



香港土地注册处营运基金

The Land Registry Trading Fund Hong Kong

共建**繁荣**都会，提升生活**素质**
BUILDING A **THRIVING** CITY,
ENHANCING **QUALITY** OF LIFE



2024-25

ANNUAL REPORT 年报

年报设计概念

Design Concept of the Annual Report

年报以不同的地标和市民的和谐生活为主要创作元素，并以象征大自然的蓝色与绿色为主色调，呈现一个繁荣都市及社区共融的景象，反映我们致力履行土地注册处的服务信念，为市民提供安全和便捷的土地注册及查册服务，促进物业市场发展，提升社会生活素质，协力打造一个更繁荣安定和可持续发展的大都会。

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.



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年度重要事项 HIGHLIGHTS OF THE YEAR

财政摘要

FINANCIAL HIGHLIGHTS



收入：
Revenue:

\$399.4 百万元
million



运作成本：
Operating costs:

\$443.5 百万元
million



盈利：
Profit:

\$10.5 百万元
million



固定资产回报率：
Rate of return on fixed assets:

-12.3%

业务摘要

BUSINESS HIGHLIGHTS



递交注册的土地文件数目：
No. of land documents delivered
for registration:

373,966



查阅土地登记册宗数：
No. of searches of
land registers:

5,048,587



提供土地纪录的影像处理副本及
影印本份数：
No. of imaged copies and
photocopies of land records
supplied:

682,464



使用「综合注册资讯系统」网上服务
查阅土地登记册：
Usage of Integrated Registration
Information System (IRIS) Online
Services for search of land registers:

95%



业主立案法团注册数目：
No. of Owners' Corporations (OC)
registered:

120



业主立案法团文件存案数目：
No. of OC documents filed:

21,567



业主立案法团文件查阅数目：
No. of searches of OC documents:

22,602

奖项与认可

AWARDS AND RECOGNITION

2024年「公务员事务局局长嘉许状」计划

文书主任丁悦玲女士是其中一位获颁发2024年「公务员事务局局长嘉许状」的公务员，以表彰其优秀的工作表现及竭诚尽心提供优质服务。

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「申诉专员嘉许奖」

土地注册主任刘思恩女士及文书主任古颖仪女士获颁发2024年「申诉专员嘉许奖—公职人员奖」。刘女士和古女士致力为客户提供优质服务，表现专业，为公务员树立楷模，殊堪嘉许。

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.

《土地注册处营运基金2022/23年报》奖项

Awards for Land Registry Trading Fund Annual Report 2022/23

《土地注册处营运基金2022/23年报》在不同的国际比赛中共夺得两个奖项：

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

比赛 Competition	奖项 Award	组别 Category
「美国传媒专业联盟」 2022/23 Vision Awards League of American Communications Professionals 2022/23 Vision Awards	金奖 Gold Award	印刷本年报 — 政府 — 市／州／国家 Print-Based Annual Reports — Government — City/State/National
2023/24年度 Mercury Excellence Awards Mercury Excellence Awards 2023/24	银奖 Silver Award	年报 — 网上版 — 具互动性 Annual Reports — Online: Interactive



获颁连续15年或以上「同心展关怀」标志

土地注册处获香港社会服务联会颁发连续15年或以上「同心展关怀」标志，以表扬本处持续关怀社会的承诺。

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人才企业嘉许计划」

土地注册处于2023年4月1日至2025年3月31日获嘉许为「人才企业」，以表扬本处在人才培养及发展的超越表现。

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.



活动摘要

EVENT HIGHLIGHTS



香港专业教育学院(沙田分校)到访

土地注册处于2024年6月为香港专业教育学院(沙田分校)的商业及法律学学生介绍本处的服务及香港的土地注册制度。

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.

香港测量师学会参观土地注册处档案室

土地注册处于2024年6月为香港测量师学会会员安排两场参观本处档案室的导赏团，介绍各种由人手整存且具有档案价值的土地纪录，包括可追溯至1840年代的批地文件正本及注册摘要图则等。

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.



与青年成就香港部合办「2024年职场体验」

土地注册处继续与青年成就香港部合作举办「2024年职场体验」，协助中学生规划职业生涯。于7月，保良局罗氏基金中学的学生在土地注册主任的指导下，于本处不同部门进行了一天的工作体验。

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「业权注册处长会议暨加拿大土地业权官员议会会议」

土地注册处处长于10月率领代表团出席在加拿大卑诗省维多利亚市举行的2024年「业权注册处长会议暨加拿大土地业权官员议会会议」。嘉宾讲者就网络安全和应用人工智能于土地注册领域等热门话题分享见解。本处代表亦从香港角度就私隐及保安关注事项作出专题简报。是次会议极具启发性，有助本处实施业权注册制度及数码服务。

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「土地注册处处长发展事务人员会议」

2024年「土地注册处处长发展事务人员会议」于6月在澳洲塔斯曼尼亚举行，为来自不同司法管辖区的代表提供交流平台，分享有关土地注册的知识与经验。本处代表于网上会议期间，简报本处为提升土地注册服务而制定的最新及筹划中的网络安全政策与措施。

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.



参观国家安全展览厅

土地注册处处长于2024年10月率领部门同事参观设于香港历史博物馆的国家安全展览厅。国家安全展览厅是香港特别行政区首个有系统地推广国家安全的专厅。在专业导赏员的带领下，同事们细赏六个展区及展览厅内的珍贵展品，更清晰和全面地了解国家安全对社会稳定及经济繁荣的重要意义。

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.



客户交流会 —「中止为文书注册的一般原因」

土地注册处于2024年11月为约200名律师事务所代表举办两场客户交流会，讲解中止为文书注册的一般原因，阐述在拟备注册摘要时如何避免常见错误，并分享文书不获接受办理注册的例子。本处亦示范网上版注册摘要表格的使用方法，并简介「物业把关易」服务。

“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.



处长的话

MESSAGE FROM THE LAND REGISTRAR

我很高兴向大家提交截至2025年3月31日止财政年度的土地注册处营运基金报告。

在2024/25财政年度，香港物业市场经历明显波动。政府在2024年2月撤销需求管理措施，市场初步回暖，惟在偏紧的金融状况及不确定的全球环境下，复苏步伐在2024年第二及第三季度放缓。市况自2024年9月利率下调后开始回稳。于同年10月，香港金融管理局(金管局)对物业按揭贷款的逆周期宏观审慎监管措施作出调整，进一步提振市场气氛。然而，美国在2025年2月宣布新关税政策，为全球经济增添不明朗因素，影响整体贸易和投资前景，进而拖累本地物业市场表现。

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.



应对财政挑战 控制运作开支

在充满不明朗因素的营商环境下，我们在整个财政年度就实现业务目标面临着挑战。在2024/25年度，本处的收入及盈利(包括利息收入)分别减少4.0%至3.994亿元及42.7%至1,050万元，其主要原因是办理文件注册、业权报告和电子提示服务的收入整体下跌所致。因此，土地注册处营运基金在2024/25年度整体财务的固定资产回报率为负12.3%，未能达致由财政司司长根据《营运基金条例》(第430章)厘定6%的固定资产目标回报率。

尽管土地注册处营运基金的收入容易受到物业市况影响，但我们迅速采取措施，透过检讨资源分配及重新调整重点领域的优先次序，以加强控制运作开支。我们的目标是透过整合资源，例如重新调配员工、整合办公空间、简化运作流程，以及善用科技提供土地注册和查册服务，务求以更具成本效益的方式提供公共服务。

改革香港土地注册制度

在2024/25年度，我们在为新批土地(新土地)先行实施业权注册制度的立法准备工作上取得重大进展。由现行契约注册制度转为业权注册制度，为土地业权提供更大明确性并简化物业转让程序，有助提升营商环境，并使香港的土地注册制度与内地和其他司法管辖区看齐。

在广泛咨询主要持份者后，《2025年业权及土地的注册(杂项修订)条例草案》(《条例草案》)经已定稿并于2025年3月提交立法会。这标志着改革香港土地注册制度的一个重要里程碑，为新土地实施业权注册制度迈向重要一步。《条例草案》旨在修订仍未实施的《土地业权条例》(第585章)、《土地注册条例》(第128章)、《土地注册处营运基金》(第430A章)及超过70条其他相关成文法则。

倘若条例草案于2025年年底获立法会通过，我们将拟备附属法例并于2026年内提交立法会审议，亦会为业界及公众展开宣传及教育工作。我们

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

处长的话 Message from the Land Registrar

的目标是在2027年上半年于新土地先行实施业权注册制度，并期望藉此让各方汲取经验，有助凝聚共识，把业权注册制度逐步扩展至现有土地。

关于将契约注册制度下登记的现有土地转换至新的业权注册制度，我们已开始研究目前290万份土地登记册中可能存在的问题。根据研究结果，我们会在2026年探讨可行的转换安排，并尽快与持份者就转换方案进行咨询，计划将业权注册制度逐步扩展至现有土地。

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.

迎接公共服务的数码转型

《行政长官2024年施政报告》强调数码政府倡议是香港的策略重点工作。这项前瞻性举措旨在实现政府运作现代化，提升公共服务水平，使香港成为领先的智慧城市，并增强其全球竞争力。

土地注册处致力推动创新服务，以更切合客户需求，促进物业市场发展及支持数码管治。我们已在「综合注册资讯系统」网上服务网站推出由人工智能驱动的聊天机器人「田妮」，为土地查册的查询提供互动支援。

我们与金管局和数字政策办公室（数字办）合作，为金融机构开发应用程序介面服务。这些机构可透过金管局的「商业数据通」与数字办的「授权数据交换闸」安全连接，适时经应用程序介面查阅本处的土地纪录及有关再按揭记／按揭文件的电子提示通知。这项措施体现我们致力加强政府与金融服务业界之间的合作，以提升数据的联通性和运作效率。

为配合智慧政府的策略，我们积极采用「智方便」平台以提升「综合注册资讯系统」网上服务的公众查册功能，从而优化用户体验和资讯安全。我们亦将「智方便」的身份认证功能整合至「物业把关易」，实现网上申请流程自动化，进一步简化服务运作。随着「物业把关易」服务日益便捷，每当有涉及相关物业的文书交付本处注册，市民便会收到电子提示，从而更有效保障其物业权益。为促进物业交易的注册，我们正积极开发以电子方式递交注册申请，并融合「智方便」作身份认证及数码签署。

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.

我们将继续致力推动创新的业务模式和服务，以更切合客户需求，并为香港的数码转型作出贡献。

透过社交媒体及与持份者合作 加强公众沟通

我们突破传统的沟通模式，采用新颖的手法以加强与公众及客户的交流。随着本处于2024年8月及9月成功推出Facebook专页及部门吉祥物「田兔兔」，我们藉此平台发放有关物业转易和慎防诈骗的实用资讯，提升公众保障其物业权益的意识。我们亦善用此渠道教导市民有关政府拟在新土地先行实施业权注册制度，并解说新制度与现行契约注册制度的分别。另外，我们积极与持份者合作推动公众教育，例如与消费者委员会、金管局、香港律师会及地产代理监管局合作，在2025年5月出版的《选择》月刊中发表专题文章，为准买家提供购置二手物业的一般流程概要和实用贴士。

携手共建未来

《行政长官2024年施政报告》重点提出应对香港房屋挑战的全面策略，聚焦增加房屋供应、提高可负担性和改善居住环境。为支持政府全面的土地及房屋倡议，本处将继续深化数码化进程及推展业权注册制度，致力提供更高效率和精简的土地注册及查册服务。

我希望藉此机会衷心感谢我们的客户及持份者在过去一年的鼎力支持。我亦想表彰我们的专业团队，他们的努力和奉献是我们成功的基础。随着我们推进在新土地实施业权注册制度及公共服务数码化，你们的贯彻支持和投入将是我们成功的关键。让我们共同应对不断变化的营商环境和未来的不确定性，将这些挑战转化为成长与成功的机遇。

谭惠仪女士，JP
土地注册处处长
土地注册处营运基金总经理

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.

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.

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.

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.

Ms Joyce TAM, JP
Land Registrar
General Manager, LRTF

土地注册处概览

The Land Registry AT A GLANCE



土地注册处营运基金是在商业原则下按自负盈亏的基准运作，须达致与政府所协定按固定资产平均净值计算的回报率。营运基金的年报及经审计署署长认证的财务报表，每年均须提交香港特别行政区立法会省览。

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、信念及职能

VISION, MISSION, VALUES AND FUNCTIONS

我们的理想

我们竭尽所能，凡事做到最好。

Our Vision

To be the best in all that we do.

我们的使命

- 确保为客户提供稳妥方便的土地注册和资讯服务。
- 开发人力资源、发展资讯科技、优化服务环境，确保为客户提供高效及优质服务。
- 与时俱进，提倡及循序落实香港土地业权注册制度。

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.

我们的信念

- **持平守正**
以至诚的态度及操守接待客户及工作伙伴。
- **追求卓越**
一丝不苟，力臻完美。
- **诚挚尊重**
竭诚尊重和信任客户及工作伙伴。
- **积极学习**
与客户、工作伙伴和海内外同业紧密联系、交流学习，为社会提供更佳服务。

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.

我们对香港的价值

- 香港有超过半数家庭是物业的注册业主。
- 截至2025年3月，银行及金融机构以注册土地和物业作抵押的贷款约为35,280亿港元。
- 2024/25年度查阅注册资料逾500万宗。
- 超过135个政府部门和机构使用土地注册处的资料进行物业交易、物业管理、规划研究以至执法等工作。
- 土地注册资料显示的物业交易可追溯至1844年，乃香港经济和社会历史的重要资料宝库。

职能

土地注册处的主要职能如下：

- 按照《土地注册条例》(第128章)及《土地注册规例》(第128A章)的规定，备存土地登记册及相关的土地纪录，以执行土地注册制度；
- 为市民提供查阅土地登记册及其他土地纪录的设施；
- 向政府部门及机构提供物业资料；以及
- 按照《建筑物管理条例》(第344章)的规定，处理业主立案法团的注册申请及备存法团登记册。

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).



组织架构图

(截至2025年3月31日)

ORGANISATION CHART

(as at 31 March 2025)



管理层团队 MANAGEMENT TEAMS



土地注册处处长及各科主管 THE LAND REGISTRAR AND BRANCH HEADS

- | | |
|---|---|
| 1 譚惠儀女士，JP (土地注册处处长)
Ms Joyce TAM, JP (Land Registrar) | 3 李德伟先生 (副首席律师)
Mr Eric LEE (Deputy Principal Solicitor) |
| 2 梁慧娴女士 (土地注册处经理)
(生效日期为2025年1月28日)
Ms Alice LEUNG (Registry Manager)
(With effect from 28 January 2025) | 4 陈肖玲女士 (业务经理)
Ms Javy CHAN (Business Manager) |



契约注册及部门服务科 DEEDS REGISTRATION AND DEPARTMENTAL SERVICES BRANCH

- | | |
|--|---|
| 1 梁慧娴女士(土地注册处经理)
(生效日期为2025年1月28日)
Ms Alice LEUNG (Registry Manager)
(With effect from 28 January 2025) | 6 黄嘉敏女士(副土地注册处经理)
(生效日期为2025年1月2日)
Ms Carmen WONG (Deputy Registry Manager)
(With effect from 2 January 2025) |
| 2 陈文仲先生(副土地注册处经理)
(生效日期为2025年1月28日)
Mr Benson CHAN (Deputy Registry Manager)
(With effect from 28 January 2025) | 7 刘少雯女士(副土地注册处经理)
Ms Eva LAU (Deputy Registry Manager) |
| 3 马秀文女士(副土地注册处经理)
Ms Delphine MA (Deputy Registry Manager) | 8 王慧芳女士(副土地注册处经理)
Ms Evian WONG (Deputy Registry Manager) |
| 4 钟洁慧女士(部门主任秘书)
(生效日期为2024年9月26日)
Ms Cherrie CHUNG (Departmental Secretary)
(With effect from 26 September 2024) | 9 麦振威先生(高级系统经理)
Mr Andrew MAK (Senior Systems Manager) |
| 5 霍伟勤女士(高级系统经理)
Ms Emily FOK (Senior Systems Manager) | 10 关绍君先生(副土地注册处经理)
(生效日期为2025年7月7日)
Mr Alvin KWAN (Deputy Registry Manager)
(With effect from 7 July 2025) |
| | 11 邓慧颖女士(副土地注册处经理)
(生效日期为2024年11月25日)
Miss Cynthia TANG (Deputy Registry Manager)
(With effect from 25 November 2024) |



法律事务科 LEGAL SERVICES BRANCH

- | | |
|---|--|
| 1 李德伟先生 (副首席律师)
Mr Eric LEE (Deputy Principal Solicitor) | 4 叶健辉先生 (高级律师)
Mr David IP (Senior Solicitor) |
| 2 黄颂诗女士 (助理首席律师)
(生效日期为2025年3月31日)
Ms Joyce WONG (Assistant Principal Solicitor)
(With effect from 31 March 2025) | 5 陆钧韦先生 (高级律师)
Mr Wesley LUK (Senior Solicitor) |
| 3 许鹰硕先生 (高级律师)
Mr Stanley HUI (Senior Solicitor) | 6 李宝君女士 (高级律师)
Ms Shirley LEE (Senior Solicitor) |
| | 7 林佩珊女士 (高级律师)
Miss Tracy LAM (Senior Solicitor) |



财务科 FINANCIAL SERVICES BRANCH

1 陈肖玲女士(业务经理)
Ms Javy CHAN (Business Manager)

2 何静婷女士(副业务经理)
Ms Candy HO (Deputy Business Manager)

3 蔡绣文女士(副土地注册处经理)
Ms Ella TSOI (Deputy Registry Manager)

迈向业权注册

MOVING TOWARDS TITLE REGISTRATION



香港现行的土地注册制度是按照《土地注册条例》(第128章)(《土注条例》)实施的契约注册制度。此制度可规管土地登记册内已注册文书的优先次序，但不提供土地业权的保证。

《土地业权条例》(第585章)(《业权条例》)于2004年制定后，涵盖主要持份者代表的《业权条例》督导委员会(督导委员会)及《业权条例》检讨委员会(检讨委员会)相继成立，负责督导和推展《业权条例》在实施前的检讨工作，以确保其顺利实施。

至于业权注册教育委员会(教育委员会)亦已成立，专责统筹及监督宣传和专业教育活动的策划与推行，为实施业权注册制度作好准备。督导委员会、检讨委员会及教育委员会的成员名单分别载于附件II (d)、(e)及(f)。

虽然主要持份者尚未就把《土注条例》下的现有土地转换为《业权条例》下注册土地的机制达成共识，但我们正积极推进已获得主要持份者支持在新批出土地先行实施业权注册的方案(即「新土地先行」方案)。该方案亦获得立法会发展事务委员会的普遍支持。一般而言，「新土地先行」方案涵盖政府在《业权条例》实施日期或之后批出的土地。

此方案的实施有助政府和主要持份者累积从运作新制度取得的实际经验，以便于稍后阶段进一步商讨现有土地的转换机制并达成共识。

为此，《2025年业权及土地的注册(杂项修订)条例草案》(《条例草案》)已于2025年3月提交立法会。《条例草案》建议修订《业权条例》、《土注条例》及超过70条其他相关成文法则。

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.

迈向业权注册 Moving towards Title Registration

立法会已成立法案委员会，负责审议《条例草案》条文。倘若《条例草案》于2025年年底前获得通过，预计可于2027年上半年在新土地实施业权注册制度。

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.



同时，我们已展开内部研究，评估现时290万份土地登记册中存在问题的登记册范围及类型。根据收集到涉及业权问题的现有土地资料，政府计划在2026年探讨可行的转换安排，并尽快与持份者就转换方案进行磋商，以期逐步将《业权条例》的实施范围扩展至现有土地。

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.

我们亦持续与主要持份者及业界人士保持沟通。督导委员会及教育委员会已于2025年1月举行会议，向主要持份者汇报最新发展及实施计划，并就宣传及专业教育事宜征询他们的意见。

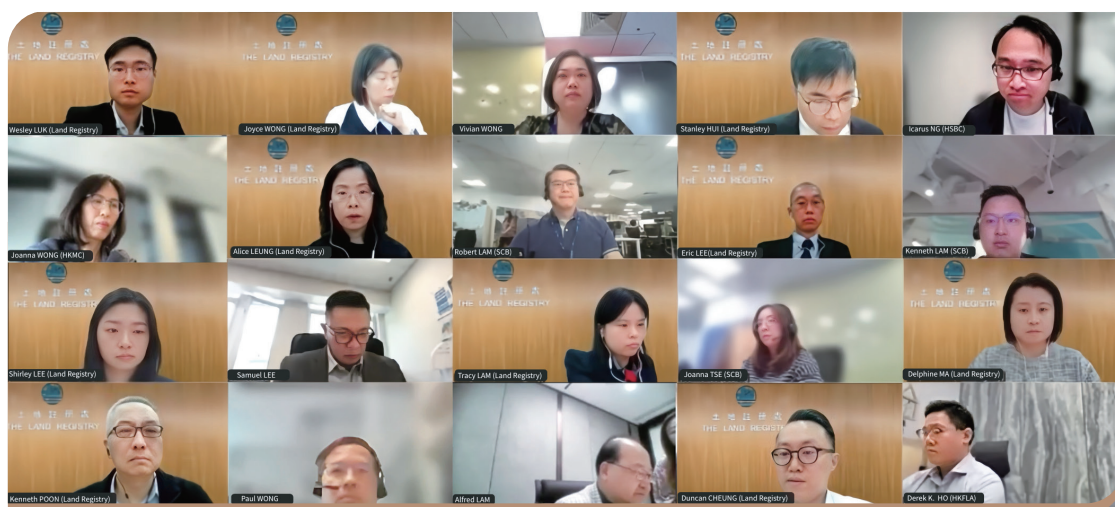
At the same time, we have continued to engage key stakeholders and industry practitioners. Meetings of LTOSC and TREC were held in January 2025 to update key stakeholders on the latest developments and the implementation plan, and to seek their input on issues relating to publicity and professional education.



迈向业权注册 Moving towards Title Registration

此外，我们于2025年3月举办了两场《条例草案》简介会，约有200名不同持份者的代表出席。为协助业界人士熟悉新制度，我们亦于2025年4月及5月为约450名香港律师会的会员举办了两场简介会。

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.



环境、社会及管治报告

ENVIRONMENTAL, SOCIAL AND GOVERNANCE

Reporting



企业社会责任

土地注册处非常重视并致力履行社会责任。我们的承诺可见于以下五个主要范畴：

支持慈善及义工活动

我们的员工积极参与慈善及义工活动，致力建立关爱共融的社区。

员工除了参加由香港公益金举办的各项慈善活动，包括「绿色低碳日」、「公益金便服日」及公益行善「折」食日外，土地注册处义工队亦积极投入各种义工服务及慈善活动，为有需要的不同社群送上温暖支援。

从参与赛马会濠洲公众高尔夫球场的高尔夫球体验日，到协助香港扶幼会则仁中心学校组织运动同乐日，我们为参与的儿童和青少年缔造了丰富的康乐体验。

我们继续支持食物援助计划，例如在「银杏馆」餐厅预备及派发饭盒，以及收集员工捐赠的剩余食品。我们的义工亦与关爱队合作扩展服务范围，探访油尖旺区的少数族裔家庭及荃湾有需要的居民。作为我们对长者照顾承诺的一部分，我们的义工在石硤尾、屯门及大埔进行家访，并向长者及其照顾者派发福袋。此外，我们为观塘的长者及其照顾者提供中式穴位按摩服务，同时协助南区的长者提升电子健康知识。

我们亦积极参与慈善筹款活动，包括书籍义卖、「健康快车慈善跑步行2024」及「保良局慈善步行2025」，进一步体现我们构建关爱共融社会的承诺。

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.

环境、社会及管治报告 Environmental, Social and Governance Reporting



2024年5月在赛马会濶西洲公众高尔夫球场为儿童举办高尔夫球体验日。
Golf Experience Day for children at the Jockey Club Kau Sai Chau Public Golf Course in May 2024.



2024年10月向居民派发福袋以庆祝中华人民共和国成立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7月探访油尖旺区的少数族裔家庭。
Ethnic minority families visit in the Yau Tsim Mong district in July 2024.



2024年12月至2025年1月期间举办剩余食品捐赠活动。
Surplus food donation activity from December 2024 to January 2025.



2024年6月及9月为长者提供中式穴位按摩服务。
Chinese acupressure massage service for the elderly in June and September 2024.

健康快车慈善跑步行2024。
Life Express Charity Walk 2024.



促进平等机会及无障碍环境

我们坚定履行社会责任，致力消除基于性别、残疾、家庭岗位及种族的就业歧视，并积极促进所有员工的平等机会。

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，我们共有23名残疾员工，占本处员工总人数的5%。我们会为残疾员工提供必要的辅助器材，以助他们履行职务。

我们也致力为市民提供无障碍设施，并委任无障碍主任和助理无障碍主任为有需要的人士提供协助。我们会定期作出检讨，确保无障碍设施畅通易达，并为无障碍主任、助理无障碍主任和驻场地的员工提供讲座和培训。我们于2025年2月为员工举办了一场由非政府机构安排的经验分享会，让不同类别的残疾人士分享他们在日常生活的经历及／或遇到的困难，以提升员工对残疾人士需要的认知和了解。

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.



为表扬我们的持续努力，香港社会服务联会已将我们位于金钟道政府合署19楼的客户服务中心列入「无障碍友善企业／机构名单」。这个认可突显了我们致力为员工和市民创建一个包容和友好的环境。

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，我们继续参与公务员事务局的「残疾学生实习计划」，为有需要人士提供培训实习的机会。我们共安排四位实习生在查册及部门服务部和常务部工作，为部门提供一般的行政及文书支援，并为实习生安排资深导师以提供适时的协助和支援，以便执行获指派的工作。

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.

我们积极邀请社会企业参与竞投本处办公室的清洁服务合约，为弱势社群提供更多就业机会。

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.

关注雇员的职业健康

我们十分重视雇员的职业安全与健康。我们成立部门安全管理委员会，负责为部门制定及推行职业安全与健康的政策。我们已制订周全的职业安全指引和程序，并为员工配备符合人体工程学的办公室家具和设施，以促进员工的职业健康。此外，我们会进行例行巡查，以确保工作间的安全。

在2024/25年度，我们为员工举办36个讲座／工作坊，相关课题包括使用电脑的职业健康锦囊、预防上下肢劳损、预防筋肌劳损、工作压力，以及压力管理等。我们亦透过外界的专业人士为员工提供辅导服务，协助他们处理与工作相关或其个人的问题，充分体现我们对保障员工整体福祉的承诺。

为保持员工对工作安全与身心健康的认知，我们定期透过电子《员工通讯》分享实用资讯和贴士。员工康乐会亦资助同事参与体育活动，例如由建造业议会举办的「建造业开心跑2025」及「渣打香港马拉松2025」，以推广身心健康。



我们致力为员工提供舒适及安全的工作间。在2024/25年度，我们继续努力透过增加绿化元素和进行必要的装修工作，营造一个愉快舒适的工作环境。

此外，我们自2003年起参与由环境保护署举办的「室内空气质量检定计划」。在2024年，我们位于九龙湾「一号九龙」的办事处获得「卓越级」证书，而其他所有办事处亦获得「良好级」证书。为营造方便喂哺母乳的环境，我们提供哺乳设施，供产假后复工并希望继续授乳的女性员工使用。

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.

凝聚团队力量

员工资源是我们的宝贵资产。为鼓励管理层与员工之间的有效沟通及合作，「部门协商委员会」约每季度举行会议，以便公开讨论各种影响员工福祉的事宜。此外，「土地注册处员工建议书审核委员会」为全体员工提供有效的途径，以提出精简部门运作及改善工作效率的建议。团队的协作努力提高了生产力。

另外，土地注册处设有一个「知识管理系统」，促进部门有系统地管理和分享知识。该系统的资料库收录了超过10,000份文件，涵盖各类服务的案例、参考资料和培训材料，为员工提供了一个全面且便捷的工具，从而提升他们的日常工作效率。

我们的「工作表现奖励计划」促进和培育员工的客户服务文化，并提高他们的生产力。本处也设立「最佳前线员工奖励计划」，以表扬前线员工的优秀表现。

持守环保意识

为持续推动环保管理并确保部门各项业务和日常运作符合环保原则，我们已采取以下措施：

- ⚙️ 制定清晰的环保政策，订明须采取行动的主要范畴；
- ⚙️ 公布环保管理指引；
- ⚙️ 定期到各个办公室进行环保审核和突击巡查；
- ⚙️ 继续实行「减少使用」、「废物利用」、「循环再造」及「替代使用」的环保政策，并有效使用能源和资源；
- ⚙️ 使用环保采购，以及要求负责办公室清洁的营办商采取环保做法；
- ⚙️ 透过定期的内部通讯，向员工推广环保意识；
- ⚙️ 在切实可行范围内减少用纸及重用纸张；
- ⚙️ 于办公室安装自动感应照明设备；
- ⚙️ 把绿化概念融入办公室的设计；

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;

⚙️ 筹备推行政府的电子档案保管系统，引入以电子档案取代纸本档案的存档方式；以及

⚙️ 持续探讨减少整体用纸量的方案，包括开发电子提交方式，方便客户使用我们的服务，例如以电子方式递交注册申请及使用电子注册摘要表格，并简化我们日常运作的工作流程。

涵盖本处详尽环保表现的《2024年管制人员环保报告》可在[土地注册处的网站](#)浏览。

⚙️ 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](#).

企业管治

管治架构

本处以问责、诚信及透明度为基石，透过制定的服务标准，力求达致最佳的企业管治水平。

问责

本处须分别向发展局和财经事务及库务局负责及汇报部门的业绩和财务表现。我们每年会向两个决策局呈交中期企业计划暨年度业务计划，以供批核。企业计划订定本处未来五年的发展纲领，而业务计划则作为评核本处每年业绩的基准。

诚信

根据《营运基金条例》(第430章)，本处可自主进行资本投资及运用资源，以灵活回应服务需求及提高营运效率。在灵活自主的基础下，我们执行职务时须履行恪守诚信的责任。土地注册处全体人员均须遵守部门指引及相关的政府规则和规章，以妥善履行日常职责。土地注册处经理是本处的诚信事务主任，负责监督部门的诚信管理事宜。本处除为员工举办有关的培训课程及工作坊外，亦会定期公布及传阅有关诚信管理的指引和通告，以提升员工对诚信管理的认知，并促进道德操守。

透明度

本处奉行以高透明度运作的原则。根据《营运基金条例》，我们每年须呈交营运基金的年报连同经审计署首长审核的财务报表予立法会省览。为让公众知悉部门业务和物业市场的情况，我们每月会发表土地注册和查册的统计数据。

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.

服务承诺

本处自1993年成立营运基金后，每年均会检讨「服务承诺」，以贯彻我们持续提升服务质素和效率的承诺。

在2024/25年度，我们超越了在服务承诺中订下的所有指标，特别是提升了「办理业主立案法团注册」的服务标准（由30个工作日缩短至25个工作日）及服务指标（由90%增加至95%）。附件I (a)列出本处于年内的服务承诺和实际表现。

本处将于来年继续提升「办理业主立案法团注册」的服务标准和服务指标，并致力提升「修订土地登记册资料（复杂个案）」的服务指标。2025/26年度新的服务承诺载于附件I (b)。

客户沟通

高效的客户支援服务

我们致力提供卓越和专业的客户服务。为促进以客为本的服务文化，我们透过不同渠道提供互动的客户支援服务，例如与数字政策办公室辖下的1823合作，以提供24小时的客户服务热线，并于金钟道政府合署的客户服务中心和位于大埔、元朗和荃湾的新界查册中心特设一站式的客户服务柜位。

特设的客户联络平台

我们亦会透过特设的客户联络平台与业务伙伴（包括香港律师会及其他私营和公营机构客户）保持紧密联系，以收集他们对本处服务的意见。

土地注册处联合常务委员会成立已久，成员包括土地注册处处长、其下的高级管理团队及香港律师会的代表。委员会定期举行会议，就土地注册事宜及本处向法律界人士所提供的服务进行商讨和交流意见。

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.



土地注册处联合常务委员会
LR Joint Standing Committee

本处也透过设立两个客户联络小组（私营机构和公营机构），让客户了解本处的最新计划、服务和工作程序，在业务运作和服务提供事宜上促进意见交流，以及就客户的意见作出回应。私营机构客户联络小组的成员来自法律界、专业机构及工商团体；公营机构客户联络小组的成员则来自政府部门及公营机构。

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.



▲
客户联络小组(私营机构)
Customer Liaison Group (Private Sector)



▲
客户联络小组(公营机构)
Customer Liaison Group (Public Sector)

土地注册处联合常务委员会和客户联络小组的成员名单分别见附件II (a)、(b)及(c)。

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

获客户认同的意见

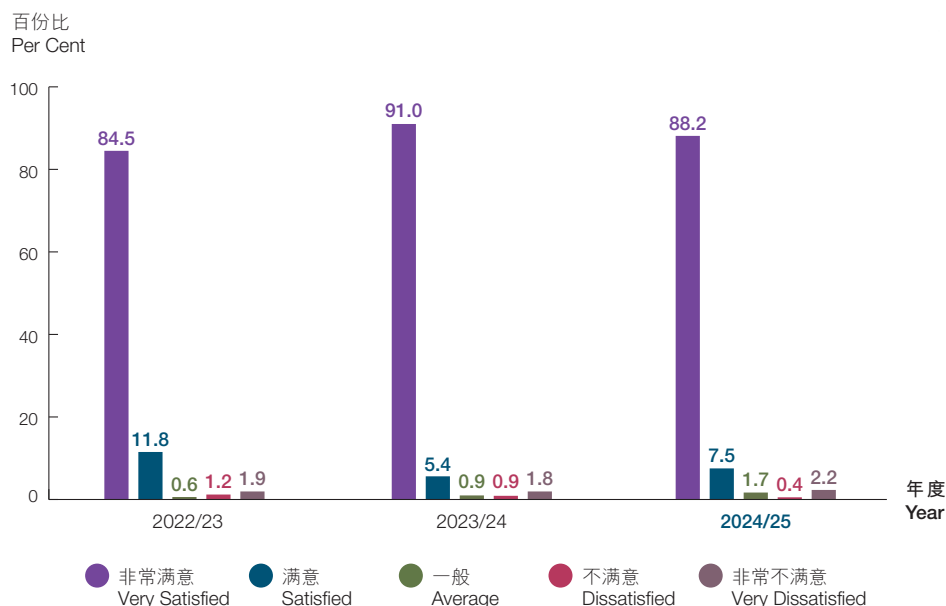
我们重视客户回馈，并透过多种渠道与客户保持沟通，以确保提供优质服务。在2024/25年度，我们从意见卡收到客户对本处服务的满意度继续达致高水平（「非常满意」和「满意」程度达95.7%），并透过客户服务热线、部门网站、意见卡、来信和电邮渠道接获57个客户表扬，以表彰我们在维持服务质素所作的努力。

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.

客户满意程度

CUSTOMER SATISFACTION RATE



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.

以客户为本的投诉管理制度

本处设有完善的投诉管理制度以供公众监督和处理投诉。由本处接获或是经由其他政府部门转介的投诉共有15项，所有个案均已获迅速回应及圆满处理。

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.

透过社交媒体及吉祥物加强客户联系

为庆祝土地注册处营运基金成立31周年，我们于2024年8月推出了土地注册处Facebook专页，与客户及公众分享服务资讯和最新动向。该专页亦成为公众教育的平台，提供有关物业转易的基本知识，发布防诈骗讯息，以及介绍即将实施的业权注册制度的概念。

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.

部门吉祥物「田兔兔」亦于2024年9月中秋节面世，是我们走进社区与公众沟通的先锋。吉祥物的中文名称包含「田」和「兔」两字，其发音与许多人熟悉的部门俗称「田土厅」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「田土厅」that many people are familiar with.

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%。

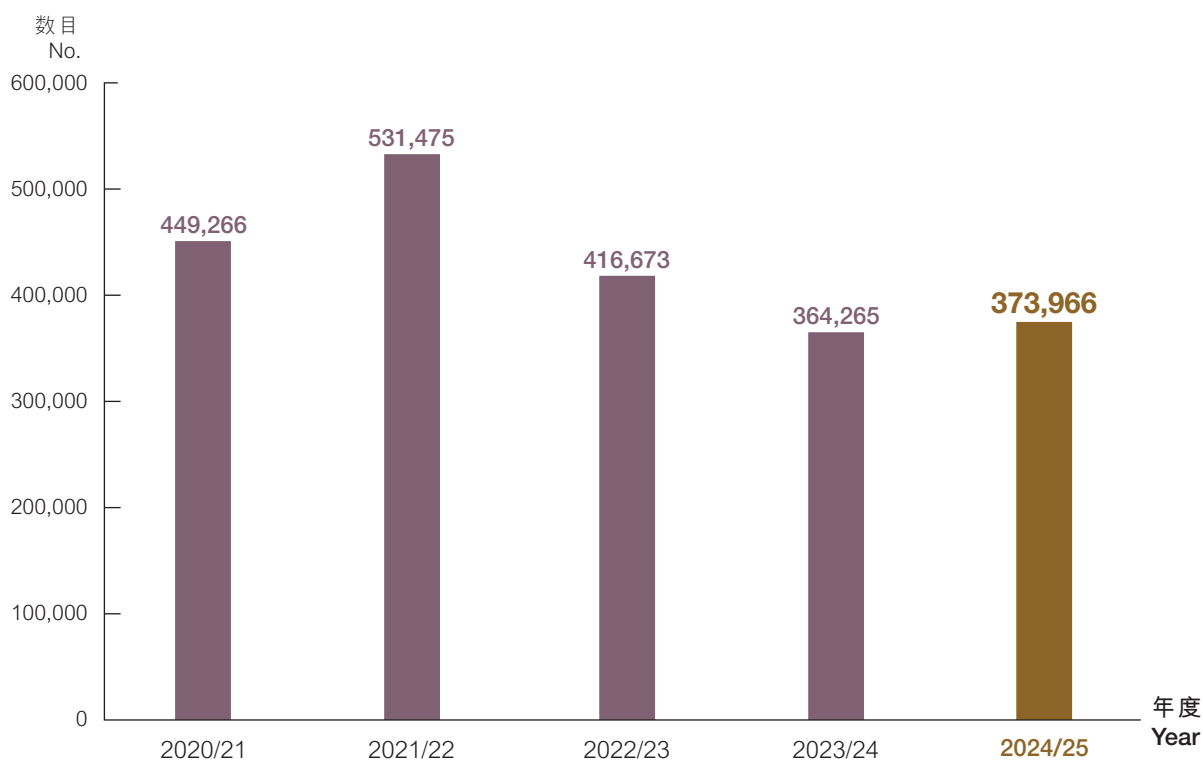
REGISTRATION OF LAND DOCUMENTS

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

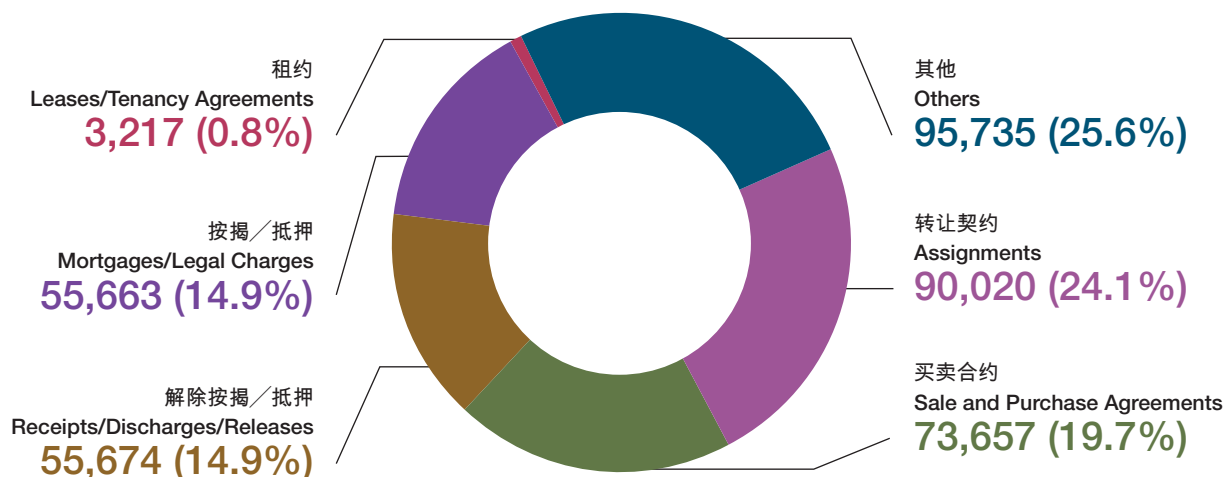


年内收到的主要文件类别包括楼宇买卖合同、转让契约、按揭／抵押及解除按揭／抵押，占全年收到文件总数的73.6%。

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

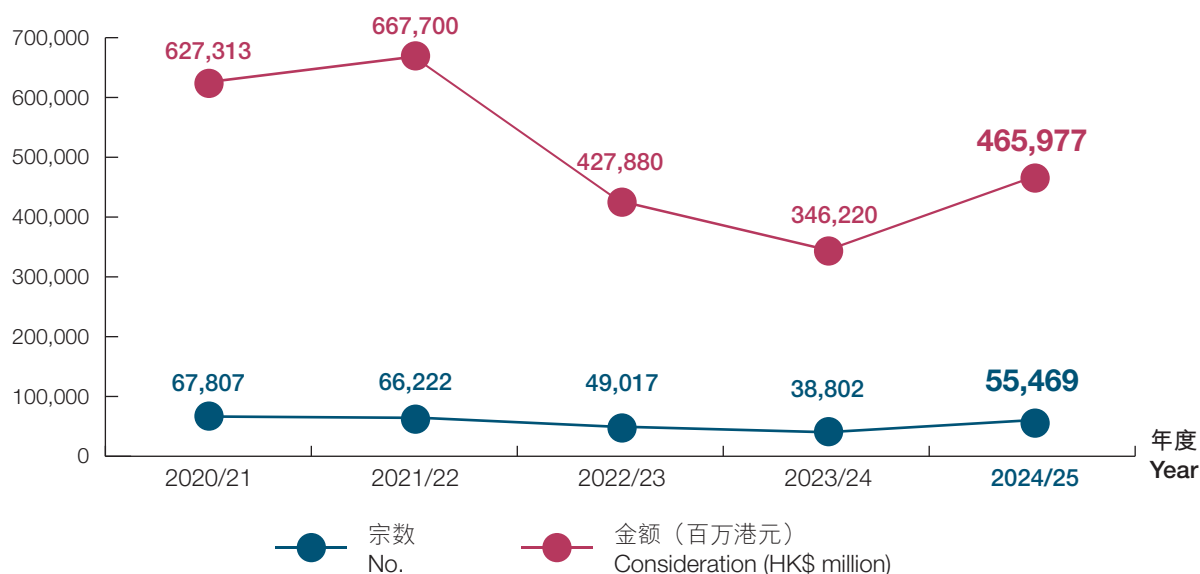


在2024/25年度送交注册的所有楼宇买卖合同中，住宅楼宇买卖合约的宗数和总值分别是55,469份（较去年增加43%）及4,659.77亿港元（较去年增加34.6%）。一般而言，这类合约的数量是反映物业市场交投情况的重要指标。

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。

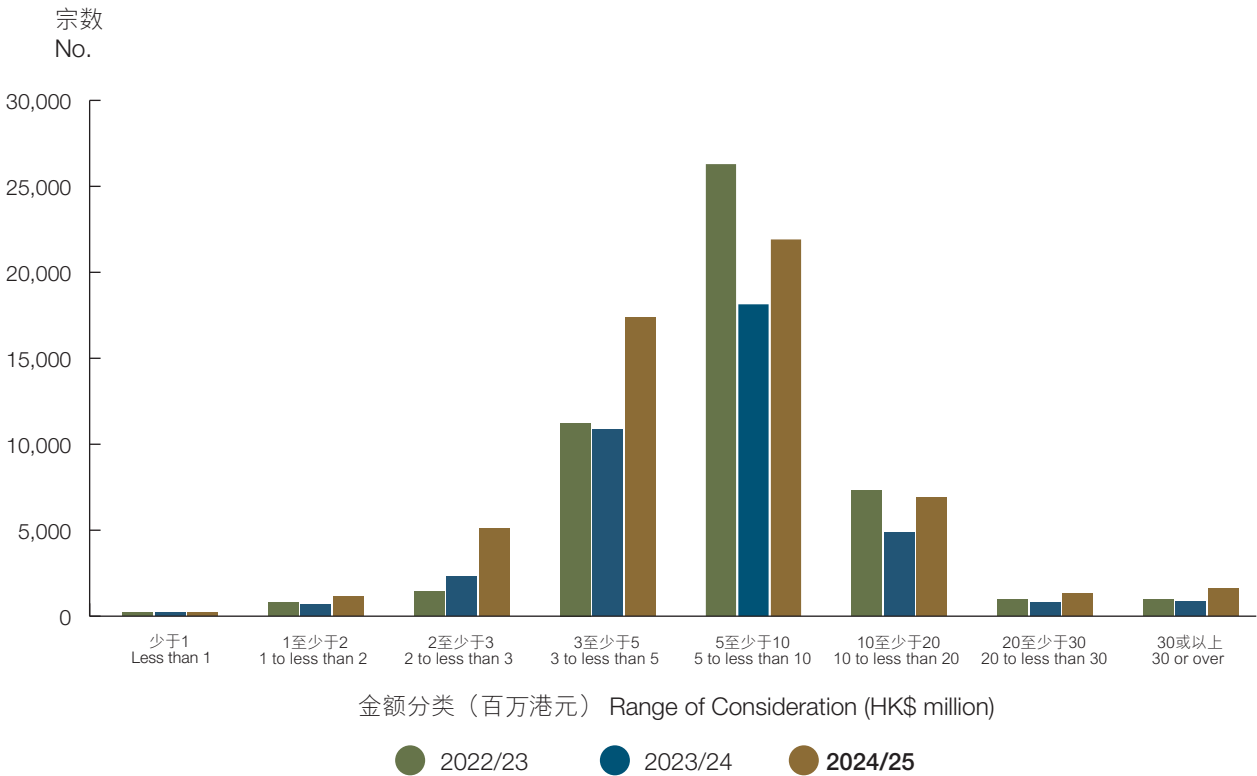
Note: The statistics do not include sales of units under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme, etc. unless the premium of the unit concerned has been paid after the sale restriction period.

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同宗数

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.		%	
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。

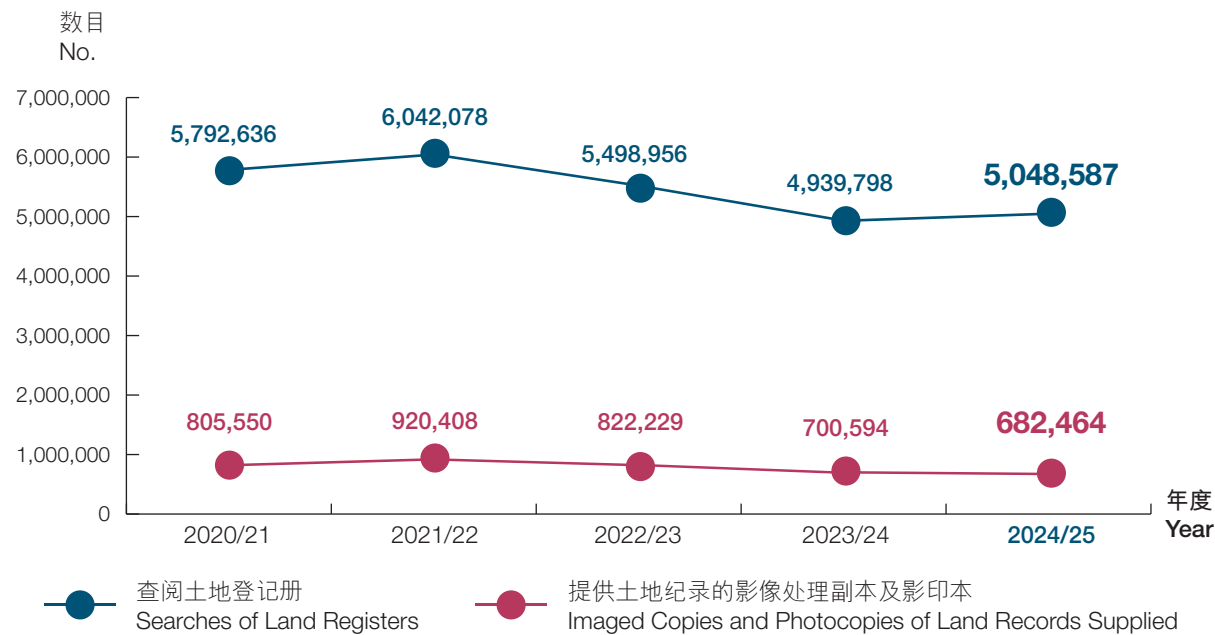
在2024/25年度，查阅土地登记册的宗数，以及提供土地纪录的影像处理副本和影印本的总数分别为5,048,587宗（较去年增加2.2%）及682,464份（较去年减少2.6%）。

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

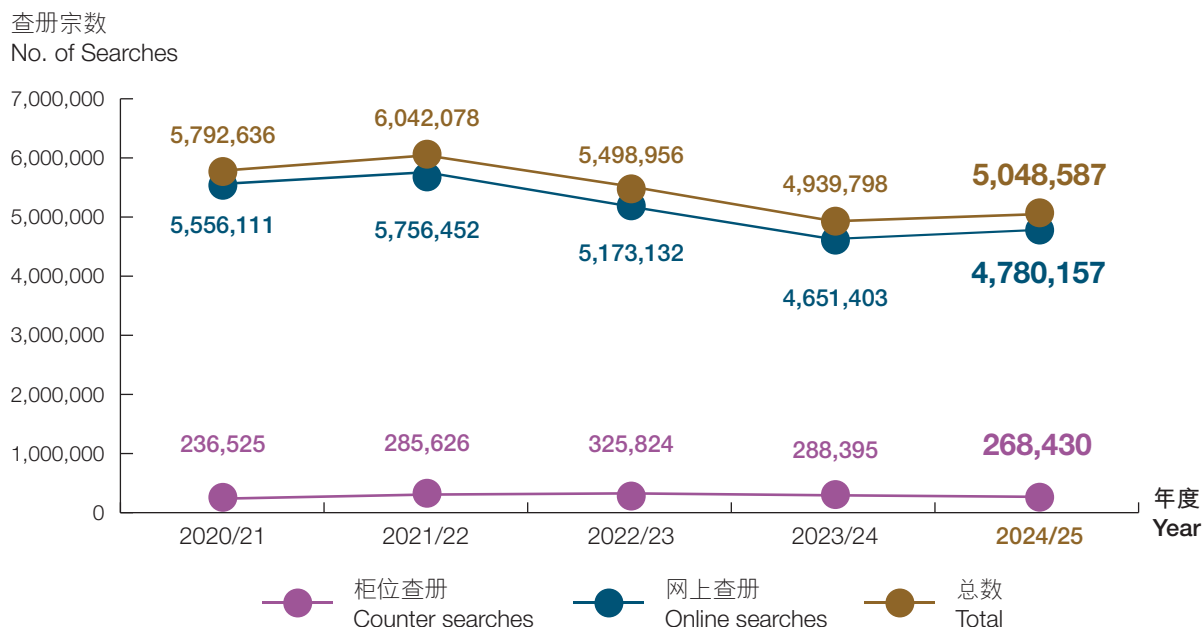


本处透过「综合注册资讯系统」网上服务(www.iris.gov.hk)的简便平台，提供查阅土地纪录的服务。年内，95%的查阅土地登记册是透过网上提供。公众人士可以非经常用户或登记用户身分进行查册。在2024/25年度，登记用户的数目共有1,538个。本处位于金钟道政府合署的客户服务中心，以及位于大埔、元朗和荃湾的新界查册中心亦设有柜位查册服务。

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, repainting 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 (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 flooding.

For more information on public and building safety precautions during typhoon season, please visit the Building Department website <http://www.gov.hk/bldg/safety/safety-precautions.htm> and electronic precautionary measures (e-precaution index) link.

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

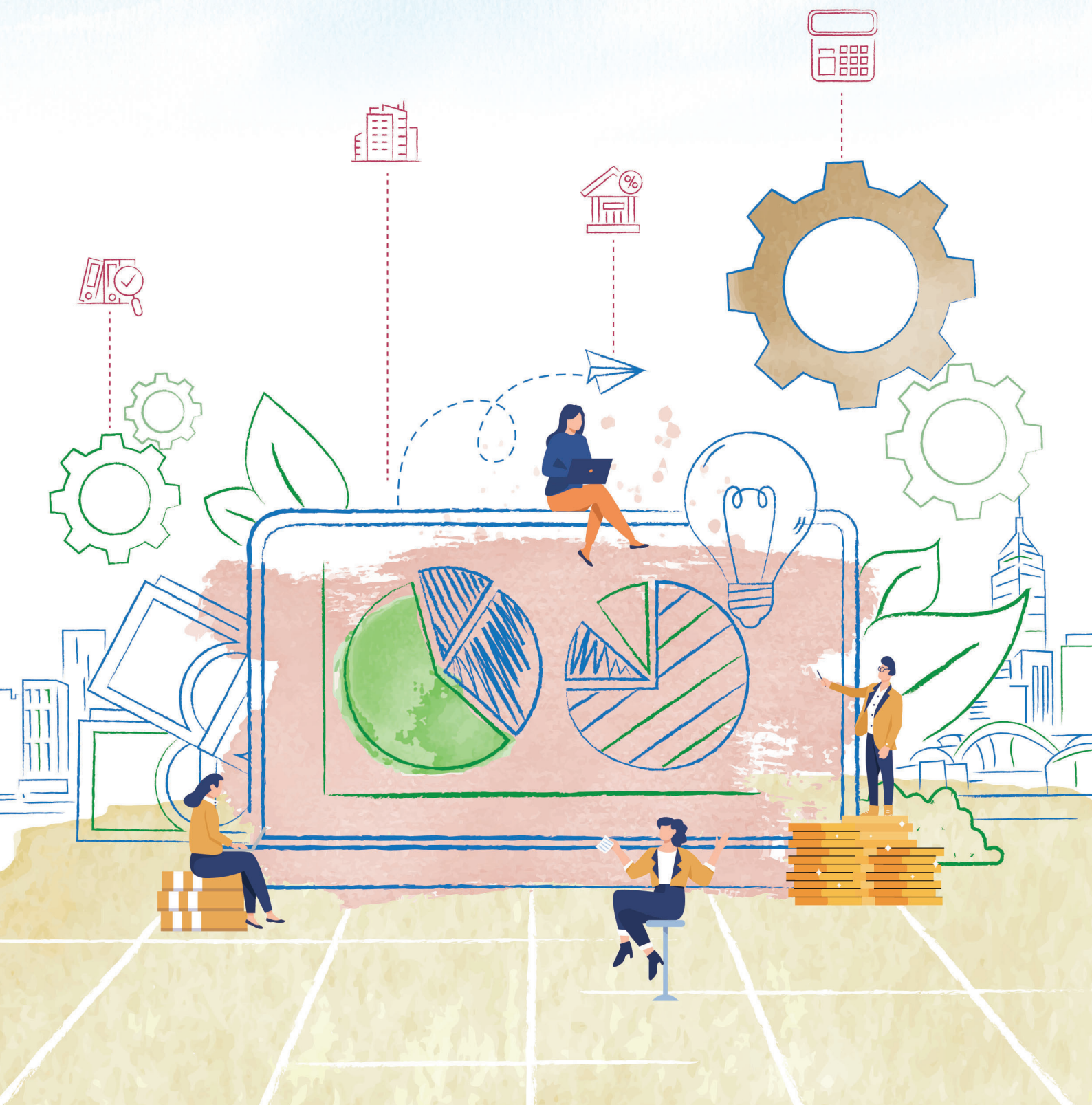
土地注册处的年度开放数据计划列出透过「开放数据平台」发放与注册和查册服务统计资料相关的数据集，以供公众人士免费使用。年度空间数据计划以开放及机读格式提供已加入地理标记的数据集，并附有元数据文档和数据规格。该等数据集可为科研及创新提供有用的材料。2025至2027年度的整合开放数据计划及空间数据计划已上载至[本处网站](#)供公众查阅。

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.

财务管理

FINANCIAL MANAGEMENT



财政目标

土地注册处营运基金根据《营运基金条例》(第430章)的条文，奉行下列明确的财政目标：

- ❗ 使以跨年方式计算的营运基金收入足以支付为市民及政府部门提供服务的开支；以及
- ❗ 取得合理的回报，回报率是由财政司司长根据固定资产而厘订。

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.

实际表现

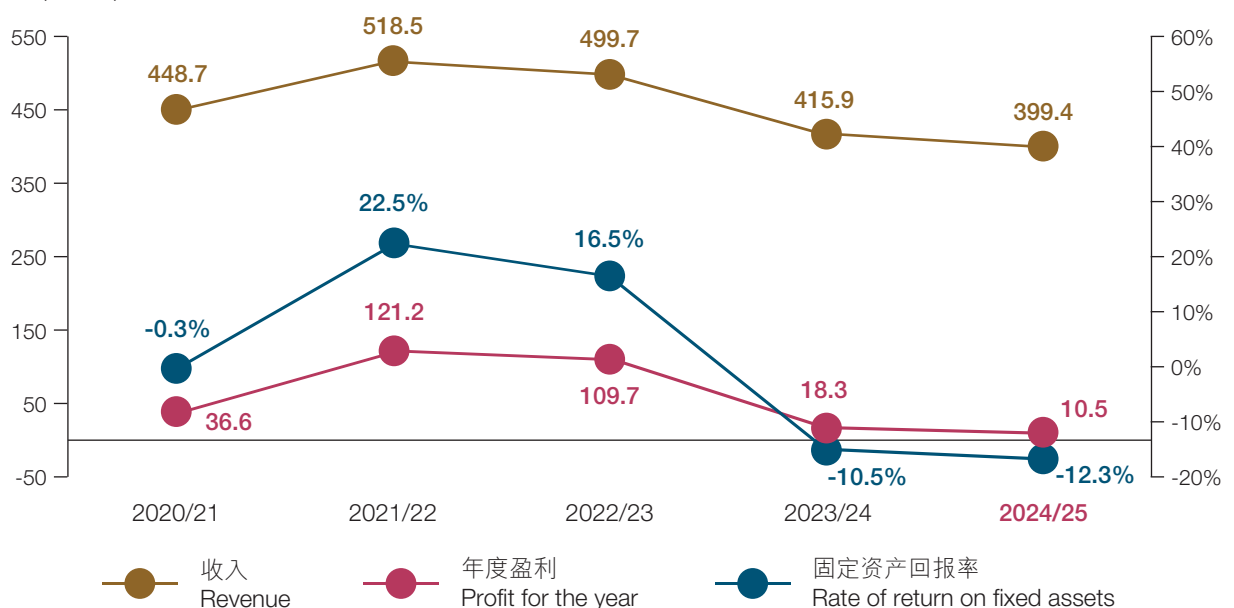
与2023/24年度比较，最新年度的收入减少1,650万元(下跌4.0%)至3.994亿元，主要原因是办理文件注册、业权报告和电子提示服务的收入有所减少。运作成本减少860万元(下跌1.9%)至4.435亿元，主要原因是折旧及摊销，以及一般运作开支有所减少。

ACTUAL PERFORMANCE

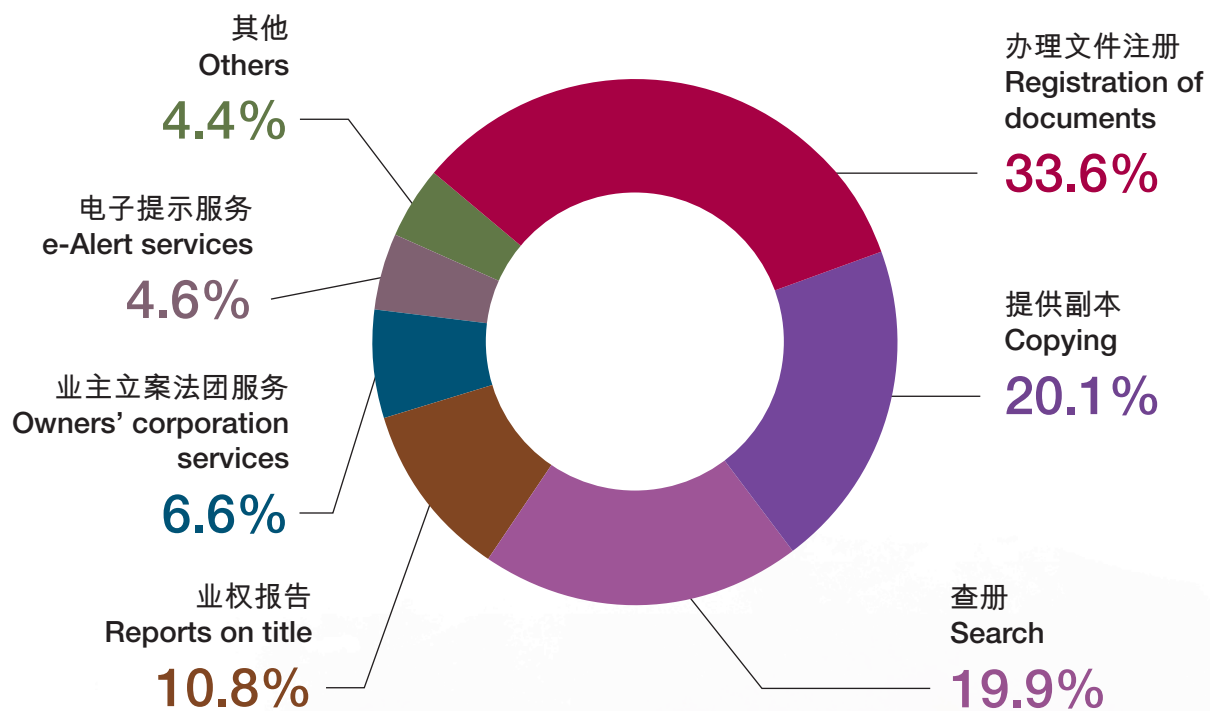
In comparison to 2023/24, revenue for the latest period decreased by \$16.5 million (-4.0%) to \$399.4 million, mainly due to decline in revenue from registration of documents, reports on title and e-Alert services. Operating costs decreased by \$8.6 million (-1.9%) to \$443.5 million, primarily due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

财政表现 FINANCIAL PERFORMANCE

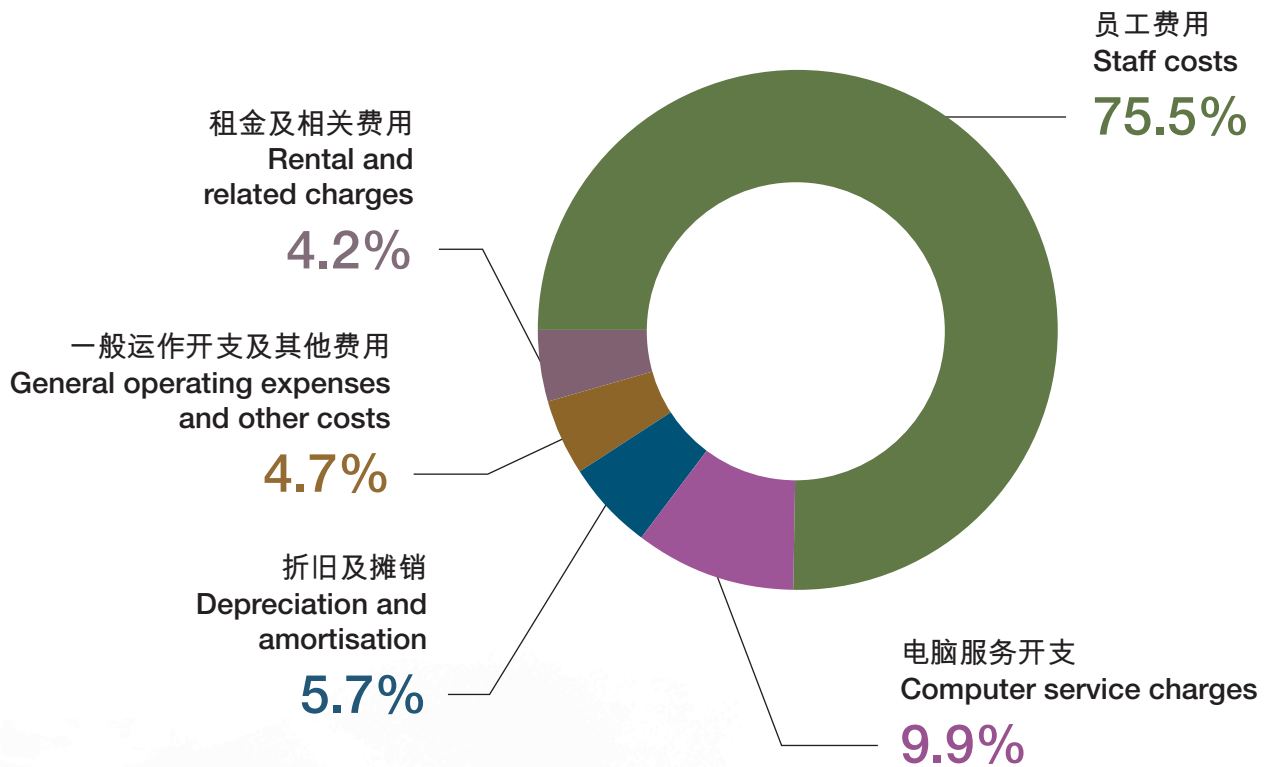
港币(百万元)
HK\$ (million)



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



2024/25年度运作成本分析 ANALYSIS OF OPERATING COSTS 2024/25



展望

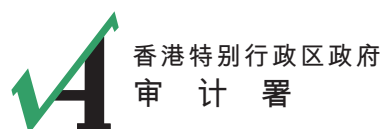
土地注册处营运基金的收入和固定资产回报率主要取决于注册、查册、提供副本、业权报告服务及电子提示服务的数量，而有关数量会受到物业市场和其他相关因素影响。我们会继续严谨控制成本。

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.

审计署署长报告

REPORT OF THE DIRECTOR OF AUDIT



独立审计师报告

致立法会

意见

兹证明我已审核及审计列载于第53至85页土地注册处营运基金的财务报表，该等财务报表包括于2025年3月31日的财务状况表与截至该日止年度的全面收益表、权益变动表和现金流量表，以及财务报表的附注，包括重大会计政策资料。

我认为，该等财务报表已按照香港会计师公会颁布的《香港财务报告会计准则》真实而中肯地反映土地注册处营运基金于2025年3月31日的状况及截至该日止年度的运作成果及现金流量，并已按照《营运基金条例》(第430章)第7(4)条所规定的方式妥为拟备。

意见的基础

我已按照《营运基金条例》第7(5)条及审计署的审计准则进行审计。我根据该等准则而须承担的责任，详载于本报告「审计师就财务报表审计而须承担的责任」部分。根据该等准则，我独立于土地注册处营运基金，并已按该等准则履行其他道德责任。我相信，我所获得的审计凭证是充足和适当地为我的审计意见提供基础。

其他资料

土地注册处营运基金总经理须对其他资料负责。其他资料包括土地注册处营运基金2024–25年年报内的所有资料，但不包括财务报表及我的审计师报告。

我对财务报表的意见并不涵盖其他资料，我亦不对其他资料发表任何形式的鉴证结论。

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.

就财务报表审计而言，我有责任阅读其他资料，从而考虑其他资料是否与财务报表或我在审计过程中得悉的情况有重大矛盾，或者似乎存有重大错误陈述。基于我已执行的工作，如果我认为其他资料存有重大错误陈述，我需要报告该事实。在这方面，我没有任何报告。

土地注册处营运基金总经理就财务报表而须承担的责任

土地注册处营运基金总经理须负责按照香港会计师公会颁布的《香港财务报告会计准则》及《营运基金条例》第7(4)条拟备真实而中肯的财务报表，及落实其认为必要的内部控制，使财务报表不存有因欺诈或错误而导致的重大错误陈述。

在拟备财务报表时，土地注册处营运基金总经理须负责评估土地注册处营运基金持续经营的能力，以及在适用情况下披露与持续经营有关的事项，并以持续经营作为会计基础。

审计师就财务报表审计而须承担的责任

我的目标是就整体财务报表是否不存有任何因欺诈或错误而导致的重大错误陈述取得合理保证，并发出包括我意见的审计师报告。合理保证是高水平的保证，但不能确保按审计署审计准则进行的审计定能发现所存有的任何重大错误陈述。错误陈述可以由欺诈或错误引起，如果合理预期它们个别或汇总起来可能影响财务报表使用者所作出的经济决定，则会被视作重大错误陈述。

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.

审计署署长报告 Report of the Director of Audit

在根据审计署审计准则进行审计的过程中，我会运用专业判断并秉持专业怀疑态度。我亦会：

- 识别和评估因欺诈或错误而导致财务报表存有重大错误陈述的风险；设计及执行审计程序以应对这些风险；以及取得充足和适当的审计凭证，作为我意见的基础。由于欺诈可能涉及串谋、伪造、蓄意遗漏、虚假陈述，或凌驾内部控制的情况，因此未能发现因欺诈而导致重大错误陈述的风险，较未能发现因错误而导致者为高；
- 了解与审计相关的内部控制，以设计适当的审计程序。然而，此举并非旨在对土地注册处营运基金内部控制的有效性发表意见；
- 评价土地注册处营运基金总经理所采用的会计政策是否恰当，以及其作出的会计估计和相关资料披露是否合理；
- 判定土地注册处营运基金总经理以持续经营作为会计基础的做法是否恰当，并根据所得的审计凭证，判定是否存在与事件或情况有关，而且可能对土地注册处营运基金持续经营的能力构成重大疑虑的重大不确定性。如果我认为存在重大不确定性，则有必要在审计师报告中请使用者留意财务报表中的相关资料披露。假若所披露的相关资料不足，我便须发出非无保留意见的审计师报告。我的结论是基于截至审计师报告日止所取得的审计凭证。然而，未来事件或情况可能导致土地注册处营运基金不能继续持续经营；及
- 评价财务报表的整体列报方式、结构和内容，包括披露资料，以及财务报表是否中肯反映交易和事项。

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.

我与土地注册处营运基金总经理沟通计划的审计范围和时间以及重大审计发现等事项，包括我在审计期间识别出内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.

审计署署长
(审计署助理署长莫泽文代行)

Terry Mok
Assistant Director of Audit
for Director of Audit

审计署
香港
金钟道66号
金钟道政府合署高座6楼
2025年9月22日

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

财务报表

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
(以港币千元位列示)

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

		附注 Note	2025	2024
来自客户合约之收入	Revenue from contracts with customers	4	399,452	415,929
运作成本	Operating costs	5	(443,453)	(452,023)
运作亏损	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		—	—
年度总全面收益	Total comprehensive income for the year		10,492	18,304
固定资产回报率	Rate of return on fixed assets	7	-12.3%	-10.5%

第59至85页的附注为本财务报表的一部分。
The notes on pages 59 to 85 form part of these financial statements.

财务状况表

STATEMENT OF FINANCIAL POSITION

于二零二五年三月三十一日
(以港币千元位列示)

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

		附注 Note	2025	2024
非流动资产	Non-current assets			
物业、设备及器材	Property, plant and equipment	8	270,423	274,800
使用权资产	Right-of-use assets	9(a)	7,457	11,511
无形资产	Intangible assets	10	94,890	77,393
外汇基金存款	Placement with the Exchange Fund	11	1,114,660	1,074,889
			1,487,430	1,438,593
流动资产	Current assets			
应收帐款及其他应收款	Trade and other receivables	12, 13(a)	29,073	30,615
应收关连人士帐款	Amounts due from related parties	13(a)	10,783	9,756
银行存款	Bank deposits		195,000	266,000
现金及银行结余	Cash and bank balances		12,457	13,179
			247,313	319,550
流动负债	Current liabilities			
递延收入	Deferred revenue	13(b)	8,811	8,571
客户按金	Customers' deposits	14	53,874	53,750
应付帐款及其他应付款	Trade and other payables		14,557	14,482
应付关连人士帐款	Amounts due to related parties		4,115	4,546
租赁负债	Lease liabilities	9(b)	3,173	3,359
雇员福利拨备	Provision for employee benefits	15	14,678	16,131
			99,208	100,839
流动资产净额	Net current assets		148,105	218,711
总资产减去流动负债	Total assets less current liabilities		1,635,535	1,657,304

第59至85页的附注为本财务报表的一部分。
The notes on pages 59 to 85 form part of these financial statements.

财务状况表(续) Statement of Financial Position (continued)

		附注 Note	2025	2024
非流动负债	Non-current liabilities			
递延收入	Deferred revenue	13(b)	12,975	12,459
租赁负债	Lease liabilities	9(b)	4,595	8,544
雇员福利拨备	Provision for employee benefits	15	43,510	51,620
			61,080	72,623
资产净额	NET ASSETS		1,574,455	1,584,681
资本及储备	CAPITAL AND RESERVES			
营运基金资本	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

谭惠仪女士, JP

土地注册处营运基金总经理

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页的附注为本财务报表的一部分。

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

权益变动表

STATEMENT OF CHANGES IN EQUITY

截至二零二五年三月三十一日止年度
(以港币千元位列示)

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

		附注 Note	2025	2024
在年初的结余	Balance at beginning of year		1,584,681	1,586,628
年度总全面收益	Total comprehensive income for the year		10,492	18,304
政府法定回报	Statutory return to the Government	17	(20,718)	(20,251)
在年终的结余	Balance at end of year		1,574,455	1,584,681

第59至85页的附注为本财务报表的一部分。
The notes on pages 59 to 85 form part of these financial statements.

现金流量表

STATEMENT OF CASH FLOWS

截至二零二五年三月三十一日止年度
(以港币千元位列示)

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

		2025	2024
营运活动的现金流量	Cash flows from operating activities		
运作亏损	Loss from operations	(44,001)	(36,094)
调整：	Adjustments for:		
折旧及摊销	Depreciation and amortisation	25,291	31,009
租赁负债的利息支出	Interest expense on lease liabilities	305	218
处置物业、设备及器材	Gain on disposals of property, plant and equipment	—	(5)
盈利			
应收款项及应收关连人士	(Increase)/Decrease in receivables and amounts due from related parties	(1,848)	6,125
帐款的(增加)/减少			
递延收入的增加/(减少)	Increase/(Decrease) in deferred revenue	756	(1,778)
客户按金的增加/(减少)	Increase/(Decrease) in customers' deposits	124	(672)
应付款项及应付关连人士	Increase in payables and amounts due to related parties	693	3,140
帐款的增加			
雇员福利拨备的减少	Decrease in provision for employee benefits	(9,563)	(8,795)
用于营运活动的现金净额	Net cash used in operating activities	(28,243)	(6,852)

第59至85页的附注为本财务报表的一部分。

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

现金流量表(续) Statement of Cash Flows (continued)

	附注 Note	2025	2024
投资活动的现金流量	Cash flows from investing activities		
原有期限为3个月以上的银行存款的减少	Decrease in bank deposits with original maturities over three months	71,000	156,000
购买物业、设备及器材和无形资产	Purchase of property, plant and equipment, and intangible assets	(36,104)	(42,147)
出售物业、设备及器材所得	Proceeds from disposals of property, plant and equipment	—	5
外汇基金存款的增加	Increase in placement with the Exchange Fund	(39,771)	(166,433)
已收利息	Interest received	56,856	53,790
来自投资活动的现金净额	Net cash from investing activities	51,981	1,215
融资活动的现金流量	Cash flows from financing activities		
已付政府法定回报	Statutory return paid to the Government	(20,718)	(20,251)
支付租赁负债	Payments of lease liabilities 9(b)	(3,742)	(3,840)
用于融资活动的现金净额	Net cash used in financing activities	(24,460)	(24,091)
现金及等同现金的减少净额	Net decrease in cash and cash equivalents	(722)	(29,728)
在年初的现金及等同现金	Cash and cash equivalents at beginning of year	13,179	42,907
在年终的现金及等同现金	Cash and cash equivalents at end of year 18	12,457	13,179

第59至85页的附注为本财务报表的一部分。

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

财务报表附注

NOTES TO THE FINANCIAL STATEMENTS

(除另有注明外，所有金额均以港币千元位列示)

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

1. 总论

GENERAL

立法会在一九九三年六月三十日根据《营运基金条例》(第430章)第3、4及6条通过决议案，在一九九三年八月一日设立土地注册处营运基金(「基金」)。土地注册处备存载列最新资料的土地登记册以执行土地注册制度，并向客户提供查阅土地登记册和有关土地纪录的服务和设施。此外，土地注册处亦按照《建筑物管理条例》(第344章)负责办理业主成立法团的申请及提供相关服务。

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. 重大会计政策

MATERIAL ACCOUNTING POLICIES

2.1 符合准则声明

Statement of compliance

本财务报表是按照《香港财务报告会计准则》(此乃综合词汇，包括香港会计师公会颁布的所有适用的个别香港财务报告准则、香港会计准则及诠释)及香港公认会计原则而编制。基金采纳的重大会计政策列载如下。

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.

香港会计师公会颁布了若干新增或经修订的《香港财务报告会计准则》并于基金的本会计期首次生效或可供提前采纳。基金因首度采纳其中适用的准则而引致本会计期及前会计期的会计政策改变(如有)已反映在本财务报表，有关资料载于附注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. 重大会计政策 (续)

MATERIAL ACCOUNTING POLICIES (continued)

2.2 编制财务报表的基准

Basis of preparation of the financial statements

本财务报表的编制基准均以原值成本法计量。

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

编制符合《香港财务报告会计准则》的财务报表需要管理层作出判断、估计及假设。该等判断、估计及假设会影响会计政策的实施，以及资产、负债、收入与支出的呈报款额。该等估计及相关的假设，均按以往经验及其他在有关情况下被认为合适的因素而制订。倘若没有其他现成数据可供参考，则会采用该等估计及假设作为判断有关资产及负债的帐面值的基准。估计结果或会与实际价值有所不同。

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.

该等估计及其所依据的假设会作持续检讨。如修订会计估计只影响修订期，有关修订会在该修订期内确认；如修订影响本会计期及未来的会计期，则会在修订期及未来的会计期内确认。

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.

基金在实施会计政策方面并不涉及任何关键的会计判断。无论对未来作出的假设，或在报告日估计过程中所存在的不明朗因素，皆不足以构成重大风险，导致资产和负债的帐面金额在来年大幅修订。

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. 重大会计政策 (续)

MATERIAL ACCOUNTING POLICIES (continued)

2.3 金融资产及金融负债

Financial assets and financial liabilities

(a) 初始确认及计量

Initial recognition and measurement

基金的金融资产包括外汇基金存款、应收帐款及其他应收款项、应收关连人士帐款、银行存款，以及现金及银行结余。

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.

基金的金融负债包括客户按金、应付帐款及其他应付款项、应付关连人士帐款，以及租赁负债。

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

基金在成为有关金融工具的合约其中一方之日确认有关金融资产及金融负债。于初始确认时，金融资产及金融负债按公允价值计量，再加上或减去因收购该等金融资产或发行该等金融负债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) 分类及其后计量

Classification and subsequent measurement

基金将其所有金融资产分类为其后以实际利率法按摊销成本值计量，因为有关金融资产以收取合约现金流为目的的业务模式而持有，且合约现金流仅为所支付的本金及利息。金融资产的亏损准备根据附注2.3(d)所述的预期信用亏损模型计量。

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).

实际利率法是计算金融资产或金融负债的摊销成本值，以及摊分及确认有关期间的利息收入或支出的方法。实际利率是指可将该金融资产或金融负债在有效期间内的预计现金收支，折现成该金融资产的帐面总值或该金融负债的摊销成本值所适用的贴现率。基金在计算实际利率时，会考虑该金融工具的所有合约条款以估计现金流量，但不会计及预期信用亏损。有关计算包括与实际利率相关的所有收取自或支付予合约各方的费用、交易成本及所有其他溢价或折让。

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. 重大会计政策 (续) MATERIAL ACCOUNTING POLICIES (continued)

2.3 金融资产及金融负债 (续) Financial assets and financial liabilities (continued)

(b) 分类及其后计量 (续) Classification and subsequent measurement (continued)

基金将其所有金融负债分类为其后以实际利率法按摊销成本值计量，惟租赁负债按附注2.5所述计量。

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.

基金仅在管理某金融资产的业务模式出现变动时，才将有关资产重新分类。金融负债不作重新分类。

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) 注销确认 Derecognition

当从金融资产收取现金流量的合约权利届满时，或该金融资产连同拥有权的绝大部分风险及回报已转让时，该金融资产会被注销确认。

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.

当合约指明的债务被解除或取消，或到期时，该金融负债会被注销确认。

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

(d) 金融工具减值 Impairment of financial instruments

基金就按摊销成本值计量的金融工具(应收帐款除外)采用由3个阶段组成的方法计量预期信用亏损及确认相应的亏损准备及减值亏损或回拨，预期信用亏损的计量基础取决于自初始确认以来的信用风险变化：

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阶段：12个月预期信用亏损

Stage 1: 12-month expected credit losses

若自初始确认以来，金融工具的信用风险并无大幅增加，全期预期信用亏损中反映在报告日后12个月内可能发生的违约事件引致的预期信用亏损的部分予以确认。

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. 重大会计政策 (续)

MATERIAL ACCOUNTING POLICIES (continued)

2.3 金融资产及金融负债 (续)

Financial assets and financial liabilities (continued)

(d) 金融工具减值 (续)

Impairment of financial instruments (continued)

第2阶段：全期预期信用亏损 – 非信用减值

Stage 2: Lifetime expected credit losses – not credit impaired

若自初始确认以来，金融工具的信用风险大幅增加，但并非信用减值，全期预期信用亏损(反映在金融工具的预期有效期内所有可能出现的违约事件引致的预期信用亏损)予以确认。

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阶段：全期预期信用亏损 – 信用减值

Stage 3: Lifetime expected credit losses – credit impaired

若金融工具已视作信用减值，会确认全期预期信用亏损，利息收入则应用实际利率计入摊销成本值而非帐面值总额计算。

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.

应收帐款的亏损准备一直按相等于全期预期信用亏损的金额计量。

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

如何厘定信用风险
大幅增加

Determining significant increases in credit risk

在每个报告日，基金藉比较金融工具于报告日及于初始确认日期在余下的预期有效期内出现违约的风险，以评估金融工具的信用风险有否大幅增加。有关评估会考虑数量及质量历史资料，以及具前瞻性的资料。若发生一项或多于一项对某金融资产的估计未来现金流量有不利影响的事件，该金融资产会被评定为信用减值。

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.

基金在个别或综合基准上评估自初始确认以来信用风险有否大幅增加。就综合评估而言，金融工具按共同信用风险特质的基准归类，并考虑投资类别、信用风险评级及其他相关因素。

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. 重大会计政策 (续)

MATERIAL ACCOUNTING POLICIES (continued)

2.3 金融资产及金融负债 (续)

Financial assets and financial liabilities (continued)

(d) 金融工具减值 (续)

Impairment of financial instruments (continued)

如何厘定信用风险
大幅增加 (续)

Determining significant increases in credit risk (continued)

外部信用评级为投资级别的银行存款被视为属低信用风险。其他金融工具若其违约风险低，且交易对手或借款人具备雄厚实力在短期内履行其合约现金流量责任，会被视为属低信用风险。此等金融工具的信用风险会被评定为自初始确认以来并无大幅增加。

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.

若金融资产无法收回，该金融资产会与相关亏损准备撤销。该等资产在完成所有必要程序及厘定亏损金额后撤销。其后收回先前被撤销的金额会在全面收益表内确认。

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.

计量预期信用亏损

Measurement of expected credit losses

金融工具的预期信用亏损是对该金融工具在预期有效期内的公平及经概率加权估计的信用亏损(即所有短缺现金的现值)。短缺现金为按照合约应付予基金的现金流量与基金预期会收到的现金流量两者间的差距。若金融资产在报告日视作信用减值，基金根据该资产的帐面值总额与以折现方式按该资产的原订实际利率计算的估计未来现金流量的现值两者间的差距计量预期信用亏损。

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. 重大会计政策 (续)

MATERIAL ACCOUNTING POLICIES (continued)

2.4 物业、设备及器材

Property, plant and equipment

于一九九三年八月一日拨归基金的物业、设备及器材，最初的成本值是按立法会所通过设立基金的决议案中所列的估值入帐。自一九九三年八月一日起购置的物业、设备及器材均按实际成本入帐。

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，以下物业、设备及器材以成本值扣除累计折旧及任何减值亏损列帐 (附注2.7)：

- 于一九九三年八月一日拨归基金自用的建筑物；以及
- 设备及器材，包括电脑器材、汽车、家具及装置，以及其他器材。

在建工程以成本值扣除任何减值亏损列帐，且不计提折旧。在建工程于完成并可供使用时开始计提折旧。

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. 重大会计政策 (续)

MATERIAL ACCOUNTING POLICIES (continued)

2.4 物业、设备及器材 (续)

Property, plant and equipment (continued)

折旧是按照物业、设备及器材的估计可使用年期，以直线法摊销扣除估计剩余值后的成本值。有关的估计可使用年期如下：

- 建筑物	30年
- 电脑器材	5 – 10年
- 器材、家具及装置	5年
- 汽车	5年

折旧方法、可使用年期及剩余值在每个财政年度结算日评估，并在适当时作出调整。

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.

于一九九三年八月一日拨归基金的建筑物所在的土地视为非折旧资产。

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.

出售物业、设备及器材的损益以出售所得净额与资产的帐面值之间的差额来决定，并在出售日于全面收益表内确认。

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. 重大会计政策 (续)

MATERIAL ACCOUNTING POLICIES (continued)

2.5 租赁

Leases

租赁会于其生效日在财务状况表内确认为使用权资产及相应的租赁负债，惟涉及租赁期为12个月或以下的短期租赁及低价值资产租赁的相关款项会在租赁期内以直线法计入全面收益表。

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.

使用权资产会按成本值扣除累计折旧及任何减值亏损计量(附注2.7)。该使用权资产按租赁期及资产的估计可使用年期两者中的较短者以直线法折旧。

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.

租赁负债按在租赁期应支付的租赁款项的现值计量，并以租赁隐含利率折现，或如该利率未能确定，则以基金的递增借款利率折现。租赁负债其后按租赁负债计提的利息与所支付的租赁款项，及任何源于租赁负债重估或租赁修改的重新计量作调整。

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. 重大会计政策 (续)

MATERIAL ACCOUNTING POLICIES (continued)

2.6 无形资产

Intangible assets

无形资产包括购入的电脑软件牌照及已资本化的电脑软件程式开发成本值。电脑软件程式的开发费用须能可靠地计量，程式须在技术上可行且很可能产生未来经济利益，而基金须有意及有足够资源完成开发工作并使用所产生的资产，有关的开发费用才会被资本化。否则，该费用会于全面收益表内支销。无形资产按成本值扣除累计摊销及任何减值亏损列帐(附注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).

无形资产的摊销按估计可使用年期(5至10年)以直线法列入全面收益表。

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.

摊销方法、可使用年期及剩余值在每个财务年度完结时进行评估，并作出适当的调整。

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

2.7 非金融资产的减值

Impairment of non-financial assets

非金融资产(包括物业、设备及器材、使用权资产和无形资产)的帐面值在每个报告日评估，以确定有否出现减值迹象。若有减值迹象而资产的帐面值高于其可收回数额时，则有关减值亏损会在全面收益表内确认。资产的可收回数额为其公平值减出售成本与使用值两者中的较高者。

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. 重大会计政策 (续)

MATERIAL ACCOUNTING POLICIES (continued)

2.8 现金及等同现金

Cash and cash equivalents

现金及等同现金包括现金及银行结余，以及属短期及流通性高的投资，该等项目在购入时距期满日不超过3个月，并随时可转换为已知数额的现金，而其价值变动的风险不大。

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 递延收入

Deferred revenue

在基金移转服务予客户前，若客户支付代价，或基金具有无条件限制的代价收款权，基金会将其合约负债确认为递延收入。基金在移转服务以履行其履约责任时，会注销确认递延收入，并就收入加以确认。

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 雇员福利

Employee benefits

基金的雇员包括公务员及合约员工。薪金、约满酬金及年假开支均在雇员提供有关服务所在年度以应计基准确认入帐。就公务员而言，雇员附带福利开支包括香港特别行政区政府（「政府」）给予雇员的退休金及房屋福利，均在雇员提供有关服务所在年度支销。

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.

就按可享退休金条款受聘的公务员的长俸负债已包括于支付予政府有关附带福利开支中。就其他员工而言，基金向《强制性公积金计划条例》(第485章)下的计划供款于全面收益表内支销。

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. 重大会计政策 (续)

MATERIAL ACCOUNTING POLICIES (continued)

2.11 收入的确认

Revenue recognition

基金会在向客户移转所承诺的服务以履行其履约责任时，按基金预期就交换该项服务所应得代价的金额，确认客户合约的收入。

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.

利息收入采用实际利率法以应计基础确认。

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

2.12 外币换算

Foreign currency translation

本年度的外币交易按交易日的现货汇率换算为港元。以非港元为单位的货币资产及负债按报告日的收市汇率换算为港元。外币换算产生的汇兑收益及亏损会在全面收益表中确认。

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 关连人士

Related parties

基金是根据《营运基金条例》设立，并属政府辖下的一个独立会计单位。年内，基金在日常业务中曾与各关连人士进行交易。这些关连人士包括政府各决策局及部门、其他营运基金，以及受政府所管制或政府对其有重大影响力的财政自主机构。

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. 会计政策改变

CHANGES IN ACCOUNTING POLICIES

香港会计师公会颁布了若干新增或经修订的《香港财务报告会计准则》并于基金的本会计期首次生效。适用于本财务报表所呈报年度的会计政策，并未因这些发展而有任何改变。

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.

基金并没有采纳在本会计期尚未生效的任何新准则或诠释(附注22)。

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

4. 来自客户合约之收入

REVENUE FROM CONTRACTS WITH CUSTOMERS

		2025	2024
办理文件注册	Registration of documents	134,216	136,538
查册	Search	79,499	77,834
提供副本	Copying	80,131	75,557
业权报告	Reports on title	43,291	64,210
电子提示服务	e-Alert services	18,433	25,952
业主立案法团服务	Owners' corporation services	26,172	21,099
其他	Others	17,710	14,739
总额	Total	399,452	415,929

基金在客户合约方面的履约责任，主要涉及向客户提供办理文件注册及查阅土地登记册和有关土地纪录的服务。客户须就每项服务预缴固定金额的服务费，或选择在基金开立帐户，每月缴付服务费。基金是在提供服务的同时履行履约责任，并随时间移转按成本比例法确认收费。

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.

在向关连人士提供业主立案法团服务方面，基金是在提供服务的同时履行履约责任，并随时间移转按收回全部成本方式确认服务费。

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. 运作成本

OPERATING COSTS

		2025	2024
员工费用	Staff costs		
– 薪酬及其他员工费用	– Salaries and other staff costs	314,221	313,026
–《强制性公积金计划条例》下的计划供款	– Contributions to the schemes under MPFSO	20,469	18,134
一般运作开支	General operating expenses	15,166	19,078
电脑服务开支	Computer service charges	43,999	45,835
租金及相关费用	Rental and related charges	18,615	20,121
中央行政费用	Central administrative overheads	4,984	4,171
折旧及摊销	Depreciation and amortisation	25,291	31,009
审计费用	Audit fees	708	649
总额	Total	443,453	452,023

6. 其他收入

OTHER INCOME

		2025	2024
利息：	Interest from:		
– 银行存款	– bank deposits	12,517	16,365
– 外汇基金存款	– placement with the Exchange Fund	41,976	38,033
总额	Total	54,493	54,398

7. 固定资产回报率

RATE OF RETURN ON FIXED ASSETS

固定资产回报率是以总全面收益(不包括利息收入)除以固定资产平均净值计算，并以百分比的方式表达。固定资产只包括物业、设备及器材和无形资产。预期基金可以达到由财政司司长根据《营运基金条例》厘定的每年固定资产目标回报率为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. 物业、设备及器材

PROPERTY, PLANT AND EQUIPMENT

		土地及 建筑物	电脑 器材	器材、 家具 及装置	汽车	总额
		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/注销	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/注销	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
累计折旧	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
年内费用	Charge for the year	2,451	9,855	3,153	47	15,506
出售/注销回拨	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
年内费用	Charge for the year	-	9,645	1,527	48	11,220
出售/注销回拨	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
帐面净值	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，于物业、设备及器材的帐面值中确认的590万港元为在建工程的金额(二零二四年：590万港元)。

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. 租赁

LEASES

(a) 使用权资产

Right-of-use assets

		建筑物 Buildings	
		2025	2024
成本	Cost		
在年初	At beginning of year	30,314	30,314
重新计量租赁负债	Remeasurement of lease liabilities	(698)	—
在年终	At end of year	29,616	30,314
累计折旧	Accumulated depreciation		
在年初	At beginning of year	18,803	15,276
年内费用	Charge for the year	3,356	3,527
在年终	At end of year	22,159	18,803
帐面净值	Net book value		
在年终	At end of year	7,457	11,511

(b) 租赁负债

Lease liabilities

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

9. 租赁 (续)

LEASES (continued)

(b) 租赁负债 (续)

Lease liabilities (continued)

下表显示租赁负债的变动，包括现金和非现金变动。

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
来自融资现金流量的变动：	Changes from financing cash flows:		
支付租赁负债	Payments of lease liabilities	(3,742)	(3,840)
非现金变动：	Non-cash changes:		
租赁负债的利息支出	Interest expense on lease liabilities	305	218
重新计量租赁负债	Remeasurement of lease liabilities	(698)	—
在年终	At end of year	7,768	11,903

租赁负债的剩余合约期限列载如下，有关资料是根据合约未贴现的现金流量列出：

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

		2025	2024
一年内	Within one year	3,410	3,520
一年后至两年内	After one year but within two years	3,720	3,840
两年后至五年内	After two years but within five years	980	4,852
总额	Total	8,110	12,212

(c) 于全面收益表内确认与租赁有关的支出项目

Expense items in relation to leases recognised in the statement of comprehensive income

		2025	2024
租赁负债的利息支出	Interest expense on lease liabilities	305	218

(d) 租赁之现金流出总额

Total cash outflow for leases

		2025	2024
租赁负债	Lease liabilities	3,742	3,840

在报告期结束后，基金提前终止了租赁协议。使用权资产和租赁负债将在截至二零二六年三月三十一日的财政年度完全注销确认。

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. 无形资产

INTANGIBLE ASSETS

		电脑软件牌照 及系统开发成本 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／注销	Disposals	—	(678)
在年终	At end of year	317,668	289,456
累计摊销	Accumulated amortisation		
在年初	At beginning of year	212,063	200,765
年内费用	Charge for the year	10,715	11,976
出售／注销回拨	Written back on disposals	—	(678)
在年终	At end of year	222,778	212,063
帐面净值	Net book value		
在年终	At end of year	94,890	77,393

11. 外汇基金存款

PLACEMENT WITH THE EXCHANGE FUND

外汇基金存款结余为11.147亿港元(二零二四年：10.749亿港元)，其中7.9亿港元(二零二四年：7.9亿港元)为本金及3.247亿港元(二零二四年：2.849亿港元)为报告日已入帐但尚未提取的利息。存款期为六年(由存款日起计)，期内不能提取本金。

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.

外汇基金存款利息按每年一月厘定的固定息率计算。该息率是外汇基金投资组合过去6年的平均年度投资回报，或3年期政府债券在上一个年度的平均年度收益率，以0%为下限，两者取其较高者。二零二五历年的固定息率为每年4.4%，而二零二四历年为每年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. 应收帐款及其他应收款项 TRADE AND OTHER RECEIVABLES

		2025	2024
应收帐款	Trade receivables	9,568	8,326
应计利息：	Accrued interest from:		
– 银行存款	– bank deposits	2,123	6,691
– 外汇基金存款	– placement with the Exchange Fund	12,093	9,888
预付款项	Prepayments	5,289	5,710
总额	Total	29,073	30,615

13. 与客户的合约结余 CONTRACT BALANCES WITH CUSTOMERS

(a) 应收款项和合约资产 Receivables and contract assets

就每月收费而向客户提供的服务而言，在报告日的应收款项结余即载于附注12的应收帐款。至于提供予关连人士的服务，于二零二五年三月三十一日的应收款项结余为1,078万港元（二零二四年：976万港元），该结余已包括于财务状况表中的应收关连人士帐款。而基金并没有任何源于这两类服务的合约资产。至于其他服务，由于客户会预缴服务费用，因此基金并没有任何应收款项或合约资产。

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. 与客户的合约结余 (续)

CONTRACT BALANCES WITH CUSTOMERS (continued)

(b) 合约负债

Contract liabilities

基金在收取客户预缴的费用后向客户提供服务的责任，会于财务状况表中以递延收入的形式列出，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:

递延收入	Deferred revenue	2025	2024
注册服务费	Registration fees	6,654	6,138
电子提示服务费	e-Alert service fees	13,646	13,373
其他服务费	Other service fees	1,486	1,519
总额	Total	21,786	21,030
代表：	Representing:		
流动负债	Current liabilities	8,811	8,571
非流动负债	Non-current liabilities	12,975	12,459
总额	Total	21,786	21,030

上述递延收入的结余乃在报告日分摊至未有履行(或部分未有履行)的履约责任的交易价格总额。基金预料，有关电子提示服务的递延收入会于8年内获确认为收入，而其他递延收入则会于1年内获确认为收入。没有任何客户合约的代价未纳入交易价格。

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. 与客户的合约结余 (续)

CONTRACT BALANCES WITH CUSTOMERS (continued)

(b) 合约负债 (续)

Contract liabilities (continued)

年内递延收入结余的重大变动开列如下：

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

		2025	2024
因年初递延收入结余中的款项于年内获确认为收入而减少	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)
因年内收取预缴费用而增加	Increase due to advance payments received during the year	6,489	6,387

14. 客户按金

CUSTOMERS' DEPOSITS

指向客户提供服务前收取的按金。

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

15. 雇员福利拨备

PROVISION FOR EMPLOYEE BENEFITS

此为在计至报告日就所提供的服务给予雇员年假及合约雇员约满酬金的估计负债(见附注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. 营运基金资本

TRADING FUND CAPITAL

此为政府对基金的投资。

This represents the Government's investment in the Fund.

17. 保留盈利

RETAINED EARNINGS

		2025	2024
在年初的结余	Balance at beginning of year	1,466,381	1,468,328
年度总全面收益	Total comprehensive income for the year	10,492	18,304
政府法定回报	Statutory return to the Government	(20,718)	(20,251)
在年终的结余	Balance at end of year	1,456,155	1,466,381

年内，政府根据《营运基金条例》指示将截至二零二四年三月三十一日止年度的目标回报（见附注7）转拨至政府一般收入，而该转拨于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标回报的转拨于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. 现金及等同现金

CASH AND CASH EQUIVALENTS

		2025	2024
现金及银行结余	Cash and bank balances	12,457	13,179
银行存款	Bank deposits	195,000	266,000
小计	Subtotal	207,457	279,179
减：原有期限为3个月以上的银行存款	Less: Bank deposits with original maturities over three months	(195,000)	(266,000)
现金及等同现金	Cash and cash equivalents	12,457	13,179

19. 关连人士的交易

RELATED PARTY TRANSACTIONS

除已在本财务报表内另作披露的交易外，年内与关连人士进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) 基金向关连人士提供的服务包括土地文件注册、查阅土地登记册及土地纪录、提供土地纪录副本和业权报告，以及业主立案法团服务。这些服务为基金带来的总收入为1.230亿港元（二零二四年：1.329亿港元）。这金额已计算在附注4的来自客户合约之收入项下；

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) 关连人士向基金提供的服务包括有关电脑、办公地方、中央行政，以及审计的服务。基金在这些服务方面的总开支为2,780万港元（二零二四年：3,460万港元）。这金额已计算在附注5的运作成本项下；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) 向关连人士购入的物业、设备及器材包括装置工程。这些资产的总成本为32万1千港元（二零二四年：2万2千港元）。

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).

基金向关连人士提供服务的收费和接受这些人士服务的收费都是按照划一标准计算，即同时提供给公众的服务，收费和公众一样；至于只提供给关连人士的服务，则按收回全部成本方式计算。

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. 金融风险 管理

FINANCIAL RISK MANAGEMENT

(a) 投资政策

Investment policy

基金以审慎保守的方式来投资包括外汇基金存款及银行存款的金融资产。投资的决定是按照由财经事务及库务局局长、香港金融管理局所发出的指引，并符合其他有关规例。

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. 金融风险管理 (续)

FINANCIAL RISK MANAGEMENT (continued)

(b) 信用风险

Credit risk

信用风险指金融工具的一方将不能履行责任而且会引致另一方蒙受财务损失的风险。

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.

基金的信用风险，主要取决于外汇基金存款、应收帐款及其他应收款项、应收关连人士帐款、银行存款及银行结余。基金订有风险政策，并持续监察须承担的信用风险。

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.

为尽量减低信用风险，所有定期存款均存放于香港的持牌银行。基金的信用风险被视为有限。亏损准备按相等于12个月预期信用亏损的数额计量，基金评定所涉及的亏损并不重大。

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.

银行存款及银行结余的信用质素，以穆迪或其等同指定的评级，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
信用评级：	Credit rating:		
Aa1 至 Aa3	Aa1 to Aa3	11,703	23,222
A1 至 A3	A1 to A3	195,102	255,101
总额	Total	206,805	278,323

虽然其他金融资产须符合减值规定，但基金估计其预期信用亏损轻微，因此无须作出亏损准备。

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.

在报告日基金的金融资产所须承担的最高信用风险数额相当于其帐面值。

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

20. 金融风险管理 (续)

FINANCIAL RISK MANAGEMENT (continued)

(c) 流动资金风险

Liquidity risk

流动资金风险指某一实体将难以履行与金融负债相关的责任的风险。

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

根据《营运基金条例》，基金须负责其现金管理，包括盈余现金的长短期投资，惟须获财政司司长批准。基金的政策是定期监察即时及预期的流动资金需要，确保能维持足够的现金储备，以符合长短期的流动资金需要。由于基金的流动资金状况稳健，故其面对的流动资金风险甚低。

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) 利率风险

Interest rate risk

利率风险指金融工具的公平值或未来现金流量会因市场利率变动而波动的风险。利率风险可进一步分为公平值利率风险及现金流量利率风险。

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.

公平值利率风险指金融工具的公平值会因市场利率变动而波动的风险。由于基金的银行存款按固定利率计息，当市场利率上升，这些存款的公平值便会下跌。然而，由于这些存款均按摊销成本值列帐，市场利率的变动不会影响其帐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.

现金流量利率风险指金融工具的未来现金流量会因市场利率变动而波动的风险。基金无须面对重大的现金流量利率风险，因为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. 金融风险管理 (续)

FINANCIAL RISK MANAGEMENT (continued)

(e) 货币风险

Currency risk

货币风险指金融工具的公平值或未来现金流量会因汇率变动而波动的风险。

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.

基金的一般业务交易是以港元为单位，因而不会引致货币风险。

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

至于以美元为单位的投资，基于港元与美元挂钩，基金的货币风险甚低。

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.

于二零二五年三月三十一日，以美元为本位的金融资产总计有5千港元(二零二四年：5千港元)。剩余的金融资产及所有金融负债均以港元为本位。

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) 其他金融风险

Other financial risk

基金因于每年一月厘定的外汇基金存款息率(附注11)的变动而须面对金融风险。于二零二五年三月三十一日，假设息率增加/减少50个基点而其他因素不变，估计年度盈利将增加/减少560万港元(二零二四年：540万港元)。

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

所有金融工具均以与其公平值相等或相差不大的金额在财务状况表内列帐。

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

21. 资本承担

CAPITAL COMMITMENTS

于二零二五年三月三十一日，基金尚未在财务报表内拨备的资本承担如下：

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

		2025	2024
已批准及签约	Authorised and contracted for	14,339	14,488
已批准惟未签约	Authorised but not yet contracted for	226,562	195,252
总额	Total	240,901	209,740

22. 已颁布但于截至二零二五年三月三十一日止年度尚未生效的修订、新准则及诠释的可能影响

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

直至本财务报表发出之日，香港会计师公会已颁布多项修订、新准则及诠释。该等修订、新准则及诠释在截至二零二五年三月三十一日止年度尚未生效，亦没有在本财务报表中提前采纳。新准则包括：

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:

在以下日期或之后
开始的会计期生效
Effective for
accounting periods
beginning on or after

香港财务报告准则第18号「财务报表列报和披露」

二零二七年一月一日

HKFRS 18 “Presentation and Disclosure in Financial Statements”

1 January 2027

基金正评估首次采纳香港财务报告准则第18号对其财务报表的可能影响。

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

香港财务报告准则第18号「财务报表列报和披露」

HKFRS 18 “Presentation and Disclosure in Financial Statements”

香港财务报告准则第18号取代香港会计准则第1号「财务报表列报」，就全面收益表的指定类别及小计项目的列报、资讯汇总与分解，以及有关由管理层定义的业绩指标的披露引入新规定。基金尚需评估该准则对其财务报表的全面影响。该新准则将于二零二七年一月一日或之后开始的年度生效，并会按追溯基础应用，除非切实不可行，否则须重新列示比较数字。基金在现阶段不拟在其生效日期前采纳有关准则。

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 年度服务承诺

PERFORMANCE PLEDGES 2024/25

服务类别 Service Type	服务标准 Service Standard		服务指标 (达到服务标准的百分比) Performance Target (% meeting service standard)	实际表现 (达到服务标准的百分比) Actual Performance (% meeting service standard)
	工作天 Working Day(s)	分钟 Minutes		
1. 办理土地文件注册 Registration of land documents	14 (a+b)		90	100
(a) 由收到文书至根据已注册的文书更新土地登记册 ^(注1) ；以及 From receipt of an instrument to updating the land register with the registered instrument ^(See Note 1) ; and	(a) 11			
(b) 完成影像处理程序并把已注册的文书送回交契人士 ^(注1) Completion of imaging and return of the registered instrument to the lodging party ^(See Note 1)	(b) 3			
2. 在柜位查阅土地登记册 Counter search of land registers		15	97	100
3. 提供土地纪录影像处理副本 Supply of imaged copies of land records				
(a) 在柜位索取 Over the counter				
• 不连过大图则 Without oversized plans		15	97	99.7
• 附连过大图则 With oversized plans	5		97	100
(b) 透过网上服务订购 Order via online services				
(i) 亲身领取 Collection in person				
• 不连颜色图则 Without coloured plans	1		97	100
• 附连颜色图则 With coloured plans	3		97	100
• 附连过大图则 With oversized plans	5		97	100
(ii) 邮寄或由传递公司送递 Delivery by post or courier				
• 不连颜色图则 Without coloured plans				
– 下午6时前订购 Orders placed before 6 pm	1		97	100
– 下午6时后或在星期六、星期日及公众假期订购 Orders placed after 6 pm or on Saturdays, Sundays & public holidays	2		97	100
• 附连颜色图则 With coloured plans	3		97	100
• 附连过大图则 With oversized plans	5		97	100

服务类别 Service Type	服务标准 Service Standard		服务指标 (达到服务标准的百分比) Performance Target	实际表现 (达到服务标准的百分比) Actual Performance
	工作天 Working Day(s)	分钟 Minutes	(% meeting service standard)	(% meeting service standard)
4. 提供土地纪录认证本 Supply of certified copies of land records				
(a) 在柜位办理 Over the counter				
• 土地登记册 Land registers		35	97	100
• 不连过大图则的影像处理副本 Imaged copies without oversized plans		35	97	100
• 附连过大图则的影像处理副本 Imaged copies with oversized plans	5		97	100
(b) 透过网上服务订购 Order via online services				
(i) 亲身领取 Collection in person				
• 土地登记册 Land registers	1		97	100
• 影像处理副本 Imaged copies				
– 不连过大图则 Without oversized plans	3		97	99.9
– 附连过大图则 With oversized plans	5		97	99.8
(ii) 邮寄或由传递公司送递 Delivery by post or courier				
• 土地登记册 Land registers				
– 下午6时前订购 Orders placed before 6 pm	1		97	100
– 下午6时后或在星期六、星期日及公众假期订购 Orders placed after 6 pm or on Saturdays, Sundays & public holidays	2		97	100
• 不连过大图则的影像处理副本 Imaged copies without oversized plans	3		97	100
• 附连过大图则的影像处理副本 Imaged copies with oversized plans	5		97	100
5. 销售注册摘要日志 Sale of Memorial Day Book (MDB)				
(a) 批阅注册摘要日志的申请 Approval of MDB applications	2		98	100
(b) 送递注册摘要日志资料档案 Delivery of MDB data files	1		98	100

服务类别 Service Type	服务标准 Service Standard		服务指标 (达到服务标准的百分比) Performance Target (% meeting service standard)	实际表现 (达到服务标准的百分比) Actual Performance (% meeting service standard)
	工作天 Working Day(s)	分钟 Minutes		
6. 销售按揭注册摘要月志 Sale of Monthly Memorial Information on Mortgage Transactions (MMIM)				
(a) 批阅按揭注册摘要月志的申请 Approval of MMIM applications	2		98	100
(b) 送递按揭注册摘要月志资料档案 Delivery of MMIM data files	4		98	100
7. 电话查询服务 Telephone enquiry services				
(a) 办公时间收到留言 Voice mail left during office hours		收到留言后40分钟内回复 Return calls within 40 minutes after receiving the voice mail	94	99.8
(b) 非办公时间收到留言 Voice mail left after office hours		下一个工作天早上10时前回复 Return calls before 10 am on the next working day	94	100
8. 修订土地登记册资料 Amendment of registered data				
(a) 一般个案(即根据注册摘要资料更正土地登记册) Simple cases (i.e. Rectification of land registers based on Memorial information)	3		94	100
(b) 复杂个案 Complicated cases	10		93	99.8
9. 为再交付注册的中止注册文书办理注册 Registration of withheld instruments redelivered for registration				
(a) 由收到再交付注册的中止注册文书至根据已注册的文书更新相关土地登记册；以及 From receipt of a withheld instrument redelivered for registration to updating the land register with the registered instrument; and	(a) 12			
(b) 完成影像处理程序并把已注册的文书送回交契人士 Completion of imaging and return of the registered instrument to the lodging party	(b) 3			
	15 (a+b)		90	99.8

服务类别 Service Type	服务标准 Service Standard		服务指标 (达到服务标准的百分比) Performance Target	实际表现 (达到服务标准的百分比) Actual Performance
	工作天 Working Day(s)	分钟 Minutes	(% meeting service standard)	(% meeting service standard)
10. 业主立案法团服务 Owners' corporation (OC) services				
(a) 办理业主立案法团注册 ^(注2) Registration of OCs ^(See Note 2)	25		95	100
(b) 提供业主立案法团纪录副本 Supply of copies of OC records		30	90	99.6
11. 处理建议/投诉 Handling of suggestions/complaints				
	本处会在收到建议或投诉后的十天内答复。如果不可能在这限期内详尽作复，也会给予初步回复。			
	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.		—	—

注1： 不包括复杂个案及被中止注册的文书

Note 1: Excluding complicated cases and instruments withheld from registration

注2： 不包括复杂个案或需要提供附加证明文件的申请

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

(b) 2025/26 年度服务承诺 (生效日期为 2025 年 4 月 1 日起)
PERFORMANCE PLEDGES 2025/26 (WITH EFFECT FROM 1 APRIL 2025)

服务类别 Service Type	服务标准 Service Standard		服务指标 (达到服务标准的百分比) Performance Target (% meeting service standard)
	工作天 Working Day(s)	分钟 Minutes	
1. 办理土地文件注册 Registration of land documents	14 (a+b)		90
(a) 由收到文书至根据已注册的文书更新土地登记册 ^(注1) ；以及 From receipt of an instrument to updating the land register with the registered instrument (See Note 1); and	(a) 11		
(b) 完成影像处理程序并把已注册的文书送回交契人士 ^(注1) Completion of imaging and return of the registered instrument to the lodging party (See Note 1)	(b) 3		
2. 在柜位查阅土地登记册 Counter search of land registers		15	97
3. 提供土地纪录影像处理副本 Supply of imaged copies of land records			
(a) 在柜位索取 <i>Over the counter</i>			
• 不连过大图则 Without oversized plans		15	97
• 附连过大图则 With oversized plans	5		97
(b) 透过网上服务订购 <i>Order via online services</i>			
(i) 亲身领取 <i>Collection in person</i>			
• 不连颜色图则 Without coloured plans	1		97
• 附连颜色图则 With coloured plans	3		97
• 附连过大图则 With oversized plans	5		97
(ii) 邮寄或由传递公司送递 <i>Delivery by post or courier</i>			
• 不连颜色图则 Without coloured plans			
– 下午6时前订购 Orders placed before 6 pm	1		97
– 下午6时后或在星期六、星期日及公众假期订购 Orders placed after 6 pm or on Saturdays, Sundays & public holidays	2		97
• 附连颜色图则 With coloured plans	3		97
• 附连过大图则 With oversized plans	5		97

服务类别 Service Type	服务标准 Service Standard		服务指标 (达到服务标准的百分比) Performance Target (% meeting service standard)
	工作天 Working Day(s)	分钟 Minutes	
4. 提供土地纪录认证本 Supply of certified copies of land records			
(a) 在柜位办理 Over the counter			
• 土地登记册 Land registers		35	97
• 不连过大图则的影像处理副本 Imaged copies without oversized plans		35	97
• 附连过大图则的影像处理副本 Imaged copies with oversized plans	5		97
(b) 透过网上服务订购 Order via online services			
(i) 亲身领取 Collection in person			
• 土地登记册 Land registers	1		97
• 影像处理副本 Imaged copies			
– 不连过大图则 Without oversized plans	3		97
– 附连过大图则 With oversized plans	5		97
(ii) 邮寄或由传递公司送递 Delivery by post or courier			
• 土地登记册 Land registers			
– 下午6时前订购 Orders placed before 6 pm	1		97
– 下午6时后或在星期六、星期日及公众假期订购 Orders placed after 6 pm or on Saturdays, Sundays & public holidays	2		97
• 不连过大图则的影像处理副本 Imaged copies without oversized plans	3		97
• 附连过大图则的影像处理副本 Imaged copies with oversized plans	5		97
5. 销售注册摘要日志 Sale of Memorial Day Book (MDB)			
(a) 批阅注册摘要日志的申请 Approval of MDB applications	2		98
(b) 送递注册摘要日志资料档案 Delivery of MDB data files	1		98
6. 销售按揭注册摘要月志 Sale of Monthly Memorial Information on Mortgage Transactions (MMIM)			
(a) 批阅按揭注册摘要月志的申请 Approval of MMIM applications	2		98
(b) 送递按揭注册摘要月志资料档案 Delivery of MMIM data files	4		98

服务类别 Service Type	服务标准 Service Standard		服务指标 (达到服务标准的百分比) Performance Target (% meeting service standard)
	工作天 Working Day(s)	分钟 Minutes	
7. 电话查询服务 Telephone enquiry services			
(a) 办公时间收到留言 Voice mail left during office hours	收到留言后40分钟内回复 Return calls within 40 minutes after receiving the voice mail		94
(b) 非办公时间收到留言 Voice mail left after office hours	下一个工作天早上10时前回复 Return calls before 10 am on the next working day		94
8. 修订土地登记册资料 Amendment of registered data			
(a) 一般个案(即根据注册摘要资料更正土地登记册) Simple Cases (i.e. Rectification of land registers based on Memorial information)	3		94
(b) 复杂个案 Complicated Cases	10		95 ^(注4) (See Note 4)
9. 为再交付注册的中止注册文书办理注册 Registration of withheld instruments redelivered for registration			
(a) 由收到再交付注册的中止注册文书至根据已注册的文书更新相关土地登记册；以及 From receipt of a withheld instrument redelivered for registration to updating the land register with the registered instrument; and	15 (a+b)		90
(b) 完成影像处理程序并把已注册的文书送回交契人士 Completion of imaging and return of the registered instrument to the lodging party	(a) 12 (b) 3		
10. 业主立案法团服务 Owners' corporation (OC) services			
(a) 办理业主立案法团注册 ^(注2) Registration of OCs ^(See Note 2)	20 ^(注3) (See Note 3)		97 ^(注4) (See Note 4)
(b) 提供业主立案法团纪录副本 Supply of copies of OC records		30	90
11. 处理建议／投诉 Handling of suggestions/complaints			
	本处会在收到建议或投诉后的十天内答复。如果不可能在这限期内详尽作复，也会给予初步回复。 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.		—

注1： 不包括复杂个案及被中止注册的文书

Note 1: Excluding complicated cases and instruments withheld from registration

注2： 不包括复杂个案或需要提供附加证明文件的申请

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

注3： 经提升的服务标准

Note 3: Enhanced service standard

注4： 经提升的服务指标

Note 4: Enhanced performance target

附件 II

ANNEX II

(a) 2024/25 年度土地注册处联合常务委员会委员 MEMBERSHIP OF THE LAND REGISTRY JOINT STANDING COMMITTEE 2024/25

主席 Chairperson

土地注册处
The Land Registry

谭惠仪女士

Ms Joyce TAM Wai-yee

委员 Members

土地注册处
The Land Registry

彭嘉辉先生
(截至2025年1月)

Mr PANG Ka-fai
(Until January 2025)

梁慧娴女士
(生效日期为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)

李德伟先生
(生效日期为2024年4月)

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

陈肖玲女士

Ms Javy CHAN Chiu-ling

香港律师会
The Law Society of Hong Kong

张纺女士
林月明女士
萧咏仪女士
杨宝林先生

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

秘书 Secretary

土地注册处
The Land Registry

梁慧娴女士
(截至2025年1月)

Ms Alice LEUNG Wai-han
(Until January 2025)

刘少雯女士
(生效日期为2025年1月)

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

(b) 2024/25 年度土地注册处客户联络小组 (私营机构) 委员 MEMBERSHIP OF THE LAND REGISTRY CUSTOMER LIAISON GROUP (PRIVATE SECTOR) 2024/25

主席 Chairperson

土地注册处
The Land Registry

彭嘉辉先生
(截至2025年1月)
梁慧娴女士
(生效日期为2025年1月)

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

委员 Members

香港会计师公会
Hong Kong Institute of
Certified Public Accountants

陈维汉先生
(截至2025年1月)
邓苑仪女士
(生效日期为2025年2月)
刘可杰先生
黄俊硕先生
(截至2025年1月)
邬晋升先生
(生效日期为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)

香港地产代理商总会
Hong Kong Real Estate Agencies
General Association

施明如女士
(截至2024年7月)
潘达恒先生
(生效日期为2024年7月)

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

香港地产代理专业协会有限公司
Society of Hong Kong Real Estate
Agents Limited

郭昶先生
(截至2025年1月)
黄英伟先生
(生效日期为2025年2月)

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

香港银行公会
The Hong Kong Association of
Banks

陈颂贤女士
(截至2025年1月)
林俊荣先生
(生效日期为2025年2月)
钟奥华先生

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

香港测量师学会
The Hong Kong Institute of
Surveyors

侯咏璇女士
(截至2025年1月)
梁佩儿女士
(生效日期为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

土地注册处
The Land Registry

陈肖玲女士	Ms Javy CHAN Chiu-ling
霍伟勤女士	Ms Emily FOK Wai-kan
林谢淑仪女士	Mrs Cindy LAM TSE Shuk-yee
(截至2024年11月)	(Until November 2024)
邓慧颖女士	Miss Cynthia TANG Wai-wing
(生效日期为2024年11月)	(With effect from November 2024)
刘少雯女士	Ms Eva LAU Siu-man
梁慧娴女士	Ms Alice LEUNG Wai-han
(截至2025年1月)	(Until January 2025)
马秀文女士	Ms Delphine MA Sau-man
麦振威先生	Mr Andrew MAK Chun-wai
潘辉耀先生	Mr Kenneth POON Fai-yiu
蔡绣文女士	Ms Ella TSOI Sau-man
温锡麟先生	Mr Francis WAN
(截至2024年12月)	(Until December 2024)
黄嘉敏女士	Ms Carmen WONG Ka-man
(生效日期为2025年1月)	(With effect from January 2025)
原伟铨先生	Mr Isaac YUEN Wai-chuen
(截至2024年7月)	(Until July 2024)
王慧芳女士	Ms Evian WONG Wai-fong
(生效日期为2024年7月)	(With effect from July 2024)
陈文仲先生	Mr Benson CHAN Man-chung
(生效日期为2025年1月)	(With effect from January 2025)

香港律师会
The Law Society of Hong Kong

区健雯女士	Ms AU Kin-man
(截至2025年1月)	(Until January 2025)
钟志光先生	Mr CHUNG Che-kwong
(生效日期为2025年2月)	(With effect from February 2025)
齐雅安先生	Mr Alson CHAI
钟国强先生	Mr Tommy CHUNG Kwok-keung
梁智维先生	Mr LEONG Chi-wai
梁志贤先生	Mr Charlie LEUNG Chi-yin
梁子恒先生	Mr Courtney LEUNG Tsz-hang

秘书 Secretary

土地注册处
The Land Registry

周婉珊女士	Miss Cherie CHOW Yuen-shan
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(c) 2024/25 年度土地注册处客户联络小组(公营机构)委员 MEMBERSHIP OF THE LAND REGISTRY CUSTOMER LIAISON GROUP (PUBLIC SECTOR) 2024/25

主席 Chairperson

土地注册处
The Land Registry

彭嘉辉先生
(截至2025年1月)
梁慧娴女士
(生效日期为2025年1月)

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

委员 Members

渔农自然护理署
Agriculture, Fisheries and
Conservation Department

陈宝琳女士

Ms CHAN Po-lam

屋宇署
Buildings Department

蔡立成先生

Mr Eddie CHOY Lap-shing

香港海关
Customs and Excise Department

张大安先生

Mr CHEUNG Tai-on

律政司
Department of Justice

何建英女士
余雅维女士

Miss Ceci HO Kin-ying
Miss YEE Nga-wai

环境保护署
Environmental Protection
Department

陈大辉先生

Mr CHAN Tai-fai

消防处
Fire Services Department

吴少强先生

Mr NG Siu-keung

食物环境卫生署
Food and Environmental
Hygiene Department

叶慧婷女士
刘丽芬女士

Miss IP Wai-ting
Miss LAU Lai-fun

政府产业署
Government Property Agency

陈梓彦先生

Mr King CHAN Tsz-yin

民政事务总署
Home Affairs Department

李清女士

Ms Jessica LEE Ching

香港房屋协会
Hong Kong Housing Society

陈丽娟女士

Ms Fanny CHAN Lai-kuen

香港警务处
Hong Kong Police Force

刘卓烽先生
卢洁莹女士

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

房屋署
Housing Department

蔡衍烽先生
陈玥翎女士

Mr Aaron CHOI
Ms Vanessa TAN Yuet-ling

廉政公署 Independent Commission Against Corruption	林倩儿女士 施晓虹女士	Ms June LAM Sin-yee Ms Sandy Sze Hiu-hung
税务局 Inland Revenue Department	张玉珊女士	Ms CHEUNG Yuk-shan
地政总署 Lands Department	张美祜女士 李敏仪女士	Miss Lana CHANG Miss Rosa LI Man-yi
法律援助署 Legal Aid Department	赵崇恩先生	Mr Felix CHIU
破产管理署 Official Receiver's Office	黄丽庄女士 胡妙施女士	Miss Shara WONG Ms Doris WOO
规划署 Planning Department	李凤燕女士 廖家传先生	Ms Estella LEE Mr Harris LIU Ka-chuen
差饷物业估价署 Rating and Valuation Department	陈立贤先生	Mr Joe CHAN Lap-yin
社会福利署 Social Welfare Department	林婉妮女士	Ms Angel LAM
土地注册处 The Land Registry	陈肖玲女士 霍伟勤女士 林谢淑仪女士 (截至2024年11月) 邓慧颖女士 (生效日期为2024年11月) 刘少雯女士 梁慧娴女士 (截至2025年1月) 马秀文女士 麦振威先生 潘辉耀先生 蔡绣文女士 温锡麟先生 (截至2024年12月) 黄嘉敏女士 (生效日期为2025年1月) 原伟铨先生 (截至2024年7月) 王慧芳女士 (生效日期为2024年7月) 陈文仲先生 (生效日期为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)
秘书 Secretary		
土地注册处 The Land Registry	周婉珊女士	Miss Cherie CHOW Yuen-shan

(d) 2024/25 年度《土地业权条例》督导委员会委员 MEMBERSHIP OF THE LAND TITLES ORDINANCE STEERING COMMITTEE 2024/25

主席 Chairperson

土地注册处
The Land Registry

谭惠仪女士

Ms Joyce TAM Wai-yee

委员 Members

消费者委员会
Consumer Council

简健恒先生

Mr Michael KAN Kin-hang

律政司
Department of Justice

李照庭先生

Mr Samuel LEE Chiu-ting

发展局
Development Bureau

蔡梅芬女士
(截至2025年3月)
陈吴婷婷女士
(生效日期为2025年3月)

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

地产代理监管局
Estate Agents Authority

梁德丽女士

Ms Juliet LEUNG Tak-lai

新界乡议局
Heung Yee Kuk New Territories

林国昌先生

Mr Alfred LAM Kwok-cheong

香港按揭证券有限公司
Hong Kong Mortgage
Corporation Limited

黄敏诗女士

Ms Joanna WONG Man-sze

地政总署
Lands Department

唐咏思女士
(截至2024年12月)
骆佩雯女士
(生效日期为2024年12月)

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

香港银行公会
The Hong Kong Association of
Banks

黄咏珩女士

Ms Vivian WONG Wing-hang

土地注册处
The Land Registry

彭嘉辉先生
(截至2025年1月)
梁慧娴女士
(生效日期为2025年1月)
蔡恒璇女士
(截至2024年4月)
李德伟先生
(生效日期为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)

香港律师会
The Law Society of Hong Kong

蒋瑞福女士

Ms Lilian CHIANG Sui-fook

香港地产建设商会
The Real Estate Developers
Association of Hong Kong

龙汉标先生

Mr Louis LOONG Hon-biu

秘书 Secretary

土地注册处
The Land Registry

黄柏森先生
(截至2025年2月)
张镇东先生
(生效日期为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《土地业权条例》检讨委员会委员 MEMBERSHIP OF THE LAND TITLES ORDINANCE REVIEW COMMITTEE 2024/25

主席 Chairperson

土地注册处
The Land Registry

蔡恒璇女士
(截至2024年4月)
李德伟先生
(生效日期为2024年4月)

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

委员 Members

律政司
Department of Justice

许行嘉女士
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

发展局
Development Bureau

陈慧迪女士
(截至2024年6月)
温韞女士
(生效日期为2024年11月)
张凯珊女士

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

香港大律师公会
Hong Kong Bar Association

麦业成先生
唐思佩女士

Mr Andrew MAK
Ms Sara TONG

地政总署
(法律咨询及田土转易处)
Lands Department
(Legal Advisory and
Conveyancing Office)

刘芩芩女士
唐咏思女士
(截至2024年12月)
骆佩雯女士
(生效日期为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)

土地注册处
The Land Registry

彭嘉辉先生
(截至2025年1月)
梁慧娴女士
(生效日期为2025年1月)
黄颂诗女士

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

香港律师会
The Law Society of Hong Kong

夏向能先生
张纺女士
林月明女士
黄文华先生

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

秘书 Secretary

土地注册处
The Land Registry

李宝君女士

Ms Shirley LEE Po-kwan

(f) 2024/25 年度业权注册教育委员会委员
MEMBERSHIP OF THE TITLE REGISTRATION EDUCATION
COMMITTEE 2024/25

主席 Chairperson

土地注册处
The Land Registry

谭惠仪女士

Ms Joyce TAM Wai-yee

委员 Members

消费者委员会
Consumer Council

黄佩珊女士

Ms Amy WONG Pui-shan

地产代理监管局
Estate Agents Authority

王颂恩先生

Mr Ivan WONG

新界乡议局
Heung Yee Kuk New Territories

林国昌先生

Mr Alfred LAM Kwok-cheong

香港家庭法律协会
Hong Kong Family Law Association

何敬翔先生

Mr Derek K. HO

香港按揭证券有限公司
Hong Kong Mortgage
Corporation Limited

周弘慧女士

Ms Celia CHAU Wang-wai

政府新闻处
Information Services Department

余月琼女士

Ms Josephine YU Yuet-king

香港银行公会
The Hong Kong Association of
Banks

冯定中先生

Mr Donald FUNG Ting-chung

土地注册处
The Land Registry

彭嘉辉先生
(截至2025年1月)
梁慧娴女士
(生效日期为2025年1月)
李德伟先生
潘辉耀先生

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

香港律师会
The Law Society of Hong Kong

蒋瑞福女士
麦沛瑜女士
黄文华先生

Ms Lilian CHIANG Sui-fook
Ms Lilian MAK Pui-yu
Mr Raymond WONG Man-wa

香港地产建设商会
The Real Estate Developers
Association of Hong Kong

余长江先生

Mr YU Cheung-kong

秘书 Secretary

土地注册处
The Land Registry

黄柏森先生
(截至2025年2月)
黄婉君女士
(生效日期为2025年2月)

Mr Patrick WONG Pak-sum
(Until February 2025)
Miss Wendy WONG Yuen-kwan
(With effect from February 2025)



香港土地注册处营运基金 The Land Registry Trading Fund Hong Kong

香港金钟道六十六号
金钟道政府合署二十八楼
Queensway Government Offices,
28/F., 66 Queensway, Hong Kong.
电话 Tel : (852) 3105 0000
传真 Fax : (852) 2523 0065
电邮 E-mail : csa@landreg.gov.hk
网址 Website : www.landreg.gov.hk



网址 Website



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