

# 業務回顧

## Business REVIEW



## 辦理土地文件註冊

影響土地的文件均送交本處位於金鐘道政府合署的客戶服務中心辦理註冊。

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

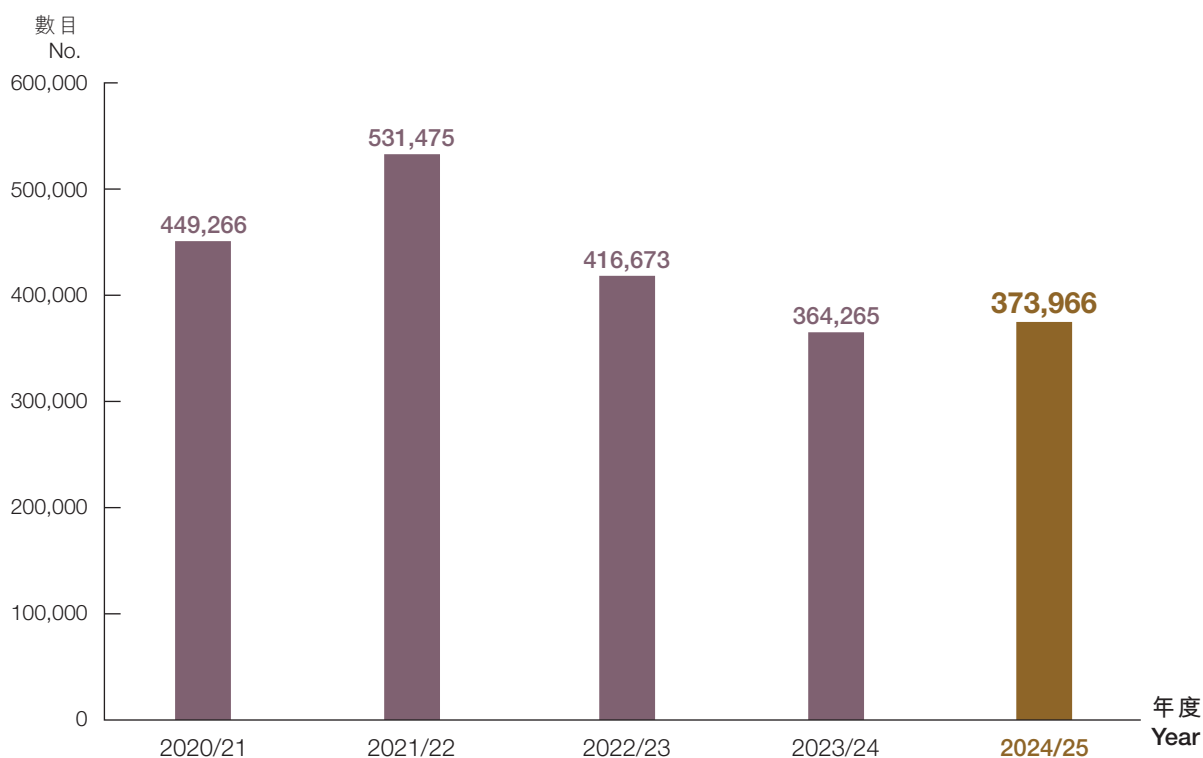
## REGISTRATION OF LAND DOCUMENTS

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

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

### 送交註冊的土地文件數目

#### NO. OF LAND DOCUMENTS DELIVERED FOR REGISTRATION

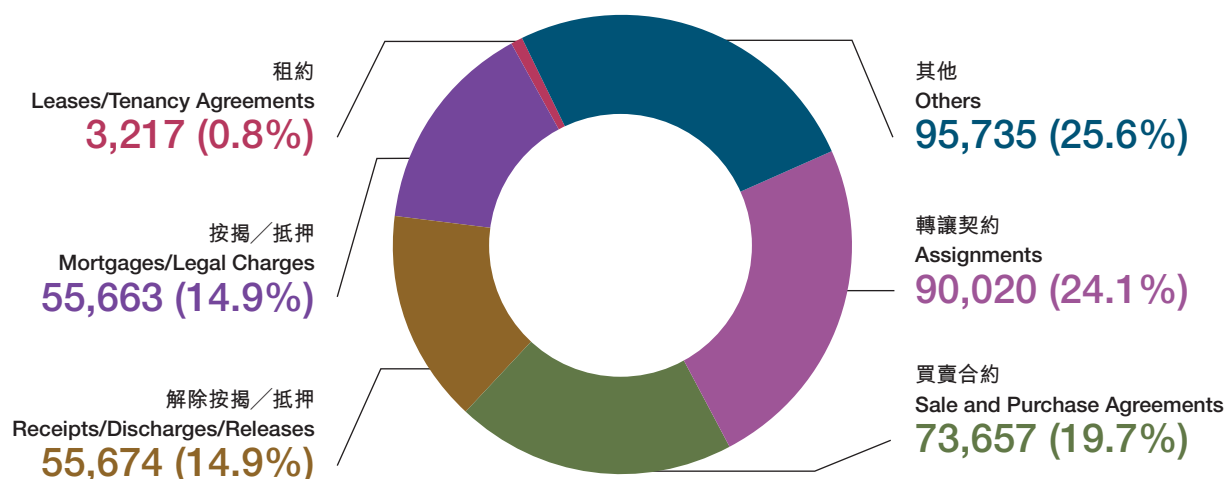


年內收到的主要文件類別包括樓宇買賣合約、轉讓契約、按揭／抵押及解除按揭／抵押，佔全年收到文件總數的73.6%。

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

## 2024/25年度送交註冊的土地文件類別

### DISTRIBUTION OF LAND DOCUMENTS LODGED FOR REGISTRATION IN 2024/25

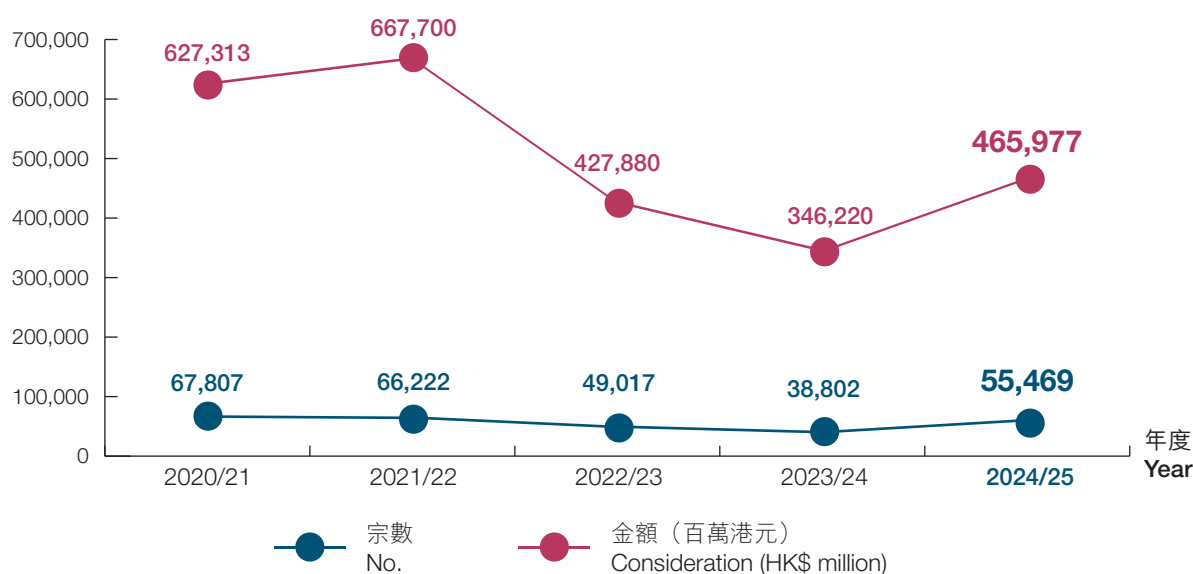


在2024/25年度送交註冊的所有樓宇買賣合約中，住宅樓宇買賣合約的宗數和總值分別是55,469份（較去年增加43%）及4,659.77億元（較去年增加34.6%）。一般而言，這類合約的數量是反映物業市場交投情況的重要指標。

Among the SPAs of all building units delivered for registration in 2024/25, the number of SPAs of residential units and their total consideration were 55,469 (+43% from previous year) and \$465,977 million (+34.6% from previous year) respectively. The number of these agreements is generally regarded as a key indicator of the level of activity in the property market.

## 送交註冊的住宅樓宇買賣合約宗數和金額

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



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

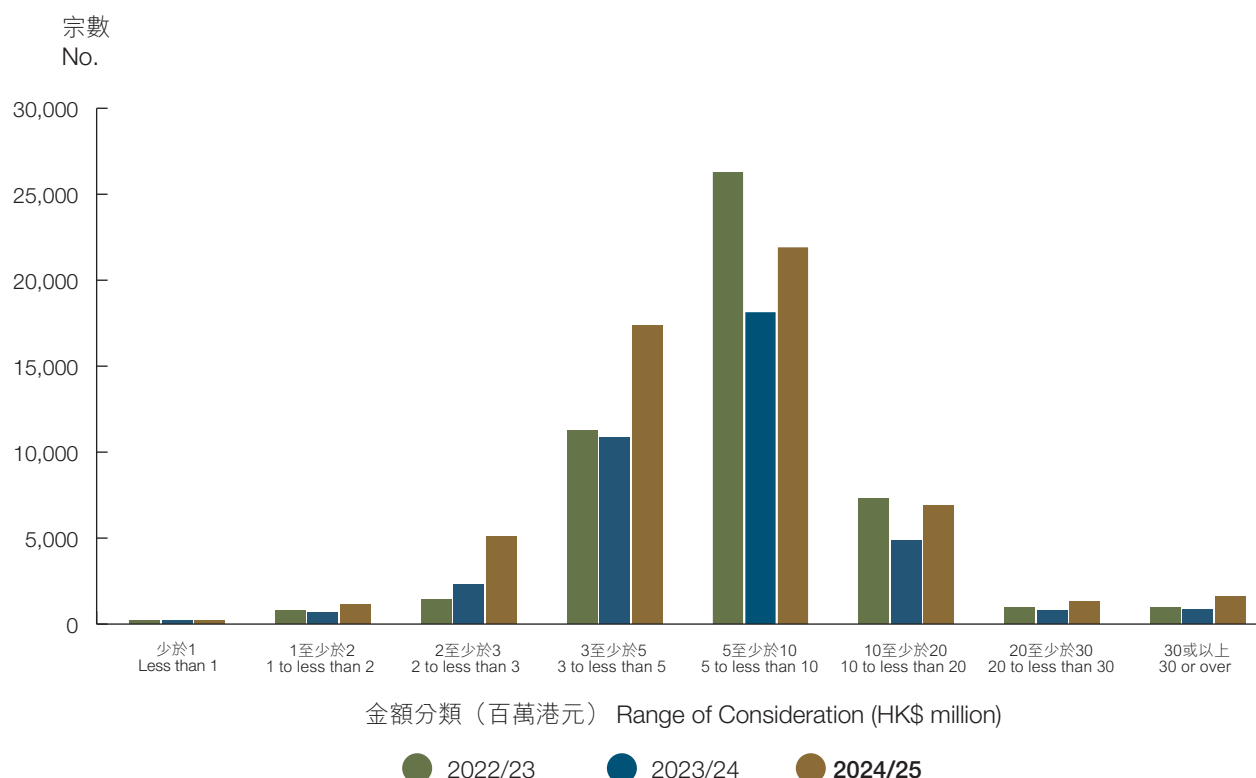
Note: The statistics do not include sales of units under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme, etc. unless the premium of the unit concerned has been paid after the sale restriction period.

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

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

### 按金額分類的住宅樓宇買賣合約宗數

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



#### 金額分類 Range of Consideration

| (百萬港元)<br>(HK\$ million) |                    | 2022/23 |       | 2023/24 |       | 2024/25 |       |
|--------------------------|--------------------|---------|-------|---------|-------|---------|-------|
|                          |                    | 宗數 No.  | %     | 宗數 No.  | %     | 宗數 No.  | %     |
| 少於1                      | Less than 1        | 221     | 0.5   | 201     | 0.5   | 254     | 0.5   |
| 1至少於2                    | 1 to less than 2   | 786     | 1.6   | 699     | 1.8   | 1,162   | 2.1   |
| 2至少於3                    | 2 to less than 3   | 1,395   | 2.8   | 2,343   | 6.1   | 5,072   | 9.1   |
| 3至少於5                    | 3 to less than 5   | 11,185  | 22.8  | 10,835  | 27.9  | 17,227  | 31.1  |
| 5至少於10                   | 5 to less than 10  | 26,254  | 53.6  | 18,122  | 46.7  | 21,909  | 39.5  |
| 10至少於20                  | 10 to less than 20 | 7,261   | 14.8  | 4,856   | 12.5  | 6,901   | 12.4  |
| 20至少於30                  | 20 to less than 30 | 947     | 1.9   | 853     | 2.2   | 1,338   | 2.4   |
| 30或以上                    | 30 or over         | 968     | 2.0   | 893     | 2.3   | 1,606   | 2.9   |
| 總數                       | Total              | 49,017  | 100.0 | 38,802  | 100.0 | 55,469  | 100.0 |

註：由於「四捨五入」關係，個別項目的百分率數字總和可能不等於100%。

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

## 查閱土地紀錄服務

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

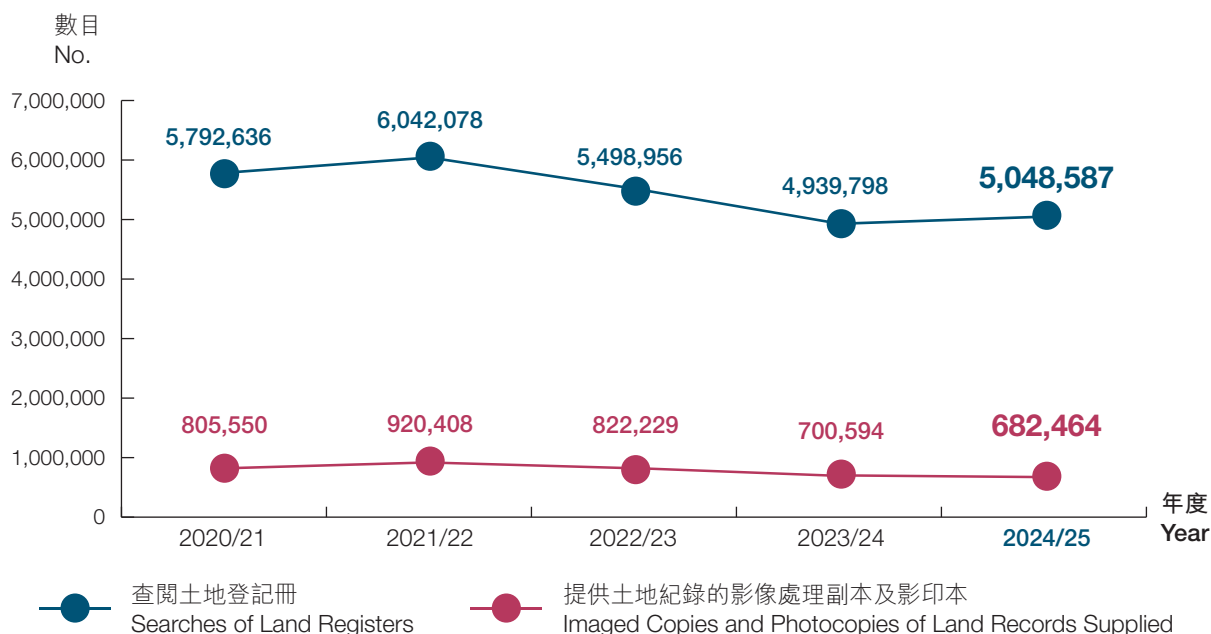
在2024/25年度，查閱土地登記冊的宗數，以及提供土地紀錄的影像處理副本和影印本的總數分別為5,048,587宗（較去年增加2.2%）及682,464份（較去年減少2.6%）。

## SEARCH SERVICES

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

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

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

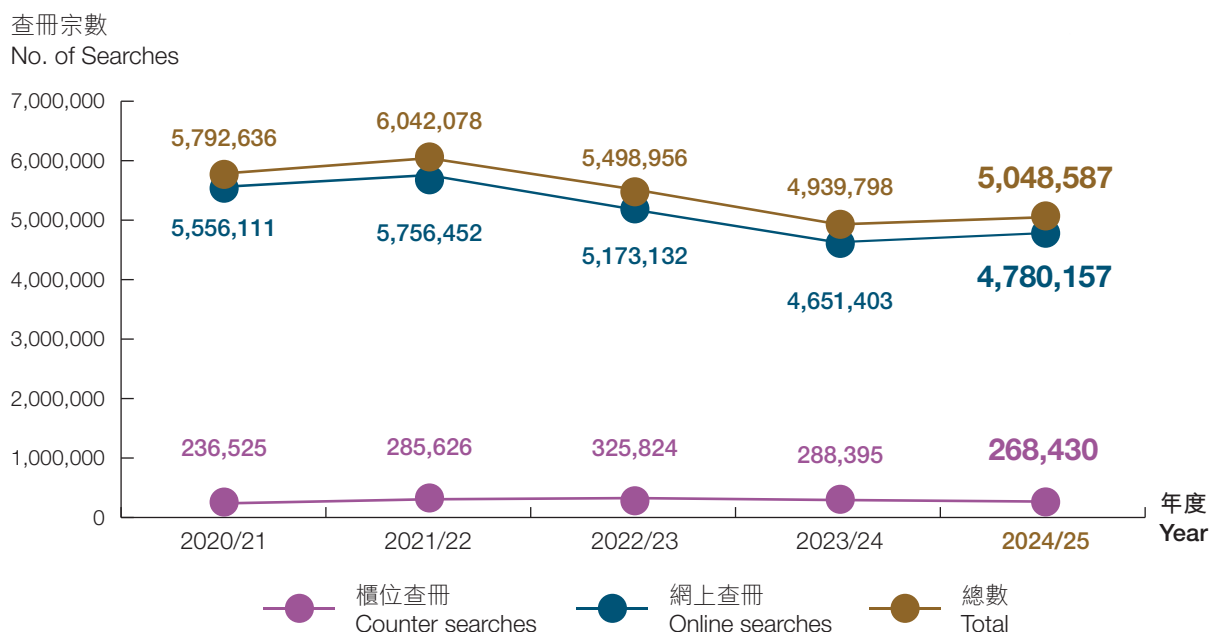


本處透過「綜合註冊資訊系統」網上服務([www.iris.gov.hk](http://www.iris.gov.hk))的簡便平台，提供查閱土地紀錄的服務。年內，95%的查閱土地登記冊是透過網上提供。公眾人士可以非經常用戶或登記用戶身分進行查冊。在2024/25年度，登記用戶的數目共有1,538個。本處位於金鐘道政府合署的客戶服務中心，以及位於大埔、元朗和荃灣的新界查冊中心亦設有櫃位查冊服務。

Our Integrated Registration Information System (IRIS) Online Services at [www.iris.gov.hk](http://www.iris.gov.hk) is a user-friendly and convenient platform for online search of land records. 95% of searches of land registers in the year of 2024/25 were conducted online. The public can conduct searches on either an ad hoc or a subscription basis. The number of subscribers reached 1,538 during 2024/25. Counter search service is available at our Customer Centre at the QGO and the New Territories Search Offices in Tai Po, Yuen Long and Tsuen Wan.

## 查閱土地登記冊宗數

## NO. OF SEARCHES OF LAND REGISTERS



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

The LR publishes the Street Index (SI) and the New Territories Lot/Address Cross Reference Table (CRT) annually to facilitate search of land records. Online versions of the SI and the CRT are available for free browsing on the [LR's website](#) or through the hyperlink on the IRIS Online Services website. As at 31 March 2025, over 27,500 visits to the online versions of the SI and the CRT released on 30 April 2024 were recorded.

## 業主立案法團服務

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

## OWNERS' CORPORATION SERVICES

It has been the Government's policy to encourage owners to form Owners' Corporations (OCs) for better building management under the Building Management Ordinance (Cap. 344) (BMO). Under the BMO, the LR is responsible for registration of OCs and provision of filing and search services for OC records. In 2024/25, 120 new OCs were registered, bringing the total number of OCs to 11,574. During the same period, 21,567 OC documents were filed and 22,602 OC documents were searched.

## 物業把關易

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

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

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

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



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

## PROPERTY ALERT

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

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

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

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





為不同持份者舉辦多場服務簡介會。

Various service briefing sessions delivered to different stakeholders. ▶



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

【⚡主動出擊⚡ 破解🗨️「房子🏠消失術」！】

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

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

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

🎯目標人物？

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

📢點收通知？

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

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

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

#土地註冊處 #物業騙案 #物業把關易 #防騙小貼士 #精明業主

藉著2024年奧運會熱潮在土地註冊處Facebook專頁發放宣傳訊息。

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

The Land Registry's "Property Alert"

A Smart Tool for Property Owners

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

**Property Alert Helps Owners Safeguard their Property Interest**

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

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

**To know more about Property Alert?**

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

[https://www.landreg.gov.hk/video/tvb\\_all\\_about\\_property\\_alert](https://www.landreg.gov.hk/video/tvb_all_about_property_alert)

For details of the Service, please visit the Land Registry's website ([https://www.landreg.gov.hk/en/services/services\\_e.html](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](mailto:enquiry@landreg.gov.hk).

**Stop up preventive measures for buildings during the rainy typhoon season**

- Ensure that drainage channels and manholes are clear and functioning properly.
- Inspect building exterior wall elements such as scaffolding, impurities 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 gable (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 completed the necessary maintenance works before the rainy season to reduce the chance of landslide.

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

**Events Forecast**

**Yau Tsim Mong District Building Management Workshop (Anglo)**

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

**Events Forecast**

**Yau Tsim Mong District Building Management Workshop (Cantonese)**

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Date      | 24 August 2024 (Thursday)                                                                                     |
| Time      | 11 am to 1 pm                                                                                                 |
| Venue     | YF Henry G. Long Yuen-mai Community Centre, 40 Public Square Street, Yau Tei Yiu, 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)                                                                                           |

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

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

## 為認可機構提供電子提示服務

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

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

## 嶄新電子政府倡議

土地註冊處全力支持拓展新科技及開發新一代的電子政府服務。

### 「綜合註冊資訊系統」

「綜合註冊資訊系統」網上服務是提供查閱土地紀錄的一站式電子服務平台。

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

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

## 推動數碼化

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

## E-ALERT SERVICE FOR AUTHORIZED INSTITUTIONS

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

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

## NEW E-GOVERNMENT INITIATIVES

The LR fully supports exploring new technology and developing new generation of e-Government services.

### Integrated Registration Information System

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

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

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

## Drive towards Digitalisation

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

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



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

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

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



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

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

## 年度整合開放數據計劃

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

## The Consolidated Annual Open Data Plan

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