

业务回顾

Business REVIEW



办理土地文件注册

影响土地的文件均送交本处位于金钟道政府合署的客户服务中心办理注册。

在2024/25年度，送交注册的土地文件共373,966份，较2023/24年度增加2.7%。

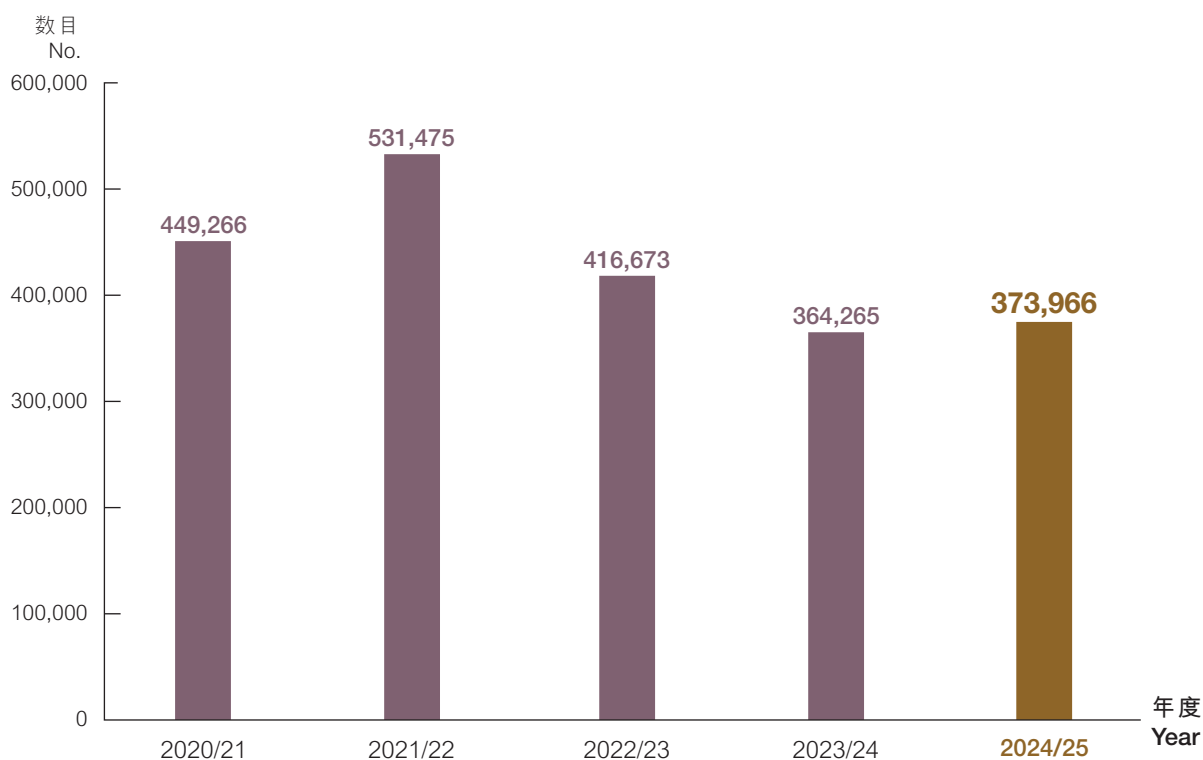
REGISTRATION OF LAND DOCUMENTS

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.

送交注册的土地文件数目

NO. OF LAND DOCUMENTS DELIVERED FOR REGISTRATION

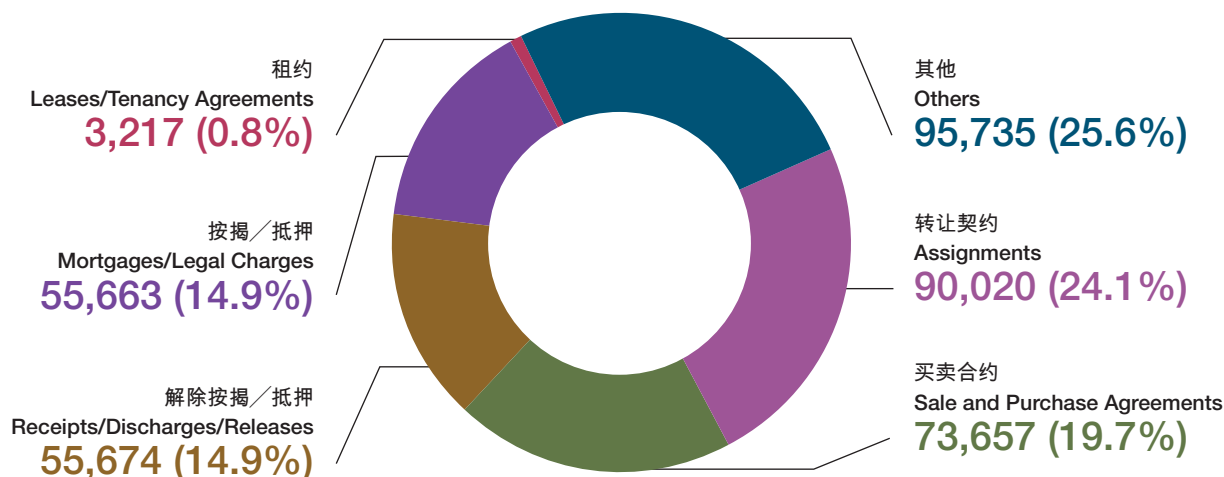


年内收到的主要文件类别包括楼宇买卖合同、转让契约、按揭／抵押及解除按揭／抵押，占全年收到文件总数的73.6%。

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年度送交注册的土地文件类别

DISTRIBUTION OF LAND DOCUMENTS LODGED FOR REGISTRATION IN 2024/25

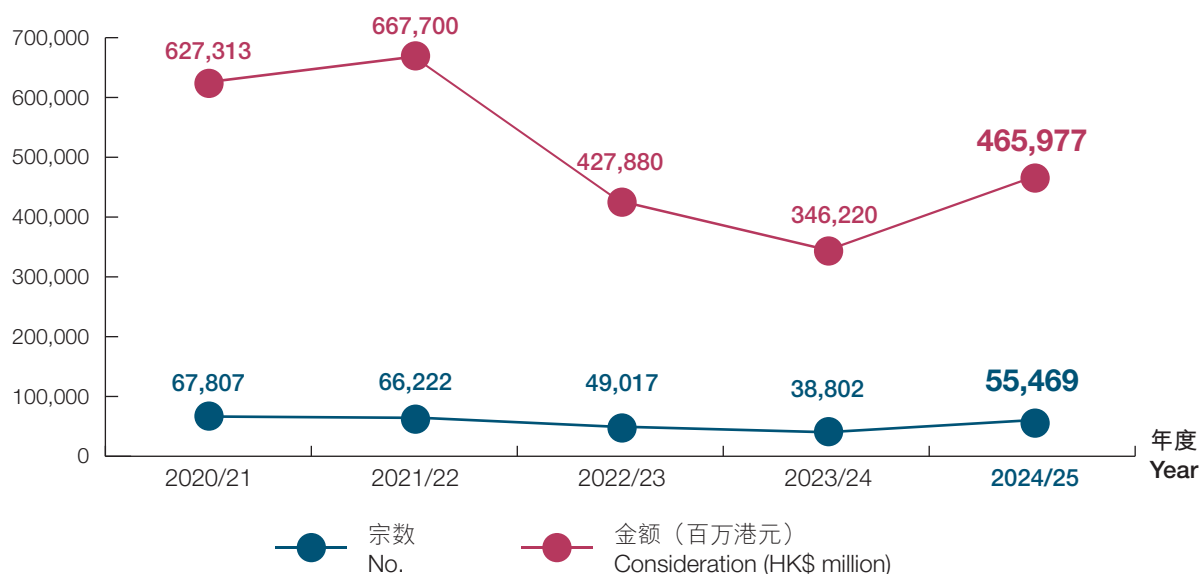


在2024/25年度送交注册的所有楼宇买卖合同中，住宅楼宇买卖合约的宗数和总值分别是55,469份（较去年增加43%）及4,659.77亿港元（较去年增加34.6%）。一般而言，这类合约的数量是反映物业市场交投情况的重要指标。

Among the SPAs of all building units delivered for registration in 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.

送交注册的住宅楼宇买卖合同宗数和金额

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



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

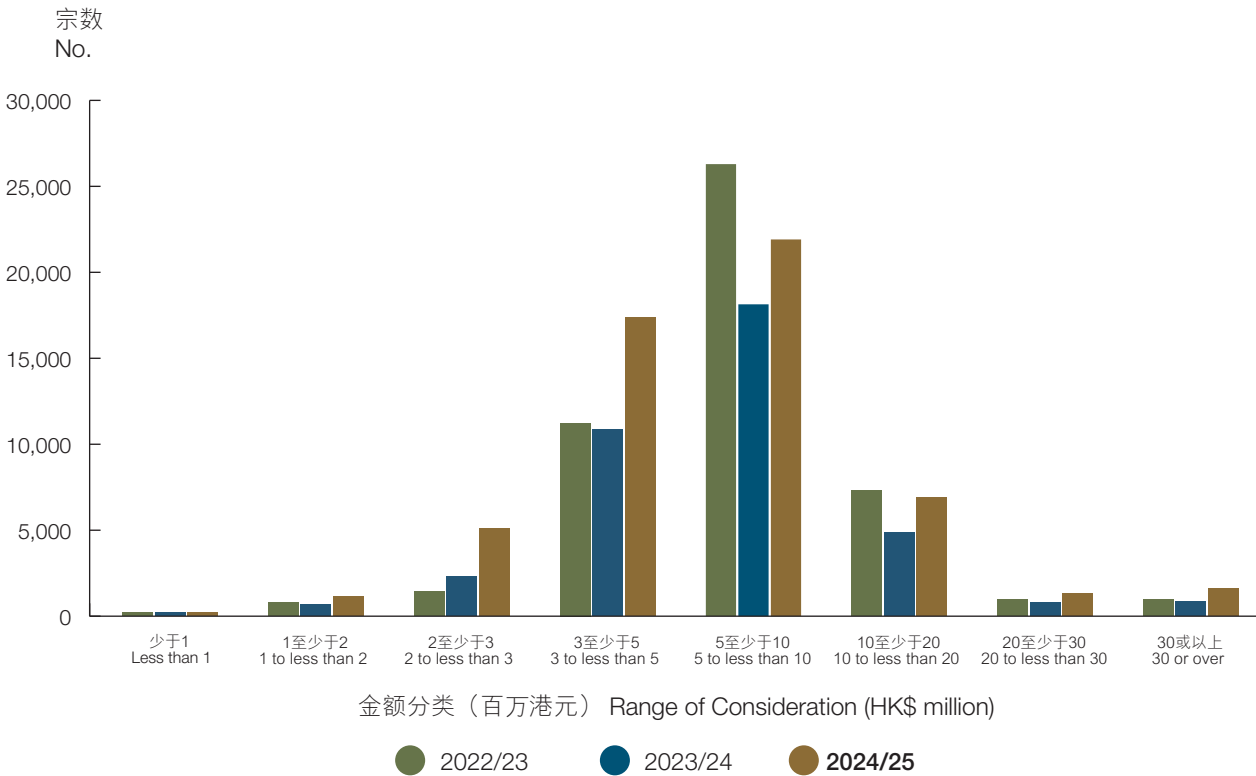
Note: The statistics do not include sales of units under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme, etc. unless the premium of the unit concerned has been paid after the sale restriction period.

在2024/25年度，大多数住宅楼宇的交易金额是介乎500万至1,000万港元之间。年内交易金额介乎300万至500万港元之间的住宅楼宇交易显著增加。

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.

按金额分类的住宅楼宇买卖合约宗数

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



金额分类		2022/23		2023/24		2024/25	
Range of Consideration							
(百万港元)							
(HK\$ million)		宗数 No.	%	宗数 No.	%	宗数 No.	%
少于1	Less than 1	221	0.5	201	0.5	254	0.5
1至少于2	1 to less than 2	786	1.6	699	1.8	1,162	2.1
2至少于3	2 to less than 3	1,395	2.8	2,343	6.1	5,072	9.1
3至少于5	3 to less than 5	11,185	22.8	10,835	27.9	17,227	31.1
5至少于10	5 to less than 10	26,254	53.6	18,122	46.7	21,909	39.5
10至少于20	10 to less than 20	7,261	14.8	4,856	12.5	6,901	12.4
20至少于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
总数	Total	49,017	100.0	38,802	100.0	55,469	100.0

注：由于「四舍五入」关系，个别项目的百分率数字总和可能不等于100%。
Note: Figures in percentage for individual items may not add up to 100% due to rounding.

查阅土地纪录服务

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

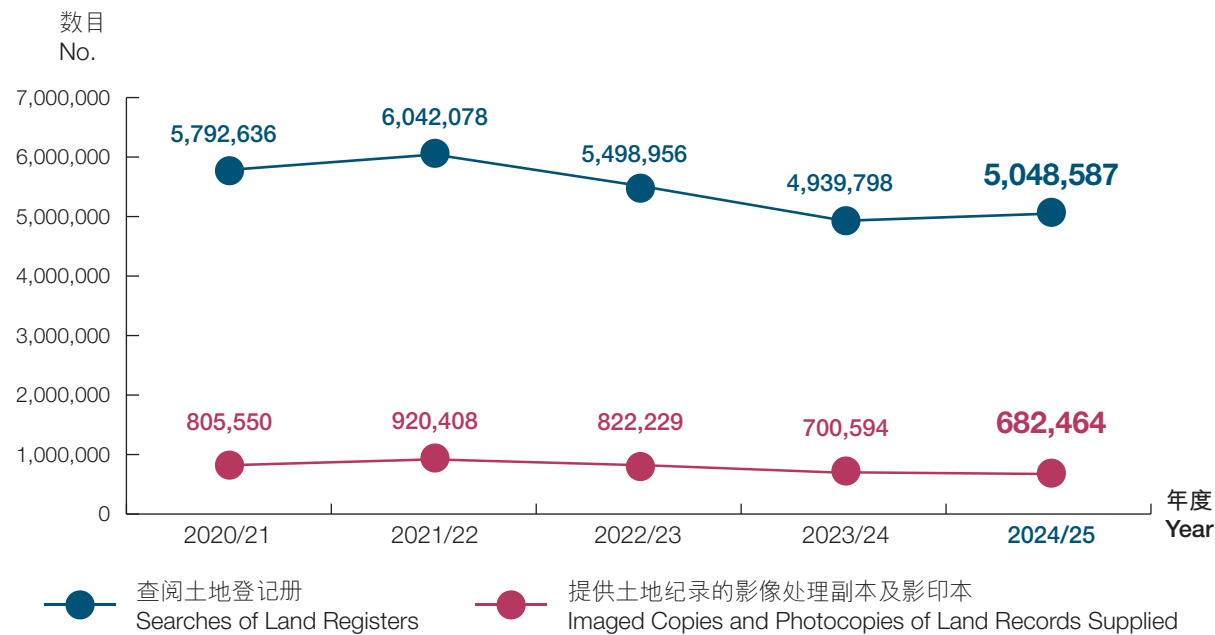
在2024/25年度，查阅土地登记册的宗数，以及提供土地纪录的影像处理副本和影印本的总数分别为5,048,587宗（较去年增加2.2%）及682,464份（较去年减少2.6%）。

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.

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

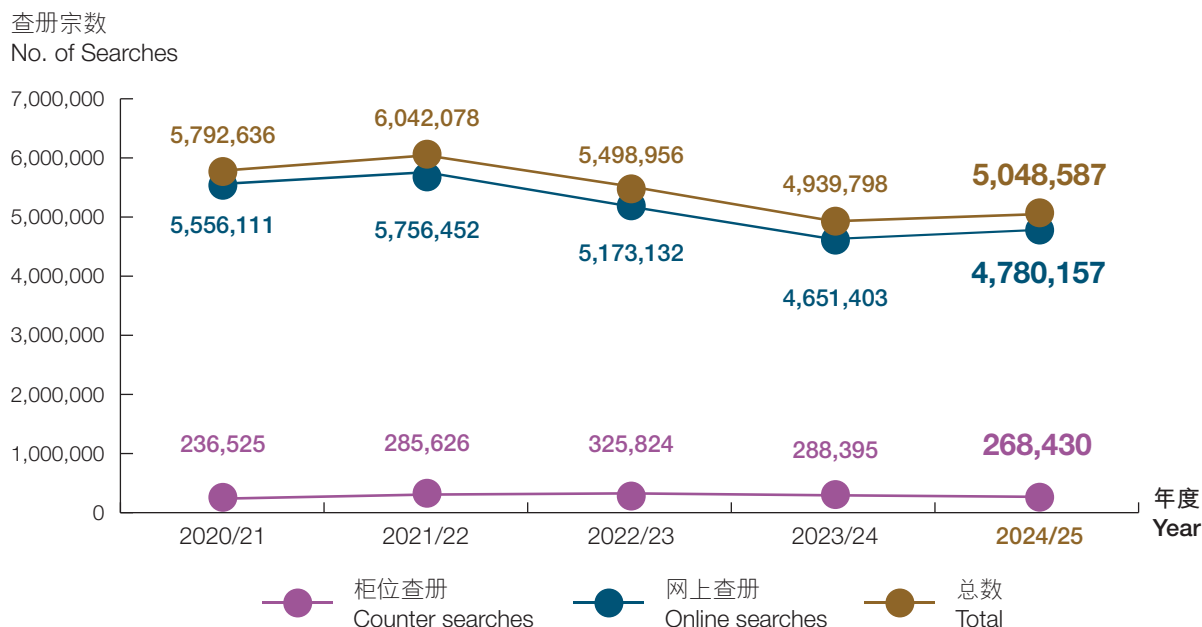


本处透过「综合注册资讯系统」网上服务(www.iris.gov.hk)的简便平台，提供查阅土地纪录的服务。年内，95%的查阅土地登记册是透过网上提供。公众人士可以非经常用户或登记用户身分进行查册。在2024/25年度，登记用户的数目共有1,538个。本处位于金钟道政府合署的客户服务中心，以及位于大埔、元朗和荃湾的新界查册中心亦设有柜位查册服务。

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.

查阅土地登记册宗数

NO. OF SEARCHES OF LAND REGISTERS



本处每年均会推出《街道索引》及《新界地段／地址对照表》(《对照表》)，方便公众人士查阅土地纪录。公众可在[本处网站](#)或透过「综合注册资讯系统」网上服务网站的超连结，免费浏览《街道索引》及《对照表》的网页版。截至2025年3月31日，在2024年4月30日推出的《街道索引》及《对照表》网页版录得超过27,500浏览人次。

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.

业主立案法团服务

政府的一贯政策是鼓励业主根据《建筑物管理条例》(第344章)成立业主立案法团，以便他们更有效地管理大厦。根据该条例，土地注册处负责办理业主立案法团的注册事宜，并就业主立案法团的纪录提供存案和查阅服务。在2024/25年度，新注册的业主立案法团共有120个，全港的业主立案法团总数增至11,574个。年内，业主立案法团的文件存案和查阅总数分别为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.

物业把关易

2019年1月推出的「物业把关易」订购服务，有助业主监察其物业的土地登记册，以保障其土地权益免受欺诈风险。每当有涉及其物业的文书交付本处注册，用户便会收到电邮通知及提示短讯。

土地注册处于2024年6月参加通讯事务管理局办公室推出的短讯发送人登记制。所有由本处发出的「物业把关易」提示短讯，均会以「已登记的短讯发送人名称」—「#LandReg」发送至客户指定的香港流动电话号码，从而加强保障客户提防诈骗短讯。

在2024/25年度，超过94%的服务订单皆选用一次过的订购期，使物业提示服务的生效期持续至物业转手为止。为提升付款的便利性，本处于2024年6月增设「转数快」支付方式。为促使部门处理申请的程序自动化，本处于2024年10月以电子方式处理透过「智方便」认证身份的网上申请。经「智方便」提交「物业把关易」的订购申请比例由2023/24年度的28%增加至2024/25年度的33.5%。作为数码政府项目的一部分，我们将继续提升有关服务。

为保持宣传的势头，我们会继续透过各种渠道推广该服务，包括社交媒体平台，以提升公众对「物业把关易」的认识。



▲ 在政府场地的当眼位置展示宣传横幅。
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.





为不同持份者举办多场服务简介会。
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

借着2024年奥运会热潮在土地注册处Facebook专页发放宣传讯息。
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 to understand how the Service helps guard against property fraud.

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.
- Implement building repairs with caution such as scaffolding, ladders and installations 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 has been closed 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 flooding.

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-buildings/index.html>.

Events Forecast

Yau Tsim Mong District Building Management Workshop (Anglo)

Date	4 August 2024 (Thursday)
Time	7 pm to 9 pm
Venue	1/F Public Square Street, Yau Ma Tei, Kowloon
Speakers	A certified lawyer
Content	A talk on the Building Management Ordinance and case 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)

Date	24 August 2024 (Thursday)
Time	11 am to 1 pm
Venue	1/F Public Square Street, Yau Ma Tei, Kowloon
Speakers	Representatives from Property Management Services Authority
Content	A talk on how to choose a management company, how to cooperate with the management company, and case sharing.
Organizer	District Building Management Liaison Team - Yau Tsim Mong District Office
Sponsor	Yau Tsim Mong District Office
Enquiry	2399 2740 (Ms. YUI)

在民政事务处的《大厦管理通讯》中刊载服务资讯，以派发予区内居民及业主委员会等。
Service information published in District Office's Building Management Newsletter for distribution to residents, owners' committees, etc. in the district. ▶

为认可机构提供电子提示服务

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

随着电子渠道于2021年2月全面推行后,认可机构可更安全和方便地在网上全面提交服务申请。作为持续提升服务的一部分,本处已为认可机构推出应用程式介面服务,作为接收电子提示通知的额外途径。

崭新电子政府倡议

土地注册处全力支持拓展新科技及开发新一代的电子政府服务。

「综合注册资讯系统」

「综合注册资讯系统」网上服务是提供查阅土地纪录的一站式电子服务平台。

本处在2024/25年度为「综合注册资讯系统」网上服务作出下列多项重要提升:

- ⚙️ 增设「转数快」支付选项;
- ⚙️ 设立网上弹出式意见调查,以收集客户对本处服务的意见;以及
- ⚙️ 新增查册人士个人身份证明文件号码遮蔽功能,以加强保障个人资料私隐。

推动数码化

《行政长官2024年施政报告》中指出,政府会积极推动数码化服务,善用人工智能并开放和共享更多政府数据,以加快推动数字经济。

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.

本处一向积极推动创新服务，以切合客户需求和支援数码政府倡议。为了提升客户服务并向查册人士提供互动支援，我们于2025年4月在「综合注册资讯系统」网上服务网站推出聊天机械人「田妮」，运用人工智能技术解答土地查册服务的一般查询。



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.

本处亦与香港金融管理局(金管局)和数字政策办公室(数字办)合作，透过金管局「商业数据通」与数字办「授权数据交换闸」的安全连接，于2025年3月及4月为《银行业条例》(第155章)下的认可机构提供应用程序介面服务。认可机构可经「商业数据通」与「授权数据交换闸」连接本处，运用应用程序介面以查询再按揭记/按揭文件的电子提示通知，以及查阅土地和业主资料。这项措施充分展现我们致力于提升政府与金融界之间的数据联通性与效率的决心。我们将继续留意认可机构的意见，以探讨服务提升的空间。

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.



▲ 本处与金管局、香港银行公会及银行业界合作，成立专责小组统筹应用程序介面服务。专责小组于2025年3月举行会议，为推出服务作好准备。

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.

年度整合开放数据计划

土地注册处的年度开放数据计划列出透过「开放数据平台」发放与注册和查册服务统计资料相关的数据集，以供公众人士免费使用。年度空间数据计划以开放及机读格式提供已加入地理标记的数据集，并附有元数据文档和数据规格。该等数据集可为科研及创新提供有用的材料。2025至2027年度的整合开放数据计划及空间数据计划已上载至[本处网站](#)供公众查阅。

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.