education (Sha Tin) in June 2024.

香港測量師學會參觀土地註冊處檔案室

土地註冊處於2024年6月為香港測量師學會會員安排兩場參觀本處檔案室的導賞團，介紹各種由人手整存且具有檔案價值的土地紀錄，包括可追溯至1840年代的批地文件正本及註冊摘要圖則等。

Visit by the Hong Kong Institute of Surveyors to the LR Archive

Two guided tours to the LR Archive were arranged for members of the Hong Kong Institute of Surveyors in June 2024. Various types of manual land records including original land grant documents dated back to the 1840s and memorial plans with archival value were introduced.



與青年成就香港部合辦「2024年職場體驗」

土地註冊處繼續與青年成就香港部合作舉辦「2024年職場體驗」，協助中學生規劃職業生涯。於7月，保良局羅氏基金中學的學生在土地註冊主任的指導下，於本處不同部門進行了一天的工作體驗。

Junior Achievement (JA) Workplace Immersion 2024

The LR continued its partnership with Junior Achievement Hong Kong to organise the JA Workplace Immersion 2024 for secondary students to support their future career and life planning. In July, students from Po Leung Kuk Laws Foundation College were guided by Land Registration Officers as their mentors to work for one day in various work units.



2024年「業權註冊處處長會議暨加拿大土地業權官員議會會議」

土地註冊處處長於10月率領代表團出席在加拿大卑詩省維多利亞市舉行的2024年「業權註冊處處長會議暨加拿大土地業權官員議會會議」。嘉賓講者就網絡安全和應用人工智能於土地註冊領域等熱門話題分享見解。本處代表亦從香港角度就私隱及保安關注事項作出專題簡報。是次會議極具啟發性，有助本處實施業權註冊制度及數碼服務。

2024 Registrars of Titles Conference (ROTC) cum Canadian Council of Land Titles Officials Conference (CCLTOC)

The Land Registrar led a delegation to attend the 2024 ROTC cum CCLTOC in Victoria, British Columbia, Canada in October. Guest speakers shared their knowledge on hot topics such as cyber security and application of Artificial Intelligence in land registration. Our presentation on privacy and security concerns from Hong Kong perspective was delivered. It was an insightful event that shed light on our implementation of the title registration system and digital services.



2024年「土地註冊處處長發展事務人員會議」

2024年「土地註冊處處長發展事務人員會議」於6月在澳洲塔斯曼尼亞舉行，為來自不同司法管轄區的代表提供交流平台，分享有關土地註冊的知識與經驗。本處代表於網上會議期間，簡報本處為提升土地註冊服務而制定的最新及籌劃中的網絡安全政策與措施。

Land Registrars Development Officers' Conference 2024

The Land Registrars Development Officers Conference 2024 was held in Tasmania, Australia in June providing a platform for delegates from different jurisdictions to share knowledge and experience in land registration. During the online conference, our representatives presented the LR's up-to-date and planned cyber security policies and measures in enhancing land registration services.



參觀國家安全展覽廳

土地註冊處處長於2024年10月率領部門同事參觀設於香港歷史博物館的國家安全展覽廳。國家安全展覽廳是香港特別行政區首個有系統地推廣國家安全教育的專廳。在專業導賞員的帶領下，同事們細賞六個展區及展覽廳內的珍貴展品，更清晰和全面地了解國家安全對社會穩定及經濟繁榮的重要意義。

Visit to the National Security Exhibition Gallery

Led by the Land Registrar, our colleagues visited the National Security Exhibition Gallery at the Hong Kong Museum of History in October 2024, the first thematic gallery dedicated to systematic promotion of national security education. Guided by the professional docents, our colleagues explored the six zones and valuable exhibits in the exhibition gallery, gaining a clear and thorough understanding of the importance of national security to social stability and economic prosperity.



客戶交流會 — 「中止為文書註冊的一般原因」

土地註冊處於2024年11月為約200名律師事務所代表舉辦兩場客戶交流會，講解中止為文書註冊的一般原因，闡述在擬備註冊摘要時如何避免常見錯誤，並分享文書不獲接受辦理註冊的例子。本處亦示範網上版註冊摘要表格的使用方法，並簡介「物業把關易」服務。

“Meet the Clients” Sessions on “Common Reasons for Withholding Instruments from Registration”

Two “Meet the Clients” Sessions were held in November 2024 with participation from around 200 representatives of solicitors’ firms. The sessions shared the common reasons for withholding instruments from registration, highlighted the key points for avoiding errors in preparing memorials for registration, and included a sharing on instruments not acceptable for registration. Demonstrations on the use of the web-based memorial form and briefings on the Property Alert service were also provided.



處長的話

MESSAGE FROM THE LAND REGISTRAR

我很高興向大家提交截至2025年3月31日止財政年度的土地註冊處營運基金報告。

在2024/25財政年度，香港物業市場經歷明顯波動。政府在2024年2月撤銷需求管理措施，市場初步回暖，惟在偏緊的金融狀況及不確定的全球環境下，復蘇步伐在2024年第二及第三季度放緩。市況自2024年9月利率下調後開始回穩。於同年10月，香港金融管理局(金管局)對物業按揭貸款的逆周期宏觀審慎監管措施作出調整，進一步提振市場氣氛。然而，美國在2025年2月宣布新關稅政策，為全球經濟增添不明朗因素，影響整體貿易和投資前景，進而拖累本地物業市場表現。

I am pleased to present the report of the Land Registry Trading Fund (LRTF) for the financial year ending 31 March 2025.

During the financial year of 2024/25, the Hong Kong property market experienced notable fluctuations. An early market recovery was spurred by the Government's cancellation of demand-side management measures in February 2024. However, tight financial conditions and global uncertainties led to a slowdown in the second and third quarters of 2024. By September 2024, the situation began to stabilise following interest rate cuts. Adjustments to the countercyclical macroprudential measures for property mortgage loans by the Hong Kong Monetary Authority (HKMA) in October 2024 further improved market sentiments. Nevertheless, the new US tariff policies in February 2025 introduced additional uncertainties to the global economy, affecting overall trade and investment outlook, which in turn has dampened the local property market.



應對財政挑戰 控制運作開支

在充滿不明朗因素的營商環境下，我們在整個財政年度就實現業務目標面臨著挑戰。在2024/25年度，本處的收入及盈利(包括利息收入)分別減少4.0%至3.994億元及42.7%至1,050萬元，其主要原因是辦理文件註冊、業權報告和電子提示服務的收入整體下跌所致。因此，土地註冊處營運基金在2024/25年度整體財務的固定資產回報率為負12.3%，未能達致由財政司司長根據《營運基金條例》(第430章)釐定6%的固定資產目標回報率。

儘管土地註冊處營運基金的收入容易受到物業市況影響，但我們迅速採取措施，透過檢討資源分配及重新調整重點領域的優先次序，以加強控制運作開支。我們的目標是透過整合資源，例如重新調配員工、整合辦公空間、簡化運作流程，以及善用科技提供土地註冊和查冊服務，務求以更具成本效益的方式提供公共服務。

改革香港土地註冊制度

在2024/25年度，我們在為新批土地(新土地)先行實施業權註冊制度的立法準備工作上取得重大進展。由現行契約註冊制度轉為業權註冊制度，為土地業權提供更大明確性並簡化物業轉讓程序，有助提升營商環境，並使香港的土地註冊制度與內地和其他司法管轄區看齊。

在廣泛諮詢主要持份者後，《2025年業權及土地的註冊(雜項修訂)條例草案》(《條例草案》)經已定稿並於2025年3月提交立法會。這標誌著改革香港土地註冊制度的一個重要里程碑，為新土地實施業權註冊制度邁向重要一步。《條例草案》旨在修訂仍未實施的《土地業權條例》(第585章)、《土地註冊條例》(第128章)、《土地註冊處營運基金》(第430A章)及超過70條其他相關成文法則。

倘若條例草案於2025年年底獲立法會通過，我們將擬備附屬法例並於2026年內提交立法會審議，亦會為業界及公眾展開宣傳及教育工作。我們

NAVIGATING FINANCIAL CHALLENGES WHILE CONTROLLING OPERATING EXPENSES

Amid a dynamic business environment of uncertainties, we experienced challenges in meeting our business targets throughout the financial year. In 2024/25, our revenue and profit (including interest income) registered a decrease of 4.0% to \$399.4 million and 42.7% to \$10.5 million respectively. It was mainly due to an overall decrease in revenue from registration of documents, reports on title and e-Alert services. Consequently, the LRTF recorded a negative overall financial return on fixed assets of -12.3% in 2024/25, falling short of the target rate of return on fixed assets of 6% as determined by the Financial Secretary under the Trading Funds Ordinance (Cap. 430).

While the revenue income of the LRTF is very susceptible to the property market condition, we responded swiftly to tightening control over our operating expenses by reviewing resource allocation and re-prioritising key areas. Our aim is to deliver public services more cost-effectively by consolidating resources such as redeployment of staff, consolidation of accommodation space, streamlining operational processes and harnessing technology in provision of land registration and search services.

TRANSFORMING HONG KONG'S LAND REGISTRATION SYSTEM

In 2024/25, significant inroads have been made over the preparation for the legislative exercise to introduce title registration on newly granted land (new land) first. A change from the current deeds registration system to a Title Registration System (TRS), which provides greater certainty in land ownership and simplifies property transfer procedures, will enhance the business environment and bring Hong Kong's land registration system in line with those currently adopted in the Mainland and other jurisdictions.

After extensive consultations with key stakeholders, the Registration of Titles and Land (Miscellaneous Amendments) Bill 2025 (Amendment Bill) was finalised and introduced to the Legislative Council (LegCo) in March 2025. This represents a significant milestone in reforming Hong Kong's land registration system and marks an important step toward adopting the TRS for new land. The Amendment Bill seeks to amend the Land Titles Ordinance (Cap. 585) (which has yet to be brought into operation), the Land Registration Ordinance (Cap. 128), the LRTF (Cap. 430A) and over 70 pieces of other related enactments.

If the Amendment Bill is passed by the LegCo by the end of 2025, we will prepare subsidiary legislation and submit to the LegCo for vetting in 2026. We will also launch publicity and educational activities with the industry and the public. Our

處長的話 Message from the Land Registrar

的目標是在2027年上半年於新土地先行實施業權註冊制度，並期望藉此讓各方汲取經驗，有助凝聚共識，把業權註冊制度逐步擴展至現有土地。

關於將契約註冊制度下登記的現有土地轉換至新的業權註冊制度，我們已開始研究目前290萬份土地登記冊中可能存在的問題。根據研究結果，我們會在2026年探討可行的轉換安排，並儘快與持份者就轉換方案進行諮詢，計劃將業權註冊制度逐步擴展至現有土地。

迎接公共服務的數碼轉型

《行政長官2024年施政報告》強調數碼政府倡議是香港的策略重點工作。這項前瞻性舉措旨在實現政府運作現代化，提升公共服務水平，使香港成為領先的智慧城市，並增強其全球競爭力。

土地註冊處致力推動創新服務，以更切合客戶需求，促進物業市場發展及支持數碼管治。我們已在「綜合註冊資訊系統」網上服務網站推出由人工智能驅動的聊天機器人「田妮」，為土地查冊的查詢提供互動支援。

我們與金管局和數字政策辦公室（數字辦）合作，為金融機構開發應用程式介面服務。這些機構可透過金管局的「商業數據通」與數字辦的「授權數據交換閘」安全連接，適時經應用程式介面查閱本處的土地紀錄及有關再按揭記／按揭文件的電子提示通知。這項措施體現我們致力加強政府與金融服務業界之間的合作，以提升數據的聯通性和運作效率。

為配合智慧政府的策略，我們積極採用「智方便」平台以提升「綜合註冊資訊系統」網上服務的公眾查冊功能，從而優化用戶體驗和資訊安全。我們亦將「智方便」的身份認證功能整合至「物業把關易」，實現網上申請流程自動化，進一步簡化服務運作。隨著「物業把關易」服務日益便捷，每當有涉及相關物業的文書交付本處註冊，市民便會收到電子提示，從而更有效保障其物業權益。為促進物業交易的註冊，我們正積極開發以電子方式遞交註冊申請，並融合「智方便」作身份認證及數碼簽署。

goal is to implement the TRS on new land in the first half of 2027. We expect that the experience gained from implementing the TRS for new land will facilitate consensus on gradual expansion of the TRS to existing land.

Regarding the conversion of existing land currently registered under the deeds registration system to the new TRS, we have started research on possible issues in the current 2.9 million land registers. Based on the findings, we will explore feasible conversion arrangements in 2026 and engage stakeholders on the conversion approach as soon as possible. The plan is to expand the TRS to existing land progressively.

EMBRACING DIGITAL TRANSFORMATION OF PUBLIC SERVICES

The Chief Executive's 2024 Policy Address emphasised the significance of digital government initiatives as a strategic priority for Hong Kong. This forward-looking approach aims to modernise Government operations and enhance public service delivery, positioning Hong Kong as a leading smart city and strengthening its global competitiveness.

The Land Registry (LR) is committed to driving innovation in service delivery to better meet customer needs, enhance the property market development and support digital governance. We have launched "Tindy", our Artificial Intelligence-driven chatbot on the Integrated Registration Information System (IRIS) Online Services website, to provide interactive support for land search enquiries.

We have been collaborating with the HKMA and the Digital Policy Office (DPO) to develop Application Programming Interface (API) services for financial institutions. By leveraging the secure Commercial Data Interchange of the HKMA and Consented Data Exchange Gateway of the DPO, these institutions can gain timely API access to our land records and e-Alert notifications for further charge/mortgage documents. This initiative exemplifies our unwavering commitment to enhancing data accessibility and operational efficiency through strengthened collaboration between the Government and financial services sector.

Aligned with our smart government strategy, we have proactively adopted the "iAM Smart" platform to enhance the public search capabilities of the IRIS Online Services, thereby improving user experience and information security. We have also automated the online application process and streamlined operations for the Property Alert service with "iAM Smart" authentication. With a more accessible Property Alert service, the public may better safeguard their property interest by receiving e-alerts when an instrument is delivered for registration against their property. To facilitate the registration of property transactions, we are also developing electronic lodgement for registration applications, integrating "iAM Smart" for identity authentication and digital signatures.

我們將繼續致力推動創新的業務模式和服務，以更切合客戶需求，並為香港的數碼轉型作出貢獻。

We will continue to dedicate ourselves to driving innovation across our business practices and service delivery to better serve our customers and contribute to Hong Kong's digital transformation.

透過社交媒體及與持份者合作 加強公眾溝通

我們突破傳統的溝通模式，採用新穎的手法以加強與公眾及客戶的交流。隨著本處於2024年8月及9月成功推出Facebook專頁及部門吉祥物「田兔兔」，我們藉此平台發放有關物業轉易和慎防詐騙的實用資訊，提升公眾保障其物業權益的意識。我們亦善用此渠道教導市民有關政府擬在新土地先行實施業權註冊制度，並解說新制度與現行契約註冊制度的分別。另外，我們積極與持份者合作推動公眾教育，例如與消費者委員會、金管局、香港律師會及地產代理監管局合作，在2025年5月出版的《選擇》月刊中發表專題文章，為準買家提供購置二手物業的一般流程概要和實用貼士。

ENHANCING PUBLIC ENGAGEMENT THROUGH SOCIAL MEDIA AND COLLABORATION WITH STAKEHOLDERS

To enhance public and customer engagement, we have adopted new outreach strategies beyond conventional communication channels. Following the successful launch of our Facebook page and the introduction of our mascot, "Bunny Lanny", in August and September 2024, we have disseminated useful information on property conveyancing and fraud prevention to raise public awareness to safeguard their property interests. We also make use of this channel to educate the public about the Government's initiative to introduce title registration on new land first and explain how the TRS differs from the current deeds registration system. We also extend our efforts to collaborate with stakeholders on public education initiatives. For example, we collaborated with the Consumer Council, the HKMA, the Law Society of Hong Kong and the Estate Agents Authority on a feature article in CHOICE Magazine issued in May 2025, which provided an overview of the procedures for purchasing second-hand properties and offered practical tips for prospective purchasers.

攜手共建未來

《行政長官2024年施政報告》重點提出應對香港房屋挑戰的全面策略，聚焦增加房屋供應、提高可負擔性和改善居住環境。為支持政府全面的土地及房屋倡議，本處將繼續深化數碼化進程及推展業權註冊制度，致力提供更高效和精簡的土地註冊及查冊服務。

BUILDING A FUTURE TOGETHER

The Chief Executive's 2024 Policy Address highlighted a comprehensive strategy to tackle housing challenges in Hong Kong, focusing on increasing housing supply, enhancing affordability and improving living conditions. In support of the Government's broad land and housing initiatives, the LR is committed to providing efficient and streamlined land registration and search services, facilitated by the deepening of digitalisation and the rollout of the TRS.

我希望藉此機會衷心感謝我們的客戶及持份者在過去一年的鼎力支持。我亦想表彰我們的專業團隊，他們的努力和奉獻是我們成功的基礎。隨著我們推進在新土地實施業權註冊制度及公共服務數碼化，你們的貫徹支持和投入將是我們成功的關鍵。讓我們共同應對不斷變化的營商環境和未來的不確定性，將這些挑戰轉化為成長與成功的機遇。

Taking this opportunity, I would like to extend my sincere appreciation to our customers and stakeholders for their steadfast support throughout the past year. I would also like to recognise our dedicated staff, whose hard work and commitment have been the backbone for our achievement. As we move forward with the implementation of the TRS for new land and the digitalisation of public services, your continued support and dedication will be essential. Let's navigate the challenges of a dynamic business landscape and the uncertainties that lie ahead, turning them into opportunities for growth and success.

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

Ms Joyce TAM, JP
Land Registrar
General Manager, LRTF

土地註冊處概覽

The Land Registry AT A GLANCE



土地註冊處營運基金是在商業原則下按自負盈虧的基準運作，須達致與政府所協定按固定資產平均淨值計算的回報率。營運基金的年報及經審計署署長認證的財務報表，每年均須提交香港特別行政區立法會省覽。

Operating on a self-financing basis under commercial principles, the Land Registry Trading Fund (LRTF) is required to achieve a return on the average net fixed assets employed as agreed with the Government. The LRTF's Annual Report and the financial statements certified by the Director of Audit must be tabled in the Legislative Council of the Hong Kong Special Administrative Region each year.

理想、使命、信念及職能

VISION, MISSION, VALUES AND FUNCTIONS

我們的理想

我們竭盡所能，凡事做到最好。

Our Vision

To be the best in all that we do.

我們的使命

- 確保為客戶提供穩妥方便的土地註冊和資訊服務。
- 開發人力資源、發展資訊科技、優化服務環境，確保為客戶提供高效及優質服務。
- 與時並進，提倡及循序落實香港土地業權註冊制度。

Our Mission

- To ensure secure, customer friendly land registration and information services.
- To develop our human resources, information technology and service environment so as to ensure improvement in service quality and value to our customers.
- To advocate reform of Hong Kong's land registration system through introduction of land title registration system.

我們的信念

- **持平守正**
以至誠的態度及操守接待客戶及工作夥伴。
- **追求卓越**
一絲不苟，力臻完美。
- **誠摯尊重**
竭誠尊重和信任客戶及工作夥伴。
- **積極學習**
與客戶、工作夥伴和海內外同業緊密聯繫、交流學習，為社會提供更佳服務。

Our Values

- **Integrity**
To customers, partners and colleagues, we observe the highest ethical standards.
- **Excellence**
We aim to excel in all that we do.
- **Respect**
We show respect and trust to our customers, partners and colleagues.
- **Learning**
We learn constantly from each other, from our partners, customers and comparable organisations elsewhere how to provide better services to the community.

土地註冊處概覽 The Land Registry at a Glance

我們對香港的價值

- 香港有超過半數家庭是物業的註冊業主。
- 截至2025年3月，銀行及金融機構以註冊土地和物業作抵押的貸款約為35,280億港元。
- 2024/25年度查閱註冊資料逾500萬宗。
- 超過135個政府部門和機構使用土地註冊處的資料進行物業交易、物業管理、規劃研究以至執法等工作。
- 土地註冊資料顯示的物業交易可追溯至1844年，乃香港經濟和社會歷史的重要資料寶庫。

職能

土地註冊處的主要職能如下：

- 按照《土地註冊條例》(第128章)及《土地註冊規例》(第128A章)的規定，備存土地登記冊及相關的土地紀錄，以執行土地註冊制度；
- 為市民提供查閱土地登記冊及其他土地紀錄的設施；
- 向政府部門及機構提供物業資料；以及
- 按照《建築物管理條例》(第344章)的規定，處理業主立案法團的註冊申請及備存法團登記冊。

Our Value to Hong Kong

- Over half of all Hong Kong families are registered property owners.
- Banks and financial institutions loaned about HK\$3,528 billion as at March 2025 against the security of registered land and property.
- Over five million searches of registered information took place in 2024/25.
- Over 135 Government departments and agencies use the Land Registry's (LR's) information for purposes ranging from property transactions, property management, planning studies to law enforcement.
- Registered information traces back to 1844, providing essential resources on the economic and social history of Hong Kong.

Functions

The LR's main functions are to:

- administer a land registration system by maintaining a land register and related land records under the Land Registration Ordinance (Cap. 128) and Land Registration Regulations (Cap. 128A);
- provide the public with facilities for search of the land register and other land records;
- provide Government departments and agencies with property information; and
- process applications for incorporation of owners and maintain a register of corporations under the Building Management Ordinance (Cap. 344).



組織架構圖

(截至2025年3月31日)

ORGANISATION CHART

(as at 31 March 2025)



管理層團隊 MANAGEMENT TEAMS



土地註冊處處長及各科主管 THE LAND REGISTRAR AND BRANCH HEADS

- | | |
|--|--|
| 1 譚惠儀女士，JP (土地註冊處處長)
Ms Joyce TAM, JP (Land Registrar) | 3 李德偉先生 (副首席律師)
Mr Eric LEE (Deputy Principal Solicitor) |
| 2 梁慧嫻女士 (土地註冊處經理)
(生效日期為2025年1月28日)
Ms Alice LEUNG (Registry Manager)
(With effect from 28 January 2025) | 4 陳肖玲女士 (業務經理)
Ms Javy CHAN (Business Manager) |



契約註冊及部門服務科

DEEDS REGISTRATION AND DEPARTMENTAL SERVICES BRANCH

- | | |
|--|---|
| 1 梁慧嫻女士(土地註冊處經理)
(生效日期為2025年1月28日)
Ms Alice LEUNG (Registry Manager)
(With effect from 28 January 2025) | 6 黃嘉敏女士(副土地註冊處經理)
(生效日期為2025年1月2日)
Ms Carmen WONG (Deputy Registry Manager)
(With effect from 2 January 2025) |
| 2 陳文仲先生(副土地註冊處經理)
(生效日期為2025年1月28日)
Mr Benson CHAN (Deputy Registry Manager)
(With effect from 28 January 2025) | 7 劉少雯女士(副土地註冊處經理)
Ms Eva LAU (Deputy Registry Manager) |
| 3 馬秀文女士(副土地註冊處經理)
Ms Delphine MA (Deputy Registry Manager) | 8 王慧芳女士(副土地註冊處經理)
Ms Evian WONG (Deputy Registry Manager) |
| 4 鍾潔慧女士(部門主任秘書)
(生效日期為2024年9月26日)
Ms Cherrie CHUNG (Departmental Secretary)
(With effect from 26 September 2024) | 9 麥振威先生(高級系統經理)
Mr Andrew MAK (Senior Systems Manager) |
| 5 霍偉勤女士(高級系統經理)
Ms Emily FOK (Senior Systems Manager) | 10 關紹君先生(副土地註冊處經理)
(生效日期為2025年7月7日)
Mr Alvin KWAN (Deputy Registry Manager)
(With effect from 7 July 2025) |
| | 11 鄧慧穎女士(副土地註冊處經理)
(生效日期為2024年11月25日)
Miss Cynthia TANG (Deputy Registry Manager)
(With effect from 25 November 2024) |



法律事務科 LEGAL SERVICES BRANCH

- | | |
|---|--|
| 1 李德偉先生 (副首席律師)
Mr Eric LEE (Deputy Principal Solicitor) | 4 葉健輝先生 (高級律師)
Mr David IP (Senior Solicitor) |
| 2 黃頌詩女士 (助理首席律師)
(生效日期為2025年3月31日)
Ms Joyce WONG (Assistant Principal Solicitor)
(With effect from 31 March 2025) | 5 陸鈞韋先生 (高級律師)
Mr Wesley LUK (Senior Solicitor) |
| 3 許鷹碩先生 (高級律師)
Mr Stanley HUI (Senior Solicitor) | 6 李寶君女士 (高級律師)
Ms Shirley LEE (Senior Solicitor) |
| | 7 林佩珊女士 (高級律師)
Miss Tracy LAM (Senior Solicitor) |



財務科 FINANCIAL SERVICES BRANCH

1 陳肖玲女士 (業務經理)
Ms Javy CHAN (Business Manager)

2 何靜婷女士 (副業務經理)
Ms Candy HO (Deputy Business Manager)

3 蔡繡文女士 (副土地註冊處經理)
Ms Ella TSOI (Deputy Registry Manager)

邁向業權註冊

MOVING TOWARDS TITLE REGISTRATION



香港現行的土地註冊制度是按照《土地註冊條例》(第128章)(《土註條例》)實施的契約註冊制度。此制度可規管土地登記冊內已註冊文書的優先次序，但不提供土地業權的保證。

《土地業權條例》(第585章)(《業權條例》)於2004年制定後，涵蓋主要持份者代表的《業權條例》督導委員會(督導委員會)及《業權條例》檢討委員會(檢討委員會)相繼成立，負責督導和推展《業權條例》在實施前的檢討工作，以確保其順利實施。

至於業權註冊教育委員會(教育委員會)亦已成立，專責統籌及監督宣傳和專業教育活動的策劃與推行，為實施業權註冊制度作好準備。督導委員會、檢討委員會及教育委員會的成員名單分別載於附件II (d)、(e)及(f)。

雖然主要持份者尚未就把《土註條例》下的現有土地轉換為《業權條例》下註冊土地的機制達成共識，但我們正積極推進已獲得主要持份者支持在新批出土地先行實施業權註冊的方案(即「新土地先行」方案)。該方案亦獲得立法會發展事務委員會的普遍支持。一般而言，「新土地先行」方案涵蓋政府在《業權條例》實施日期或之後批出的土地。

此方案的實施有助政府和主要持份者累積從運作新制度取得的實際經驗，以便於稍後階段進一步商討現有土地的轉換機制並達成共識。

為此，《2025年業權及土地的註冊(雜項修訂)條例草案》(《條例草案》)已於2025年3月提交立法會。《條例草案》建議修訂《業權條例》、《土註條例》及超過70條其他相關成文法則。

The present land registration system in Hong Kong is a deeds registration system operating under the Land Registration Ordinance (Cap. 128) (LRO), which governs the priority of registered instruments in the land register but gives no guarantee of title to land.

After the enactment of the Land Titles Ordinance (Cap. 585) (LTO) in 2004, the LTO Steering Committee (LTOSC) and the LTO Review Committee (LTORC), comprising representatives of key stakeholders, were set up to steer and carry out the review of the LTO before its commencement, to ensure its smooth implementation.

The Title Registration Education Committee (TREC) was also set up to steer and oversee the planning and implementation of publicity and professional education programmes to pave way for the introduction of title registration. The membership lists of the LTOSC, LTORC and TREC are at Annexes II (d), (e) and (f) respectively.

While consensus on the mechanism for converting existing land under the LRO to registered land under the LTO has yet to be reached among key stakeholders, the Government is actively pursuing the proposal of implementing title registration on newly granted land first ("new land first" proposal) with support from key stakeholders. General support from the Legislative Council's (LegCo) Panel on Development has also been obtained. Generally speaking, the "new land first" proposal covers land granted by the Government on or after the commencement date of the LTO.

Implementation of the "new land first" proposal will facilitate the Government and key stakeholders to further deliberate and reach a consensus on the mechanism for conversion of existing land at a later stage, in the light of operational experience gained.

To this end, the Registration of Titles and Land (Miscellaneous Amendments) Bill 2025 (Amendment Bill) was introduced into the LegCo in March 2025. The Amendment Bill has proposed to amend the LTO, LRO and over 70 pieces of other related enactments.

邁向業權註冊 Moving towards Title Registration

立法會已成立法案委員會，負責審議《條例草案》條文。倘若《條例草案》於2025年年底前獲得通過，預計可於2027年上半年在新土地實施業權註冊制度。

A LegCo Bills Committee has been formed to scrutinise the provisions of the Amendment Bill. If the Amendment Bill is passed by the end of 2025, title registration on new land is expected to come into operation in the first half of 2027.



同時，我們已展開內部研究，評估現時290萬份土地登記冊中存在問題的登記冊範圍及類型。根據收集到涉及業權問題的現有土地資料，政府計劃在2026年探討可行的轉換安排，並儘快與持份者就轉換方案進行磋商，以期逐步將《業權條例》的實施範圍擴展至現有土地。

In parallel, we have kick-started internal research to assess the scope and types of problematic land registers in the existing 2.9 million land registers. Based on the data gathered on existing land with title problems, the Government plans to explore feasible conversion arrangements in 2026 and engage stakeholders on the conversion approach as soon as possible, with a view to expansion of the scope of LTO implementation to existing land progressively.

我們亦持續與主要持份者及業界人士保持溝通。督導委員會及教育委員會已於2025年1月舉行會議，向主要持份者匯報最新發展及實施計劃，並就宣傳及專業教育事宜徵詢他們的意見。

At the same time, we have continued to engage key stakeholders and industry practitioners. Meetings of LTOSC and TREC were held in January 2025 to update key stakeholders on the latest developments and the implementation plan, and to seek their input on issues relating to publicity and professional education.



邁向業權註冊 Moving towards Title Registration

此外，我們於2025年3月舉辦了兩場《條例草案》簡介會，約有200名不同持份者的代表出席。為協助業界人士熟悉新制度，我們亦於2025年4月及5月為約450名香港律師會的會員舉辦了兩場簡介會。

Two briefing sessions on the Amendment Bill were held in March 2025. Around 200 representatives from various stakeholders attended the briefings. To help industry practitioners get familiarised with the new system, two more briefings were held in April and May 2025 for around 450 participants from members of the Law Society of Hong Kong.



環境、社會及管治報告

ENVIRONMENTAL, SOCIAL AND GOVERNANCE

Reporting



企業社會責任

土地註冊處非常重視並致力履行社會責任。我們的承諾可見於以下五個主要範疇：

支持慈善及義工活動

我們的員工積極參與慈善及義工活動，致力建立關愛共融的社區。

員工除了參加由香港公益金舉辦的各項慈善活動，包括「綠色低碳日」、「公益金便服日」及公益行善「折」食日外，土地註冊處義工隊亦積極投入各種義工服務及慈善活動，為有需要的不同社群送上溫暖支援。

從參與賽馬會涇西洲公眾高爾夫球場的高爾夫球體驗日，到協助香港扶幼會則仁中心學校組織運動同樂日，我們為參與的兒童和青少年締造了豐富的康樂體驗。

我們繼續支持食物援助計劃，例如在「銀杏館」餐廳預備及派發飯盒，以及收集員工捐贈的剩餘食品。我們的義工亦與關愛隊合作擴展服務範圍，探訪油尖旺區的少數族裔家庭及荃灣有需要的居民。作為我們對長者照顧承諾的一部分，我們的義工在石硤尾、屯門及大埔進行家訪，並向長者及其照顧者派發福袋。此外，我們為觀塘的長者及其照顧者提供中式穴位按摩服務，同時協助南區的長者提升電子健康知識。

我們亦積極參與慈善籌款活動，包括書籍義賣、「健康快車慈善跑步行2024」及「保良局慈善步行2025」，進一步體現我們構建關愛共融社會的承諾。

CORPORATE SOCIAL RESPONSIBILITY

The Land Registry (LR) highly values and strives to uphold our commitment to social responsibility. Our dedication is demonstrated through our efforts across five main areas.

Supporting Charity and Voluntary Activities

Our staff are dedicated to nurturing a compassionate and inclusive community through our active participation in charity and voluntary activities.

In addition to our staff taking part in various charity events organised by the Community Chest, including the Green Low Carbon Day, Dress Casual Day and Skip Lunch Day, our volunteer team has proactively participated in a wide variety of voluntary services and charity activities, providing warm support to various community groups in need.

From participating a Golf Experience Day at the Jockey Club Kau Sai Chau Public Golf Course to co-organising a Sports Fun Day with the Society of Boys' Centres Chak Yan Centre School, we have created enriching recreational opportunities for participating children and youth.

We remain dedicated to supporting food assistance programmes, such as preparing and distributing meal boxes at Gingko House restaurants and collecting surplus food donated by our staff. In collaboration with the Care teams, our volunteers extended their outreach by visiting ethnic minority families in Yau Tsim Mong and residents in need in Tsuen Wan. As part of our commitment to elderly care, our volunteers conducted home visits and distributed gift bags to the elderly and their carers in Shek Kip Mei, Tuen Mun and Tai Po. In addition, we provided Chinese acupressure massage services for seniors and their carers in Kwun Tong, while helping the elderly residents in the Southern District enhance their e-health literacy.

We also actively participated in fundraising charity initiatives, including charity book sales, the Life Express Charity Walk 2024, and the Po Leung Kuk Charity Walk 2025, further reinforcing our commitment to building a caring and harmonious society.

環境、社會及管治報告 Environmental, Social and Governance Reporting



2024年5月在賽馬會溜西洲公眾高爾夫球場為兒童舉辦高爾夫球體驗日。
Golf Experience Day for children at the Jockey Club Kau Sai Chau Public Golf Course in May 2024.



2024年7月探訪油尖旺區的少數族裔家庭。
Ethnic minority families visit in the Yau Tsim Mong district in July 2024.



2024年6月及9月為長者提供中式穴位按摩服務。
Chinese acupressure massage service for the elderly in June and September 2024.

健康快車慈善跑步行2024。
Life Express Charity Walk 2024.



2024年10月向居民派發福袋以慶祝中華人民共和國成立75周年。
Blessing gift bags distribution to residents in celebration of the 75th Anniversary of the Founding of the People's Republic of China in October 2024.



2024年12月至2025年1月期間舉辦剩餘食品捐贈活動。
Surplus food donation activity from December 2024 to January 2025.



促進平等機會及無障礙環境

我們堅定履行社會責任，致力消除基於性別、殘疾、家庭崗位及種族的就業歧視，並積極促進所有員工的平等機會。

Promoting Equal Opportunities and Accessibility

We maintain a steadfast dedication to social responsibility, striving to eliminate employment discrimination related to sex, disability, family status and race, and actively promoting equal opportunities for all staff members.

在2024/25年度，我們共有23名殘疾員工，佔本處員工總人數的5%。我們會為殘疾員工提供必要的輔助器材，以助他們履行職務。

我們也致力為市民提供無障礙設施，並委任無障礙主任和助理無障礙主任為有需要的人士提供協助。我們會定期作出檢討，確保無障礙設施暢通易達，並為無障礙主任、助理無障礙主任和駐場地的員工提供講座和培訓。我們於2025年2月為員工舉辦了一場由非政府機構安排的經驗分享會，讓不同類別的殘疾人士分享他們在日常生活的經歷及／或遇到的困難，以提升員工對殘疾人士需要的認知和了解。

In 2024/25, we had 23 staff members with disabilities, representing 5% of the total strength of the LR. We provided necessary technical aids to support staff members with disabilities in performing their duties.

We are also committed to providing barrier-free facilities for members of the public. Designated Access Officers and Assistant Access Officers are available to offer assistance to people in need. Regular reviews were conducted to ensure the accessibility of our facilities, and seminars and training were arranged for our Access Officers, Assistant Access Officers and venue-based staff members periodically. In February 2025, we organised for our staff an experience sharing session by a non-government organisation, where persons with different types of impairment shared their experiences and/or difficulties in their daily life, so as to enhance our staff's awareness and understanding of the needs of persons with disabilities.



為表揚我們的持續努力，香港社會服務聯會已將我們位於金鐘道政府合署19樓的客戶服務中心列入「無障礙友善企業／機構名單」。這個認可突顯了我們致力為員工和市民創造一個包容和友好的環境。

Given our continuous efforts, the Hong Kong Council of Social Service has included our Customer Centre on 19/F of the Queensway Government Offices (QGO) in the List of Barrier-free Companies/Organisations. This recognition highlights our continued dedication to creating an inclusive and accommodating environment for our staff and members of the public.

在2024年，我們繼續參與公務員事務局「殘疾學生實習計劃」，為有需要人士提供培訓實習的機會。我們共安排四位實習生在查冊及部門服務部和常務部工作，為部門提供一般的行政及文書支援，並為實習生安排資深導師以提供適時的協助和支援，以便執行獲指派的工作。

We continued to provide placement opportunities for people in need through participating in the Civil Service Bureau's Internship Scheme for Students with Disabilities in 2024. Four interns were recruited to help in the Search and Departmental Services Division and General Support Services Division to provide general administrative and clerical support to the offices. Experienced mentors were designated to provide prompt assistance and support to the interns to facilitate them in carrying out the assigned tasks.

我們積極邀請社會企業參與競投本處辦公室的清潔服務合約，為弱勢社群提供更多就業機會。

To provide more job opportunities for the socially disadvantaged groups, we took a proactive step by inviting social enterprises to participate in bidding our office cleansing service contracts.

關注僱員的職業健康

我們十分重視僱員的職業安全與健康。我們成立部門安全管理委員會，負責為部門制定及推行職業安全與健康的政策。我們已制訂周全的職業安全指引和程序，並為員工配備符合人體工程學的辦公室家具和設施，以促進員工的職業健康。此外，我們會進行例行巡查，以確保工作間的安全。

在2024/25年度，我們為員工舉辦36個講座／工作坊，相關課題包括使用電腦的職業健康錦囊、預防上下肢勞損、預防筋肌勞損、工作壓力，以及壓力管理等。我們亦透過外界的專業人士為員工提供輔導服務，協助他們處理與工作相關或其個人的問題，充分體現我們對保障員工整體福祉的承諾。

為保持員工對工作安全與身心健康的認知，我們定期透過電子《員工通訊》分享實用資訊和貼士。員工康樂會亦資助同事參與體育活動，例如由建造業議會舉辦的「建造業開心跑2025」及「渣打香港馬拉松2025」，以推廣身心健康。



我們致力為員工提供舒適及安全的工作間。在2024/25年度，我們繼續努力透過增加綠化元素和進行必要的裝修工作，營造一個愉快舒適的工作環境。

此外，我們自2003年起參與由環境保護署舉辦的「室內空氣質素檢定計劃」。在2024年，我們位於九龍灣「一號九龍」的辦事處獲得「卓越級」證書，而其他所有辦事處亦獲得「良好級」證書。為營造方便餵哺母乳的環境，我們提供哺乳設施，供產假後復工並希望繼續授乳的女性員工使用。

Upholding Occupational Health Care for Employees

We attach great importance to the occupational safety and health of our employees. We set up a departmental Safety Management Committee to formulate and implement departmental policy on occupational safety and health. We have established thorough guidelines and procedures on occupational safety and equipped our staff with ergonomic office furniture and equipment to promote occupational health. Besides, routine inspections are conducted to ensure that the workplace remains free from safety hazards.

In 2024/25, a total of 36 seminars/workshops on subjects such as health hints on the use of computer, prevention of upper and lower limb disorders, prevention of Musculoskeletal Disorders, occupational stress and stress management were provided to our staff. We also offered counselling services through external specialists to support staff in addressing their work-related or personal issues, demonstrating our commitment to safeguarding the comprehensive well-being of our employees.

To maintain staff's awareness of work safety, mental well-being and physical fitness, we regularly share valuable information and tips through our e-Staff Magazine. The Staff Recreation Club also promotes physical fitness and well-being by subsidising staff's participation in sports activities such as the Construction Industry Happy Run 2025 organised by the Construction Industry Council and the Standard Chartered Hong Kong Marathon 2025.

In line with our commitment to providing a comfortable and safe workplace, we continued our efforts in 2024/25 to sustain a pleasant office environment by adding greenery elements and carrying out necessary fitting out work.

In addition, since 2003, we have participated in the Indoor Air Quality Certification Scheme organised by the Environmental Protection Department. In 2024, our office at One Kowloon, Kowloon Bay obtained the "Excellent" Class, while all other offices attained the "Good" Class. To create a breastfeeding friendly environment, we made available lactation facilities for female staff members who wish to continue breastfeeding upon returning from maternity leave.

凝聚團隊力量

員工資源是我們的寶貴資產。為鼓勵管理層與員工之間的有效溝通及合作，「部門協商委員會」約每季度舉行會議，以便公開討論各種影響員工福祉的事宜。此外，「土地註冊處員工建議書審核委員會」為全體員工提供有效的途徑，以提出精簡部門運作及改善工作效率的建議。團隊的協作努力提高了生產力。

另外，土地註冊處設有一個「知識管理系統」，促進部門有系統地管理和分享知識。該系統的資料庫收錄了超過10,000份文件，涵蓋各類服務的案例、參考資料和培訓材料，為員工提供了一個全面且便捷的工具，從而提升他們的日常工作效率。

我們的「工作表現獎勵計劃」促進和培育員工的客戶服務文化，並提高他們的生產力。本處也設立「最佳前線員工獎勵計劃」，以表揚前線員工的優秀表現。

持守環保意識

為持續推動環保管理並確保部門各項業務和日常運作符合環保原則，我們已採取以下措施：

- ⚙️ 制定清晰的環保政策，訂明須採取行動的主要範疇；
- ⚙️ 公布環保管理指引；
- ⚙️ 定期到各個辦公室進行環保審核和突擊巡查；
- ⚙️ 繼續實行「減少使用」、「廢物利用」、「循環再造」及「替代使用」的環保政策，並有效使用能源和資源；
- ⚙️ 使用環保採購，以及要求負責辦公室清潔的營辦商採取環保做法；
- ⚙️ 透過定期的內部通訊，向員工推廣環保意識；
- ⚙️ 在切實可行範圍內減少用紙及重用紙張；
- ⚙️ 於辦公室安裝自動感應照明設備；
- ⚙️ 把綠化概念融入辦公室的設計；

Thriving for Team Work

Staff resources are a valuable asset to us. To encourage effective communication and collaboration between management and staff, Departmental Consultative Committee meetings are held about once every quarter. This facilitates open discussions on various matters affecting the well-being of our staff. Besides, the LR Staff Suggestions Committee provides an effective avenue for all staff to submit suggestions which aimed at streamlining operations and enhancing work efficiency within the department. The collaborative team efforts lead to enhancement in productivity.

In addition, the LR maintains a Knowledge Management System to facilitate systematic management and sharing of knowledge across the department. With over 10,000 documents comprising sample cases, reference and training materials for various services contained in the database, the system serves as a comprehensive and easily accessible tool for our staff to use in enhancing their work effectiveness in daily operation.

Our Performance Incentive Scheme is designed to motivate employees, inculcate a customer service culture and boost productivity. A Best Frontline Staff Award is also established to commend the exemplary performance of our frontline staff.

Sustaining Environmental Awareness

To continuously promote green management and ensure that our business and daily operations are conducted in an environmentally responsible manner, we have implemented the following measures:

- ⚙️ set out a clear environmental policy with key areas for actions;
- ⚙️ promulgated green housekeeping guidelines;
- ⚙️ conducted regular environmental audit and surprise inspections at our offices;
- ⚙️ continued our drive in 4-Rs (i.e. reduce, reuse, recycle and replace) and efficient use of energy and resources;
- ⚙️ adopted green procurement and required the adoption of environment conservation practices by office cleaning contractor;
- ⚙️ promoted environmental awareness among staff through regular internal communication;
- ⚙️ reduced and recycled the use of paper as far as practicable;
- ⚙️ installed lighting motion sensors in office premises;
- ⚙️ incorporated the greening concept in office design;

環境、社會及管治報告 Environmental, Social and Governance Reporting

⚙ 籌備推行政府的電子檔案保管系統，引入以電子檔案取代紙本檔案的存檔方式；以及

⚙ 持續探討減少整體用紙量的方案，包括開發電子提交方式，方便客戶使用我們的服務，例如以電子方式遞交註冊申請及使用電子註冊摘要表格，並簡化我們日常運作的工作流程。

涵蓋本處詳盡環保表現的《2024年管制人員環保報告》可在[土地註冊處的網站](#)瀏覽。

⚙ prepared to implement the Government's Electronic Record Keeping System to introduce filing of electronic records, instead of paper-based records; and

⚙ continued to explore ways to reduce paper consumption as a whole through developing electronic submission means to facilitate customers in acquiring our services, such as e-lodgement and e-memorial form, and streamlining workflows in our daily operation.

The Controlling Officer's Environmental Report 2024 with detailed environmental performance is available on the [LR's website](#).

企業管治

管治架構

本處以問責、誠信及透明度為基石，透過制定的服務標準，力求達致最佳的企業管治水平。

問責

本處須分別向發展局和財經事務及庫務局負責及匯報部門的業績和財務表現。我們每年會向兩個決策局呈交中期企業計劃暨年度業務計劃，以供批核。企業計劃訂定本處未來五年的發展綱領，而業務計劃則作為評核本處每年業績的基準。

誠信

根據《營運基金條例》(第430章)，本處可自主進行資本投資及運用資源，以靈活回應服務需求及提高營運效率。在靈活自主的基礎下，我們執行職務時須履行恪守誠信的責任。土地註冊處全體人員均須遵守部門指引及相關的政府規則和規章，以妥善履行日常職責。土地註冊處經理是本處的誠信事務主任，負責監督部門的誠信管理事宜。本處除為員工舉辦有關的培訓課程及工作坊外，亦會定期公布及傳閱有關誠信管理的指引和通告，以提升員工對誠信管理的認知，並促進道德操守。

透明度

本處奉行以高透明度運作的原則。根據《營運基金條例》，我們每年須呈交營運基金的年報連同經審計署署長審核的財務報表予立法會省覽。為讓公眾知悉部門業務和物業市場的情況，我們每月會發表土地註冊和查冊的統計數據。

CORPORATE GOVERNANCE

Governance Framework

The LR strives to achieve the best in corporate governance. We have established performance standards on accountability, integrity and transparency.

Accountability

The LR is accountable to the Development Bureau and the Financial Services and the Treasury Bureau for its business and financial performance respectively. A medium range corporate-cum-annual business plan is submitted to the two Bureaux for approval every year. The corporate plan sets out the blueprint for the department's development in the next five years, while the business plan serves as the basis for evaluating our annual performance.

Integrity

Under the Trading Funds Ordinance (Cap. 430) (TFO), we have the flexibility to respond to service needs and enhance operational efficiency through autonomy in capital investment and the use of resources. Underpinning this flexibility is the duty to uphold integrity in discharging our responsibilities. LR staff conduct daily business in a proper manner in compliance with departmental guidelines and the relevant Government rules and regulations. The Registry Manager acts as the Ethics Officer of the LR, overseeing integrity management of the department. In addition to organising training courses and workshops, relevant guidelines and circulars on integrity management are promulgated and re-circulated to staff regularly to enhance awareness and promote ethical conduct.

Transparency

The LR's operation is guided by the principle of transparency. As provided under the TFO, the Trading Fund's annual report together with the financial statements audited by the Director of Audit is required to be tabled in the Legislative Council each year. To help keep the public apprised of our work and the situation in the property market, we publish statistics on land registration and search on a monthly basis.

服務承諾

本處自1993年成立營運基金後，每年均會檢討「服務承諾」，以貫徹我們持續提升服務質素和效率的承諾。

在2024/25年度，我們超越了在服務承諾中訂下的所有指標，特別是提升了「辦理業主立案法團註冊」的服務標準（由30個工作天縮短至25個工作天）及服務指標（由90%增加至95%）。附件I (a)列出本處於年內的服務承諾和實際表現。

本處將於來年繼續提升「辦理業主立案法團註冊」的服務標準和服務指標，並致力提升「修訂土地登記冊資料（複雜個案）」的服務指標。2025/26年度新的服務承諾載於附件I (b)。

客戶溝通

高效的客戶支援服務

我們致力提供卓越和專業的客戶服務。為促進以客為本的服務文化，我們透過不同渠道提供互動的客戶支援服務，例如與數字政策辦公室轄下的1823合作，以提供24小時的客戶服務熱線，並於金鐘道政府合署的客戶服務中心和位於大埔、元朗和荃灣的新界查冊中心特設一站式的客戶服務櫃位。

特設的客戶聯絡平台

我們亦會透過特設的客戶聯絡平台與業務夥伴（包括香港律師會及其他私營和公營機構客戶）保持緊密聯繫，以收集他們對本處服務的意見。

土地註冊處聯合常務委員會成立已久，成員包括土地註冊處處長、其下的高級管理團隊及香港律師會的代表。委員會定期舉行會議，就土地註冊事宜及本處向法律界人士所提供的服務進行商討和交流意見。

Performance Pledges

As part of our continuing commitment to improving the quality and efficiency of services, we have reviewed our performance pledges annually since the establishment of the Trading Fund in 1993.

In 2024/25, we exceeded all the targets set in our performance pledges. In particular, we improved the service standard (from 30 to 25 working days) and performance target (from 90% to 95%) for registration of owners' corporations. Annex I (a) sets out the pledges and our actual performance for the year.

In the coming year, we will continue to enhance the service standard and performance target for registration of owners' corporations and dedicate effort to improve our performance target on amendment of registered data (complicated case). The new set of performance pledges for 2025/26 is at Annex I (b).

Customer Engagement

Efficient Customer Support Services

We strive for excellence and professionalism in customer service delivery. To foster a customer-oriented culture in service delivery, we provide interactive customer support services through various channels such as a round-the-clock customer service hotline in collaboration with 1823, managed by Digital Policy Office, as well as a dedicated one-stop customer service counter at our Customer Centre at the QGO, along with service points at the New Territories Search Offices in Tai Po, Yuen Long and Tsuen Wan.

Dedicated Customer Liaison Platforms

We also maintain close liaison with our business partners, including the Law Society of Hong Kong, as well as other private and public sector customers, to collect their views on our services through dedicated customer liaison platforms.

The long-established LR Joint Standing Committee (LRJSC), comprising the Land Registrar, the senior management team and representatives of the Law Society of Hong Kong, meets regularly to discuss and exchange views on land registration matters and our services provided to legal practitioners.



土地註冊處聯合常務委員會
LR Joint Standing Committee

本處也透過設立兩個客戶聯絡小組（私營機構和公營機構），讓客戶了解本處的最新計劃、服務和工作程序，在業務運作和服務提供事宜上促進意見交流，以及就客戶的意見作出回應。私營機構客戶聯絡小組的成員來自法律界、專業機構及工商團體；公營機構客戶聯絡小組的成員則來自政府部門及公營機構。

The LR also maintains two Customer Liaison Groups (CLGs) for private and public sectors to update customers on the department's latest initiatives, services and procedures, to facilitate exchange of views on operational and service delivery issues, and to respond to customers' feedback. The private sector group comprises representatives from the legal community, professional bodies and trade associations while the public sector group comprises representatives from the Government departments and public bodies.



▲
客戶聯絡小組（私營機構）
Customer Liaison Group (Private Sector)



▲
客戶聯絡小組（公營機構）
Customer Liaison Group (Public Sector)

土地註冊處聯合常務委員會和客戶聯絡小組的成員名單分別見附件II (a)、(b)及(c)。

The membership lists of the LRJSC and CLGs are at Annexes II (a), (b) and (c) respectively.

獲客戶認同的意見

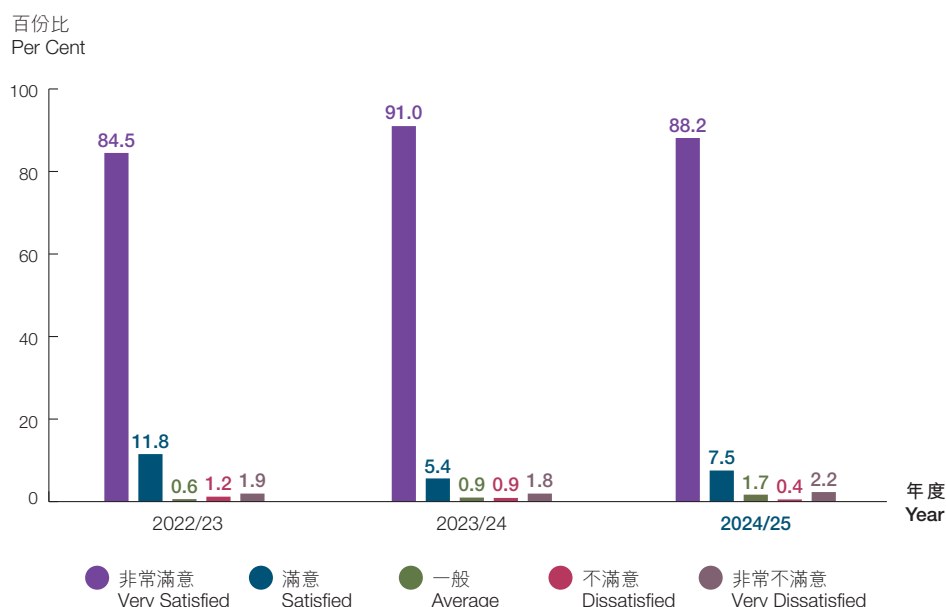
我們重視客戶回饋，並透過多種渠道與客戶保持溝通，以確保提供優質服務。在2024/25年度，我們從意見卡收到客戶對本處服務的滿意度繼續達致高水平（「非常滿意」和「滿意」程度達95.7%），並透過客戶服務熱線、部門網站、意見卡、來信和電郵渠道接獲57個客戶表揚，以表彰我們在維持服務質素所作的努力。

Recognised Customer Feedback

We appreciate customer feedback and consistently engage with customers through multiple channels to secure the delivery of quality service. In 2024/25, we continued to achieve a high customer satisfaction rate, with "Very Satisfied" and "Satisfied" ratings on comment cards totalling 95.7%. 57 commendations were received through our customer service hotline, the LR's website, comment cards, letters and emails to recognise our efforts in upholding service quality.

客戶滿意程度

CUSTOMER SATISFACTION RATE



註：由於「四捨五入」關係，個別項目的百分率數字總和可能不等於100%。

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

以客為本的投訴管理制度

本處設有完善的投訴管理制度以供公眾監督和處理投訴。由本處接獲或是經由其他政府部門轉介的投訴共有15項，所有個案均已獲迅速回應及圓滿處理。

Customer-oriented Complaint Management System

We maintain a robust complaint management system for public scrutiny and addressing complaints. 15 complaints were received by us directly or through referrals from other Government offices. All relevant complaints were promptly addressed and fully responded to.

透過社交媒體及吉祥物加強客戶聯繫

為慶祝土地註冊處營運基金成立31周年，我們於2024年8月推出了土地註冊處Facebook專頁，與客戶及公眾分享服務資訊和最新動向。該專頁亦成為公眾教育的平台，提供有關物業轉易的基本知識，發布防詐騙訊息，以及介紹快將實施的業權註冊制度的概念。

Stronger Customer Connection through Social Media and Mascot

The LR launched an official Facebook page in August 2024 in celebration of the 31st Anniversary of the Land Registry Trading Fund. The page aims to share information of our services and recent updates with our customers and members of the public. It also serves as a channel of public education to provide basic knowledge about the property conveyancing process, disseminate anti-fraud messages and introduce concepts underlying the title registration system to be implemented.

部門吉祥物「田兔兔」亦於2024年9月中秋節面世，是我們走進社區與公眾溝通的先鋒。吉祥物的中文名稱包含「田」和「兔」兩字，其發音與許多人熟悉的部門俗稱「田土廳」相近。



The LR's mascot "Bunny Lanny"「田兔兔」, born on the Mid-autumn Festival in September 2024, is also our pioneer in outreach to the community and communication with the public. The Chinese name of our mascot carries the characters of「田」and「兔」, which phonetically resembles the LR's informal name of「田土廳」that many people are familiar with.

業務回顧

Business REVIEW



辦理土地文件註冊

影響土地的文件均送交本處位於金鐘道政府合署的客戶服務中心辦理註冊。

在2024/25年度，送交註冊的土地文件共373,966份，較2023/24年度增加2.7%。

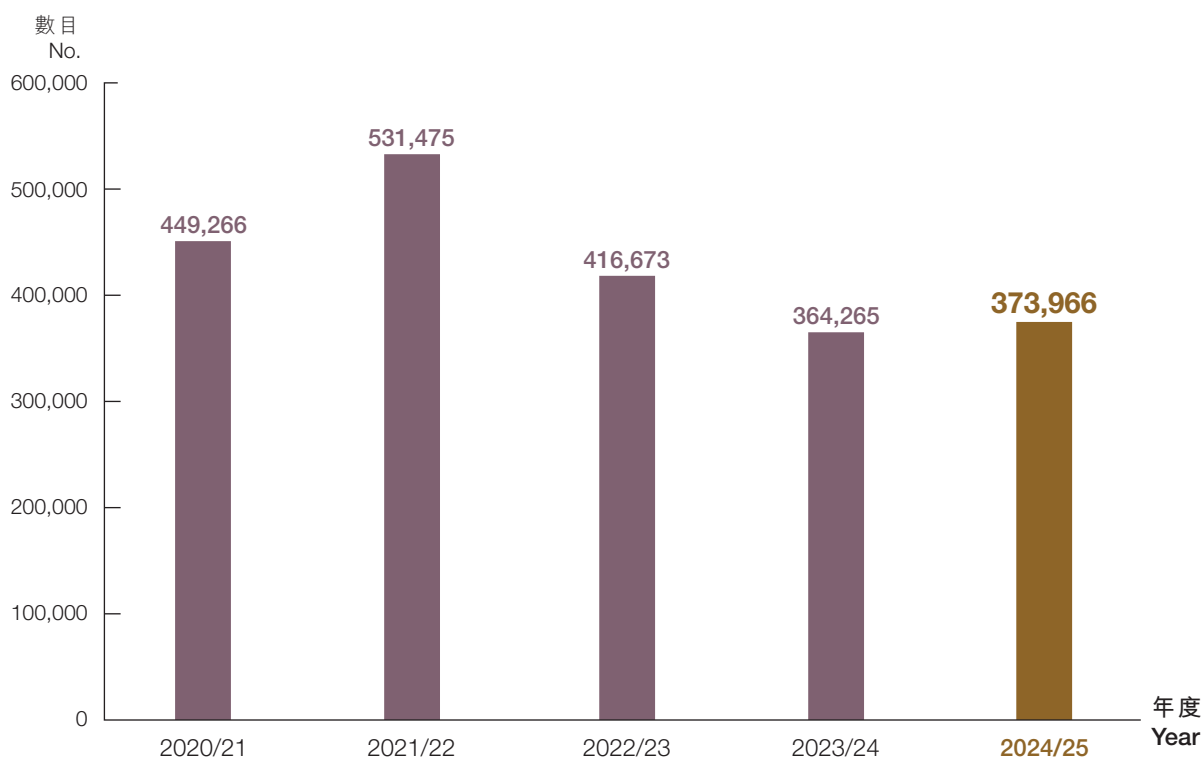
REGISTRATION OF LAND DOCUMENTS

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

In 2024/25, 373,966 land documents were delivered for registration, representing an increase of 2.7% when compared with 2023/24.

送交註冊的土地文件數目

NO. OF LAND DOCUMENTS DELIVERED FOR REGISTRATION

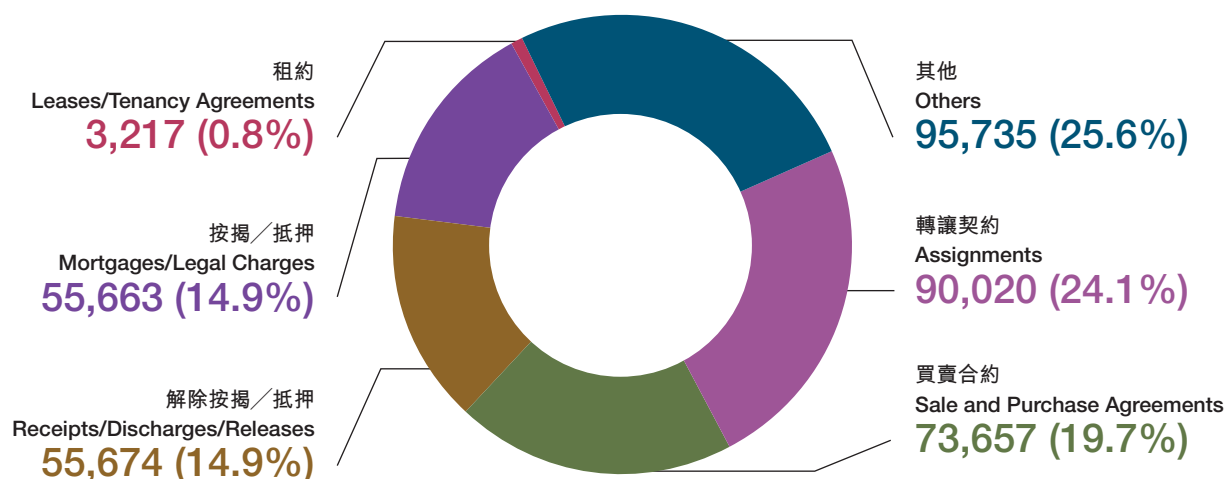


年內收到的主要文件類別包括樓宇買賣合約、轉讓契約、按揭／抵押及解除按揭／抵押，佔全年收到文件總數的73.6%。

Major types of documents received included sale and purchase agreements (SPAs), assignments, mortgages/legal charges and receipts/discharges/releases which collectively accounted for 73.6% of all documents received during the year.

2024/25年度送交註冊的土地文件類別

DISTRIBUTION OF LAND DOCUMENTS LODGED FOR REGISTRATION IN 2024/25

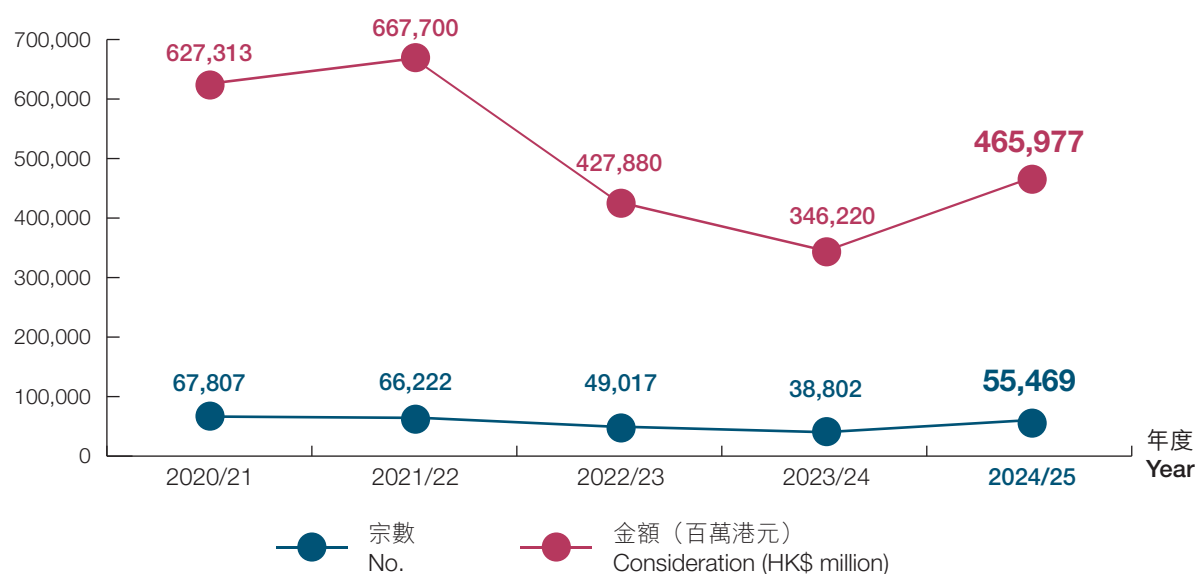


在2024/25年度送交註冊的所有樓宇買賣合約中，住宅樓宇買賣合約的宗數和總值分別是55,469份（較去年增加43%）及4,659.77億元（較去年增加34.6%）。一般而言，這類合約的數量是反映物業市場交投情況的重要指標。

Among the SPAs of all building units delivered for registration in 2024/25, the number of SPAs of residential units and their total consideration were 55,469 (+43% from previous year) and \$465,977 million (+34.6% 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.

送交註冊的住宅樓宇買賣合約宗數和金額

NO. AND CONSIDERATION OF SALE AND PURCHASE AGREEMENTS OF RESIDENTIAL UNITS DELIVERED FOR REGISTRATION



註：上述統計數字並不包括居有其屋、私人機構參建居屋及租者置其屋等計劃下的住宅買賣，除非有關單位轉售限制期屆滿並已補償差價。

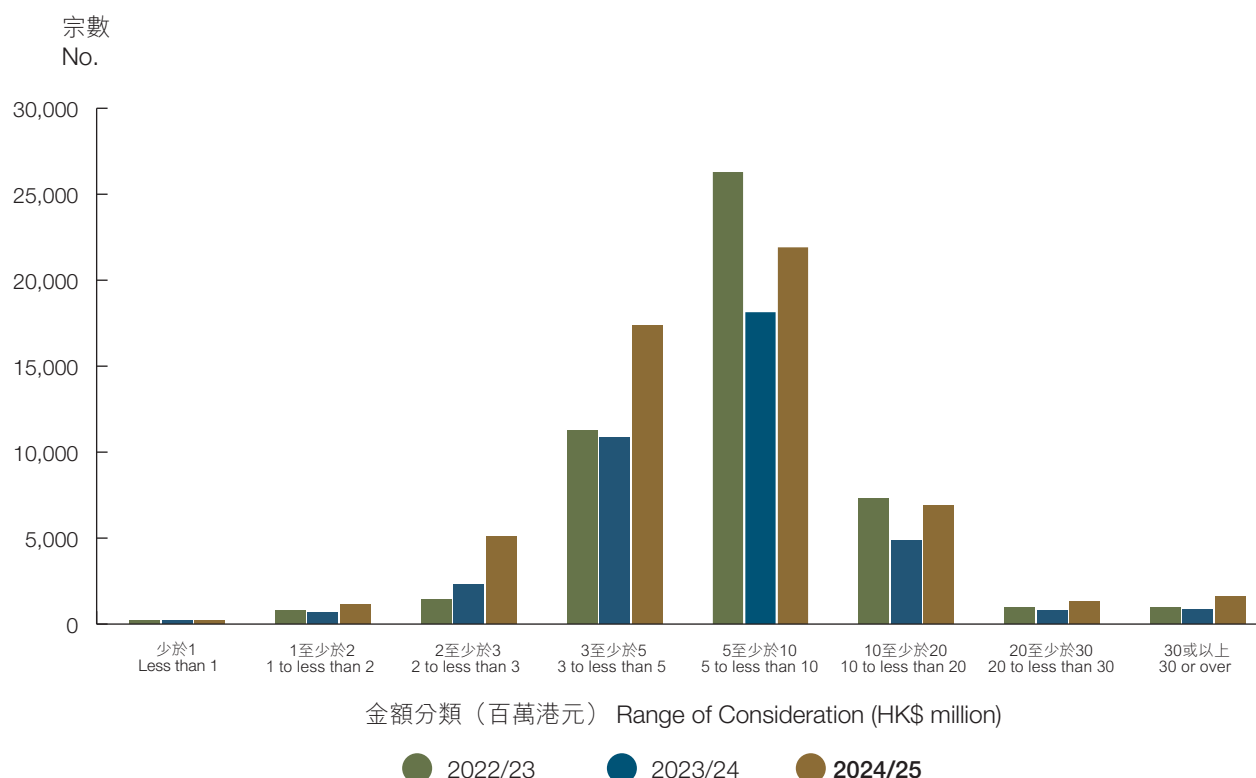
Note: The statistics do not include sales of units under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme, etc. unless the premium of the unit concerned has been paid after the sale restriction period.

在2024/25年度，大多數住宅樓宇的交易金額是介乎500萬至1,000萬港元之間。年內交易金額介乎300萬至500萬港元之間的住宅樓宇交易顯著增加。

The majority of the transactions in residential units in 2024/25 fell within the consideration range of five to ten million Hong Kong dollars. There was a notable increase in transactions with consideration of three to five million Hong Kong dollars in 2024/25.

按金額分類的住宅樓宇買賣合約宗數

NO. OF SALE AND PURCHASE AGREEMENTS OF RESIDENTIAL UNITS BY RANGE OF CONSIDERATION



金額分類 Range of Consideration

(百萬港元)
(HK\$ million)

		2022/23		2023/24		2024/25	
		宗數 No.	%	宗數 No.	%	宗數 No.	%
少於1	Less than 1	221	0.5	201	0.5	254	0.5
1至少於2	1 to less than 2	786	1.6	699	1.8	1,162	2.1
2至少於3	2 to less than 3	1,395	2.8	2,343	6.1	5,072	9.1
3至少於5	3 to less than 5	11,185	22.8	10,835	27.9	17,227	31.1
5至少於10	5 to less than 10	26,254	53.6	18,122	46.7	21,909	39.5
10至少於20	10 to less than 20	7,261	14.8	4,856	12.5	6,901	12.4
20至少於30	20 to less than 30	947	1.9	853	2.2	1,338	2.4
30或以上	30 or over	968	2.0	893	2.3	1,606	2.9
總數	Total	49,017	100.0	38,802	100.0	55,469	100.0

註：由於「四捨五入」關係，個別項目的百分率數字總和可能不等於100%。

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

查閱土地紀錄服務

土地註冊處備存土地紀錄，目的是防止秘密及有欺詐成分的物業轉易，以及提供容易追溯和確定土地財產及不動產業權的方法。

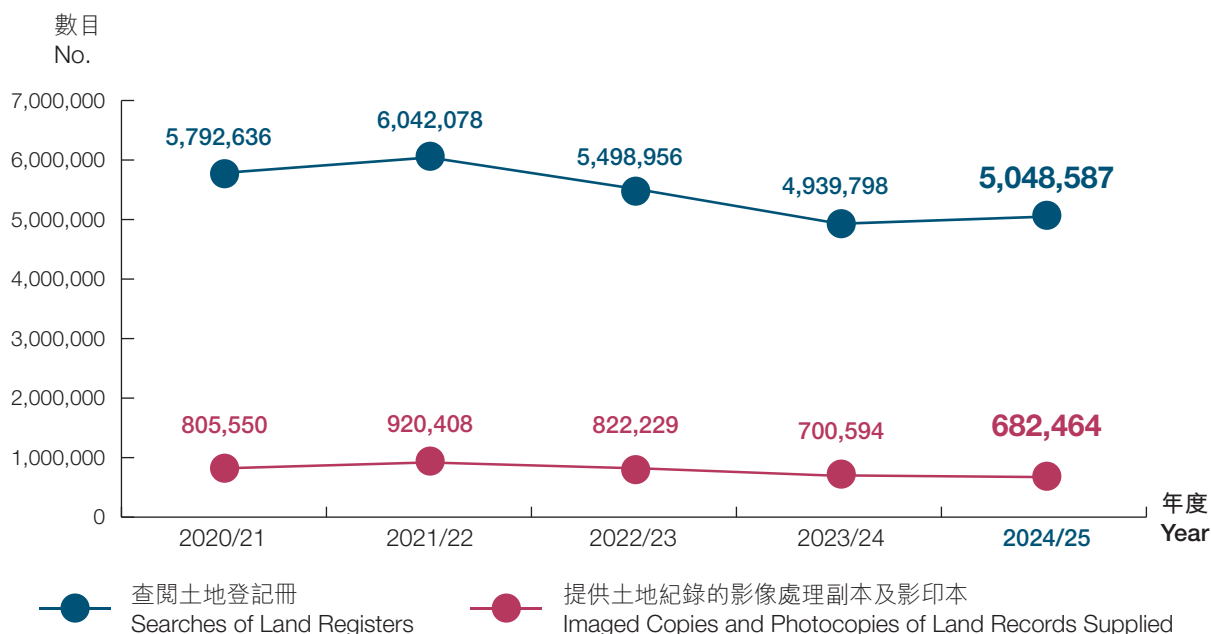
在2024/25年度，查閱土地登記冊的宗數，以及提供土地紀錄的影像處理副本和影印本的總數分別為5,048,587宗（較去年增加2.2%）及682,464份（較去年減少2.6%）。

SEARCH SERVICES

Land records are kept by the Land Registry (LR) 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 2024/25, the total number of searches of land registers and supply of imaged copies and photocopies of land records were 5,048,587 (+2.2% from previous year) and 682,464 (-2.6% from previous year) respectively.

查閱土地登記冊宗數和提供土地紀錄的影像處理副本及影印本份數
NO. OF SEARCHES OF LAND REGISTERS AND IMAGED COPIES AND
PHOTOCOPIES OF LAND RECORDS SUPPLIED

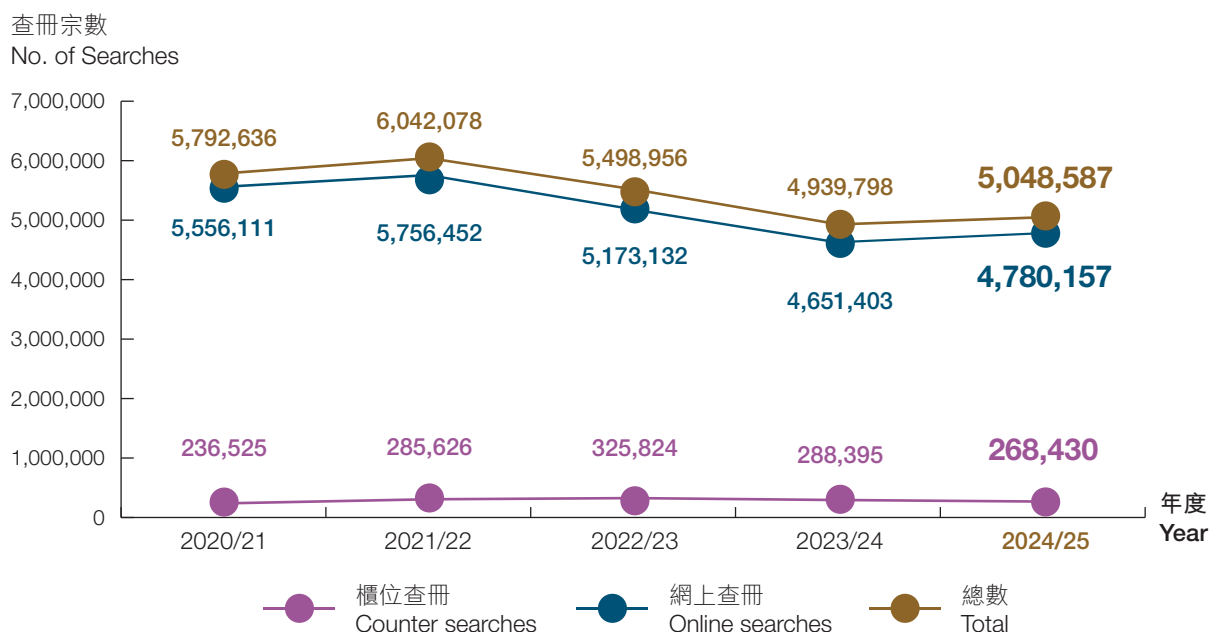


本處透過「綜合註冊資訊系統」網上服務(www.iris.gov.hk)的簡便平台，提供查閱土地紀錄的服務。年內，95%的查閱土地登記冊是透過網上提供。公眾人士可以非經常用戶或登記用戶身分進行查冊。在2024/25年度，登記用戶的數目共有1,538個。本處位於金鐘道政府合署的客戶服務中心，以及位於大埔、元朗和荃灣的新界查冊中心亦設有櫃位查冊服務。

Our Integrated Registration Information System (IRIS) Online Services at www.iris.gov.hk is a user-friendly and convenient platform for online search of land records. 95% of searches of land registers in the year of 2024/25 were conducted online. The public can conduct searches on either an ad hoc or a subscription basis. The number of subscribers reached 1,538 during 2024/25. 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.

查閱土地登記冊宗數

NO. OF SEARCHES OF LAND REGISTERS



本處每年均會推出《街道索引》及《新界地段／地址對照表》(《對照表》)，方便公眾人士查閱土地紀錄。公眾可在[本處網站](#)或透過「綜合註冊資訊系統」網上服務網站的超連結，免費瀏覽《街道索引》及《對照表》的網頁版。截至2025年3月31日，在2024年4月30日推出的《街道索引》及《對照表》網頁版錄得超過27,500瀏覽人次。

The LR publishes 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 available for free browsing on the [LR's website](#) or through the hyperlink on the IRIS Online Services website. As at 31 March 2025, over 27,500 visits to the online versions of the SI and the CRT released on 30 April 2024 were recorded.

業主立案法團服務

政府的一貫政策是鼓勵業主根據《建築物管理條例》(第344章)成立業主立案法團，以便他們更有效地管理大廈。根據該條例，土地註冊處負責辦理業主立案法團的註冊事宜，並就業主立案法團的紀錄提供存案和查閱服務。在2024/25年度，新註冊的業主立案法團共有120個，全港的業主立案法團總數增至11,574個。年內，業主立案法團的文件存案和查閱總數分別為21,567份及22,602份。

OWNERS' CORPORATION SERVICES

It has 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 LR is responsible for registration of OCs and provision of filing and search services for OC records. In 2024/25, 120 new OCs were registered, bringing the total number of OCs to 11,574. During the same period, 21,567 OC documents were filed and 22,602 OC documents were searched.

物業把關易

2019年1月推出的「物業把關易」訂購服務，有助業主監察其物業的土地登記冊，以保障其土地權益免受欺詐風險。每當有涉及其物業的文書交付本處註冊，用戶便會收到電郵通知及提示短訊。

土地註冊處於2024年6月參加通訊事務管理局辦公室推出的短訊發送人登記制。所有由本處發出的「物業把關易」提示短訊，均會以「已登記的短訊發送人名稱」—「#LandReg」發送至客戶指定的香港流動電話號碼，從而加強保障客戶提防詐騙短訊。

在2024/25年度，超過94%的服務訂單皆選用一次過的訂購期，使物業提示服務的生效期持續至物業轉手為止。為提升付款的便利性，本處於2024年6月增設「轉數快」支付方式。為促使部門處理申請的程序自動化，本處於2024年10月以電子方式處理透過「智方便」認證身份的網上申請。經「智方便」提交「物業把關易」的訂購申請比例由2023/24年度的28%增加至2024/25年度的33.5%。作為數碼政府項目的一部分，我們將繼續提升有關服務。

為保持宣傳的勢頭，我們會繼續透過各種渠道推廣該服務，包括社交媒體平台，以提升公眾對「物業把關易」的認識。



▲ 在政府場地的當眼位置展示宣傳橫額。
Banners displayed at the prominent Government venues.

PROPERTY ALERT

Launched in January 2019, Property Alert is a subscription service that assists property owners in safeguarding their land interests from fraud by monitoring the land registers of their properties. Subscribers receive an email notification and Short Message Service (SMS) reminder when an instrument is delivered for registration against their property.

The LR participated in the SMS Sender Registration Scheme in June 2024 launched by the Office of the Communications Authority. All SMS reminders sent by the LR upon issuance of Property Alert notifications would be sent to subscribers' designated Hong Kong mobile phone number under the Registered SMS Sender ID "#LandReg", thereby enhancing protection against fraudulent SMS.

During 2024/25, over 94% of subscription orders received were for one-off subscription enabling the alert service for a property to remain valid until change of ownership. To enhance the payment convenience, an additional payment method via the Faster Payment System (FPS) was introduced in June 2024. To automate the internal processing of applications, the LR implemented e-processing for online applications authenticated through iAM Smart in October 2024. The proportion of applications for subscription of Property Alert services submitted via iAM Smart increased from 28% in 2023/24 to 33.5% in 2024/25. We will continue to enhance the service as part of the digital government initiative.

To sustain the momentum of publicity, we continued to promote the service through various channels, including the social media platforms, to raise public awareness of the Property Alert service.





為不同持份者舉辦多場服務簡介會。

Various service briefing sessions delivered to different stakeholders. ▶



土地註冊處 The Land Registry
14 August 2024 · 🌐

【⚡主動出擊⚡！破解🏠「房子消失術」！】

巴黎奧運曲終人散🏆。國家🏊跳水隊技驚四座，橫掃所有跳水項目金牌🥇，尤其係「水花🌊消失術」，更令人嘆為觀止👏！

但如果作為業主，有人向你嘅物業施展「房子🏠消失術」，後果就可大可小！騙徒👤分分钟會令你畢生積蓄💰化為烏有！?

防患未然，快啲⚡主動出擊⚡，用我哋嘅「物業把關易🏠」，當有可疑👤嘅文書送交我哋註冊時，你就會收到通知📧，盡快採取適當行動👊！

🎯目標人物？

- ✅你嘅物業🏠已空置或出租或並非由你佔用。
- ✅你長期移居海外🌏，無暇管理香港物業。
- ✅你並無管有或已遺失物業嘅業權契約📄。

📢點收通知？

- ✅每當有涉及你物業嘅文書交付本處註冊，我哋會向你發出提示電郵📧或短訊📱。

⚠️注意⚠️所有由土地註冊處發出嘅「物業把關易」提示短訊📱都會以「#」號開頭！認住「#LandReg」呢個短訊發送人名稱，提防短訊詐騙👊！

想知道多啲先至申請？去我哋網站👉 https://www.landreg.gov.hk/tc/services/services_e.htm 睇下👀啦！

#土地註冊處 #物業騙案 #物業把關易 #防騙小貼士 #精明業主

藉著2024年奧運會熱潮在土地註冊處Facebook專頁發放宣傳訊息。

Promotional message in LR's Facebook page riding on the 2024 Olympics.

The Land Registry's "Property Alert"

A Smart Tool for Property Owners

For most property owners, their property is likely their most valuable asset in life. So you want to stay vigilant of what is happening to your property? The Land Registry's Property Alert (the Service) is surely your good choice!

Property Alert Helps Owners Safeguard their Property Interest

Property Alert is an email notification service for property owners. During the subscription period, property owners will receive email notification and SMS reminder whenever any instrument is lodged with the Land Registry for registration against their property. The Service enables early detection of any unexpected or suspicious instruments delivered for registration so that owners can take prompt action to protect their interest in property.

Starting from 1 January 2023, the subscription fee for the one-off subscription has been reduced from \$350 to \$150 (per land register). Property owners can enjoy the benefits of the service at a lower fee.

To know more about Property Alert?

Property owners in Yau Tsim Mong District are invited to watch a TV programme (粵語/國語) - 「物業把關易」

https://www.landreg.gov.hk/video/tvb_all_about_property.mp4

For details of the Service, please visit the Land Registry's website (https://www.landreg.gov.hk/en/services/services_e.html).

For enquiries, please call our Customer Service Hotline at 3101 0800 or email to enquiry@landreg.gov.hk.

Stop up preventive measures for buildings during the rainy typhoon season

- Ensure that drainage channels and manholes are clear and functioning properly.
- Inspect building exterior wall conditions such as crumbling, spalling and disintegration to ensure their stability and safety.
- Install appropriate pumping devices in areas with flooding risks, such as mechanical and electrical facilities rooms and basement parking lots.
- On the eve of the typhoon, add preventive materials to all windows. Based on wind speed forecast, ensure that the building's ground floor (if any) has been driven back to a safe position, and move objects that may be hit by falling trees, etc.

If the building has a private shop, it is necessary to conduct regular maintenance inspections on the shop and complete the necessary maintenance works before the rainy season to reduce the chance of accidents.

For more information on public and building safety precautions during typhoon season, please visit the Building Department website: <http://www.gov.hk/bldg/typhoon/safe-and-secure/precautionary-measures-to-protect-sources/index.html>.

Events Forecast

Yau Tsim Mong District Building Management Workshop (Anglo)

Date	4 August 2024 (Thursday)
Time	7 pm to 9 pm
Venue	YF Henry G. Long Yuen-mai Community Centre, 40 Public Square Street, Yau Tsim Mong, Kowloon
Speakers	A certified lawyer
Content	A talk on the Building Management Ordinance and one sharing by a certified lawyer.
Organizer	District Building Management Liaison Team - Yau Tsim Mong District Office
Sponsor	Yau Tsim Mong District Office
Enquiry	2399 2740 (Ms. YUI)

在民政事務處的《大廈管理通訊》中刊載服務資訊，以派發予區內居民及業主委員會等。

Service information published in District Office's Building Management Newsletter for distribution to residents, owners' committees, etc. in the district.

為認可機構提供電子提示服務

本處在2017年2月推出供《銀行業條例》(第155章)下的認可機構(即持牌銀行、有限制牌照銀行及接受存款公司)訂購的電子提示服務,以助他們更有效管理按揭貸款的信貸風險。認可機構在業主的同意下訂購這項服務後,每當已承按的物業有再按押記/按揭文件交付本處辦理註冊時,便會收到本處發出的提示訊息。此項服務深受認可機構歡迎。

隨著電子渠道於2021年2月全面推行後,認可機構可更安全和方便地在網上全面提交服務申請。作為持續提升服務的一部分,本處已為認可機構推出應用程式介面服務,作為接收電子提示通知的額外途徑。

嶄新電子政府倡議

土地註冊處全力支持拓展新科技及開發新一代的電子政府服務。

「綜合註冊資訊系統」

「綜合註冊資訊系統」網上服務是提供查閱土地紀錄的一站式電子服務平台。

本處在2024/25年度為「綜合註冊資訊系統」網上服務作出下列多項重要提升:

- 增設「轉數快」支付選項;
- 設立網上彈出式意見調查,以收集客戶對本處服務的意見;以及
- 新增查冊人士個人身份證明文件號碼遮蔽功能,以加強保障個人資料私隱。

推動數碼化

《行政長官2024年施政報告》中指出,政府會積極推動數碼化服務,善用人工智能並開放和共享更多政府數據,以加快推動數字經濟。

E-ALERT SERVICE FOR AUTHORIZED INSTITUTIONS

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

Following the full implementation of the e-Channel in February 2021, the AIs can enjoy online application submissions with greater security and convenience. As part of our ongoing service enhancement, the LR launched the Application Programming Interface (API) service for the AIs as an additional means to receive e-Alert notifications.

NEW E-GOVERNMENT INITIATIVES

The LR fully supports 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 providing search services for land records.

The LR implemented the following major enhancements to the IRIS Online Services in 2024/25:

- introduced FPS payment option;
- provided an online pop-up survey to collect customer feedback on our services; and
- introduced a new feature for masking the personal identification document numbers of searchers to enhance protection of personal data privacy.

Drive towards Digitalisation

As stated in the Chief Executive's 2024 Policy Address, the Government will advance the digitalisation of its services by utilising Artificial Intelligence (AI) and increasing the openness and sharing of government data with a view to expediting the growth of the digital economy.

本處一向積極推動創新服務，以切合客戶需求和支持數碼政府倡議。為了提升客戶服務並向查冊人士提供互動支援，我們於2025年4月在「綜合註冊資訊系統」網上服務網站推出聊天機械人「田妮」，運用人工智能技術解答土地查冊服務的一般查詢。



The LR has been proactively driving innovation in service delivery to meet customer needs and support digital government initiatives. To enhance customer service with interactive support for searchers, our Chatbot “Tindy” was introduced to the IRIS Online Services website to answer general enquiries on land search service by using AI technology in April 2025.

本處亦與香港金融管理局（金管局）和數字政策辦公室（數字辦）合作，透過金管局「商業數據通」與數字辦「授權數據交換閘」的安全連接，於2025年3月及4月為《銀行業條例》（第155章）下的認可機構提供應用程式介面服務。認可機構可經「商業數據通」與「授權數據交換閘」連接本處，運用應用程式介面以查詢再按押記／按揭文件的電子提示通知，以及查閱土地和業主資料。這項措施充分展現我們致力於提升政府與金融界之間的數據聯通性與效率的決心。我們將繼續留意認可機構的意見，以探討服務提升的空間。

The LR has also been collaborating with the Hong Kong Monetary Authority (HKMA) and the Digital Policy Office (DPO) to develop API services for Als under the Banking Ordinance (Cap. 155) through the secure digital gateway of the Commercial Data Interchange (CDI) of the HKMA and the Consented Data Exchange Gateway (CDEG) of the DPO, which were launched in March and April 2025. By connecting to the LR via the CDI-CDEG linkage and API, Als may access e-Alert notifications for further charge/mortgage documents and search land and ownership information respectively. This initiative demonstrates our commitment to enhancing data accessibility and increasing efficiency between the Government and financial sector. We will continue to keep in view Als' feedback to identify room for service enhancements.



▲ 本處與金管局、香港銀行公會及銀行業界合作，成立專責小組統籌應用程式介面服務。專責小組於2025年3月舉行會議，為推出服務作好準備。

The API service was partnered with the HKMA, the Hong Kong Association of Banks and the banking industry and jointly spearheaded through a Task Force. A Task Force Meeting was held in March 2025 to prepare for the service launch.

年度整合開放數據計劃

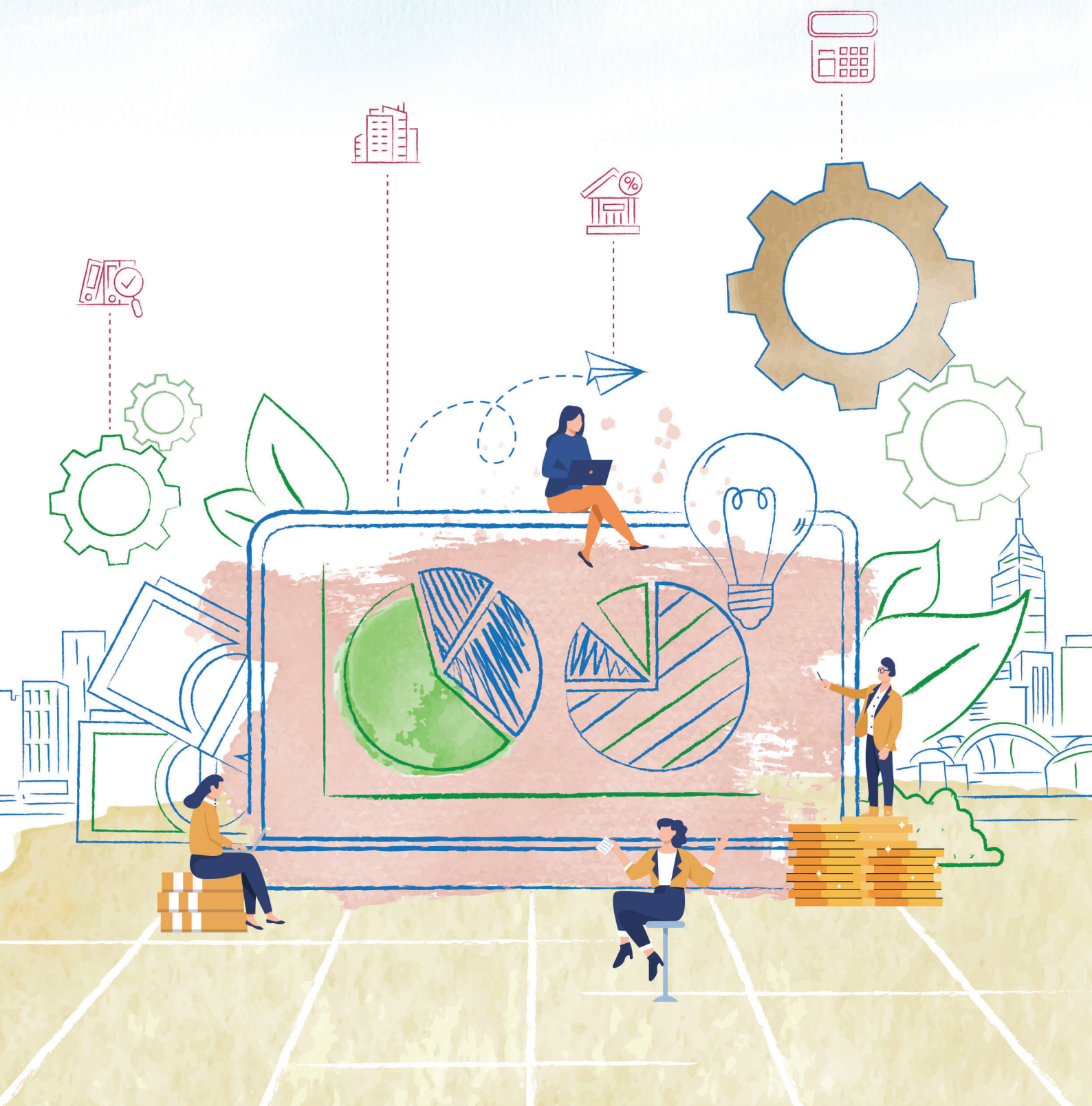
土地註冊處的年度開放數據計劃列出透過「開放數據平台」發放與註冊和查冊服務統計資料相關的數據集，以供公眾人士免費使用。年度空間數據計劃以開放及機讀格式提供已加入地理標記的數據集，並附有元數據文檔和數據規格。該等數據集可為科研及創新提供有用的材料。2025至2027年度的整合開放數據計劃及空間數據計劃已上載至[本處網站](#)供公眾查閱。

The Consolidated Annual Open Data Plan

The annual open data plan of the LR sets out datasets relating to statistics of registration and search services. These datasets are made available for free public use through the Open Data Portal. The annual spatial data plan provides geo-tagged datasets along with metadata documents and data specifications in open and machine-readable formats. The datasets provide useful materials for technology research and innovation. The consolidated open data plan and spatial data plan for 2025-2027 is available on the [LR's website](#) for public access.

財政管理

FINANCIAL MANAGEMENT



財政目標

土地註冊處營運基金根據《營運基金條例》(第430章)的條文，奉行下列明確的財政目標：

- ❗ 使以跨年方式計算的營運基金收入足以支付為市民及政府部門提供服務的開支；以及
- ❗ 取得合理的回報，回報率是由財政司司長根據固定資產而釐訂。

FINANCIAL OBJECTIVES

In accordance with the Trading Funds Ordinance (Cap. 430), the Land Registry Trading Fund (LRTF) pursues clearly defined financial objectives as follows:

- ❗ meeting expenses incurred in the provision of services to the public and Government departments out of the income of the trading fund, taking one year with another; and
- ❗ achieving a reasonable return, as determined by the Financial Secretary, on the fixed assets employed.

實際表現

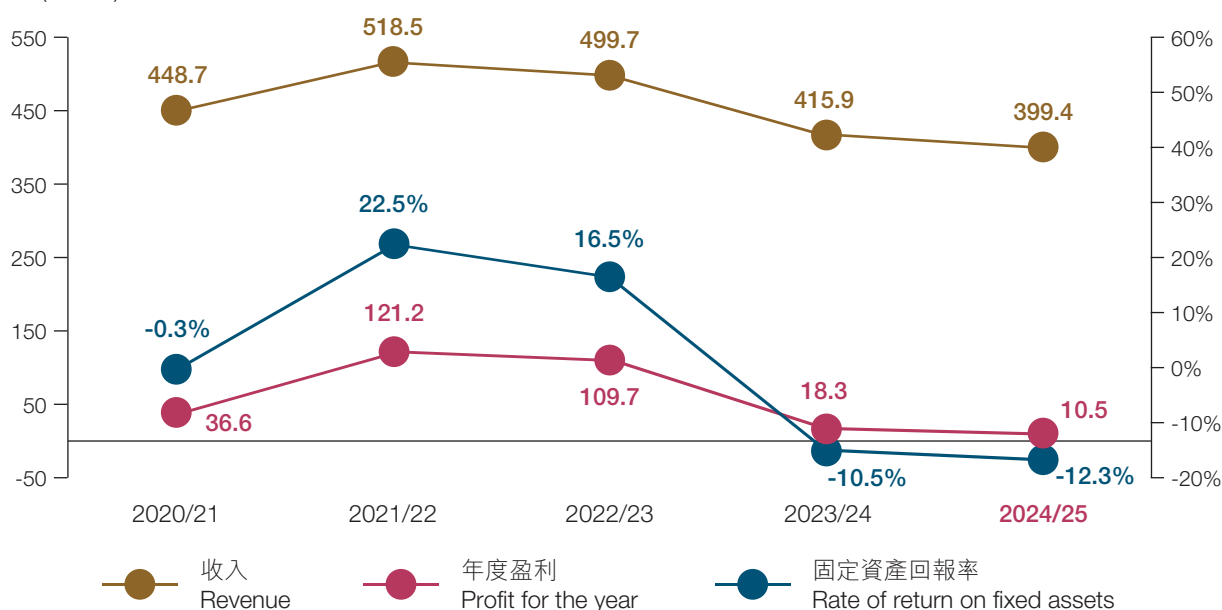
與2023/24年度比較，最新年度的收入減少1,650萬元(下跌4.0%)至3.994億元，主要原因是辦理文件註冊、業權報告和電子提示服務的收入有所減少。運作成本減少860萬元(下跌1.9%)至4.435億元，主要原因是折舊及攤銷，以及一般運作開支有所減少。

ACTUAL PERFORMANCE

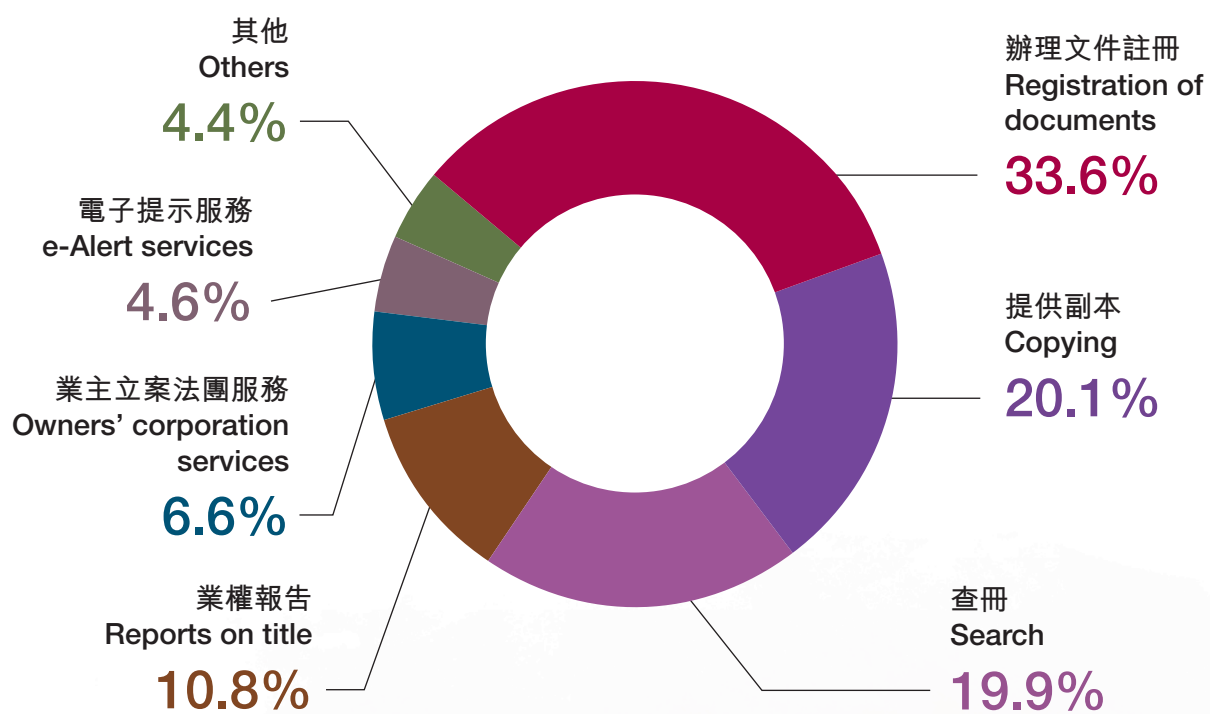
In comparison to 2023/24, revenue for the latest period decreased by \$16.5 million (-4.0%) to \$399.4 million, mainly due to decline in revenue from registration of documents, reports on title and e-Alert services. Operating costs decreased by \$8.6 million (-1.9%) to \$443.5 million, primarily due to a decrease in depreciation and amortisation as well as general operating expenses.

財政表現 FINANCIAL PERFORMANCE

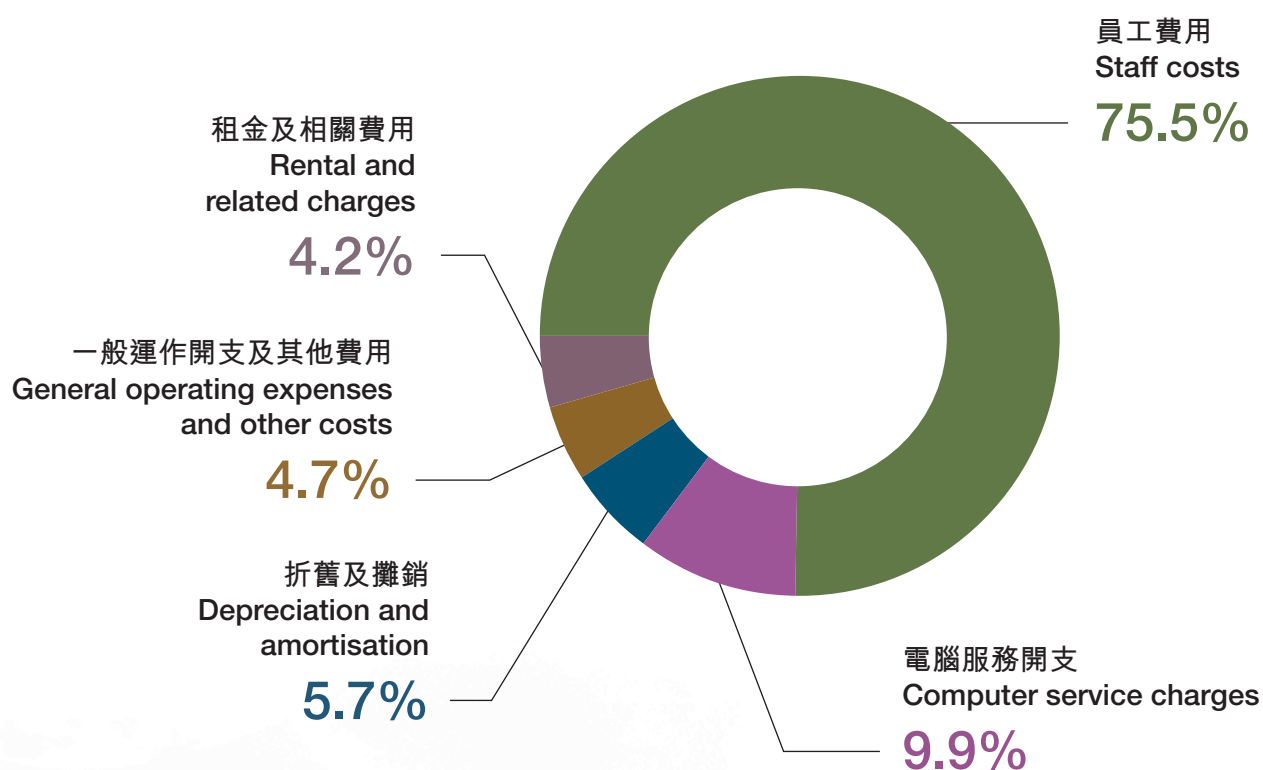
港幣(百萬元)
HK\$ (million)



2024/25年度收入分析 ANALYSIS OF REVENUE 2024/25



2024/25年度運作成本分析 ANALYSIS OF OPERATING COSTS 2024/25



展望

土地註冊處營運基金的收入和固定資產回報率主要取決於註冊、查冊、提供副本、業權報告服務及電子提示服務的數量，而有關數量會受到物業市場和其他相關因素影響。我們會繼續嚴謹控制成本。

FORECAST

The LRTF's revenue and return on fixed assets depend mainly on the business volume of registration, search, copying, reports on title and e-Alert services, which is subject to performance of the property market and other relevant factors. We will continue to exercise strict control on costs.

審計署署長報告 REPORT OF THE DIRECTOR OF AUDIT



香港特別行政區政府
審計署



Audit Commission
The Government of the Hong Kong Special Administrative Region

獨立審計師報告

致立法會

意見

茲證明我已審核及審計列載於第53至85頁土地註冊處營運基金的財務報表，該等財務報表包括於2025年3月31日的財務狀況表與截至該日止年度的全面收益表、權益變動表和現金流量表，以及財務報表的附註，包括重大會計政策資料。

我認為，該等財務報表已按照香港會計師公會頒布的《香港財務報告會計準則》真實而中肯地反映土地註冊處營運基金於2025年3月31日的狀況及截至該日止年度的運作成果及現金流量，並已按照《營運基金條例》(第430章)第7(4)條所規定的方式妥為擬備。

意見的基礎

我已按照《營運基金條例》第7(5)條及審計署的審計準則進行審計。我根據該等準則而須承擔的責任，詳載於本報告「審計師就財務報表審計而須承擔的責任」部分。根據該等準則，我獨立於土地註冊處營運基金，並已按該等準則履行其他道德責任。我相信，我所獲得的審計憑證是充足和適當地為我的審計意見提供基礎。

其他資料

土地註冊處營運基金總經理須對其他資料負責。其他資料包括土地註冊處營運基金2024–25年年報內的所有資料，但不包括財務報表及我的審計師報告。

我對財務報表的意見並不涵蓋其他資料，我亦不對其他資料發表任何形式的鑒證結論。

INDEPENDENT AUDITOR'S REPORT

To the Legislative Council

Opinion

I certify that I have examined and audited the financial statements of the Land Registry Trading Fund set out on pages 53 to 85, which comprise the statement of financial position as at 31 March 2025, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

In my opinion, the financial statements give a true and fair view of the state of affairs of the Land Registry Trading Fund as at 31 March 2025, and of its results of operations and cash flows for the year then ended in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in accordance with the manner provided in section 7(4) of the Trading Funds Ordinance (Cap. 430).

Basis for opinion

I conducted my audit in accordance with section 7(5) of the Trading Funds Ordinance and the Audit Commission auditing standards. My responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of my report. I am independent of the Land Registry Trading Fund in accordance with those standards, and I have fulfilled my other ethical responsibilities in accordance with those standards. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

The General Manager, Land Registry Trading Fund is responsible for the other information. The other information comprises all the information included in the Land Registry Trading Fund's 2024–25 Annual Report, other than the financial statements and my auditor's report thereon.

My opinion on the financial statements does not cover the other information and I do not express any form of assurance conclusion thereon.

就財務報表審計而言，我有責任閱讀其他資料，從而考慮其他資料是否與財務報表或我在審計過程中得悉的情況有重大矛盾，或者似乎存有重大錯誤陳述。基於我已執行的工作，如果我認為其他資料存有重大錯誤陳述，我需要報告該事實。在這方面，我沒有任何報告。

土地註冊處營運基金總經理就財務報表而須承擔的責任

土地註冊處營運基金總經理須負責按照香港會計師公會頒布的《香港財務報告會計準則》及《營運基金條例》第7(4)條擬備真實而中肯的財務報表，及落實其認為必要的內部控制，使財務報表不存有因欺詐或錯誤而導致的重大錯誤陳述。

在擬備財務報表時，土地註冊處營運基金總經理須負責評估土地註冊處營運基金持續經營的能力，以及在適用情況下披露與持續經營有關的事項，並以持續經營作為會計基礎。

審計師就財務報表審計而須承擔的責任

我的目標是就整體財務報表是否不存有任何因欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並發出包括我意見的審計師報告。合理保證是高水平的保證，但不能確保按審計署審計準則進行的審計定能發現所存有的任何重大錯誤陳述。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們個別或匯總起來可能影響財務報表使用者所作出的經濟決定，則會被視作重大錯誤陳述。

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of the General Manager, Land Registry Trading Fund for the financial statements

The General Manager, Land Registry Trading Fund is responsible for the preparation of financial statements that give a true and fair view in accordance with HKFRS Accounting Standards as issued by the HKICPA and section 7(4) of the Trading Funds Ordinance, and for such internal control as the General Manager, Land Registry Trading Fund determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the General Manager, Land Registry Trading Fund is responsible for assessing the Land Registry Trading Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's responsibilities for the audit of the financial statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Audit Commission auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

在根據審計署審計準則進行審計的過程中，我會運用專業判斷並秉持專業懷疑態度。我亦會：

- 識別和評估因欺詐或錯誤而導致財務報表存有重大錯誤陳述的風險；設計及執行審計程序以應對這些風險；以及取得充足和適當的審計憑證，作為我意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕內部控制的情況，因此未能發現因欺詐而導致重大錯誤陳述的風險，較未能發現因錯誤而導致者為高；
- 了解與審計相關的內部控制，以設計適當的審計程序。然而，此舉並非旨在對土地註冊處營運基金內部控制的有效性發表意見；
- 評價土地註冊處營運基金總經理所採用的會計政策是否恰當，以及其作出的會計估計和相關資料披露是否合理；
- 判定土地註冊處營運基金總經理以持續經營作為會計基礎的做法是否恰當，並根據所得的審計憑證，判定是否存在與事件或情況有關，而且可能對土地註冊處營運基金持續經營的能力構成重大疑慮的重大不確定性。如果我認為存在重大不確定性，則有必要在審計師報告中請使用者留意財務報表中的相關資料披露。假若所披露的相關資料不足，我便須發出非無保留意見的審計師報告。我的結論是基於截至審計師報告日止所取得的審計憑證。然而，未來事件或情況可能導致土地註冊處營運基金不能繼續持續經營；及
- 評價財務報表的整體列報方式、結構和內容，包括披露資料，以及財務報表是否中肯反映交易和事項。

As part of an audit in accordance with the Audit Commission auditing standards, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Land Registry Trading Fund's internal control;
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the General Manager, Land Registry Trading Fund;
- conclude on the appropriateness of the General Manager, Land Registry Trading Fund's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Land Registry Trading Fund's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Land Registry Trading Fund to cease to continue as a going concern; and
- evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

我與土地註冊處營運基金總經理溝通計劃的審計範圍和時間以及重大審計發現等事項，包括我在審計期間識別出內部控制的任何重大缺陷。

I communicate with the General Manager, Land Registry Trading Fund regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

審計署署長
(審計署助理署長莫澤文代行)

Terry Mok
Assistant Director of Audit
for Director of Audit

審計署
香港
金鐘道66號
金鐘道政府合署高座6樓
2025年9月22日

Audit Commission
6th Floor, High Block
Queensway Government Offices
66 Queensway, Hong Kong
22 September 2025

財務報表

CERTIFIED FINANCIAL STATEMENTS



全面收益表

STATEMENT OF COMPREHENSIVE INCOME

截至二零二五年三月三十一日止年度
(以港幣千元位列示)

for the year ended 31 March 2025
(Expressed in thousands of Hong Kong dollars)

		附註 Note	2025	2024
來自客戶合約之收入	Revenue from contracts with customers	4	399,452	415,929
運作成本	Operating costs	5	(443,453)	(452,023)
運作虧損	Loss from operations		(44,001)	(36,094)
其他收入	Other income	6	54,493	54,398
年度盈利	Profit for the year		10,492	18,304
其他全面收益	Other comprehensive income		—	—
年度總全面收益	Total comprehensive income for the year		10,492	18,304
固定資產回報率	Rate of return on fixed assets	7	-12.3%	-10.5%

第59至85頁的附註為本財務報表的一部分。

The notes on pages 59 to 85 form part of these financial statements.

財務狀況表

STATEMENT OF FINANCIAL POSITION

於二零二五年三月三十一日
(以港幣千元位列示)

as at 31 March 2025
(Expressed in thousands of Hong Kong dollars)

		附註 Note	2025	2024
非流動資產	Non-current assets			
物業、設備及器材	Property, plant and equipment	8	270,423	274,800
使用權資產	Right-of-use assets	9(a)	7,457	11,511
無形資產	Intangible assets	10	94,890	77,393
外匯基金存款	Placement with the Exchange Fund	11	1,114,660	1,074,889
			1,487,430	1,438,593
流動資產	Current assets			
應收帳款及其他應收款項	Trade and other receivables	12, 13(a)	29,073	30,615
應收關連人士帳款	Amounts due from related parties	13(a)	10,783	9,756
銀行存款	Bank deposits		195,000	266,000
現金及銀行結餘	Cash and bank balances		12,457	13,179
			247,313	319,550
流動負債	Current liabilities			
遞延收入	Deferred revenue	13(b)	8,811	8,571
客戶按金	Customers' deposits	14	53,874	53,750
應付帳款及其他應付款項	Trade and other payables		14,557	14,482
應付關連人士帳款	Amounts due to related parties		4,115	4,546
租賃負債	Lease liabilities	9(b)	3,173	3,359
僱員福利撥備	Provision for employee benefits	15	14,678	16,131
			99,208	100,839
流動資產淨額	Net current assets		148,105	218,711
總資產減去流動負債	Total assets less current liabilities		1,635,535	1,657,304

第59至85頁的附註為本財務報表的一部分。
The notes on pages 59 to 85 form part of these financial statements.

財務狀況表(續) Statement of Financial Position (continued)

		附註 Note	2025	2024
非流動負債	Non-current liabilities			
遞延收入	Deferred revenue	13(b)	12,975	12,459
租賃負債	Lease liabilities	9(b)	4,595	8,544
僱員福利撥備	Provision for employee benefits	15	43,510	51,620
			61,080	72,623
資產淨額	NET ASSETS		1,574,455	1,584,681
資本及儲備	CAPITAL AND RESERVES			
營運基金資本	Trading fund capital	16	118,300	118,300
保留盈利	Retained earnings	17	1,456,155	1,466,381
			1,574,455	1,584,681

譚惠儀女士，JP
土地註冊處營運基金總經理
二零二五年九月二十二日

Ms Joyce TAM, JP
General Manager, Land Registry Trading Fund
22 September 2025

第59至85頁的附註為本財務報表的一部分。
The notes on pages 59 to 85 form part of these financial statements.

權益變動表

STATEMENT OF CHANGES IN EQUITY

截至二零二五年三月三十一日止年度
(以港幣千元位列示)

for the year ended 31 March 2025
(Expressed in thousands of Hong Kong dollars)

		附註 Note	2025	2024
在年初的結餘	Balance at beginning of year		1,584,681	1,586,628
年度總全面收益	Total comprehensive income for the year		10,492	18,304
政府法定回報	Statutory return to the Government	17	(20,718)	(20,251)
在年終的結餘	Balance at end of year		1,574,455	1,584,681

第59至85頁的附註為本財務報表的一部分。
The notes on pages 59 to 85 form part of these financial statements.

現金流量表

STATEMENT OF CASH FLOWS

截至二零二五年三月三十一日止年度
(以港幣千元位列示)

for the year ended 31 March 2025
(Expressed in thousands of Hong Kong dollars)

		2025	2024
營運活動的現金流量	Cash flows from operating activities		
運作虧損	Loss from operations	(44,001)	(36,094)
調整：	Adjustments for:		
折舊及攤銷	Depreciation and amortisation	25,291	31,009
租賃負債的利息支出	Interest expense on lease liabilities	305	218
處置物業、設備及器材 盈利	Gain on disposals of property, plant and equipment	–	(5)
應收款項及應收關連人士 帳款的(增加)/減少	(Increase)/Decrease in receivables and amounts due from related parties	(1,848)	6,125
遞延收入的增加/(減少)	Increase/(Decrease) in deferred revenue	756	(1,778)
客戶按金的增加/(減少)	Increase/(Decrease) in customers' deposits	124	(672)
應付款項及應付關連人士 帳款的增加	Increase in payables and amounts due to related parties	693	3,140
僱員福利撥備的減少	Decrease in provision for employee benefits	(9,563)	(8,795)
用於營運活動的現金淨額	Net cash used in operating activities	(28,243)	(6,852)

第59至85頁的附註為本財務報表的一部分。

The notes on pages 59 to 85 form part of these financial statements.

現金流量表(續) Statement of Cash Flows (continued)

	附註 Note	2025	2024
投資活動的現金流量	Cash flows from investing activities		
原有期限為3個月 以上的銀行存款 的減少	Decrease in bank deposits with original maturities over three months	71,000	156,000
購買物業、設備及 器材和無形資產	Purchase of property, plant and equipment, and intangible assets	(36,104)	(42,147)
出售物業、設備及 器材所得	Proceeds from disposals of property, plant and equipment	—	5
外匯基金存款的 增加	Increase in placement with the Exchange Fund	(39,771)	(166,433)
已收利息	Interest received	56,856	53,790
來自投資活動的現金 淨額	Net cash from investing activities	51,981	1,215
融資活動的現金流量	Cash flows from financing activities		
已付政府法定回報	Statutory return paid to the Government	(20,718)	(20,251)
支付租賃負債	Payments of lease liabilities	(3,742)	(3,840)
用於融資活動的 現金淨額	Net cash used in financing activities	(24,460)	(24,091)
現金及等同現金的 減少淨額	Net decrease in cash and cash equivalents	(722)	(29,728)
在年初的現金及 等同現金	Cash and cash equivalents at beginning of year	13,179	42,907
在年終的現金及 等同現金	Cash and cash equivalents at end of year	12,457	13,179

第59至85頁的附註為本財務報表的一部分。

The notes on pages 59 to 85 form part of these financial statements.

財務報表附註

NOTES TO THE FINANCIAL STATEMENTS

(除另有註明外，所有金額均以港幣千元位列示)

(Amounts expressed in thousands of Hong Kong dollars, unless otherwise stated)

1. 總論

GENERAL

立法會在一九九三年六月三十日根據《營運基金條例》(第430章)第3、4及6條通過決議案，在一九九三年八月一日設立土地註冊處營運基金(「基金」)。土地註冊處備存載列最新資料的土地登記冊以執行土地註冊制度，並向客戶提供查閱土地登記冊和有關土地紀錄的服務和設施。此外，土地註冊處亦按照《建築物管理條例》(第344章)負責辦理業主成立法團的申請及提供相關服務。

The Land Registry Trading Fund ("the Fund") was established on 1 August 1993 under the Legislative Council Resolution passed on 30 June 1993 pursuant to sections 3, 4 and 6 of the Trading Funds Ordinance (Cap. 430). The Land Registry administers a land registration system by maintaining an up-to-date Land Register and provides its customers with services and facilities for searches of the Land Register and related land records. The Land Registry also processes applications for the incorporation of owners and provides related services under the Building Management Ordinance (Cap. 344).

2. 重大會計政策

MATERIAL ACCOUNTING POLICIES

2.1 符合準則聲明

Statement of compliance

本財務報表是按照《香港財務報告會計準則》(此乃綜合詞彙，包括香港會計師公會頒布的所有適用的個別香港財務報告準則、香港會計準則及詮釋)及香港公認會計原則而編製。基金採納的重大會計政策列載如下。

These financial statements have been prepared in accordance with HKFRS Accounting Standards, which is a collective term that includes all applicable individual Hong Kong Financial Reporting Standards ("HKFRSs"), Hong Kong Accounting Standards and Interpretations as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"), and accounting principles generally accepted in Hong Kong. Material accounting policies adopted by the Fund are set out below.

香港會計師公會頒布了若干新增或經修訂的《香港財務報告會計準則》並於基金的本會計期首次生效或可供提前採納。基金因首度採納其中適用的準則而引致本會計期及前會計期的會計政策改變(如有)已反映在本財務報表，有關資料載於附註3。

The HKICPA has issued certain new or amended HKFRS Accounting Standards that are first effective or available for early adoption for the current accounting period of the Fund. Note 3 provides information on the changes, if any, in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Fund for the current and prior accounting periods reflected in these financial statements.

2. 重大會計政策 (續)

MATERIAL ACCOUNTING POLICIES (continued)

2.2 編製財務報表的基準

Basis of preparation of the financial statements

本財務報表的編製基準均以原值成本法計量。

The measurement basis used in the preparation of the financial statements is historical cost.

編製符合《香港財務報告會計準則》的財務報表需要管理層作出判斷、估計及假設。該等判斷、估計及假設會影響會計政策的實施，以及資產、負債、收入與支出的呈報款額。該等估計及相關的假設，均按以往經驗及其他在有關情況下被認為合適的因素而制訂。倘若沒有其他現成數據可供參考，則會採用該等估計及假設作為判斷有關資產及負債的帳面值的基準。估計結果或會與實際價值有所不同。

The preparation of financial statements in conformity with HKFRS Accounting Standards requires management to make judgements, estimates and assumptions that affect the application of policies and the reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

該等估計及其所依據的假設會作持續檢討。如修訂會計估計只影響修訂期，有關修訂會在該修訂期內確認；如修訂影響本會計期及未來的會計期，則會在修訂期及未來的會計期內確認。

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

基金在實施會計政策方面並不涉及任何關鍵的會計判斷。無論對未來作出的假設，或在報告日估計過程中所存在的不明朗因素，皆不足以構成重大風險，導致資產和負債的帳面金額在來年大幅修訂。

There are no critical accounting judgements involved in the application of the Fund's accounting policies. There are also no key assumptions concerning the future, or other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities in the next year.

2. 重大會計政策 (續)**MATERIAL ACCOUNTING POLICIES (continued)****2.3 金融資產及金融負債****Financial assets and financial liabilities****(a) 初始確認及計量****Initial recognition and measurement**

基金的金融資產包括外匯基金存款、應收帳款及其他應收款項、應收關連人士帳款、銀行存款，以及現金及銀行結餘。

The Fund's financial assets comprise placement with the Exchange Fund, trade and other receivables, amounts due from related parties, bank deposits, and cash and bank balances.

基金的金融負債包括客戶按金、應付帳款及其他應付款項、應付關連人士帳款，以及租賃負債。

The Fund's financial liabilities comprise customers' deposits, trade and other payables, amounts due to related parties and lease liabilities.

基金在成為有關金融工具的合約其中一方之日確認有關金融資產及金融負債。於初始確認時，金融資產及金融負債按公平值計量，再加上或減去因收購該等金融資產或發行該等金融負債而直接引致的交易成本。

The Fund recognises financial assets and financial liabilities on the date it becomes a party to the contractual provisions of the instrument. At initial recognition, financial assets and financial liabilities are measured at fair value plus or minus transaction costs that are directly attributable to the acquisition of the financial assets or the issue of the financial liabilities.

(b) 分類及其後計量**Classification and subsequent measurement**

基金將其所有金融資產分類為其後以實際利率法按攤銷成本值計量，因為有關金融資產以收取合約現金流為目的的業務模式而持有，且合約現金流僅為所支付的本金及利息。金融資產的虧損準備根據附註2.3(d)所述的預期信用虧損模型計量。

The Fund classifies all financial assets as subsequently measured at amortised cost using the effective interest method, on the basis that they are held within a business model whose objective is to hold them for collection of contractual cash flows and the contractual cash flows represent solely payments of principal and interest. The measurement of loss allowances for financial assets is based on the expected credit loss model as described in note 2.3(d).

實際利率法是計算金融資產或金融負債的攤銷成本值，以及攤分及確認有關期間的利息收入或支出的方法。實際利率是指可將該金融資產或金融負債在有效期間內的預計現金收支，折現成該金融資產的帳面總值或該金融負債的攤銷成本值所適用的貼現率。基金在計算實際利率時，會考慮該金融工具的所有合約條款以估計現金流量，但不會計及預期信用虧損。有關計算包括與實際利率相關的所有收取自或支付予合約各方的費用、交易成本及所有其他溢價或折讓。

The effective interest method is a method of calculating the amortised cost of a financial asset or a financial liability and of allocating and recognising the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts or payments through the expected life of the financial asset or financial liability to the gross carrying amount of the financial asset or to the amortised cost of the financial liability. When calculating the effective interest rate, the Fund estimates cash flows by considering all contractual terms of the financial instrument but does not consider the expected credit losses. The calculation includes all fees received or paid between parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums or discounts.

2. 重大會計政策 (續)

MATERIAL ACCOUNTING POLICIES (continued)

2.3 金融資產及金融負債 (續)

Financial assets and financial liabilities (continued)

(b) 分類及其後計量 (續)

Classification and subsequent measurement (continued)

基金將其所有金融負債分類為其後以實際利率法按攤銷成本值計量，惟租賃負債按附註2.5所述計量。

The Fund classifies all financial liabilities as subsequently measured at amortised cost using the effective interest method, except for lease liabilities as stated in note 2.5.

基金僅在管理某金融資產的業務模式出現變動時，才將有關資產重新分類。金融負債不作重新分類。

The Fund reclassifies a financial asset when and only when it changes its business model for managing the asset. A financial liability is not reclassified.

(c) 註銷確認

Derecognition

當從金融資產收取現金流量的合約權利屆滿時，或該金融資產連同擁有權的絕大部分風險及回報已轉讓時，該金融資產會被註銷確認。

A financial asset is derecognised when the contractual rights to receive the cash flows from the financial asset expire, or where the financial asset together with substantially all the risks and rewards of ownership have been transferred.

當合約指明的債務被解除或取消，或到期時，該金融負債會被註銷確認。

A financial liability is derecognised when the obligation specified in the contract is discharged or cancelled, or expires.

(d) 金融工具減值

Impairment of financial instruments

基金就按攤銷成本值計量的金融工具(應收帳款除外)採用由3個階段組成的方法計量預期信用虧損及確認相應的虧損準備及減值虧損或回撥，預期信用虧損的計量基礎取決於自初始確認以來的信用風險變化：

The Fund applies a three-stage approach to measure expected credit losses on financial instruments (other than trade receivables) measured at amortised cost and to recognise the corresponding loss allowances and impairment losses or reversals, with the change in credit risk since initial recognition determining the measurement bases for expected credit losses:

第1階段：12個月預期信用虧損

Stage 1: 12-month expected credit losses

若自初始確認以來，金融工具的信用風險並無大幅增加，全期預期信用虧損中反映在報告日後12個月內可能發生的違約事件引致的預期信用虧損的部分予以確認。

For financial instruments for which there has not been a significant increase in credit risk since initial recognition, the portion of the lifetime expected credit losses that represent the expected credit losses that result from default events that are possible within the 12 months after the reporting date are recognised.

2. 重大會計政策 (續)

MATERIAL ACCOUNTING POLICIES (continued)

2.3 金融資產及金融負債 (續)

Financial assets and financial liabilities (continued)

(d) 金融工具減值 (續)

Impairment of financial instruments (continued)

第2階段：全期預期信用虧損 – 非信用減值

Stage 2: Lifetime expected credit losses – not credit impaired

若自初始確認以來，金融工具的信用風險大幅增加，但並非信用減值，全期預期信用虧損(反映在金融工具的預期有效期內所有可能出現的違約事件引致的預期信用虧損)予以確認。

For financial instruments for which there has been a significant increase in credit risk since initial recognition but that are not credit impaired, lifetime expected credit losses representing the expected credit losses that result from all possible default events over the expected life of the financial instruments are recognised.

第3階段：全期預期信用虧損 – 信用減值

Stage 3: Lifetime expected credit losses – credit impaired

若金融工具已視作信用減值，會確認全期預期信用虧損，利息收入則應用實際利率計入攤銷成本值而非帳面值總額計算。

For financial instruments that have become credit impaired, lifetime expected credit losses are recognised and interest income is calculated by applying the effective interest rate to the amortised cost rather than the gross carrying amount.

應收帳款的虧損準備一直按相等於全期預期信用虧損的金額計量。

Loss allowances for trade receivables are always measured at an amount equal to lifetime expected credit losses.

如何釐定信用風險
大幅增加

Determining significant increases in credit risk

在每個報告日，基金藉比較金融工具於報告日及於初始確認日期在餘下的預期有效期內出現違約的風險，以評估金融工具的信用風險有否大幅增加。有關評估會考慮數量及質量歷史資料，以及具前瞻性的資料。若發生一項或多於一項對某金融資產的估計未來現金流量有不利影響的事件，該金融資產會被評定為信用減值。

At each reporting date, the Fund assesses whether there has been a significant increase in credit risk for financial instruments since initial recognition by comparing the risk of default occurring over the remaining expected life as at the reporting date with that as at the date of initial recognition. The assessment considers quantitative and qualitative historical information as well as forward-looking information. A financial asset is assessed to be credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred.

基金在個別或綜合基準上評估自初始確認以來信用風險有否大幅增加。就綜合評估而言，金融工具按共同信用風險特質的基準歸類，並考慮投資類別、信用風險評級及其他相關因素。

The Fund assesses whether there has been a significant increase in credit risk since initial recognition on an individual or collective basis. For collective assessment, financial instruments are grouped on the basis of shared credit risk characteristics, taking into account investment type, credit risk ratings and other relevant factors.

2. 重大會計政策 (續)

MATERIAL ACCOUNTING POLICIES (continued)

2.3 金融資產及金融負債 (續)

Financial assets and financial liabilities (continued)

(d) 金融工具減值 (續)

Impairment of financial instruments (continued)

如何釐定信用風險
大幅增加 (續)

Determining significant increases in credit risk (continued)

外部信用評級為投資級別的銀行存款被視為屬低信用風險。其他金融工具若其違約風險低，且交易對手或借款人具備雄厚實力在短期內履行其合約現金流量責任，會被視為屬低信用風險。此等金融工具的信用風險會被評定為自初始確認以來並無大幅增加。

Placements with banks with an external credit rating of investment grade are considered to have a low credit risk. Other financial instruments are considered to have a low credit risk if they have a low risk of default and the counterparty or borrower has a strong capacity to meet its contractual cash flow obligations in the near term. The credit risk on these financial instruments is assessed as not having increased significantly since initial recognition.

若金融資產無法收回，該金融資產會與相關虧損準備撇銷。該等資產在完成所有必要程序及釐定虧損金額後撇銷。其後收回先前被撇銷的金額會在全面收益表內確認。

When a financial asset is uncollectible, it is written off against the related loss allowance. Such assets are written off after all the necessary procedures have been completed and the amount of the loss has been determined. Subsequent recoveries of amounts previously written off are recognised in the statement of comprehensive income.

計量預期信用虧損

Measurement of expected credit losses

金融工具的預期信用虧損是對該金融工具在預期有效期內的公平及經概率加權估計的信用虧損(即所有短缺現金的現值)。短缺現金為按照合約應付予基金的現金流量與基金預期會收到的現金流量兩者間的差距。若金融資產在報告日視作信用減值，基金根據該資產的帳面值總額與以折現方式按該資產的原訂實際利率計算的估計未來現金流量的現值兩者間的差距計量預期信用虧損。

Expected credit losses of a financial instrument are an unbiased and probability-weighted estimate of credit losses (i.e. the present value of all cash shortfalls) over the expected life of the financial instrument. A cash shortfall is the difference between the cash flows due to the Fund in accordance with the contract and the cash flows that the Fund expects to receive. For a financial asset that is credit impaired at the reporting date, the Fund measures the expected credit losses as the difference between the asset's gross carrying amount and the present value of estimated future cash flows discounted at the asset's original effective interest rate.

2. 重大會計政策 (續)**MATERIAL ACCOUNTING POLICIES (continued)****2.4 物業、設備及器材****Property, plant and equipment**

於一九九三年八月一日撥歸基金的物業、設備及器材，最初的成本值是按立法會所通過設立基金的決議案中所列的估值入帳。自一九九三年八月一日起購置的物業、設備及器材均按實際成本入帳。

Property, plant and equipment appropriated to the Fund on 1 August 1993 were measured initially at deemed cost equal to the value contained in the Legislative Council Resolution for the setting up of the Fund. Property, plant and equipment acquired since 1 August 1993 are capitalised at the actual costs incurred.

除在建工程外，以下物業、設備及器材以成本值扣除累計折舊及任何減值虧損列帳 (附註2.7)：

- 於一九九三年八月一日撥歸基金自用的建築物；以及
- 設備及器材，包括電腦器材、汽車、傢具及裝置，以及其他器材。

在建工程以成本值扣除任何減值虧損列帳，且不計提折舊。在建工程於完成並可供使用時開始計提折舊。

The following items of property, plant and equipment, other than construction in progress, are stated at cost less accumulated depreciation and any impairment losses (note 2.7):

- buildings held for own use appropriated to the Fund on 1 August 1993; and
- plant and equipment, including computer equipment, motor vehicles, furniture and fittings, and other equipment.

Construction in progress is stated at cost less any impairment losses, and is not depreciated. It is depreciated when completed and ready for use.

2. 重大會計政策 (續)

MATERIAL ACCOUNTING POLICIES (continued)

2.4 物業、設備及器材 (續)

Property, plant and equipment (continued)

折舊是按照物業、設備及器材的估計可使用年期，以直線法攤銷扣除估計剩餘值後的成本值。有關的估計可使用年期如下：

– 建築物	30年
– 電腦器材	5 – 10年
– 器材、傢具及裝置	5年
– 汽車	5年

折舊方法、可使用年期及剩餘值在每個財政年度結算日評估，並在適當時作出調整。

Depreciation is calculated to write off the cost of items of property, plant and equipment, less their estimated residual value, on a straight-line basis over their estimated useful lives as follows:

– Buildings	30 years
– Computer equipment	5 – 10 years
– Equipment, furniture and fittings	5 years
– Motor vehicles	5 years

Depreciation methods, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

於一九九三年八月一日撥歸基金的建築物所在的土地視為非折舊資產。

The land on which the Fund's buildings are situated as appropriated to the Fund on 1 August 1993 is regarded as a non-depreciating asset.

出售物業、設備及器材的損益以出售所得淨額與資產的帳面值之間的差額來決定，並在出售日於全面收益表內確認。

Gains or losses arising from the disposal of property, plant and equipment are determined as the difference between the net disposal proceeds and the carrying amount of the asset, and are recognised in the statement of comprehensive income on the date of disposal.

2. 重大會計政策 (續)**MATERIAL ACCOUNTING POLICIES (continued)****2.5 租賃****Leases**

租賃會於其生效日在財務狀況表內確認為使用權資產及相應的租賃負債，惟涉及租賃期為12個月或以下的短期租賃及低價值資產租賃的相關款項會在租賃期內以直線法計入全面收益表。

A lease is recognised in the statement of financial position as a right-of-use asset with a corresponding lease liability at the lease commencement date, except that payments associated with short-term leases having a lease term of 12 months or less and leases of low-value assets are charged to the statement of comprehensive income on a straight-line basis over the lease term.

使用權資產會按成本值扣除累計折舊及任何減值虧損計量(附註2.7)。該使用權資產按租賃期及資產的估計可使用年期兩者中的較短者以直線法折舊。

A right-of-use asset is measured at cost less accumulated depreciation and any impairment losses (note 2.7). The right-of-use asset is depreciated on a straight-line basis over the shorter of the lease term and the asset's estimated useful life.

租賃負債按在租賃期應支付的租賃款項的現值計量，並以租賃隱含利率折現，或如該利率未能確定，則以基金的遞增借款利率折現。租賃負債其後按租賃負債計提的利息與所支付的租賃款項，及任何源於租賃負債重估或租賃修改的重新計量作調整。

The lease liability is measured at the present value of the lease payments payable over the lease term, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Fund's incremental borrowing rate. The lease liability is subsequently adjusted by the effect of the interest on and the settlement of the lease liability, and the remeasurement arising from any reassessment of the lease liability or lease modification.

2. 重大會計政策 (續)

MATERIAL ACCOUNTING POLICIES (continued)

2.6 無形資產

Intangible assets

無形資產包括購入的電腦軟件牌照及已資本化的電腦軟件程式開發成本值。電腦軟件程式的開發費用須能可靠地計量，程式須在技術上可行且很可能產生未來經濟利益，而基金須有意及有足夠資源完成開發工作並使用所產生的資產，有關的開發費用才會被資本化。否則，該費用會於全面收益表內支銷。無形資產按成本值扣除累計攤銷及任何減值虧損列帳(附註2.7)。

Intangible assets include acquired computer software licences and capitalised development costs of computer software programmes. Expenditure on development of computer software programmes is capitalised only if the expenditure can be measured reliably, the programmes are technically feasible, future economic benefits are probable and the Fund intends to and has sufficient resources to complete development and to use the resulting asset. Otherwise, it is recognised in the statement of comprehensive income as incurred. Intangible assets are stated at cost less accumulated amortisation and any impairment losses (note 2.7).

無形資產的攤銷按估計可使用年期(5至10年)以直線法列入全面收益表。

Amortisation of intangible assets is charged to the statement of comprehensive income on a straight-line basis over the assets' estimated useful lives of 5 to 10 years.

攤銷方法、可使用年期及剩餘值在每個財務年度完結時進行評估，並作出適當的調整。

Amortisation methods, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

2.7 非金融資產的減值

Impairment of non-financial assets

非金融資產(包括物業、設備及器材、使用權資產和無形資產)的帳面值在每個報告日評估，以確定有否出現減值跡象。若有減值跡象而資產的帳面值高於其可收回數額時，則有關減值虧損會在全面收益表內確認。資產的可收回數額為其公平值減出售成本與使用值兩者中的較高者。

The carrying amounts of non-financial assets, including property, plant and equipment, right-of-use assets and intangible assets, are reviewed at each reporting date to identify any indication of impairment. If any such indication exists, an impairment loss is recognised in the statement of comprehensive income whenever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount of an asset is the higher of its fair value less costs of disposal and value in use.

2. 重大會計政策 (續)**MATERIAL ACCOUNTING POLICIES (continued)****2.8 現金及等同現金****Cash and cash equivalents**

現金及等同現金包括現金及銀行結餘，以及屬短期及流通性高的投資，該等項目在購入時距期滿日不超過3個月，並隨時可轉換為已知數額的現金，而其價值變動的風險不大。

Cash and cash equivalents include cash and bank balances, and other short-term highly liquid investments that are readily convertible to known amounts of cash and subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition.

2.9 遞延收入**Deferred revenue**

在基金移轉服務予客戶前，若客戶支付代價，或基金具有無條件限制的代價收款權，基金會將其合約負債確認為遞延收入。基金在移轉服務以履行其履約責任時，會註銷確認遞延收入，並就收入加以確認。

If a customer pays consideration, or the Fund has an unconditional right to consideration, before the Fund transfers a service to the customer, the Fund recognises its contract liability as deferred revenue. The Fund derecognises the deferred revenue and recognises revenue when the Fund transfers the service and, therefore, satisfies its performance obligation.

2.10 僱員福利**Employee benefits**

基金的僱員包括公務員及合約員工。薪金、約滿酬金及年假開支均在僱員提供有關服務所在年度以應計基準確認入帳。就公務員而言，僱員附帶福利開支包括香港特別行政區政府（「政府」）給予僱員的退休金及房屋福利，均在僱員提供有關服務所在年度支銷。

The employees of the Fund comprise civil servants and contract staff. Salaries, staff gratuities and annual leave entitlements are accrued and recognised as expenditure in the year in which the associated services are rendered by the staff. For civil servants, staff on-costs, including pensions and housing benefits provided to the staff by the Government of the Hong Kong Special Administrative Region (“the Government”), are charged as expenditure in the year in which the associated services are rendered.

就按可享退休金條款受聘的公務員的長俸負債已包括於支付予政府有關附帶福利開支中。就其他員工而言，基金向《強制性公積金計劃條例》（第485章）下的計劃供款於全面收益表內支銷。

For civil servants employed on pensionable terms, their pension liabilities are discharged by reimbursement of the staff on-costs charged by the Government. For other staff, contributions to the schemes under the Mandatory Provident Fund Schemes Ordinance (“MPFSO”) (Cap. 485) are charged to the statement of comprehensive income as incurred.

2. 重大會計政策 (續)

MATERIAL ACCOUNTING POLICIES (continued)

2.11 收入的確認

Revenue recognition

基金會在向客戶移轉所承諾的服務以履行其履約責任時，按基金預期就交換該項服務所應得代價的金額，確認客戶合約的收入。

The Fund recognises revenue from contracts with customers when it satisfies a performance obligation by transferring a promised service to a customer, at the amount of consideration to which the Fund expects to be entitled in exchange for the service.

利息收入採用實際利率法以應計基礎確認。

Interest income is recognised on an accrual basis using the effective interest method.

2.12 外幣換算

Foreign currency translation

本年度的外幣交易按交易日的現貨匯率換算為港元。以非港元為單位的貨幣資產及負債按報告日的收市匯率換算為港元。外幣換算產生的匯兌收益及虧損會在全面收益表中確認。

Foreign currency transactions during the year are translated into Hong Kong dollars using the spot exchange rates at the transaction dates. Monetary assets and liabilities denominated in currencies other than Hong Kong dollars are translated into Hong Kong dollars using the closing exchange rate at the reporting date. Exchange gains and losses are recognised in the statement of comprehensive income.

2.13 關連人士

Related parties

基金是根據《營運基金條例》設立，並屬政府轄下的一個獨立會計單位。年內，基金在日常業務中曾與各關連人士進行交易。這些關連人士包括政府各決策局及部門、其他營運基金，以及受政府所管制或政府對其有重大影響力的財政自主機構。

The Fund is a separate accounting entity within the Government established under the Trading Funds Ordinance. During the year, the Fund has entered into transactions with various related parties, including government bureaux and departments, other trading funds and financially autonomous bodies controlled or significantly influenced by the Government, in the ordinary course of its business.

3. 會計政策改變

CHANGES IN ACCOUNTING POLICIES

香港會計師公會頒布了若干新增或經修訂的《香港財務報告會計準則》並於基金的本會計期首次生效。適用於本財務報表所呈報年度的會計政策，並未因這些發展而有任何改變。

The HKICPA has issued certain new or amended HKFRS Accounting Standards that are first effective for the current accounting period of the Fund. There have been no changes to the accounting policies applied in these financial statements for the years presented as a result of these developments.

基金並沒有採納在本會計期尚未生效的任何新準則或詮釋(附註22)。

The Fund has not applied any new standard or interpretation that is not yet effective for the current accounting period (note 22).

4. 來自客戶合約之收入

REVENUE FROM CONTRACTS WITH CUSTOMERS

		2025	2024
辦理文件註冊	Registration of documents	134,216	136,538
查冊	Search	79,499	77,834
提供副本	Copying	80,131	75,557
業權報告	Reports on title	43,291	64,210
電子提示服務	e-Alert services	18,433	25,952
業主立案法團服務	Owners' corporation services	26,172	21,099
其他	Others	17,710	14,739
總額	Total	399,452	415,929

基金在客戶合約方面的履約責任，主要涉及向客戶提供辦理文件註冊及查閱土地登記冊和有關土地紀錄的服務。客戶須就每項服務預繳固定金額的服務費，或選擇在基金開立帳戶，每月繳付服務費。基金是在提供服務的同時履行履約責任，並隨時間移轉按成本比例法確認收費。

The Fund's performance obligations in contracts with customers mainly involve providing services, for registration of documents and searches of the Land Register and related land records, to the customers. A customer is required to pay a fixed amount of service fee for each service in advance, or opt to have service fees being charged monthly by opening an account with the Fund. The Fund satisfies its performance obligation as the service is rendered and recognises the fee over time based on a cost-to-cost method.

在向關連人士提供業主立案法團服務方面，基金是在提供服務的同時履行履約責任，並隨時間移轉按收回全部成本方式確認服務費。

For owners' corporation services provided to related parties, the Fund satisfies its performance obligation as the service is rendered and recognises a service fee over time on a full cost recovery basis.

5. 運作成本

OPERATING COSTS

		2025	2024
員工費用	Staff costs		
– 薪酬及其他員工費用	– Salaries and other staff costs	314,221	313,026
– 《強制性公積金計劃條例》下的計劃供款	– Contributions to the schemes under MPFSO	20,469	18,134
一般運作開支	General operating expenses	15,166	19,078
電腦服務開支	Computer service charges	43,999	45,835
租金及相關費用	Rental and related charges	18,615	20,121
中央行政費用	Central administrative overheads	4,984	4,171
折舊及攤銷	Depreciation and amortisation	25,291	31,009
審計費用	Audit fees	708	649
總額	Total	443,453	452,023

6. 其他收入

OTHER INCOME

		2025	2024
利息：	Interest from:		
– 銀行存款	– bank deposits	12,517	16,365
– 外匯基金存款	– placement with the Exchange Fund	41,976	38,033
總額	Total	54,493	54,398

7. 固定資產回報率

RATE OF RETURN ON FIXED ASSETS

固定資產回報率是以總全面收益(不包括利息收入)除以固定資產平均淨值計算，並以百分比的方式表達。固定資產只包括物業、設備及器材和無形資產。預期基金可以達到由財政司司長根據《營運基金條例》釐定的每年固定資產目標回報率為6.0%(二零二四年：6.0%)。

The rate of return on fixed assets is calculated as total comprehensive income (excluding interest income) divided by average net fixed assets, and expressed as a percentage. Fixed assets include property, plant and equipment, and intangible assets only. The Fund is expected to meet a target rate of return on fixed assets of 6.0% (2024: 6.0%) per year as determined by the Financial Secretary under the Trading Funds Ordinance.

8. 物業、設備及器材

PROPERTY, PLANT AND EQUIPMENT

		土地及 建築物	電腦 器材	器材、 傢具 及裝置	汽車	總額
		Land and Buildings	Computer Equipment	Equipment, Furniture and Fittings	Motor Vehicles	Total
成本	Cost					
在二零二三年四月一日	At 1 April 2023	350,000	193,859	31,207	237	575,303
添置	Additions	–	14,536	22	–	14,558
出售／註銷	Disposals	–	(5,095)	–	–	(5,095)
在二零二四年三月三十一日	At 31 March 2024	350,000	203,300	31,229	237	584,766
在二零二四年四月一日	At 1 April 2024	350,000	203,300	31,229	237	584,766
添置	Additions	–	6,522	321	–	6,843
出售／註銷	Disposals	–	(436)	(973)	–	(1,409)
在二零二五年三月三十一日	At 31 March 2025	350,000	209,386	30,577	237	590,200
累計折舊	Accumulated depreciation					
在二零二三年四月一日	At 1 April 2023	114,249	159,098	26,161	47	299,555
年內費用	Charge for the year	2,451	9,855	3,153	47	15,506
出售／註銷回撥	Written back on disposals	–	(5,095)	–	–	(5,095)
在二零二四年三月三十一日	At 31 March 2024	116,700	163,858	29,314	94	309,966
在二零二四年四月一日	At 1 April 2024	116,700	163,858	29,314	94	309,966
年內費用	Charge for the year	–	9,645	1,527	48	11,220
出售／註銷回撥	Written back on disposals	–	(436)	(973)	–	(1,409)
在二零二五年三月三十一日	At 31 March 2025	116,700	173,067	29,868	142	319,777
帳面淨值	Net book value					
在二零二五年三月三十一日	At 31 March 2025	233,300	36,319	709	95	270,423
在二零二四年三月三十一日	At 31 March 2024	233,300	39,442	1,915	143	274,800

在二零二五年三月三十一日，於物業、設備及器材的帳面值中確認的590萬港元為在建工程的金額(二零二四年：590萬港元)。

As at 31 March 2025, HK\$5.9 million (2024: HK\$5.9 million) recognised in the carrying amount of property, plant and equipment was the amount of construction in progress.

9. 租賃

LEASES

(a) 使用權資產

Right-of-use assets

		建築物 Buildings	
		2025	2024
成本	Cost		
在年初	At beginning of year	30,314	30,314
重新計量租賃負債	Remeasurement of lease liabilities	(698)	—
在年終	At end of year	29,616	30,314
累計折舊	Accumulated depreciation		
在年初	At beginning of year	18,803	15,276
年內費用	Charge for the year	3,356	3,527
在年終	At end of year	22,159	18,803
帳面淨值	Net book value		
在年終	At end of year	7,457	11,511

(b) 租賃負債

Lease liabilities

		2025	2024
流動	Current	3,173	3,359
非流動	Non-current	4,595	8,544
總額	Total	7,768	11,903

9. 租賃 (續)

LEASES (continued)

(b) 租賃負債 (續)

Lease liabilities (continued)

下表顯示租賃負債的變動，包括現金和非現金變動。

The table below shows changes in lease liabilities, including both cash and non-cash changes.

		2025	2024
在年初	At beginning of year	11,903	15,525
來自融資現金流量的變動：	Changes from financing cash flows:		
支付租賃負債	Payments of lease liabilities	(3,742)	(3,840)
非現金變動：	Non-cash changes:		
租賃負債的利息支出	Interest expense on lease liabilities	305	218
重新計量租賃負債	Remeasurement of lease liabilities	(698)	—
在年終	At end of year	7,768	11,903

租賃負債的剩餘合約期限列載如下，有關資料是根據合約未貼現的現金流量列出：

The remaining contractual maturities of lease liabilities, which are based on contractual undiscounted cash flows, are shown below:

		2025	2024
一年內	Within one year	3,410	3,520
一年後至兩年內	After one year but within two years	3,720	3,840
兩年後至五年內	After two years but within five years	980	4,852
總額	Total	8,110	12,212

(c) 於全面收益表內確認與租賃有關的支出項目 Expense items in relation to leases recognised in the statement of comprehensive income

		2025	2024
租賃負債的利息支出	Interest expense on lease liabilities	305	218

(d) 租賃之現金流出總額 Total cash outflow for leases

		2025	2024
租賃負債	Lease liabilities	3,742	3,840

在報告期結束後，基金提前終止了租賃協議。使用權資產和租賃負債將在截至二零二六年三月三十一日的財政年度完全註銷確認。

After the end of the reporting period, the Fund early terminated the lease. The right-of-use assets and the lease liabilities will be fully derecognised in the financial year ending 31 March 2026.

10. 無形資產

INTANGIBLE ASSETS

		電腦軟件牌照 及系統開發成本 Computer software licences and system development costs	
		2025	2024
成本	Cost		
在年初	At beginning of year	289,456	263,406
添置	Additions	28,212	26,728
出售／註銷	Disposals	—	(678)
在年終	At end of year	317,668	289,456
累計攤銷	Accumulated amortisation		
在年初	At beginning of year	212,063	200,765
年內費用	Charge for the year	10,715	11,976
出售／註銷回撥	Written back on disposals	—	(678)
在年終	At end of year	222,778	212,063
帳面淨值	Net book value		
在年終	At end of year	94,890	77,393

11. 外匯基金存款

PLACEMENT WITH THE EXCHANGE FUND

外匯基金存款結餘為11.147億港元(二零二四年：10.749億港元)，其中7.9億港元(二零二四年：7.9億港元)為本金及3.247億港元(二零二四年：2.849億港元)為報告日已入帳但尚未提取的利息。存款期為期六年(由存款日起計)，期內不能提取本金。

The balance of the placement with the Exchange Fund amounted to HK\$1,114.7 million (2024: HK\$1,074.9 million), being the principal sums of HK\$790 million (2024: HK\$790 million) plus interest paid but not yet withdrawn at the reporting date of HK\$324.7 million (2024: HK\$284.9 million). The term of the placement is six years from the date of placement, during which the amount of principal sums cannot be withdrawn.

外匯基金存款利息按每年一月釐定的固定息率計算。該息率是外匯基金投資組合過去6年的平均年度投資回報，或3年期政府債券在上一個年度的平均年度收益率，以0%為下限，兩者取其較高者。二零二五曆年的固定息率為每年4.4%，而二零二四曆年為每年3.7%。

Interest on the placement is payable at a fixed rate determined every January. The rate is the average annual investment return of the Exchange Fund's Investment Portfolio for the past six years or the average annual yield of three-year Government Bond for the previous year subject to a minimum of zero percent, whichever is the higher. The interest rate has been fixed at 4.4% per annum for the calendar year 2025 and at 3.7% per annum for the calendar year 2024.

12. 應收帳款及其他應收款項 TRADE AND OTHER RECEIVABLES

		2025	2024
應收帳款	Trade receivables	9,568	8,326
應計利息：	Accrued interest from:		
– 銀行存款	– bank deposits	2,123	6,691
– 外匯基金存款	– placement with the Exchange Fund	12,093	9,888
預付款項	Prepayments	5,289	5,710
總額	Total	29,073	30,615

13. 與客戶的合約結餘 CONTRACT BALANCES WITH CUSTOMERS

(a) 應收款項和合約資產 Receivables and contract assets

就每月收費而向客戶提供的服務而言，在報告日的應收款項結餘即載於附註12的應收帳款。至於提供予關連人士的服務，於二零二五年三月三十一日的應收款項結餘為1,078萬港元（二零二四年：976萬港元），該結餘已包括於財務狀況表中的應收關連人士帳款。而基金並沒有任何源於這兩類服務的合約資產。至於其他服務，由於客戶會預繳服務費用，因此基金並沒有任何應收款項或合約資產。

For services provided to customers with service fees charged monthly, the balance of receivables at the reporting date is presented as trade receivables in note 12. For services provided to related parties, the balance of receivables as at 31 March 2025 of HK\$10.8 million (2024: HK\$9.8 million) is included in the amounts due from related parties in the statement of financial position. The Fund does not have any contract assets arising from these two categories of services. For other services, since customers pay the service fees in advance, the Fund does not have any receivables or contract assets.

13. 與客戶的合約結餘 (續)

CONTRACT BALANCES WITH CUSTOMERS (continued)

(b) 合約負債

Contract liabilities

基金在收取客戶預繳的費用後向客戶提供服務的責任，會於財務狀況表中以遞延收入的形式列出，分析如下：

The Fund's obligations to provide services to customers for which the Fund has received advance payments from the customers are presented as deferred revenue in the statement of financial position, as analysed below:

遞延收入	Deferred revenue	2025	2024
註冊服務費	Registration fees	6,654	6,138
電子提示服務費	e-Alert service fees	13,646	13,373
其他服務費	Other service fees	1,486	1,519
總額	Total	21,786	21,030
代表：	Representing:		
流動負債	Current liabilities	8,811	8,571
非流動負債	Non-current liabilities	12,975	12,459
總額	Total	21,786	21,030

上述遞延收入的結餘乃在報告日分攤至未有履行(或部分未有履行)的履約責任的交易價格總額。基金預料，有關電子提示服務的遞延收入會於8年內獲確認為收入，而其他遞延收入則會於1年內獲確認為收入。沒有任何客戶合約的代價未納入交易價格。

The balances of deferred revenue above represent the aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied (or partially unsatisfied) at the reporting date. For the deferred revenue from e-Alert services, the Fund expects to recognise as revenue within eight years. For other deferred revenue, the Fund expects to recognise as revenue within one year. No consideration from contracts with customers is not included in the transaction price.

13. 與客戶的合約結餘 (續)

CONTRACT BALANCES WITH CUSTOMERS (continued)

(b) 合約負債 (續)

Contract liabilities (continued)

年內遞延收入結餘的重大變動開列如下：

Significant changes in the balances of deferred revenue during the year are shown below:

		2025	2024
因年初遞延收入結餘中的款項於年內獲確認為收入而減少	Decrease due to recognition as revenue during the year that was included in the balances of deferred revenue at beginning of year	(5,733)	(8,165)
因年內收取預繳費用而增加	Increase due to advance payments received during the year	6,489	6,387

14. 客戶按金

CUSTOMERS' DEPOSITS

指向客戶提供服務前收取的按金。

This represents deposits received from customers for services to be rendered.

15. 僱員福利撥備

PROVISION FOR EMPLOYEE BENEFITS

此為在計至報告日就所提供的服務給予僱員年假及合約僱員約滿酬金的估計負債(見附註2.10)。

This represents the estimated liability for employees' annual leave and obligations on contract-end gratuities payable to contract staff for services rendered up to the reporting date (see note 2.10).

16. 營運基金資本

TRADING FUND CAPITAL

此為政府對基金的投資。

This represents the Government's investment in the Fund.

17. 保留盈利

RETAINED EARNINGS

		2025	2024
在年初的結餘	Balance at beginning of year	1,466,381	1,468,328
年度總全面收益	Total comprehensive income for the year	10,492	18,304
政府法定回報	Statutory return to the Government	(20,718)	(20,251)
在年終的結餘	Balance at end of year	1,456,155	1,466,381

年內，政府根據《營運基金條例》指示將截至二零二四年三月三十一日止年度的目標回報（見附註7）轉撥至政府一般收入，而該轉撥於二零二五年三月完成（二零二四年：截至二零二三年三月三十一日止年度的目標回報的轉撥於二零二四年三月完成）。

During the year, the Government directed the transfer of the target return (see note 7) for the year ended 31 March 2024 into general revenue pursuant to the Trading Funds Ordinance, and the transfer was completed in March 2025 (2024: the transfer of the target return for year ended 31 March 2023 was completed in March 2024).

18. 現金及等同現金

CASH AND CASH EQUIVALENTS

		2025	2024
現金及銀行結餘	Cash and bank balances	12,457	13,179
銀行存款	Bank deposits	195,000	266,000
小計	Subtotal	207,457	279,179
減：原有期限為3個月以上的銀行存款	Less: Bank deposits with original maturities over three months	(195,000)	(266,000)
現金及等同現金	Cash and cash equivalents	12,457	13,179

19. 關連人士的交易

RELATED PARTY TRANSACTIONS

除已在本財務報表內另作披露的交易外，年內與關連人士進行的其他重大交易摘述如下：

Apart from those separately disclosed in the financial statements, the other material related party transactions for the year are summarised as follows:

- (a) 基金向關連人士提供的服務包括土地文件註冊、查閱土地登記冊及土地紀錄、提供土地紀錄副本和業權報告，以及業主立案法團服務。這些服務為基金帶來的總收入為1.230億港元（二零二四年：1.329億港元）。這金額已計算在附註4的來自客戶合約之收入項下；

services provided to related parties included registration of land documents, search of land registers and records, supply of copies of land records and reports on title, and owners' corporation services. The total revenue derived from these services amounted to HK\$123.0 million (2024: HK\$132.9 million). This amount is included in revenue from contracts with customers under note 4;

- (b) 關連人士向基金提供的服務包括有關電腦、辦公地方、中央行政，以及審計的服務。基金在這些服務方面的總開支為2,780萬港元（二零二四年：3,460萬港元）。這金額已計算在附註5的運作成本項下；以及

services received from related parties included computer services, accommodation, central administration and auditing. The total cost incurred on these services amounted to HK\$27.8 million (2024: HK\$34.6 million). This amount is included in operating costs under note 5; and

- (c) 向關連人士購入的物業、設備及器材包括裝置工程。這些資產的總成本為32萬1千港元（二零二四年：2萬2千港元）。

acquisition of property, plant and equipment from related parties included fitting out projects. The total cost of these assets amounted to HK\$0.3 million (2024: HK\$22,000).

基金向關連人士提供服務的收費和接受這些人士服務的收費都是按照劃一標準計算，即同時提供給公眾的服務，收費和公眾一樣；至於只提供給關連人士的服務，則按收回全部成本方式計算。

Charging for services rendered to or received from related parties was on the same basis, that is, at the rates payable by the general public for services which were also available to the public or on a full cost recovery basis for services which were available only to related parties.

20. 金融風險管理

FINANCIAL RISK MANAGEMENT

(a) 投資政策

Investment policy

基金以審慎保守的方式來投資包括外匯基金存款及銀行存款的金融資產。投資的決定是按照由財經事務及庫務局局長、香港金融管理局所發出的指引，並符合其他有關規例。

The Fund maintains a conservative approach on investments in financial assets including placement with the Exchange Fund and bank deposits. Investment decisions are made according to the guidelines from the Secretary for Financial Services and the Treasury, the Hong Kong Monetary Authority and other relevant regulations.

20. 金融風險管理 (續)

FINANCIAL RISK MANAGEMENT (continued)

(b) 信用風險

Credit risk

信用風險指金融工具的一方將不能履行責任而且會引致另一方蒙受財務損失的風險。

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss.

基金的信用風險，主要取決於外匯基金存款、應收帳款及其他應收款項、應收關連人士帳款、銀行存款及銀行結餘。基金訂有風險政策，並持續監察須承擔的信用風險。

The Fund's credit risk is primarily attributable to placement with the Exchange Fund, trade and other receivables, amounts due from related parties, bank deposits and bank balances. The Fund has a credit policy in place and the exposure to these credit risks is monitored on an ongoing basis.

為盡量減低信用風險，所有定期存款均存放於香港的持牌銀行。基金的信用風險被視為有限。虧損準備按相等於12個月預期信用虧損的數額計量，基金評定所涉及的虧損並不重大。

To minimise credit risks, all fixed deposits are placed with licensed banks in Hong Kong. The Fund's exposure to credit risk is considered to be limited. The loss allowances are measured at amounts equal to 12-month expected credit losses, which are assessed to be immaterial by the Fund.

銀行存款及銀行結餘的信用質素，以穆迪或其等同指定的評級，分析如下：

The credit quality of bank deposits and bank balances, analysed by the ratings designated by Moody's or their equivalents, is shown below:

		2025	2024
信用評級：	Credit rating:		
Aa1 至 Aa3	Aa1 to Aa3	11,703	23,222
A1 至 A3	A1 to A3	195,102	255,101
總額	Total	206,805	278,323

雖然其他金融資產須符合減值規定，但基金估計其預期信用虧損輕微，因此無須作出虧損準備。

While other financial assets are subject to the impairment requirements, the Fund has estimated that their expected credit losses are minimal and considers that no loss allowance is required.

在報告日基金的金融資產所須承擔的最高信用風險數額相當於其帳面值。

The maximum exposure to credit risk of the financial assets of the Fund at the reporting date is equal to their carrying amounts.

20. 金融風險管理 (續)**FINANCIAL RISK MANAGEMENT (continued)****(c) 流動資金風險****Liquidity risk**

流動資金風險指某一實體將難以履行與金融負債相關的責任的風險。

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities.

根據《營運基金條例》，基金須負責其現金管理，包括盈餘現金的長短期投資，惟須獲財政司司長批准。基金的政策是定期監察即時及預期的流動資金需要，確保能維持足夠的現金儲備，以符合長短期的流動資金需要。由於基金的流動資金狀況穩健，故其面對的流動資金風險甚低。

Under the Trading Funds Ordinance, the Fund is responsible for its own cash management, including short-term and long-term investment of cash surpluses, subject to approval by the Financial Secretary. The Fund's policy is to regularly monitor current and expected liquidity requirements to ensure that it maintains sufficient reserves of cash to meet its liquidity requirements in the short and longer term. As the Fund has a strong liquidity position, it has a very low level of liquidity risk.

(d) 利率風險**Interest rate risk**

利率風險指金融工具的公平值或未來現金流量會因市場利率變動而波動的風險。利率風險可進一步分為公平值利率風險及現金流量利率風險。

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. This can be further classified into fair value interest rate risk and cash flow interest rate risk.

公平值利率風險指金融工具的公平值會因市場利率變動而波動的風險。由於基金的銀行存款按固定利率計息，當市場利率上升，這些存款的公平值便會下跌。然而，由於這些存款均按攤銷成本值列帳，市場利率的變動不會影響其帳面值及基金的年度盈利。

Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate because of changes in market interest rates. Since the Fund's bank deposits bear interest at fixed rates, their fair values will fall when market interest rates increase. However, as they are all stated at amortised cost, changes in market interest rates will not affect their carrying amounts and the Fund's profit for the year.

現金流量利率風險指金融工具的未來現金流量會因市場利率變動而波動的風險。基金無須面對重大的現金流量利率風險，因為其持有的主要金融工具都不是浮息金融工具。

Cash flow interest rate risk is the risk that future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Fund is not exposed to material cash flow interest rate risk because it has no major financial instruments bearing interest at a floating rate.

20. 金融風險管理 (續)

FINANCIAL RISK MANAGEMENT (continued)

(e) 貨幣風險

Currency risk

貨幣風險指金融工具的公平值或未來現金流量會因匯率變動而波動的風險。

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

基金的一般業務交易是以港元為單位，因而不會引致貨幣風險。

The Fund's normal business transactions are denominated in Hong Kong dollars and therefore do not give rise to currency risk.

至於以美元為單位的投資，基於港元與美元掛鈎，基金的貨幣風險甚低。

In respect of investments denominated in United States dollars, owing to the linked exchange rate of the Hong Kong dollar to the United States dollar, the Fund has a very low level of currency risk.

於二零二五年三月三十一日，以美元為本位的金融資產總計有5千港元(二零二四年：5千港元)。剩餘的金融資產及所有金融負債均以港元為本位。

As at 31 March 2025, financial assets totalling HK\$5,000 (2024: HK\$5,000) were denominated in United States dollars. The remaining financial assets and all financial liabilities were denominated in Hong Kong dollars.

(f) 其他金融風險

Other financial risk

基金因於每年一月釐定的外匯基金存款息率(附註11)的變動而須面對金融風險。於二零二五年三月三十一日，假設息率增加／減少50個基點而其他因素不變，估計年度盈利將增加／減少560萬港元(二零二四年：540萬港元)。

The Fund is exposed to financial risk arising from changes in the interest rate on the placement with the Exchange Fund which is determined every January (note 11). As at 31 March 2025, it is estimated that an increase/decrease of 50 basis points in the interest rate, with all other variables held constant, would have increased/decreased the profit for the year by HK\$5.6 million (2024: HK\$5.4 million).

(g) 公平值

Fair value

所有金融工具均以與其公平值相等或相差不大的金額在財務狀況表內列帳。

All financial instruments are stated in the statement of financial position at amounts equal to or not materially different from their fair values.

21. 資本承擔

CAPITAL COMMITMENTS

於二零二五年三月三十一日，基金尚未在財務報表內撥備的資本承擔如下：

As at 31 March 2025, the Fund had capital commitments, so far as not provided for in the financial statements, as follows:

		2025	2024
已批准及簽約	Authorised and contracted for	14,339	14,488
已批准惟未簽約	Authorised but not yet contracted for	226,562	195,252
總額	Total	240,901	209,740

22. 已頒布但於截至二零二五年三月三十一日止年度尚未生效的修訂、新準則及詮釋的可能影響

POSSIBLE IMPACT OF AMENDMENTS, NEW STANDARDS AND INTERPRETATIONS ISSUED BUT NOT YET EFFECTIVE FOR THE YEAR ENDED 31 MARCH 2025

直至本財務報表發出之日，香港會計師公會已頒布多項修訂、新準則及詮釋。該等修訂、新準則及詮釋在截至二零二五年三月三十一日止年度尚未生效，亦沒有在本財務報表中提前採納。新準則包括：

Up to the date of issue of these financial statements, the HKICPA has issued a number of amendments, new standards and interpretations which are not yet effective for the year ended 31 March 2025 and which have not been early adopted in these financial statements. The new standards include:

在以下日期或之後
開始的會計期生效
Effective for
accounting periods
beginning on or after

香港財務報告準則第18號「財務報表列報和披露」

二零二七年一月一日

HKFRS 18 “Presentation and Disclosure in Financial Statements”

1 January 2027

基金正評估首次採納香港財務報告準則第18號對其財務報表的可能影響。

The Fund is in the process of assessing the possible impact on its financial statements of HKFRS 18 in the period of initial application.

香港財務報告準則第18號「財務報表列報和披露」

HKFRS 18 “Presentation and Disclosure in Financial Statements”

香港財務報告準則第18號取代香港會計準則第1號「財務報表列報」，就全面收益表的指定類別及小計項目的列報、資訊匯總與分解，以及有關由管理層定義的業績指標的披露引入新規定。基金尚需評估該準則對其財務報表的全面影響。該新準則將於二零二七年一月一日或之後開始的年度生效，並會按追溯基礎應用，除非切實不可行，否則須重新列示比較數字。基金在現階段不擬在其生效日期前採納有關準則。

HKFRS 18, which replaces HKAS 1 “Presentation of Financial Statements”, introduces new requirements for presentation of specified categories and subtotals in the statement of comprehensive income, aggregation and disaggregation of information, as well as disclosures related to management-defined performance measures. The Fund is yet to assess the full impact of the standard on its financial statements. The new standard is effective for accounting periods beginning on or after 1 January 2027 and will be applied retrospectively with restatement of comparatives unless impracticable. At this stage, the Fund does not intend to adopt the standard before its effective date.

附件 I

ANNEX I

(a) 2024/25 年度服務承諾 PERFORMANCE PLEDGES 2024/25

服務類別 Service Type	服務標準 Service Standard		服務指標 (達到服務標準的百分比) Performance Target (% meeting service standard)	實際表現 (達到服務標準的百分比) Actual Performance (% meeting service standard)
	工作天 Working Day(s)	分鐘 Minutes		
1. 辦理土地文件註冊 Registration of land documents	14 (a+b)		90	100
(a) 由收到文書至根據已註冊的文書更新土地登記冊 ^(註1) ；以及 From receipt of an instrument to updating the land register with the registered instrument ^(See Note 1) ; and	(a) 11			
(b) 完成影像處理程序並把已註冊的文書送回交契人士 ^(註1) Completion of imaging and return of the registered instrument to the lodging party ^(See Note 1)	(b) 3			
2. 在櫃位查閱土地登記冊 Counter search of land registers		15	97	100
3. 提供土地紀錄影像處理副本 Supply of imaged copies of land records				
(a) 在櫃位索取 Over the counter				
• 不連過大圖則 Without oversized plans		15	97	99.7
• 附連過大圖則 With oversized plans	5		97	100
(b) 透過網上服務訂購 Order via online services				
(i) 親身領取 Collection in person				
• 不連顏色圖則 Without coloured plans	1		97	100
• 附連顏色圖則 With coloured plans	3		97	100
• 附連過大圖則 With oversized plans	5		97	100
(ii) 郵寄或由傳遞公司送遞 Delivery by post or courier				
• 不連顏色圖則 Without coloured plans				
– 下午6時前訂購 Orders placed before 6 pm	1		97	100
– 下午6時後或在星期六、星期日及公眾假期訂購 Orders placed after 6 pm or on Saturdays, Sundays & public holidays	2		97	100
• 附連顏色圖則 With coloured plans	3		97	100
• 附連過大圖則 With oversized plans	5		97	100

服務類別 Service Type	服務標準 Service Standard		服務指標 (達到服務標準的百分比) Performance Target	實際表現 (達到服務標準的百分比) Actual Performance
	工作天 Working Day(s)	分鐘 Minutes	(% meeting service standard)	(% meeting service standard)
4. 提供土地紀錄認證本 Supply of certified copies of land records				
(a) 在櫃位辦理 Over the counter				
• 土地登記冊 Land registers		35	97	100
• 不連過大圖則的影像處理副本 Imaged copies without oversized plans		35	97	100
• 附連過大圖則的影像處理副本 Imaged copies with oversized plans	5		97	100
(b) 透過網上服務訂購 Order via online services				
(i) 親身領取 Collection in person				
• 土地登記冊 Land registers	1		97	100
• 影像處理副本 Imaged copies				
– 不連過大圖則 Without oversized plans	3		97	99.9
– 附連過大圖則 With oversized plans	5		97	99.8
(ii) 郵寄或由傳遞公司送遞 Delivery by post or courier				
• 土地登記冊 Land registers				
– 下午6時前訂購 Orders placed before 6 pm	1		97	100
– 下午6時後或在星期六、星期日及公眾假期訂購 Orders placed after 6 pm or on Saturdays, Sundays & public holidays	2		97	100
• 不連過大圖則的影像處理副本 Imaged copies without oversized plans	3		97	100
• 附連過大圖則的影像處理副本 Imaged copies with oversized plans	5		97	100
5. 銷售註冊摘要日誌 Sale of Memorial Day Book (MDB)				
(a) 批閱註冊摘要日誌的申請 Approval of MDB applications	2		98	100
(b) 送遞註冊摘要日誌資料檔案 Delivery of MDB data files	1		98	100

附件 I Annex I

服務類別 Service Type	服務標準 Service Standard		服務指標 (達到服務標準的百分比) Performance Target	實際表現 (達到服務標準的百分比) Actual Performance
	工作天 Working Day(s)	分鐘 Minutes	(% meeting service standard)	(% meeting service standard)
6. 銷售按揭註冊摘要月誌 Sale of Monthly Memorial Information on Mortgage Transactions (MMIM)				
(a) 批閱按揭註冊摘要月誌的申請 Approval of MMIM applications	2		98	100
(b) 送遞按揭註冊摘要月誌資料檔案 Delivery of MMIM data files	4		98	100
7. 電話查詢服務 Telephone enquiry services				
(a) 辦公時間收到留言 Voice mail left during office hours		收到留言後40分鐘內回覆 Return calls within 40 minutes after receiving the voice mail	94	99.8
(b) 非辦公時間收到留言 Voice mail left after office hours		下一個工作天早上10時前回覆 Return calls before 10 am on the next working day	94	100
8. 修訂土地登記冊資料 Amendment of registered data				
(a) 一般個案(即根據註冊摘要資料更正土地登記冊) Simple cases (i.e. Rectification of land registers based on Memorial information)	3		94	100
(b) 複雜個案 Complicated cases	10		93	99.8
9. 為再交付註冊的中止註冊文書辦理註冊 Registration of withheld instruments redelivered for registration				
(a) 由收到再交付註冊的中止註冊文書至根據已註冊的文書更新相關土地登記冊；以及 From receipt of a withheld instrument redelivered for registration to updating the land register with the registered instrument; and	15 (a+b)	(a) 12	90	99.8
(b) 完成影像處理程序並把已註冊的文書送回交契人士 Completion of imaging and return of the registered instrument to the lodging party		(b) 3		

服務類別 Service Type	服務標準 Service Standard		服務指標 (達到服務標準的百分比) Performance Target	實際表現 (達到服務標準的百分比) Actual Performance
	工作天 Working Day(s)	分鐘 Minutes	(% meeting service standard)	(% meeting service standard)
10. 業主立案法團服務 Owners' corporation (OC) services				
(a) 辦理業主立案法團註冊 ^(註2) Registration of OCs ^(See Note 2)	25		95	100
(b) 提供業主立案法團紀錄副本 Supply of copies of OC records		30	90	99.6
11. 處理建議／投訴 Handling of suggestions/complaints				
	本處會在收到建議或投訴後的十天內答覆。如果不可能在這限期內詳盡作覆，也會給予初步回覆。 Replies to suggestions or complaints will be sent within 10 calendar days of their receipt. If this is not possible, an interim reply will be sent within this period.		—	—

註1： 不包括複雜個案及被中止註冊的文書

Note 1: Excluding complicated cases and instruments withheld from registration

註2： 不包括複雜個案或需要提供附加證明文件的申請

Note 2: Excluding complicated cases and applications that require further supporting documents for processing

(b) 2025/26 年度服務承諾 (生效日期為 2025 年 4 月 1 日起)
PERFORMANCE PLEDGES 2025/26 (WITH EFFECT FROM 1 APRIL 2025)

服務類別 Service Type	服務標準 Service Standard		服務指標 (達到服務標準的百分比) Performance Target (% meeting service standard)
	工作天 Working Day(s)	分鐘 Minutes	
1. 辦理土地文件註冊 Registration of land documents	14 (a+b)		90
(a) 由收到文書至根據已註冊的文書更新土地登記冊 ^(註1) ；以及 From receipt of an instrument to updating the land register with the registered instrument (See Note 1); and	(a) 11		
(b) 完成影像處理程序並把已註冊的文書送交契人士 ^(註1) Completion of imaging and return of the registered instrument to the lodging party (See Note 1)	(b) 3		
2. 在櫃位查閱土地登記冊 Counter search of land registers		15	97
3. 提供土地紀錄影像處理副本 Supply of imaged copies of land records			
(a) 在櫃位索取 Over the counter			
• 不連過大圖則 Without oversized plans		15	97
• 附連過大圖則 With oversized plans	5		97
(b) 透過網上服務訂購 Order via online services			
(i) 親身領取 Collection in person			
• 不連顏色圖則 Without coloured plans	1		97
• 附連顏色圖則 With coloured plans	3		97
• 附連過大圖則 With oversized plans	5		97
(ii) 郵寄或由傳遞公司送遞 Delivery by post or courier			
• 不連顏色圖則 Without coloured plans			
– 下午6時前訂購 Orders placed before 6 pm	1		97
– 下午6時後或在星期六、星期日及公眾假期訂購 Orders placed after 6 pm or on Saturdays, Sundays & public holidays	2		97
• 附連顏色圖則 With coloured plans	3		97
• 附連過大圖則 With oversized plans	5		97

服務類別 Service Type	服務標準 Service Standard		服務指標 (達到服務標準的百分比) Performance Target (% meeting service standard)
	工作天 Working Day(s)	分鐘 Minutes	
4. 提供土地紀錄認證本 Supply of certified copies of land records			
(a) 在櫃位辦理 Over the counter			
• 土地登記冊 Land registers		35	97
• 不連過大圖則的影像處理副本 Imaged copies without oversized plans		35	97
• 附連過大圖則的影像處理副本 Imaged copies with oversized plans	5		97
(b) 透過網上服務訂購 Order via online services			
(i) 親身領取 Collection in person			
• 土地登記冊 Land registers	1		97
• 影像處理副本 Imaged copies			
– 不連過大圖則 Without oversized plans	3		97
– 附連過大圖則 With oversized plans	5		97
(ii) 郵寄或由傳遞公司送遞 Delivery by post or courier			
• 土地登記冊 Land registers			
– 下午6時前訂購 Orders placed before 6 pm	1		97
– 下午6時後或在星期六、星期日及公眾假期訂購 Orders placed after 6 pm or on Saturdays, Sundays & public holidays	2		97
• 不連過大圖則的影像處理副本 Imaged copies without oversized plans	3		97
• 附連過大圖則的影像處理副本 Imaged copies with oversized plans	5		97
5. 銷售註冊摘要日誌 Sale of Memorial Day Book (MDB)			
(a) 批閱註冊摘要日誌的申請 Approval of MDB applications	2		98
(b) 送遞註冊摘要日誌資料檔案 Delivery of MDB data files	1		98
6. 銷售按揭註冊摘要月誌 Sale of Monthly Memorial Information on Mortgage Transactions (MMIM)			
(a) 批閱按揭註冊摘要月誌的申請 Approval of MMIM applications	2		98
(b) 送遞按揭註冊摘要月誌資料檔案 Delivery of MMIM data files	4		98

服務類別 Service Type	服務標準 Service Standard		服務指標 (達到服務標準的百分比) Performance Target (% meeting service standard)
	工作天 Working Day(s)	分鐘 Minutes	
7. 電話查詢服務 Telephone enquiry services			
(a) 辦公時間收到留言 Voice mail left during office hours		收到留言後40分鐘內回覆 Return calls within 40 minutes after receiving the voice mail	94
(b) 非辦公時間收到留言 Voice mail left after office hours		下一個工作天早上10時前回覆 Return calls before 10 am on the next working day	94
8. 修訂土地登記冊資料 Amendment of registered data			
(a) 一般個案(即根據註冊摘要資料更正土地登記冊) Simple Cases (i.e. Rectification of land registers based on Memorial information)	3		94
(b) 複雜個案 Complicated Cases	10		95 ^(註4) (See Note 4)
9. 為再交付註冊的中止註冊文書辦理註冊 Registration of withheld instruments redelivered for registration			
	15 (a+b)		90
(a) 由收到再交付註冊的中止註冊文書至根據已註冊的文書更新相關土地登記冊；以及 From receipt of a withheld instrument redelivered for registration to updating the land register with the registered instrument; and	(a) 12		
(b) 完成影像處理程序並把已註冊的文書送回交契人士 Completion of imaging and return of the registered instrument to the lodging party	(b) 3		
10. 業主立案法團服務 Owners' corporation (OC) services			
(a) 辦理業主立案法團註冊 ^(註2) Registration of OCs (See Note 2)	20 ^(註3) (See Note 3)		97 ^(註4) (See Note 4)
(b) 提供業主立案法團紀錄副本 Supply of copies of OC records		30	90
11. 處理建議／投訴 Handling of suggestions/complaints			
		本處會在收到建議或投訴後的十天內答覆。如果不可能在這限期內詳盡作覆，也會給予初步回覆。 Replies to suggestions or complaints will be sent within 10 calendar days of their receipt. If this is not possible, an interim reply will be sent within this period.	—

註1： 不包括複雜個案及被中止註冊的文書

Note 1: Excluding complicated cases and instruments withheld from registration

註2： 不包括複雜個案或需要提供附加證明文件的申請

Note 2: Excluding complicated cases and applications that require further supporting documents for processing

註3： 經提升的服務標準

Note 3: Enhanced service standard

註4： 經提升的服務指標

Note 4: Enhanced performance target

附件 II

ANNEX II

(a) 2024/25 年度土地註冊處聯合常務委員會委員 MEMBERSHIP OF THE LAND REGISTRY JOINT STANDING COMMITTEE 2024/25

主席 Chairperson

土地註冊處
The Land Registry

譚惠儀女士

Ms Joyce TAM Wai-yee

委員 Members

土地註冊處
The Land Registry

彭嘉輝先生
(截至2025年1月)

Mr PANG Ka-fai
(Until January 2025)

梁慧嫻女士
(生效日期為2025年1月)

Ms Alice LEUNG Wai-han
(With effect from January 2025)

蔡恒璇女士
(截至2024年4月)

Ms Christina CHOI Hang-suen
(Until April 2024)

李德偉先生
(生效日期為2024年4月)

Mr Eric LEE Tak-wai
(With effect from April 2024)

陳肖玲女士

Ms Javy CHAN Chiu-ling

香港律師會
The Law Society of Hong Kong

張紡女士
林月明女士
蕭詠儀女士
楊寶林先生

Ms Debbie CHEUNG Fong
Ms Emily LAM Yuet-ming
Ms Sylvia SIU Wing-yee
Mr Terry YEUNG Po-lam

秘書 Secretary

土地註冊處
The Land Registry

梁慧嫻女士
(截至2025年1月)

Ms Alice LEUNG Wai-han
(Until January 2025)

劉少雯女士
(生效日期為2025年1月)

Ms Eva LAU Siu-man
(With effect from January 2025)

(b) 2024/25 年度土地註冊處客戶聯絡小組(私營機構)委員 MEMBERSHIP OF THE LAND REGISTRY CUSTOMER LIAISON GROUP (PRIVATE SECTOR) 2024/25

主席 Chairperson

土地註冊處
The Land Registry

彭嘉輝先生
(截至2025年1月)
梁慧嫻女士
(生效日期為2025年1月)

Mr PANG Ka-fai
(Until January 2025)
Ms Alice LEUNG Wai-han
(With effect from January 2025)

委員 Members

香港會計師公會
Hong Kong Institute of
Certified Public Accountants

陳維漢先生
(截至2025年1月)
鄧苑儀女士
(生效日期為2025年2月)
劉可傑先生
黃俊碩先生
(截至2025年1月)
鄺晉昇先生
(生效日期為2025年2月)

Mr Alan CHAN Wai-hon
(Until January 2025)
Ms TANG Yuen-yee, Loren Gertrud
(With effect from February 2025)
Mr Ivan LAU Ho-kit
Hon Edmund WONG Chun-sek
(Until January 2025)
Mr Parco WU Chun-sing
(With effect from February 2025)

香港地產代理商總會
Hong Kong Real Estate Agencies
General Association

施明如女士
(截至2024年7月)
潘達恒先生
(生效日期為2024年7月)

Ms SZE Ming-yu
(Until July 2024)
Mr POON Tat-hang
(With effect from July 2024)

香港地產代理專業協會有限公司
Society of Hong Kong Real Estate
Agents Limited

郭昶先生
(截至2025年1月)
黃英偉先生
(生效日期為2025年2月)

Mr Anthony KWOK Chong
(Until January 2025)
Mr Nick WONG Ying-wai
(With effect from February 2025)

香港銀行公會
The Hong Kong Association of
Banks

陳頌賢女士
(截至2025年1月)
林俊榮先生
(生效日期為2025年2月)
鍾奧華先生

Ms Alieza CHAN
(Until January 2025)
Mr Robert LAM Chun-wing
(With effect from February 2025)
Mr Eric CHUNG Ou-wa

香港測量師學會
The Hong Kong Institute of
Surveyors

侯咏璇女士
(截至2025年1月)
梁佩兒女士
(生效日期為2025年2月)
李民康先生

Ms HAU Wing-shuen
(Until January 2025)
Ms Jessica LEUNG Pui-yee
(With effect from February 2025)
Mr Paul LI Man-hong

土地註冊處
The Land Registry

陳肖玲女士	Ms Javy CHAN Chiu-ling
霍偉勤女士	Ms Emily FOK Wai-kan
林謝淑儀女士	Mrs Cindy LAM TSE Shuk-yee
(截至2024年11月)	(Until November 2024)
鄧慧穎女士	Miss Cynthia TANG Wai-wing
(生效日期為2024年11月)	(With effect from November 2024)
劉少雯女士	Ms Eva LAU Siu-man
梁慧嫻女士	Ms Alice LEUNG Wai-han
(截至2025年1月)	(Until January 2025)
馬秀文女士	Ms Delphine MA Sau-man
麥振威先生	Mr Andrew MAK Chun-wai
潘輝耀先生	Mr Kenneth POON Fai-yiu
蔡繡文女士	Ms Ella TSOI Sau-man
溫錫麟先生	Mr Francis WAN
(截至2024年12月)	(Until December 2024)
黃嘉敏女士	Ms Carmen WONG Ka-man
(生效日期為2025年1月)	(With effect from January 2025)
原偉銓先生	Mr Isaac YUEN Wai-chuen
(截至2024年7月)	(Until July 2024)
王慧芳女士	Ms Evian WONG Wai-fong
(生效日期為2024年7月)	(With effect from July 2024)
陳文仲先生	Mr Benson CHAN Man-chung
(生效日期為2025年1月)	(With effect from January 2025)

香港律師會
The Law Society of Hong Kong

區健雯女士	Ms AU Kin-man
(截至2025年1月)	(Until January 2025)
鍾志光先生	Mr CHUNG Che-kwong
(生效日期為2025年2月)	(With effect from February 2025)
齊雅安先生	Mr Alson CHAI
鍾國強先生	Mr Tommy CHUNG Kwok-keung
梁智維先生	Mr LEONG Chi-wai
梁志賢先生	Mr Charlie LEUNG Chi-yin
梁子恒先生	Mr Courtney LEUNG Tsz-hang

秘書 Secretary

土地註冊處
The Land Registry

周婉嫻女士	Miss Cherie CHOW Yuen-shan
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(c) 2024/25 年度土地註冊處客戶聯絡小組(公營機構)委員 MEMBERSHIP OF THE LAND REGISTRY CUSTOMER LIAISON GROUP (PUBLIC SECTOR) 2024/25

主席 Chairperson

土地註冊處
The Land Registry

彭嘉輝先生
(截至2025年1月)
梁慧嫻女士
(生效日期為2025年1月)

Mr PANG Ka-fai
(Until January 2025)
Ms Alice LEUNG Wai-han
(With effect from January 2025)

委員 Members

漁農自然護理署
Agriculture, Fisheries and
Conservation Department

陳寶琳女士

Ms CHAN Po-lam

屋宇署
Buildings Department

蔡立成先生

Mr Eddie CHOY Lap-shing

香港海關
Customs and Excise Department

張大安先生

Mr CHEUNG Tai-on

律政司
Department of Justice

何建英女士
余雅維女士

Miss Ceci HO Kin-ying
Miss YEE Nga-wai

環境保護署
Environmental Protection
Department

陳大輝先生

Mr CHAN Tai-fai

消防處
Fire Services Department

吳少強先生

Mr NG Siu-keung

食物環境衛生署
Food and Environmental
Hygiene Department

葉慧婷女士
劉麗芬女士

Miss IP Wai-ting
Miss LAU Lai-fun

政府產業署
Government Property Agency

陳梓彥先生

Mr King CHAN Tsz-yin

民政事務總署
Home Affairs Department

李清女士

Ms Jessica LEE Ching

香港房屋協會
Hong Kong Housing Society

陳麗娟女士

Ms Fanny CHAN Lai-kuen

香港警務處
Hong Kong Police Force

劉卓烽先生
盧潔瑩女士

Mr Kelvin LAU Cheuk-fung
Ms Clarice LO Kit-ying

房屋署
Housing Department

蔡衍烽先生
陳玥翎女士

Mr Aaron CHOI
Ms Vanessa TAN Yuet-ling

廉政公署 Independent Commission Against Corruption	林倩兒女士 施曉虹女士	Ms June LAM Sin-yee Ms Sandy Sze Hiu-hung
稅務局 Inland Revenue Department	張玉珊女士	Ms CHEUNG Yuk-shan
地政總署 Lands Department	張美祜女士 李敏儀女士	Miss Lana CHANG Miss Rosa LI Man-yi
法律援助署 Legal Aid Department	趙崇恩先生	Mr Felix CHIU
破產管理署 Official Receiver's Office	黃麗莊女士 胡妙施女士	Miss Shara WONG Ms Doris WOO
規劃署 Planning Department	李鳳燕女士 廖家傳先生	Ms Estella LEE Mr Harris LIU Ka-chuen
差餉物業估價署 Rating and Valuation Department	陳立賢先生	Mr Joe CHAN Lap-yin
社會福利署 Social Welfare Department	林婉妮女士	Ms Angel LAM
土地註冊處 The Land Registry	陳肖玲女士 霍偉勤女士 林謝淑儀女士 (截至2024年11月) 鄧慧穎女士 (生效日期為2024年11月) 劉少雯女士 梁慧嫻女士 (截至2025年1月) 馬秀文女士 麥振威先生 潘輝耀先生 蔡繡文女士 溫錫麟先生 (截至2024年12月) 黃嘉敏女士 (生效日期為2025年1月) 原偉銓先生 (截至2024年7月) 王慧芳女士 (生效日期為2024年7月) 陳文仲先生 (生效日期為2025年1月)	Ms Javy CHAN Chiu-ling Ms Emily FOK Wai-kan Mrs Cindy LAM TSE Shuk-yee (Until November 2024) Miss Cynthia TANG Wai-wing (With effect from November 2024) Ms Eva LAU Siu-man Ms Alice LEUNG Wai-han (Until January 2025) Ms Delphine MA Sau-man Mr Andrew MAK Chun-wai Mr Kenneth POON Fai-yiu Ms Ella TSOI Sau-man Mr Francis WAN (Until December 2024) Ms Carmen WONG Ka-man (With effect from January 2025) Mr Isaac YUEN Wai-chuen (Until July 2024) Ms Evian WONG Wai-fong (With effect from July 2024) Mr Benson CHAN Man-chung (With effect from January 2025)
秘書 Secretary		
土地註冊處 The Land Registry	周婉嫻女士	Miss Cherie CHOW Yuen-shan

(d) 2024/25 年度《土地業權條例》督導委員會委員 MEMBERSHIP OF THE LAND TITLES ORDINANCE STEERING COMMITTEE 2024/25

主席 Chairperson

土地註冊處
The Land Registry

譚惠儀女士

Ms Joyce TAM Wai-yee

委員 Members

消費者委員會
Consumer Council

簡健恒先生

Mr Michael KAN Kin-hang

律政司
Department of Justice

李照庭先生

Mr Samuel LEE Chiu-ting

發展局
Development Bureau

蔡梅芬女士
(截至2025年3月)
陳吳婷婷女士
(生效日期為2025年3月)

Ms Jenny CHOI Mui-fun
(Until March 2025)
Mrs Elina CHAN NG Ting-ting
(With effect from March 2025)

地產代理監管局
Estate Agents Authority

梁德麗女士

Ms Juliet LEUNG Tak-lai

新界鄉議局
Heung Yee Kuk New Territories

林國昌先生

Mr Alfred LAM Kwok-cheong

香港按揭證券有限公司
Hong Kong Mortgage
Corporation Limited

黃敏詩女士

Ms Joanna WONG Man-sze

地政總署
Lands Department

唐詠思女士
(截至2024年12月)
駱佩雯女士
(生效日期為2024年12月)

Miss Anita TONG Wing-sze
(Until December 2024)
Ms Ophelia LOK Pui-man
(With effect from December 2024)

香港銀行公會
The Hong Kong Association of
Banks

黃詠珩女士

Ms Vivian WONG Wing-hang

土地註冊處
The Land Registry

彭嘉輝先生
(截至2025年1月)
梁慧嫻女士
(生效日期為2025年1月)
蔡恒璇女士
(截至2024年4月)
李德偉先生
(生效日期為2024年4月)

Mr PANG Ka-fai
(Until January 2025)
Ms Alice LEUNG Wai-han
(With effect from January 2025)
Ms Christina CHOI Hang-suen
(Until April 2024)
Mr Eric LEE Tak-wai
(With effect from April 2024)

香港律師會
The Law Society of Hong Kong

蔣瑞福女士

Ms Lilian CHIANG Sui-fook

香港地產建設商會
The Real Estate Developers
Association of Hong Kong

龍漢標先生

Mr Louis LOONG Hon-biu

秘書 Secretary

土地註冊處
The Land Registry

黃柏森先生
(截至2025年2月)
張鎮東先生
(生效日期為2025年2月)

Mr Patrick WONG Pak-sum
(Until February 2025)
Mr Duncan CHEUNG Chun-tung
(With effect from February 2025)

(e) 2024/25 年度《土地業權條例》檢討委員會委員 MEMBERSHIP OF THE LAND TITLES ORDINANCE REVIEW COMMITTEE 2024/25

主席 Chairperson

土地註冊處
The Land Registry

蔡恒璇女士
(截至2024年4月)
李德偉先生
(生效日期為2024年4月)

Ms Christina CHOI Hang-suen
(Until April 2024)
Mr Eric LEE Tak-wai
(With effect from April 2024)

委員 Members

律政司
Department of Justice

許行嘉女士
林思敏女士
李照庭先生

Ms Frances HUI Hang-ka
Ms Francoise LAM See-man
Mr Samuel LEE Chiu-ting

發展局
Development Bureau

陳慧迪女士
(截至2024年6月)
溫韞女士
(生效日期為2024年11月)
張凱珊女士

Miss Wendy CHEN Wai-tik
(Until June 2024)
Miss Louise WEN Yun
(With effect from November 2024)
Miss CHEUNG Hoi-shan

香港大律師公會
Hong Kong Bar Association

麥業成先生
唐思佩女士

Mr Andrew MAK
Ms Sara TONG

地政總署
(法律諮詢及田土轉易處)
Lands Department
(Legal Advisory and
Conveyancing Office)

劉芊芊女士
唐詠思女士
(截至2024年12月)
駱佩雯女士
(生效日期為2024年12月)

Miss Freda LAU Kam-kam
Miss Anita TONG Wing-sze
(Until December 2024)
Ms Ophelia LOK Pui-man
(With effect from December 2024)

土地註冊處
The Land Registry

彭嘉輝先生
(截至2025年1月)
梁慧嫻女士
(生效日期為2025年1月)
黃頌詩女士

Mr PANG Ka-fai
(Until January 2025)
Ms Alice LEUNG Wai-han
(With effect from January 2025)
Ms WONG Chung-sei

香港律師會
The Law Society of Hong Kong

夏向能先生
張紡女士
林月明女士
黃文華先生

Mr Peter AHERNE
Ms Debbie CHEUNG Fong
Ms Emily LAM Yuet-ming
Mr Raymond WONG Man-wa

秘書 Secretary

土地註冊處
The Land Registry

李寶君女士

Ms Shirley LEE Po-kwan

(f) 2024/25 年度業權註冊教育委員會委員
MEMBERSHIP OF THE TITLE REGISTRATION EDUCATION
COMMITTEE 2024/25

主席 Chairperson

土地註冊處 The Land Registry	譚惠儀女士	Ms Joyce TAM Wai-yee
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委員 Members

消費者委員會 Consumer Council	黃佩珊女士	Ms Amy WONG Pui-shan
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地產代理監管局 Estate Agents Authority	王頌恩先生	Mr Ivan WONG
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新界鄉議局 Heung Yee Kuk New Territories	林國昌先生	Mr Alfred LAM Kwok-cheong
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香港家庭法律協會 Hong Kong Family Law Association	何敬翔先生	Mr Derek K. HO
--	-------	----------------

香港按揭證券有限公司 Hong Kong Mortgage Corporation Limited	周弘慧女士	Ms Celia CHAU Wang-wai
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政府新聞處 Information Services Department	余月琮女士	Ms Josephine YU Yuet-king
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香港銀行公會 The Hong Kong Association of Banks	馮定中先生	Mr Donald FUNG Ting-chung
---	-------	---------------------------

土地註冊處 The Land Registry	彭嘉輝先生 (截至2025年1月) 梁慧嫻女士 (生效日期為2025年1月) 李德偉先生 潘輝耀先生	Mr PANG Ka-fai (Until January 2025) Ms Alice LEUNG Wai-han (With effect from January 2025) Mr Eric LEE Tak-wai Mr Kenneth POON Fai-yiu
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香港律師會 The Law Society of Hong Kong	蔣瑞福女士 麥沛瑜女士 黃文華先生	Ms Lilian CHIANG Sui-fook Ms Lilian MAK Pui-yu Mr Raymond WONG Man-wa
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香港地產建設商會 The Real Estate Developers Association of Hong Kong	余長江先生	Mr YU Cheung-kong
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秘書 Secretary

土地註冊處 The Land Registry	黃柏森先生 (截至2025年2月) 黃婉君女士 (生效日期為2025年2月)	Mr Patrick WONG Pak-sum (Until February 2025) Miss Wendy WONG Yuen-kwan (With effect from February 2025)
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香港土地註冊處營運基金 The Land Registry Trading Fund Hong Kong

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金鐘道政府合署二十八樓
Queensway Government Offices,
28/F., 66 Queensway, Hong Kong.
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網址 Website



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